



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

STAFF ANALYSIS AND RECOMMENDATION YANG NON-ADMINISTRATIVE VARIANCE APPLICATION

Prepared by: Stephanie Keyser, AICP, Planning Manager
Date: January 7, 2022

Summary of Recommendation: No recommendation.

PART 1 – GENERAL INFORMATION

CASE NO: P-21-089

LOCATION: 8417 NE 12th Street

TAX PARCEL NO: 254070-0025

PROPERTY OWNER: Zijiang Yang (owner)

APPLICANT: Chris Hall (agent)

LEGAL DESCRIPTION:

FINLEYS GARDEN TRS LOT A-1 TGW N 10 FT OF LOT A-2 OF MEDINA SP
#83-1 REC #8301240694 SD SP DAF LOTS 5-6-7 & 12-13-14 BLK 1 & POR VAC
ST ADJ AKA LOT R 1 OF MEDINA LLA #83-9 REC #8310050800

PROPOSAL: Non-administrative variance to reduce the west rear yard setback from 30-feet to 16-feet to accommodate an accessory structure.

ZONING: Single Family Residence, R-16

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential

CRITICAL AREAS: Erosion Hazard Area

ENVIRONMENTAL (SEPA) REVIEW: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

EXHIBITS:

1. Staff Report
2. Declaration of Agency, received November 10, 2021
3. Statutory Warranty Deed, received November 10, 2021
4. Legal Notices
 - a. Notice of Complete Application, dated November 12, 2021
 - b. Notice of Application, dated November 16, 2021
 - c. Notice of Hearing, dated December 15, 2021
5. Non-Administrative Variance application, received November 10, 2021

6. Site Plan, received November 10, 2021
7. Variance Drawings, received November 10, 2021
8. Public Comment from Victor Hung, 1034 84th Ave NE, received via email January 6, 2022

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject property is developed with a single-family residence and related site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	Outside of Medina (Clyde Hill)	Residential
South	R-16 District	Residential
East	R-16 District	Residential
West	R-16 District	Residential

ACCESS: Ingress and egress is from a private lane off of NE 12th Street

PART 3 – COMPREHENSIVE PLAN

It is the basic policy of the City to retain and promote the high-quality residential setting that has become the hallmark of the Medina community.

The following comprehensive plan goals and policies apply to the proposed project:

LU-G1: To maintain Medina’s high-quality residential setting and character.

H-G1: The City shall preserve and foster housing development consistent with Medina’s high-quality residential setting.

PART 4 – AGENCY REVIEW/PUBLIC COMMENT

NOTICES: (Exhibit 4)

Application received:	November 10, 2021
Determination of Completeness:	November 12, 2021
Notice of Application:	November 16, 2021
Notice of Hearing:	December 15, 2021

The application was received on November 10, 2021, and was determined complete on November 12, 2021, pursuant to MMC 16.80.100. A Notice of Application was issued on November 16, 2021, by mailing to property owners pursuant to MMC 16.80.140(B)(2); posting on-site; and posting at other public notices locations (City Hall, Medina Post Office, Park Board, and City of Medina website). A 14-day comment period was used pursuant to MMC 16.80.110(B)(7). A Notice of Hearing was issued on December 15, 2021, consistent with MMC 16.80.120. The notice was mailed to property owners pursuant to MMC 16.80.140(B)(2), published in *The Seattle Times* newspaper, and posted on the site and other public notices locations (City Hall, Medina Post Office, Medina Park Posting Board, and City of Medina website).

GENERAL PUBLIC COMMENTS: As of the date of the staff report, the City received one written comment (Exhibit 8).

Who	Summary of Comments
Victor Hung 1034 84 th Avenue NE <i>Emailed January 6, 2022</i>	<ul style="list-style-type: none"> • Objects to the variance request due to the structure being not code compliant and this setting a future precedent. • The existing house is large enough to have space for an office. • An easement isn't a reason for a variance.

AGENCY COMMENTS: No agency comments were received.

PART 5 – STAFF ANALYSIS

GENERAL:

1. Zijiang Yang is the owner and taxpayer of record of the property identified as 8417 NE 12th Street, tax parcel no. 254070-0025, according to King County Department of Assessments and the Statutory Warranty Deed (Exhibit 3). The owner has designated Chris Hall as the agent for the project (Exhibit 2).
2. The property is zoned R-16 and is approximately 20,430 square feet (.47 acres) in size. The lot is rectangular shaped with maximum overall dimensions of approximately 180 feet in length and approximately 113 feet in width. The lot is developed with a single-family dwelling and related site improvements, including driveway, and landscaping.
3. The applicant has requested to reduce the west rear yard setback from 30-feet to 16-feet to accommodate an accessory structure.

STATE ENVIRONMENTAL POLICY ACT (SEPA):

4. Pursuant to WAC 197-11-800(6)(e), the processing of a variance based on special circumstances applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density, are exempt from environmental (SEPA) review. The variance request qualifies for this exemption.

CORNER LOTS:

5. 8417 NE 12th Street is considered a corner lot because an access easement runs along the east property line. MMC 16.22.030(B) requires corner lots to have two front yard setbacks, a rear yard setback, and a side yard setback with the homeowner having the option of deciding which property line to designate as rear and which to designate as side. Utilizing the existing location of the house, Figure 1 (below) illustrates the setbacks according to the code: front (along NE 12th Street); front (along the east property line); side (south property line); rear (west property line).



Figure 1: Setbacks identified per 16.22.030(B)

EXISTING NONCONFORMITY:

6. The existing structure is nonconforming to the 30-foot north front yard setback (27'-6" existing) and 17-foot south side yard setback (11'-11" existing) requirements which makes this structure legally nonconforming. MMC 16.12.150 defines a "nonconforming structure" as any structure that does not comply with the required setbacks, height, structural coverage, and other development regulations in which it is located but was lawfully constructed prior to the effective date of the development regulation, or subsequent amendments thereto, and was continually maintained without abandonment as defined in Chapter 16.12 MMC. This term applies whether the nonconformity was permitted by a variance or not.
7. The existing residence's northern (front) and southern (side) yard setbacks define it was a nonconforming structure pursuant to MMC 16.12.150. The house was constructed in 1984 under a different development code and is therefore considered a legal nonconforming structure.

DEVELOPMENT STANDARDS:

8. Minimum zoning setback requirements are set forth in Table 16.22.030(A). A 20,430 square foot lot requires a setback distance of 30 feet from the front and rear property lines. For properties larger than 20,000 square feet, the side yard setback is the greater of 10 feet or 15% of the lot width, not to exceed 20 feet. For this property, the side-yard setback is 17-feet ($113.5 * .15 = 17$).

9. Maximum structural and impervious surface standards are established in MMC 16.23.020. This property is allowed a maximum structural coverage of 21 percent or 4,290 square feet. With the addition of the accessory structure, this lot's structural coverage would be 4,055 square feet (19.8 percent), which conforms to the code.

The maximum impervious surface is 55 percent (11,236.5 square feet) of the lot (Table 16.23.020(A)). With the addition of the accessory structure, the lot's impervious surface would be 8,475.8 square feet, which conforms to the code.

10. The height of the proposed accessory structure will be 13'-5" which is below the maximum height of 25 feet (MMC 16.23.050(A)).

NON-ADMINISTRATIVE VARIANCE:

11. Pursuant to MMC 16.72.030(C) and MMC 16.80.060(C), a non-administrative variance application is processed as a Type 3 decision. The Hearing Examiner is authorized to hear and decide non-administrative variance application requests pursuant to MMC 2.78.070 and MMC 16.803.060(C).

12. The applicant has requested a variance from dimensional development standards for a reduction in the west rear yard setback in the R-16 zoning district.

13. MMC 16.72.030(E) sets forth certain limitations on the granting of a non-administrative variance. This includes:

- a. *Relief from dimensional standards where the application of the dimensional standard would result in an unusual or unreasonable hardship due to physical characteristics of the site.*

The applicant is requesting relief from dimensional development standards for a reduction in the west side yard setback from 30-feet to 16-feet to install an accessory structure.

- b. *Evidence of other variances granted under similar circumstances shall not be considered in the granting of a non-administrative variance.*

The applicant has not cited any other variance applications to provide justification for granting this application.

- c. *No variance shall be granted ... to alter any definition or interpretation of this title; to alter a provision establishing a use within a zoning district; or to alter any procedural provisions.*

The applicant is seeking relief from dimensional development standards for a rear yard setback reduction in the R-16 zoning district. The application does not involve altering any definitions or interpretations, or establishing a use not permitted within the R-16 zone, nor does it alter any procedural requirements of the municipal code.

14. The applicant provided information addressing the approval criteria set forth in MMC 16.72.030(F):

- a. *The variance does not constitute granting of special privilege inconsistent with the limitations upon uses of other properties in the Property's vicinity and zone in which the subject property is located.*

APPLICANT RESPONSE: The variance does not grant special privileges inconsistent with uses of other properties located in the vicinity of 8417 NE 12th Street. Using basic aerial imagery provided by Google satellite view, our finding reveals several homes within the neighborhood with accessory structures. Within a half mile radius there are pool houses, sheds, and detached garages that are within 10' of property lines.

We understand some of these may have been grandfathered into the code. But, given their existence, our request is not a special condition using the existing neighborhood's form and function as a benchmark for comparison. Some examples you'll find of other accessory structures are located on NE 12th, 88th place, 86th Ave, NE 9th, etc.

STAFF ANALYSIS: The property is zoned R-16 Single-Family Residence, and a detached single-family dwelling and related appurtenances, including accessory structures are permitted pursuant to MMC 16.21.030. The granting of the variance would not alter this use. The proposal is, therefore, consistent with the limitations on uses of other properties in the vicinity and in the R-16 zone.

- b. *The variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the property is located.*

APPLICANT RESPONSE: The variance is necessary because of special circumstances relating to the location of the property. There is a 14' wide private lane that is a right of way for accessing properties located off of NE 12th Street. This acts as a direct reduction in the availability of buildable space at the front of the property, subsequently resulting in the loss of rear yard space, due to the placement of the primary home being pushed back towards the rear property line.

With the accessory structure placed at 16' from the rear property line, there is minimal to no impact on existing mature trees, landscaping, and pre existing patio and deck structure's. If we move the accessory structure to comply with the 30' rear setback, two mature trees will need to be removed. Also, patio and deck demolition will have to occur to provide separation between the primary home and the accessory structure. Moving the accessory structure closer would result in higher cost implications for our family, due to the time and labor necessary for demolition and landscaping. This would also increase the construction timeline and noise impacts experienced by the neighborhood.

STAFF ANALYSIS: This lot is constrained by the existing house's nonconformity to the current code's northern front and southern side yard setbacks as well as the access easement/private drive along the eastern property line; all three of these factors restrict the available area where an accessory structure can be place. Additionally, the owners have indicated a desire to retain the mature landscape on their property, which does conform to Medina's Comprehensive Plan LU-G1 of maintaining Medina's high-quality

residential setting and character¹. Whether the variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of this property, to provide it with use rights and privileges permitted to other properties in the vicinity and in this zone are for the Hearing Examiner to determine.

- c. *The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must be related to the land itself and not to problems personal to the applicant.*

APPLICANT RESPONSE: The variance is necessary to relieve hardship that cannot be relieved by any other means, as it relates to the land itself. Placing the accessory structure at the 30' setback would result in the removal of two mature trees and construction and demolition of existing landscaping and patio.

In addition, the proposed placement would have the least impact on the existing conditions of the property. If the accessory structure was required to be 30' from the rear property line, that would place it closer to the existing home with only 7'8" between the structure and the bay window. This would likely mean that the structure is more visible from the private lane. To maintain and support Medina's interest in preserving the character of its neighborhoods, our proposed placement would result in no public viewing of the accessory structure. The property is surrounded by trees and shrubbery ranging from 10-25' in height. The accessory structure meets all other requirements of the Medina zoning code, including but not limited to, height, yard coverage, impervious surface area, and floor area ratio.

STAFF ANALYSIS: The applicant is limited to where an accessory structure can be placed on the lot (Figure 2). The placement has considered the existing mature landscape on site and has tried to limit the impact on neighbors. Whether this constitutes a material hardship related to the land itself is for the Hearing Examiner to decide.

¹ Character in Medina has historically been linked to a forested environment.

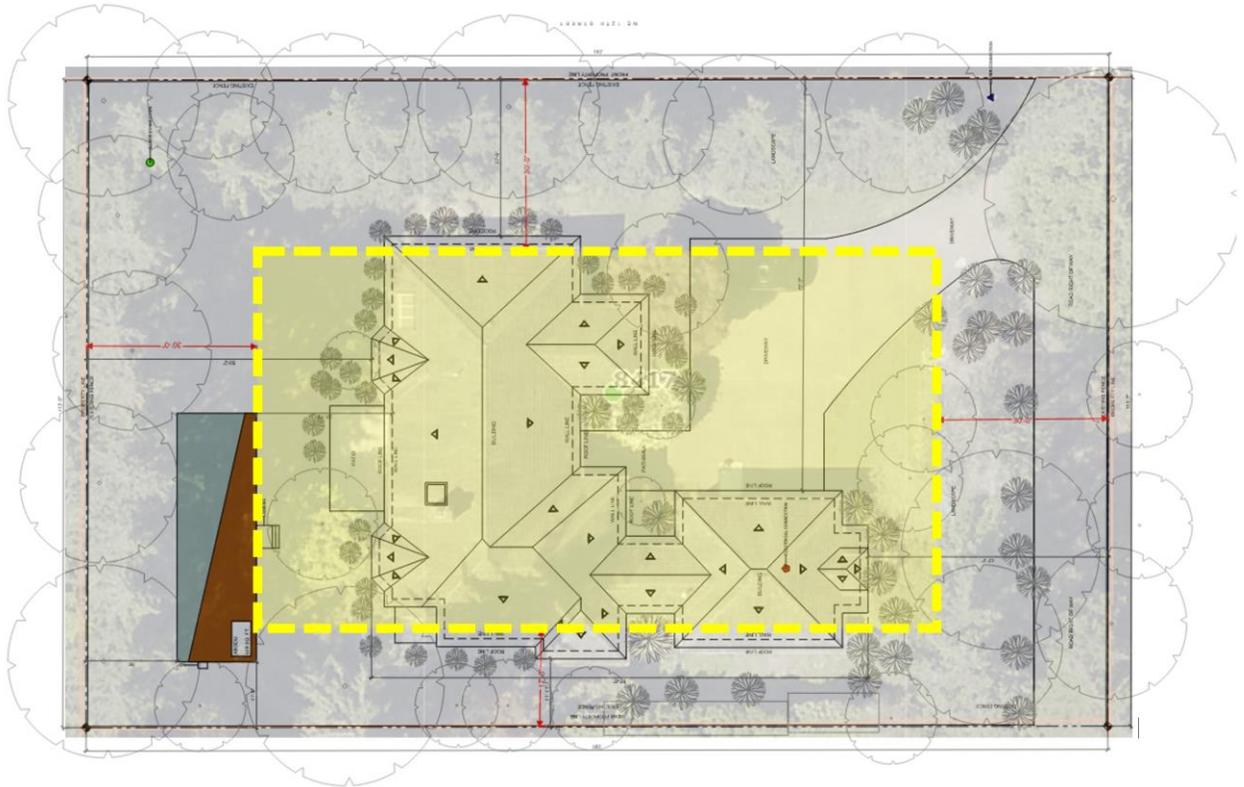


Figure 2: The available building envelope (building envelope = lot - setbacks) is shown in yellow

- d. *The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.*

APPLICANT RESPONSE: The granting of such variance will not be materially detrimental to the public welfare of the surrounding vicinity. Placing our prefabricated L&I approved structure, results in a drastic reduction in environmental impacts to the surrounding properties. Our on-site construction is completed in less than three weeks.

A site built structure of comparable size would require six months of ongoing construction. Resulting in no noise pollution, material waste, air quality impacts, and frustrated community members.

The 16' rear setback allows for the preservation of on-site landscaping and mature trees to remain. Both these elements add value to the neighborhood by providing privacy, and ecological vibrancy.

STAFF ANALYSIS: The request is for a reduction in the west rear yard setback from 30-feet to 16-feet to install an accessory structure. The specific location was intentionally chosen so that the owners could keep the mature landscaping and protect their and their neighbor's privacy. The proposed location of the accessory structure will be approximately 36-feet from the closest roof edge of the neighbor to the west, and approximately 21-feet from the closest roof edge of the neighbor to the south. The proposal will not cause a

change in the use of the property and once construction is completed, this proposal will not create new impacts from noise, light or traffic.

e. *The variance is the minimum necessary to provide reasonable relief.*

APPLICANT RESPONSE: The variance is the minimum necessary to provide reasonable relief to our family and Medina community members. This is the least restrictive variance that can be given. We are not requesting an additional size increase, height increase, conditional use change, or the removal of protected trees. The structure meets FAR, height, yard coverage, impervious surface area, and use. Our structure is 609 SQ FT, making it less than 22% of the total square footage of the gross floor area of the single-family dwelling. This is 18% less than the requirement outlined in Medina's code 20.34.020-2.

Relief is needed as our family adjusts to the demands of working and living out of the same space. The pandemic has redefined our nation's work patterns. The accessory structure allows our family to properly adjust and thrive in Medina.

STAFF ANALYSIS: The applicant has indicated that this is the minimum necessary to provide relief and install an accessory structure in their backyard. Whether this request for a variance is the minimum necessary to provide reasonable relief is for the hearing examiner to determine.

PUBLIC COMMENTS

15. As of the date of this staff report, the City received one (1) letter of opposition from Victor Hung (1034 84th Avenue NE) via email on January 6, 2022. The letter objects to the variance because the DADU is not code compliant. Mr. Hung further states that it is hard to believe there is not space for an office in the house, and that an access easement should not be a reason for a variance.
16. The letter was received after the November 30, 2021, public comment deadline. For comments that are received by the deadline, the City requires the applicant provide a response to the concerns and issues that are raised. As this was received well after the close the of the comment period, this was forwarded to the applicant, but they were not asked to respond; the applicant will have an opportunity to do that during the pre-decision hearing.
17. As to the points raised in the letter, Mr. Hung does not clarify the way in which he believes the structure to be non-compliant with the code. The request is for a reduction in a rear yard setback for a lot that is constrained by Medina's code by being a corner lot, and therefore subject to having two front setbacks, one rear setback, and only one side. If this parcel did not have the access easement along the eastern portion of the lot, the setback where the proposed structure would be located would be considered a side and the applicant would likely not have to go through the variance process. If the concern over non-compliance relates to the fact that the proposed structure is a prefabricated building, it should be noted that there is nothing in Medina's development code that prohibits this type of structure. The variance concerns a reduction in a setback, not whether this type of structure can be installed on the lot. During building review, this structure will be reviewed to ensure that it meets the building code. Finally, by their nature variances do not and cannot set a precedence. Variances are

site specific and just because a variance was granted for a similar set of circumstances does not mean a similar request on a different lot will be granted.

PART 6 – CONCLUSION

1. Pursuant to MMC 2.78.070 and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and decide non-administrative variance applications. The applicant has requested the non-administrative variance to reduce the west rear yard setback from 30-feet to 16-feet to accommodate an accessory structure.
2. Proper notice for this public hearing has been provided. Notices was posted on the property and mailed to surrounding property owners within 300 feet or 3 parcels depth, which is greater but not to exceed 1,000 feet, published in the Seattle Times newspaper on December 15, 2021, more than 15 days prior to the date of the hearing (Exhibit 4c).
3. Pursuant to MMC 16.72.030(F), a non-administrative variance application may only be approved if the following criteria are met:

- a. *The variance does not constitute a granting of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located.*

CONCLUSION: See Analysis 14a. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- b. *The variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.*

CONCLUSION: See Analysis 14b. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- c. *The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must relate to the land itself and not to problems personal to the applicant.*

CONCLUSION: See Analysis 14c. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- d. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.*

CONCLUSION: See Analysis 14d. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- e. *The variance is the minimum necessary to provide reasonable relief.*

CONCLUSION: See Analysis 14e. The Hearing Examiner will need to conclude whether this criterion is satisfied.

PART 7 – STAFF RECOMMENDATION

As a matter of policy, staff does not make a recommendation on non-administrative variance applications. If the request for a non-administrative variance is granted, however, staff recommends the following conditions be included:

1. Relief from the west rear yard setback is granted only to the extent shown in Exhibit 7, which indicates a new western rear yard setback of 16-feet. Any modifications to the plans as they have been submitted in Exhibit 7 shall require a new variance.
2. All other zoning and development regulations applicable to the project shall be followed and confirmed during building permit review.
3. Pertinent construction permits shall be obtained prior to starting construction activity.
4. An approved non-administrative variance shall expire if within one year of the date the decision of the non-administrative variance becomes final, a complete building permit application is not submitted. A six-month extension may be granted pursuant to MMC 16.72.030(H).



Stephanie Keyser, AICP
Planning Manager

1/07/2022

Date



DEVELOPMENT SERVICES

OWNER'S DECLARATION OF AGENCY

Exhibit 2

A-05

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Project Address 8417 NE 12th Street Parcel No. 254070-0025

I/We Zijiang Yang do hereby declare and affirm that I/we are:

- the owners or contract purchasers of the above property
an officer or representative of ... a Washington corporation or trust which is the owner of the above property.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

- will act as my own agent
do hereby appoint Chris Hall to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official.
To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
To ensure that requests are made to the City for the required inspections.
To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work.
I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature [Signature] Date 11/9/2021

Name Zijiang Yang

Owner Declaration of Agency

Final Audit Report

2021-11-09

Created:	2021-11-09
By:	Christopher Hall (chris@abodu.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEuXHxX2NNj6_3wsgT8-rY03-a21X_lgs

"Owner Declaration of Agency" History

-  Document created by Christopher Hall (chris@abodu.com)
2021-11-09 - 9:09:18 PM GMT
-  Document emailed to Zijiang Yang (zijiang.yang.us@gmail.com) for signature
2021-11-09 - 9:09:38 PM GMT
-  Email viewed by Zijiang Yang (zijiang.yang.us@gmail.com)
2021-11-09 - 9:24:17 PM GMT - IP address: 74.125.209.57
-  Document e-signed by Zijiang Yang (zijiang.yang.us@gmail.com)
Signature Date: 2021-11-09 - 9:25:33 PM GMT - Time Source: server- IP address: 73.169.194.244
-  Agreement completed.
2021-11-09 - 9:25:33 PM GMT

AFTER RECORDING MAIL TO:

Zijiang Yang and Sinan Li
8417 NE 12th Street
Medina, WA 98039

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

FIRST AMERICAN 3409023 **STATUTORY WARRANTY DEED**

File No: **4244-3409023 (CY)**

Date: **June 09, 2020**

Grantor(s): **Satyajeet Parakh and Deepak Marda**

Grantee(s): **Zijiang Yang and Sinan Li**

Abbreviated Legal: **LOT A-1 AND PTN LOT A-2 OF SP NO. 83-1, REC. 8301240694, KING COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **254070002509**

THE GRANTOR(S) SATYAJEET PARAKH AND DEEPAK MARDA, EACH AS THEIR SEPARATE ESTATE for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Zijiang Yang and Sinan Li, a married couple**, the following described real estate, situated in the County of **King**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT A-1 TOGETHER WITH THE NORTH 10 FEET OF LOT A-2 OF SHORT PLAT NO. 83-1, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 8301240694;

(ALSO KNOWN AS R-1 OF LOT LINE REVISION NO. 83-9 RECORDED UNDER RECORDING NO. 8310050800);

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

AFTER RECORDING MAIL TO:

Zijiang Yang and Sinan Li
8417 NE 12th Street
Medina, WA 98039

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

FIRST AMERICAN 3409023 **STATUTORY WARRANTY DEED**

File No: **4244-3409023 (CY)**

Date: **June 09, 2020**

Grantor(s): **Satyajeet Parakh and Deepak Marda**

Grantee(s): **Zijiang Yang and Sinan Li**

Abbreviated Legal: **LOT A-1 AND PTN LOT A-2 OF SP NO. 83-1, REC. 8301240694, KING COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **254070002509**

THE GRANTOR(S) SATYAJEET PARAKH AND DEEPAK MARDA, EACH AS THEIR SEPARATE ESTATE for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Zijiang Yang and Sinan Li, a married couple**, the following described real estate, situated in the County of **King**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT A-1 TOGETHER WITH THE NORTH 10 FEET OF LOT A-2 OF SHORT PLAT NO. 83-1, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 8301240694;

(ALSO KNOWN AS R-1 OF LOT LINE REVISION NO. 83-9 RECORDED UNDER RECORDING NO. 8310050800);

SITUATE IN THE CITY OF MEDINA, COUNTY OF KING, STATE OF WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 254070002509

Statutory Warranty Deed
- continued

File No.: 4244-3409023 (CY)

Satyajeet Parakh by G. Michael Zeno Jr, referee
under King County Superior Court case no. 18-2-15543-6 SEA, as Agent

Satyajeet Parakh by G. Michael Zeno Jr, referee
under King County Superior Court case no. 18-2-15543-6 SEA, as Agent

Deepak Marda by G. Michael Zeno, Jr., referee
under King County Superior Court case no. 18-2-15543-6 SEA, as Agent

Deepak Marda by G. Michael Zeno, Jr. referee
under King County Superior Court case no. 18-2-15543-6 SEA, as Agent

STATE OF Washington)
)-ss
COUNTY OF King)

On this 24th day of June, 2020, before me personally appeared **G. Michael Zeno, Jr, referee under King County case no. 18-2-15543-6, as representative** to me known to be the individual who executed the foregoing instrument as Attorney in Fact for **Satyajeet Parakh and Deepak Marda** and acknowledged that ~~he~~ she signed the same as ~~his~~ her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



[Signature]
Notary Public in and for the State of Washington
Residing at: Belleveue, WA
My appointment expires: July 19, 2021



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

November 12, 2021

Chris Hall
2424 El Camino Real
Redwood City, CA 94063
(via email: chris@abodu.com)

Re: Determination of Complete Application – P-21-089
8417 NE 12th Street

Dear Mr. Hall,

The City has reviewed the above referenced application for a request for a non-administrative variance to reduce the rear setback from 30-feet to 16-feet for an accessory structure at 8417 NE 12th Street and has determined it is complete pursuant to MMC 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be mailed and posted by the City within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the City from requesting additional information. If you have questions, please do not hesitate to contact me directly at skeyser@medina-wa.gov or 425.233.6416.

Sincerely,

Stephanie Keyser, AICP
Planning Manager

CITY OF MEDINA DECLARATION OF MAILING

Stephanie Keyser does declare as follows:

That s/he is an employee of the city of Medina and that on the 16th day of November 2021 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as follows:

8417 Ne 12th Street

Description of document:

NOA – Non-Admin Variance (setback reduction)

A copy of the mailed item and the addresses to which it was mailed are attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

16th day of November 20 21



Signature of mailing employee



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
 TELEPHONE 425-233-6400 | www.medina-wa.gov

NOTICE OF APPLICATION

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure.

File No. P-21-089 Non-Administrative Variance

Applicant: Chris Hall (agent)
 Zijiang Yang (owner)

Site Address: 8417 NE 12th Street

Required Permits/Studies: Future Building Permit

Application Received:	November 10, 2021
Determination of Completeness:	November 12, 2021
Notice of Application:	November 16, 2021

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a 14-day public comment period to receive written comments on this proposal. Comments must be submitted to Medina City Hall (via staff email below) by **4:00 pm, November 30, 2021**.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

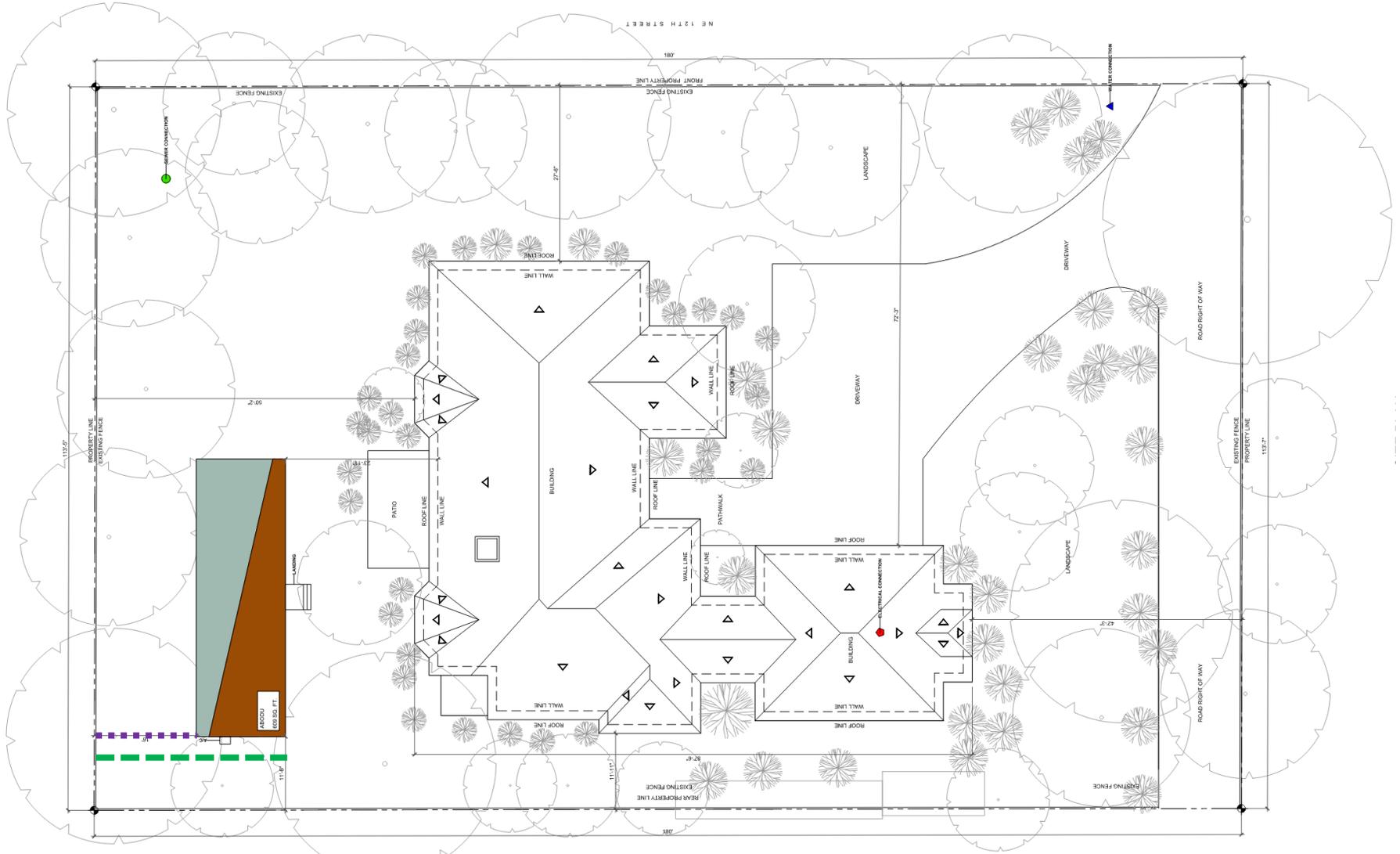
PUBLIC HEARING: The Non-Administrative Variance will have a hearing before the Medina Hearing Examiner. **A SEPARATE MAILING** will be sent with the date and time of the hearing once the public comment period has expired.

APPEAL RIGHTS: A Type 3 Non-Administrative Variance may be appealed to the King County superior court pursuant to MMC 16.80.220(B) and 36.70C RCW.

QUESTIONS: Due to Covid-19 and temporary changes to City Hall, please **email** the staff contact below to review the complete application electronically, or if you have any questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Site Plan



----- 16' Variance Request

----- 30' Setback

RADIUS MAPS

Data Management Services for Government and Business

November 1, 2021

Chris Hall
Abodu.com
2421 El Camino Real
Redwood City CA 94062

**8417 NE 12th St.
Medina WA 98039**

300-Ft Radius

Dear Mr. Hall:

Thank you for choosing **RADIUS MAPS** for your Public Notification Package. Your public Notification Documents are attached. Please look them over briefly to familiarize yourself with the contents of the package and distribute as follows:

- Please remove the "File Copies" from the file pocket in the back of the package and retain these for your own records, and;
- Submit the bound portion of the package, along with the mailing labels and any large format maps and other exhibits that may accompany the package to the city or government agency to satisfy their notification requirements.

Your complete satisfaction is my personal priority and I welcome your comments on your experience doing business with us. If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,

Megan Perkins



Offices in Southern California and Portland, Oregon
211 South State College Blvd. No. 515 Anaheim, California 92806

RADIUS MAPS

Specialists in Certified Public Notification

With Offices Serving:
California, Arizona, Oregon, and Washington



www.GoRadiusMaps.com
Info@GoRadiusMaps.com

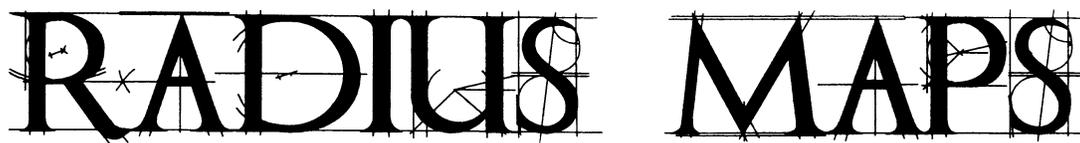


1.888.272.3487



1.888.815.9619

211 S. State College Blvd
Anaheim CA, 92806



Data Management Services for Government and Business

Public Notification Study & Ownership Listing

Prepared from public records maintained in the Office of
The County Tax Assessor of KING County, California

For

8417 NE 12th St.
Medina WA 98039

APN 2540 070

Prepared for:

Chris Hall
Abodu.com
2421 El Camino Real
Redwood City CA 94062

November 1, 2021

JN 21290

RADIUS MAPS

Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST AFFIDAVIT

I, Megan Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of KING County within the area described and for a distance of Three (300) feet from the exterior boundaries of the property located at:

8417 NE 12th St.
Medina WA 98039

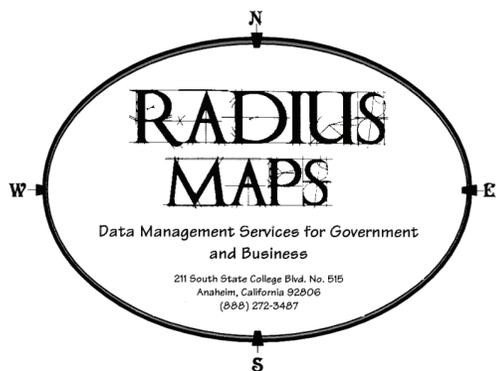
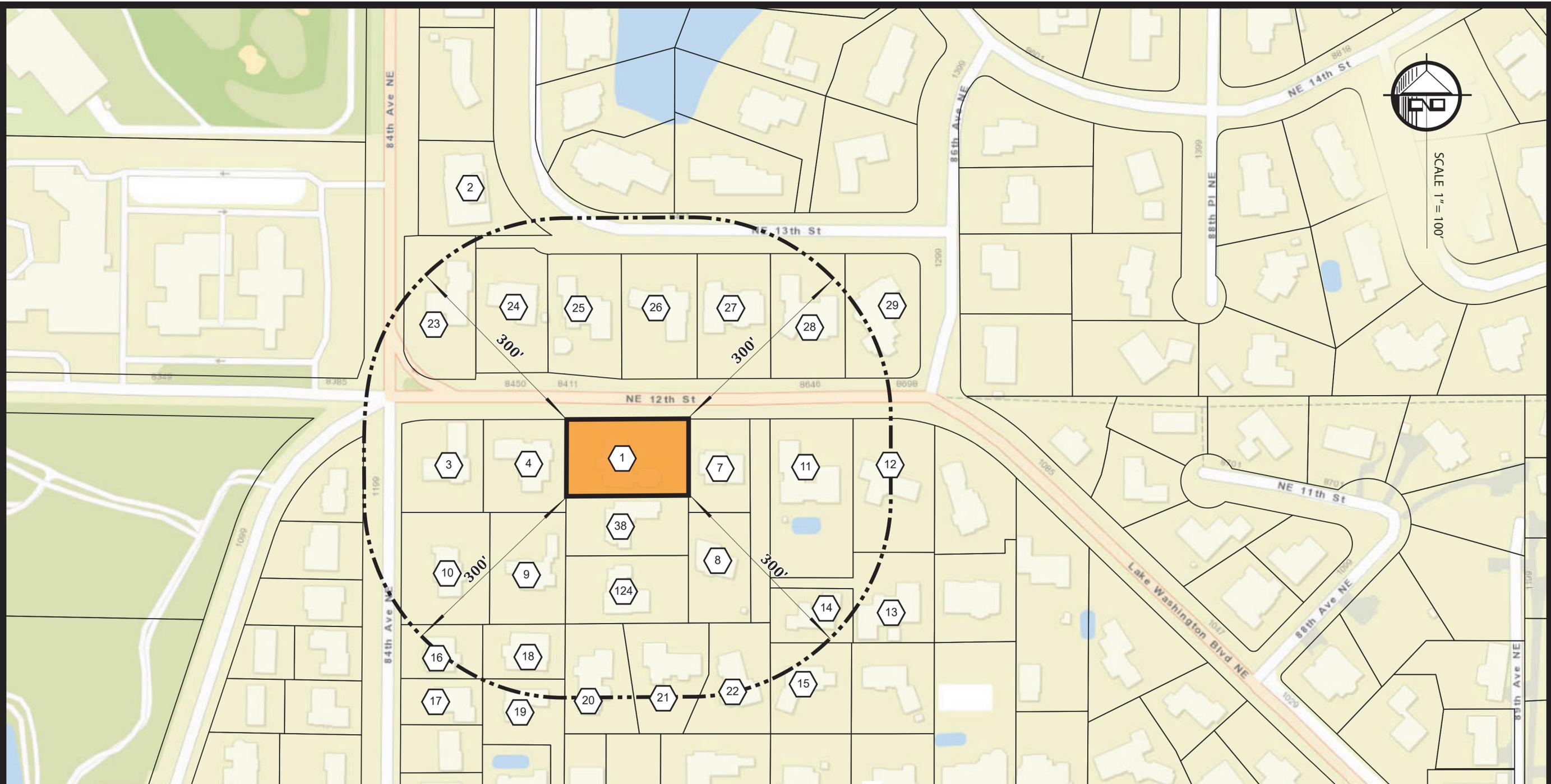
APN 2540 070

I certify under penalty of perjury that the foregoing is true and correct.

Signed:



Megan Perkins
November 1, 2021



MAP LEGEND

 Indicates Map Key Number

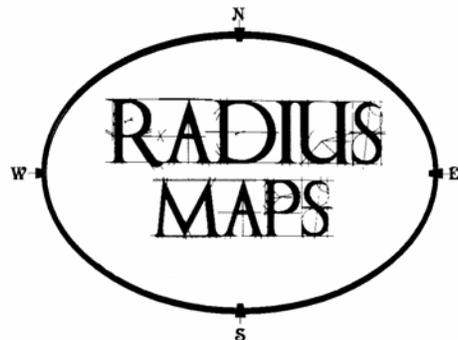
Public Notification Study

For
8417 N.E. 12th St.
Medina WA 98039
APN 2540 700 025

November 1, 2021

JN 21290

Ownership Listing



Data Management for *Government*
and *Business*

2540700025 SINAN & YANG ZIJIANG LI 8417 NE 12TH ST MEDINA WA 98039	1	1651800070 JAMES & DIANE KLINGER 1307 85TH AVE NE BELLEVUE WA 98004	2	2540700005 GARALD E & GAYLE A KIRK 10462 SE 19TH ST BELLEVUE WA 98004	3
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2540700236 JEFFREY & MONICA BARNES 1024 84TH AVE NE BELLEVUE WA 98004	16	2540700237 ROBERT PHILIP & FERGUS CARTER 1018 84TH AVE NE MEDINA WA 98039	17	2540700242 ZHONG XIN SU 1028 84TH AVE NE MEDINA WA 98039	18
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6448000050 MICHELLE LORENZ 8545 NE 13TH ST CLYDE HILL WA 98004	28	6448000060 THOMAS & ELIZABETH MIDDLETON 1211 86TH AVE NE BELLEVUE WA 98004	29		

CITY OF MEDINA DECLARATION OF POSTING

MICHAEL HOLLY does declare as follows:

That s/he is an employee of the city of Medina and that on the:

16TH day of NOVEMBER 20 21

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

MH Medina City Hall, 501 Evergreen Point Road, Medina

PN City Website

MH Medina Post Office, 816 Evergreen Point Road, Medina

MH Public notice board at Medina Park Northeast 12th Street parking lot.

MH At two locations within 300 feet of the property in question described by its street address as follows:

8417 NE 12th Street

Description of document:

P-21-089 (NOA – Yang)

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

16TH day of NOVEMBER 20 21

Michael Holly
Signature of posting employee



CITY OF MEDINA NOTICE OF APPLICATION

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure.

File No. P-21-089 Non-Administrative Variance

Applicant: Chris Hall (agent)
Zijiang Yang (owner)

Site Address: 8417 NE 12th Street

Required Permits/Studies: Future Building Permit

Application Received:	November 10, 2021
Determination of Completeness:	November 12, 2021
Notice of Application:	November 16, 2021

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a 14-day public comment period to receive written comments on the proposal. Persons wishing to provide written comments must submit them by **4:00 pm on November 30, 2021**, to Medina City Hall via the staff email below.

PUBLIC HEARING: This application will have a hearing before the Medina Hearing Examiner. A **separate notice** will occur with the date and time of the hearing once the public comment period has expired.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e)

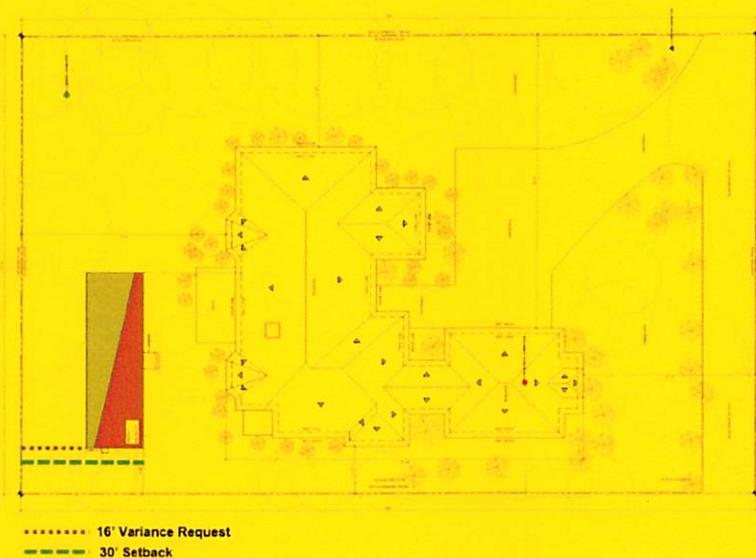
DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

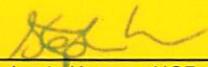
APPEAL RIGHTS: Type 3 decisions made by the Medina Hearing Examiner may be appealed to King County superior court pursuant to MMC 20.80.220(B) and 36.70C RCW.

QUESTIONS: Due to Covid-19 and temporary changes to City Hall, please email the staff contact below to review the complete application electronically, or if you have questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Below: Site Plan




Stephanie Keyser, AICP, Planning Manager

11/16/2021
Notice Issued

WARNING!

Posted notice is not to be removed, mutilated or concealed in any way.

CITY OF MEDINA DECLARATION OF MAILING

Stephanie Keyser does declare as follows:

That s/he is an employee of the city of Medina and that on the 15th day of December 2021 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as follows:

8417 NE 12th Street

Description of document:

NOH – Non-Admin Variance (setback reduction)

A copy of the mailed item and the addresses to which it was mailed are attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

15th day of December 20 21



Signature of mailing employee



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Thursday, January 13, 2022, at 10:00 AM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure

File No. Non-administrative Variance (P-21-089)

Applicant: Chris Hall (agent)
Zijiang Yang (owner)

Site Address: 8417 NE 12th Street

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted.

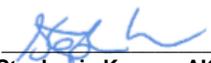
For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, January 7, 2022, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

APPEAL RIGHTS: Appeal of the Non-administrative Variance is to King County Superior Court pursuant to MMC 16.80.220(B).

QUESTIONS: The complete application may be reviewed at City Hall. Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov.


Stephanie Keyser, AICP, Planning Manager

12/15/2021
Notice Issued

WARNING!

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RADIUS MAPS

Data Management Services for Government and Business

November 1, 2021

Chris Hall
Abodu.com
2421 El Camino Real
Redwood City CA 94062

**8417 NE 12th St.
Medina WA 98039**

300-Ft Radius

Dear Mr. Hall:

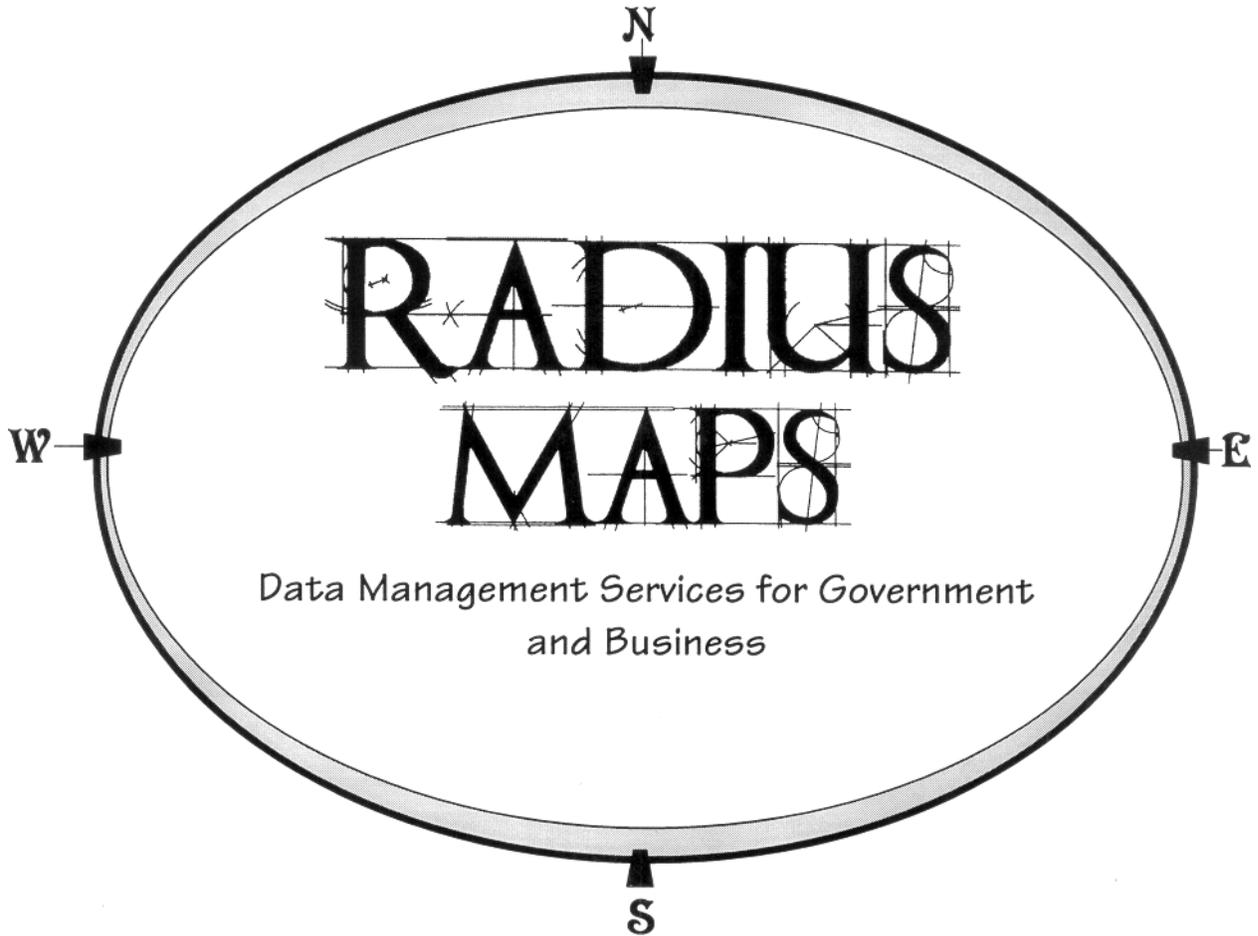
Thank you for choosing **RADIUS MAPS** for your Public Notification Package. Your public Notification Documents are attached. Please look them over briefly to familiarize yourself with the contents of the package and distribute as follows:

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Your complete satisfaction is my personal priority and I welcome your comments on your experience doing business with us. If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,

Megan Perkins

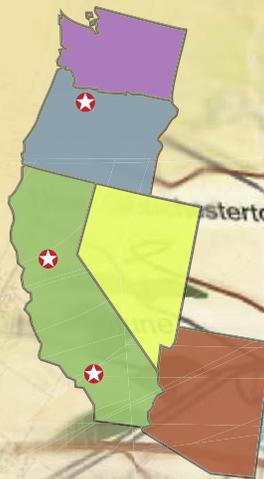


Offices in Southern California and Portland, Oregon
211 South State College Blvd. No. 515 Anaheim, California 92806

RADIUS MAPS

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California, Arizona, Oregon, and Washington



www.GoRadiusMaps.com
Info@GoRadiusMaps.com

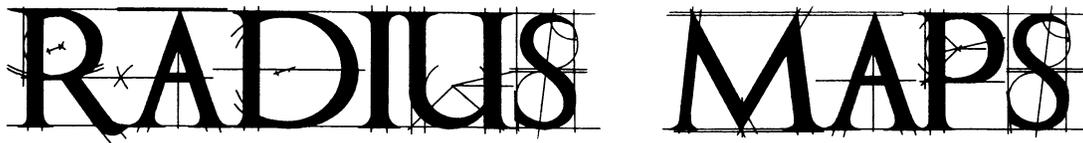


1.888.272.3487



1.888.815.9619

211 S. State College Blvd
Anaheim CA, 92806



Data Management Services for Government and Business

Public Notification Study & Ownership Listing

Prepared from public records maintained in the Office of
The County Tax Assessor of KING County, California

For

8417 NE 12th St.
Medina WA 98039

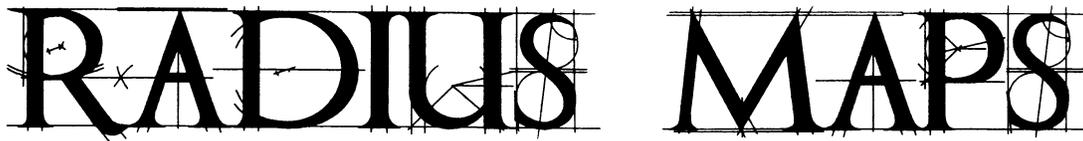
APN 2540 070

Prepared for:

Chris Hall
Abodu.com
2421 El Camino Real
Redwood City CA 94062

November 1, 2021

JN 21290



Data Management Services for Government and Business

CERTIFIED PROPERTY OWNERS' LIST AFFIDAVIT

I, Megan Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of KING County within the area described and for a distance of Three (300) feet from the exterior boundaries of the property located at:

8417 NE 12th St.
Medina WA 98039

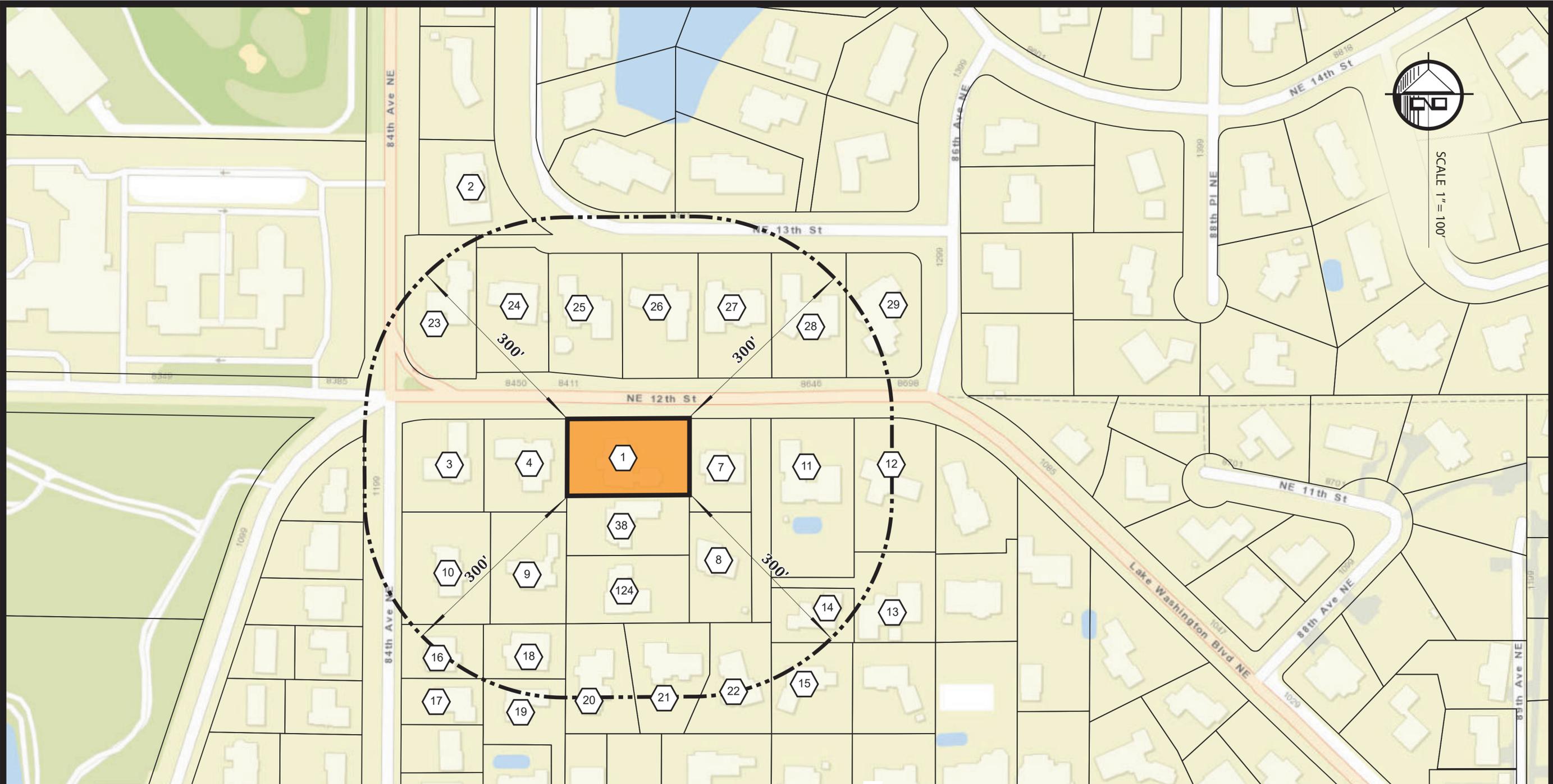
APN 2540 070

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

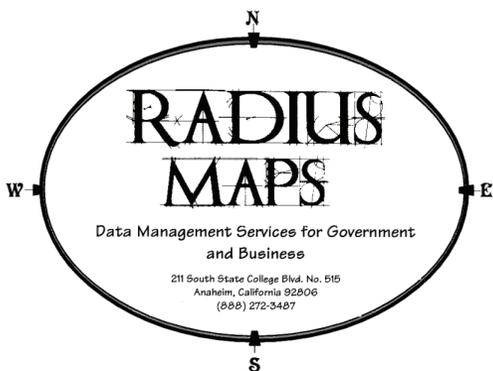
A handwritten signature in cursive script that reads "Megan Perkins".

Megan Perkins
November 1, 2021



MAP LEGEND

 Indicates Map Key Number



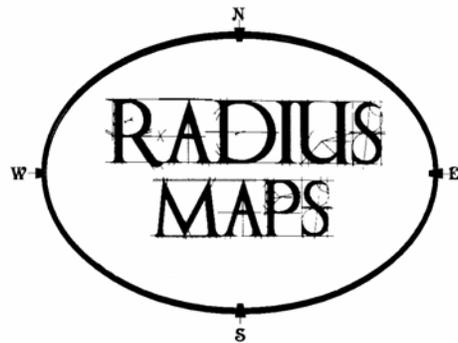
Public Notification Study

For
 8417 N.E. 12th St.
 Medina WA 98039
APN 2540 700 025

November 1, 2021

JN 21290

Ownership Listing



Data Management for *Government*
and *Business*

2540700025 SINAN & YANG ZIJIANG LI 8417 NE 12TH ST MEDINA WA 98039	1	1651800070 JAMES & DIANE KLINGER 1307 85TH AVE NE BELLEVUE WA 98004	2	2540700005 GARALD E & GAYLE A KIRK 10462 SE 19TH ST BELLEVUE WA 98004	3
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CITY OF MEDINA DECLARATION OF POSTING

MICHAEL HOLLY does declare as follows:

That s/he is an employee of the city of Medina and that on the:

15TH day of DECEMBER 20 21

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

MH Medina City Hall, 501 Evergreen Point Road, Medina

PH City Website

MH Medina Post Office, 816 Evergreen Point Road, Medina

MH Public notice board at Medina Park Northeast 12th Street parking lot.

MH At two locations within 300 feet of the property in question described by its street address as follows:

8417 NE 12th Street

Description of document:

P-21-089 (NOH – Yang – Non-Admin Variance)

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

15TH day of DECEMBER 20 21

Michael Holly
Signature of posting employee



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Thursday, January 13, 2022, at 10:00 AM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure

File No. Non-administrative Variance (P-21-089)

Applicant: Chris Hall (agent)
Zijiang Yang (owner)

Site Address: 8417 NE 12th Street

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted.

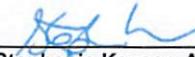
For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, January 7, 2022, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

APPEAL RIGHTS: Appeal of the Non-administrative Variance is to King County Superior Court pursuant to MMC 16.80.220(B).

QUESTIONS: The complete application may be reviewed at City Hall. Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov.


Stephanie Keyser, AICP, Planning Manager

12/15/2021
Notice Issued

WARNING!

Posted notice is not to be removed, mutilated or concealed in any way.

Stephanie Keyser

From: Legals <legals@seattletimes.com>
Sent: Monday, December 13, 2021 10:11 AM
To: Stephanie Keyser
Subject: RE: 18482 - Legal Ad - City of Medina

Hi Stephanie,
This notice is scheduled to publish on 12/15, the total is \$160.56.
Thank you!

**CITY OF MEDINA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a remote public hearing on Thursday, January 13, 2022, at 10:00 AM. The purpose of this hearing is to consider public testimony for and against the following:

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure

File No: Non-Administrative Variance (P-21-089)

Applicant: Chris Hall (agent)
Ziliang Yang (owner)

Address: 8417 NE 12th Street

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, January 7, 2022, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

STATE ENVIRONMENTAL POLICY ACT (SEPA): This project is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e)

APPEAL RIGHTS: Appeal of the Non-administrative Variance is to King County Superior Court pursuant to MMC 16.80.220(B).

QUESTIONS: City Hall currently remains closed to the public. However, the complete application may be reviewed by emailing the staff contact below. Requests for information and/or written comments may be directed to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Holly Botts (she/her)
Legal Advertising Representative
p: (206) 652-6604
e: hbotts@seattletimes.com



From: Stephanie Keyser <skeyser@medina-wa.gov>
Sent: Monday, December 13, 2021 6:25 AM
To: Legals <legals@seattletimes.com>
Subject: 18482 - Legal Ad - City of Medina

Good Morning,

Attached please find a legal ad for publication on Wednesday, December 15th.

Thanks!
Stephanie

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DEVELOPMENT
SERVICES

NON-ADMINISTRATIVE VARIANCE CHECKLIST

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

This checklist contains the minimum submission requirements for a non-administrative variance that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

<input type="checkbox"/>	Variance Checklist
	Complete Variance Application: <input type="checkbox"/> Application form <input type="checkbox"/> Signature of applicant/agent <input type="checkbox"/> All questions answered in full
<input type="checkbox"/>	Declaration of Agency form
<input type="checkbox"/>	Proof of Ownership (copy of deed)
<input type="checkbox"/>	Site Plan with required information
<input type="checkbox"/>	Building plans, elevations, and/or sections with area of variance highlighted
<input type="checkbox"/>	Documentation of Original Grade (if applicable)
<input type="checkbox"/>	State Environmental Policy Act (SEPA) Checklist for non-residential uses (if applicable)
	Mailing labels – Word doc formatted to Avery address labels <input type="checkbox"/> Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet <u>or</u> three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. <input type="checkbox"/> Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.
<input type="checkbox"/>	Perspective drawings, renderings, studies or additional supporting information (if applicable)



DEVELOPMENT
SERVICES

NON-ADMINISTRATIVE VARIANCE APPLICATION

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Complete this form for the following:

- Relief from dimensional zoning standards and
- The relief is not eligible for an administrative variance or minor deviation

General Information

Owner Name: Zijiang Yang

Property Address: 8417 NE 12th Street, Medina, WA

Legal Description:

FINLEYS GARDEN TRS LOT A-1 TGW N 10 FT OF LOT A-2 OF MEDINA
SP #83-1 REC #8301240694 SD SP DAF LOTS 5-6-7 & 12-13-14 BLK 1 &
POR VAC ST ADJ AKA LOT R 1 OF MEDINA LLA #83-9 REC #8310050800
PLat Block: 1
Plat Lot: 5-7&12 TO 14

Tax Parcel Number:

254070-0025

Agent / Primary contact

Name: Chris Hall

Email: chris@abodu.com

Contact Phone: 408-410-7638

Alternative Phone:

Mailing Address: 2424 El Camino Real

City: Redwood City

State: CA

Zip: 94063

Property Information

Lot Size: 20,430 SQ FT.

Critical area(s) located on the property (Ch. 20.50 MMC)?

YES NO

Zoning District:

R-16

R-20

R-30

SR-30

Public

NA (Neighborhood Auto)

Check all boxes for which relief is requested:

Maximum height

Maximum structural coverage

Maximum impervious surface coverage

Minimum setback

Other _____

Please clearly state what your variance request is (i.e. *This is a request to reduce the rear yard setback from 30 ft. to 15 ft.*)
We are requesting a reduction in the rear setback from 30ft. to 16ft.

List known variances or special/conditional use permits previously approved for this property:

Please describe any known nonconforming conditions:

Please provide a complete description of the proposed project (attach additional pages if necessary):

The proposed project is a 609 SQ. FT. detached accessory structure that is approved and inspected by the Washington State Department of Labor and Industries. The structure is to be fully completed in Factory, installed on Concrete t-footing foundation, and connected to site utilities. The structure will be used as a flexible work space for our family, as means of adapting to the demands of both working and living at home, post pandemic.

Approval Criteria

The following is the approval criteria for a non-administrative variance. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

- 1. The variance does not constitute a granting of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and zone in which the subject property is located**

The variance does not grant special privileges inconsistent with uses of other properties located in the vicinity of 8417 NE 12th Street. Using basic aerial imagery provided by Google satellite view, our findings reveal several homes within the neighborhood with accessory structures. Within a half mile radius there are pool houses, sheds, and detached garages that are within 10' of property lines. We understand some of these may have been grandfathered into the code. But, given their existence, our request is not a special condition using the existing neighborhood's form and function as a benchmark for comparison. Some examples you'll find of other accessory structures are located on NE 12th, 88th place, 86th ave, NE 9th, etc.

- 2. The variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located**

The variance is necessary because of special circumstances relating to the location of the property. There is a 14' wide private lane that is a right of way for accessing properties located off of NE 12th Street. This acts as a direct reduction in the availability of buildable space at the front of the property, subsequently resulting in the loss of rear yard space, due to the placement of the primary home being pushed back towards the rear property line.

With the accessory structure placed at 16' from the rear property line, there is minimal to no impact on existing mature trees, landscaping, and pre existing patio and deck structure's. If we move the accessory structure to comply with the 30' rear setback, two mature trees will need to be removed. Also, patio and deck demolition will have to occur to provide separation between the primary home and the accessory structure. Moving the accessory structure closer would result in higher cost implications for our family, due to the time and labor necessary for demolition and landscaping. This would also increase the construction timeline and noise impacts experienced by the neighborhood.

- 3. The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must relate to the land itself and not to problems personal to the applicant**

The variance is necessary to relieve hardship that cannot be relieved by any other means, as it relates to the land itself. Placing the accessory structure at the 30' setback would result in the removal of two mature trees and construction and demolition of existing landscaping and patio.

In addition, the proposed placement would have the least impact on the existing conditions of the property.

If the accessory structure was required to be 30' from the rear property line, that would place it closer to the existing home with only 7'8" between the structure and the bay window. This would likely mean that the structure is more visible from the private lane. To maintain and support Medina's interest in preserving the character of its neighborhoods, our proposed placement would result in no public viewing of the accessory structure. The property is surrounded by trees and shrubbery ranging from 10-25' in height. The accessory structure meets all other requirements of the Medina zoning code, including but not limited to, height, yard coverage, impervious surface area, and floor area ratio.

Approval Criteria (continued)

4. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated

The granting of such variance will not be materially detrimental to the public welfare of the surrounding vicinity. Placing our prefabricated L&I approved structure, results in a drastic reduction in environmental impacts to the surrounding properties. Our on-site construction is completed in less than three weeks. A site built structure of comparable size would require six months of ongoing construction. Resulting in noise pollution, material waste, air quality impacts, and frustrated community members. The 16' rear setback allows for the preservation of on-site landscaping and mature trees to remain. Both of these elements add value to the neighborhood by providing privacy, and ecological vibrancy.

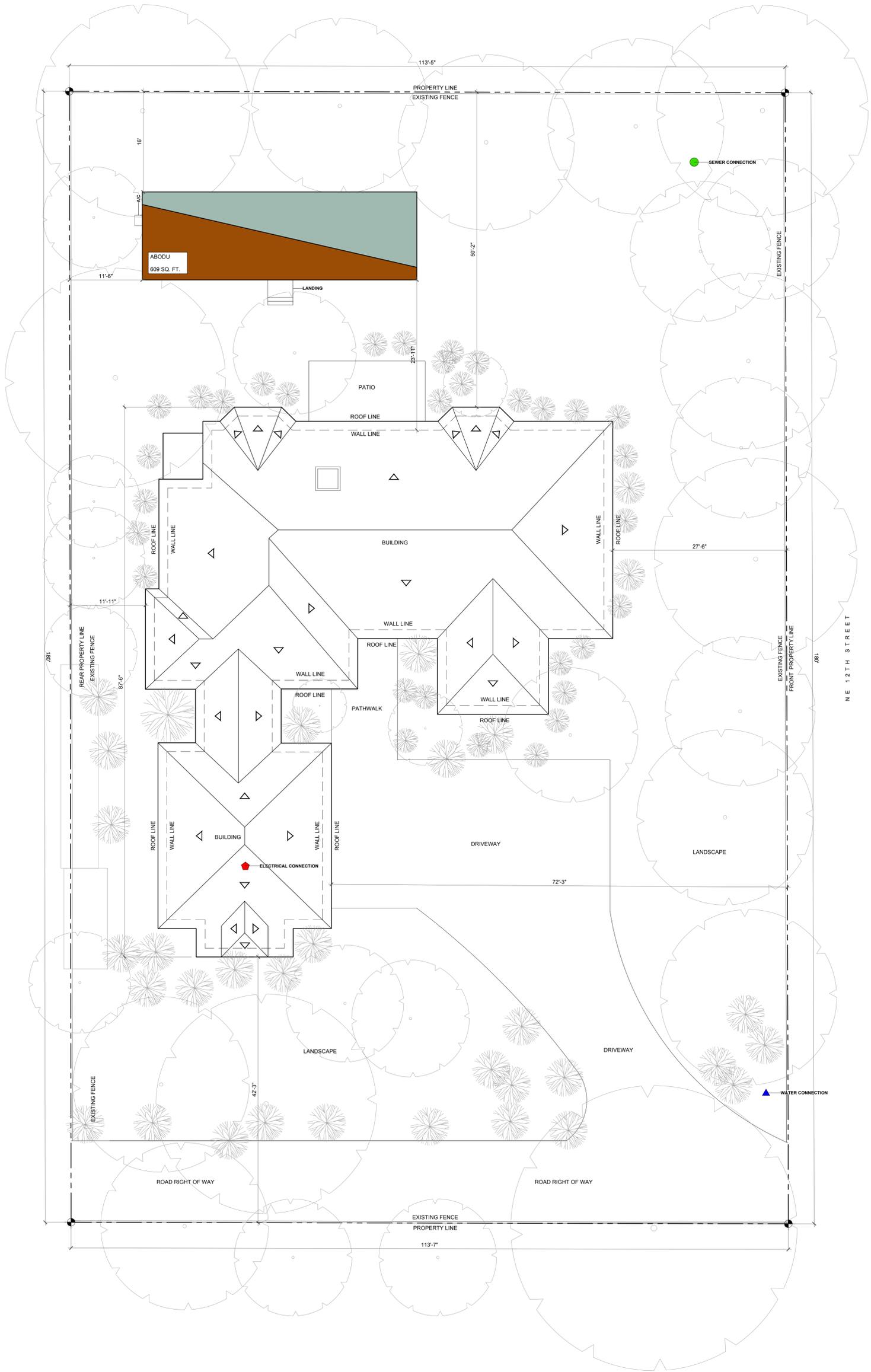
5. The variance is the minimum necessary to provide reasonable relief

The variance is the minimum necessary to provide reasonable relief to our family and Medina community members. This is the least restrictive variance that can be given. We are not requesting an additional size increase, height increase, conditional use change, or the removal of protected trees. The structure meets FAR, height, yard coverage, impervious surface area, and use. Our structure is 609 SQ FT, making it less than 22% of the total square footage of the gross floor area of the single-family dwelling. This is 18% less than the requirement outlined in Medina's code 20.34.020-2. Relief is needed as our family adjusts to the demands of working and living out of the same space. The pandemic has redefined our nation's work patterns. The accessory structure allows our family to properly adjust and thrive in Medina.

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

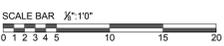
Signature Christopher Hall Owner Agent Date 11/3/2021

Signature _____ Owner Agent Date _____

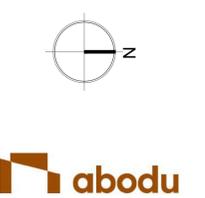


1 SITE PLAN
1/8"=1'0"

TOTAL LOT AREA = 19967.96 SQ.FT
MAIN STRUCTURE = 3446.85 SQ.FT APPROX.



030320	347 NE 12TH ST., MEDINA, KING, WA, USA 98039	Color:	Drawn by:	Date:
264770029	ZACK HILL	FJG	FJG	08-06-2021



MASTER BUILD PLAN 04.09.21

ENERGY CREDITS

2018 Prescriptive Energy Code Compliance for All Climate Zones in WA
 3 Credits Required for Small Dwelling Unit Square Footage 609

Fuel Normalization Heating Option 2 1.0 CR
 Energy Opt 3.2 High Efficiency HVAC 1.0 CR
 Energy Opt 4.4 Efficient Water Heating 1.5 CR

Total Credits Provided 3.5 CR

BUILDING AREA SUMMARY

MAIN HOUSE	TOTAL	609 SF
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PAGE INDEX

SHEET NUMBER	SHEET NAME
A 00	COVER PAGE
A 01	GENERAL NOTES
A 02	FOUNDATION PLAN
A100	FLOOR PLAN
A200	ELEVATIONS
A300	ROOF & DIMENSIONS
A400	SECTIONS AND DETAILS
A600	WINDOW AND DOOR SCHEDULE
E1.1	ELECTRIC PLAN
E3.0	ELECTRICAL DETAILS
P1	DWW/PLUMB SUPPLY SCHEMATICS
P1.1	PLUMBING RIER DIAGRAMS AND DETAILS
M1	MECHANICAL LAYOUT
S-1	STRUCTURAL TITLE SHEET
S-1.2	STRUCTURAL SPECIFICATIONS
S-2.0	STRUCTURAL NOTES FOR MODULE ENGINEERING
S-2.1	MODULAR FLOOR AND ROOF FRAMING AND DETAILS

STRUCTURAL

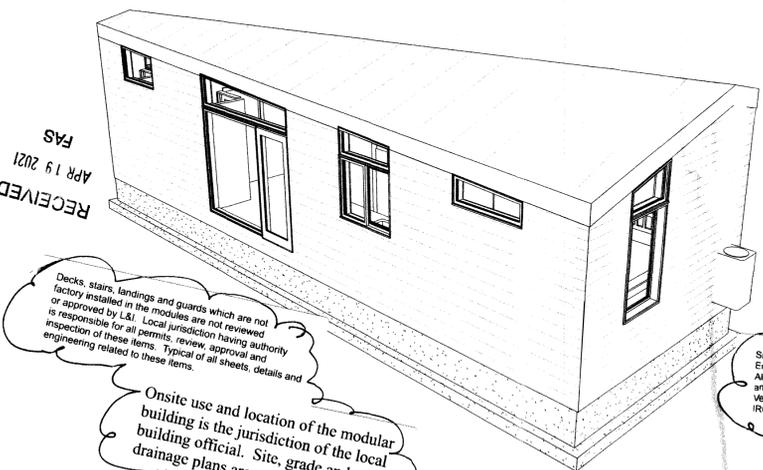
PROJECT TEAM

OWNER: TBD SEATTLE
 SURVEY: TBD
 CONTACT: TBD SEATTLE
 STRUCTURAL: ASHLEY & VANCE ENGINEERING
 1653 LUCERNE ST, SUITE D
 MINDEN, NV 89423
 CONTACT: JORDAN P. DENIO,
 PE (755) 289 - 1808

GEOTECH: TBD
 MODULAR CONTRACTOR: METHOD HOMES
 95 YESLER WAY, SUITE 300
 SEATTLE, WA 98104
 CONTACT: JOHN BACON (206) 789 - 5553

MODULAR PLANT LOCATION: 6819 NORTHGATE WAY
 FERNDALE, WA 98248

GENERAL CONTRACTOR: TBD
 ADDRESS
 ADDRESS
 PHONE



RECEIVED
APR 19 2021
FAS

Decks, stairs, landings and guards which are not factory installed in the modules are not reviewed or approved by L&I. Local jurisdiction having authority inspection of these items. Typical of all streets, details and engineering related to these items.

Onsite use and location of the modular building is the jurisdiction of the local drainage official. Site, grade and plot drainage plans are not reviewed by L&I.

Safety Glazing required at large window top adjacent to entry door. Glass must be above walking surface - also greater than 9 sq ft and closer than 18 inches to the floor. IRC R308. Verify all.

Smoke Detectors per IRC R314: Smoke alarm note. Ensure an alarm in the immediate vicinity of each sleeping area. All alarms must be located per code and the manufacturer's recommendations. Verify specifications for alarm relationship to cooking appliance. IRC R314 & WA amendments.

STATE OF WASHINGTON DEPT OF LABOR AND INDUSTRIES PLAN REVIEW SECTION MIN 10/2/2021 SUBJECT TO CHECK AND FIELD INSPECTION

LOCATION - SEATTLE



DESIGN CRITERIA

ROOF LOADS:
 DEAD LOAD 15 PSF
 LIVE / SNOW LOAD 20/75 PSF

FLOOR LOADS:
 DEAD LOAD 16 PSF
 LIVE LOAD 40 PSF
 DECK DEAD LOAD 8 PSF
 DECK LIVE LOAD 40 PSF

WIND DESIGN:
 ULTIMATE SPEED 130 MPH
 NORMAL SPEED 101 MPH
 RISK CATEGORY II
 EXPOSURE B

SESMIC DESIGN BASIS:
 SEISMIC DESIGN D
 CATEGORY SITE CLASS D

Foundation plans and details are not reviewed by L&I, except for the reasonability of the design to support the modular building. Approval and inspection of the foundation system is the jurisdiction of the local building official. This is typical for all foundation related sheets, details and engineering contained within this plan set.

STATE OF WASHINGTON
 DEPARTMENT OF LABOR AND INDUSTRIES
 FIELD SERVICES AND PUBLIC SAFETY
 FACTORY ASSEMBLED STRUCTURES
 PLAN APPROVAL # 17103 2100080
 SUBJECT TO FIELD INSPECTION OVERSIGHT
 OR VIOLATION OF RCW IS NOT INCLUDED
 BY Luke DATE: 10/2/2021
 EXPIRATION DATE: 10/30/2023

Also see the NLEA (notice to local enforcement agency) form attached to this plan set. NLEA items may require review, approval and/or inspection by local authority having jurisdiction TYPICAL ALL SITE INSTALLED ITEMS

PROJECT DATA

PROJECT ADDRESS: TBD SEATTLE
 PROJECT DESCRIPTION: CONSTRUCTION OF MODULAR STRUCTURE WITH SITE BUILT FOUNDATION.
 PARCEL NO.: TBD SEATTLE
 ABBREVIATED LEGAL DESCRIPTION: TBD
 TYPE OF CONSTRUCTION: TYPE V-B
 SPRINKLERED: NO
 APPLICABLE BUILDING CODES: 2018 IRC (ARCH) W/ LOCAL AND STATE AMENDMENTS
 2018 IBC (STRUCT) W/ LOCAL AMENDMENTS
 2018 UPC W/ LOCAL AND STATE AMENDMENTS
 2018 IMC W/ LOCAL AND STATE AMENDMENTS
 2018 IFC W/ LOCAL AND STATE AMENDMENTS
 2020 NEC
 2018 IECC/ WASHINGTON STATE ENERGY CODE
 AHJ: TBD
 STATE OF WA L&I (OFF SITE MODULAR)

AHJ: STATE OF WA (OFF SITE MODULAR)

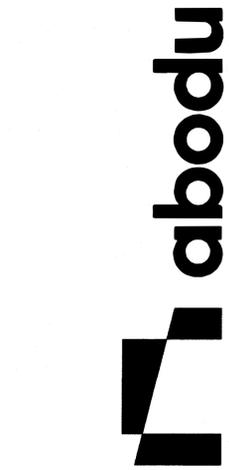
LAND USE CODE CONFORMANCE: REFER TO SITE PLAN FOR ZONING / LAND USE INFORMATION

DESIGN CRITERIA: REFER TO STRUCTURAL CALCULATIONS

SPRINKLER PERMIT

This building is approved only in a complete, detached, configuration. No fire rated assemblies are reviewed or approved in this structure. The structure must be located appropriately to achieve required fire separation from surrounding structures & property lines (actual or assumed). IRC R302.1(1) and other sections.

CAL JURISDICTION



METHOD HOMES
 95 YESLER WAY
 SUITE 300
 SEATTLE, WA 98104
 T. 206.789.5553

ABODU
 SEATTLE, WA

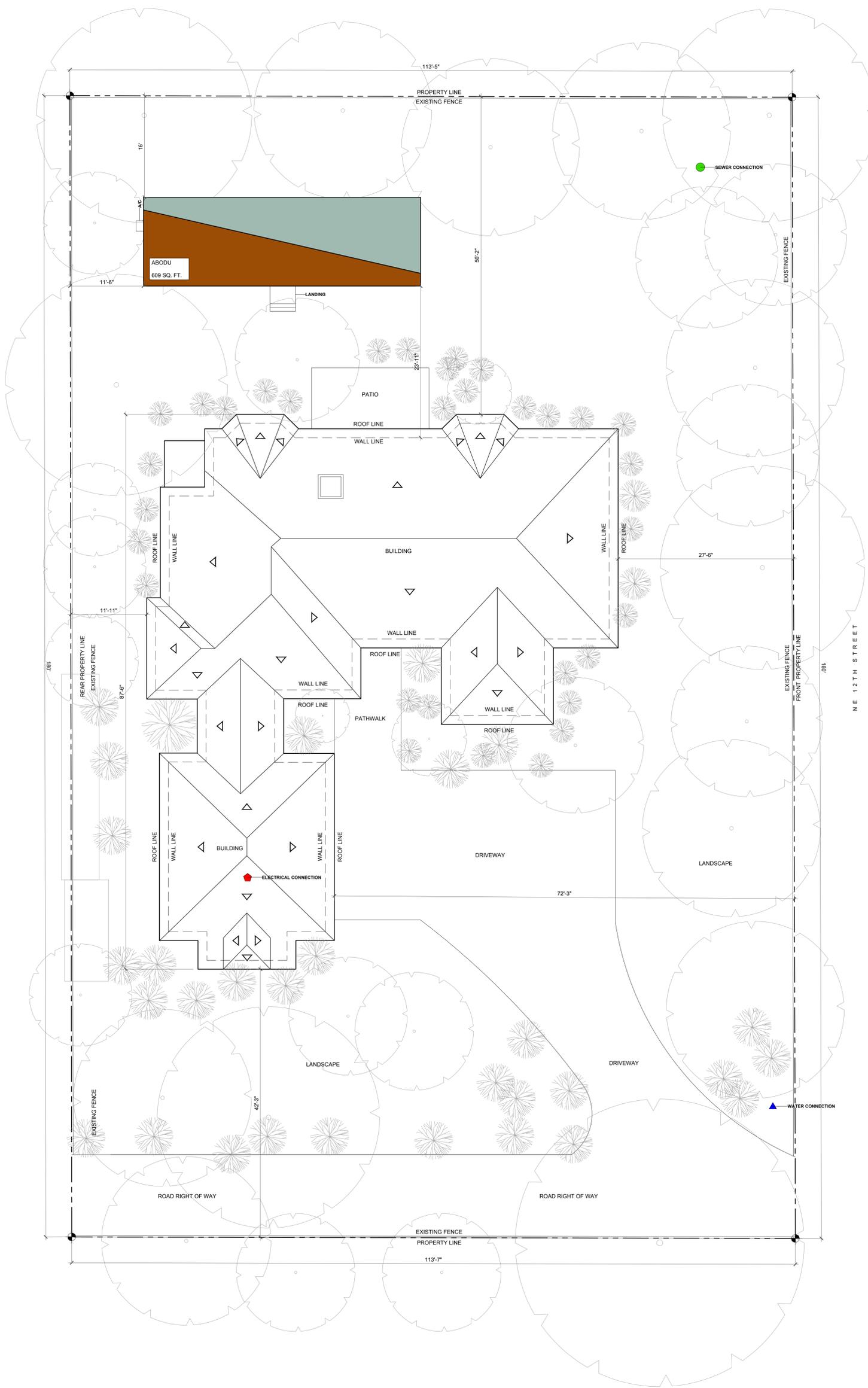
No.	Description	Date

COVER SHEET

Client
 Date 04.09.21
 Drawn by
 Checked by

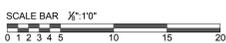
A00

Scale

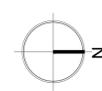


1 SITE PLAN
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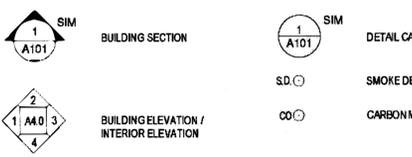
030320	3447 NE 12TH ST., MEDINA, KING, WA, USA 98039	Color:	Drawn by:	Date:
Parcel ID:	264770029	ZACK HILL	FJG	08-06-2021



ABBREVIATIONS

ABV	ABOVE	LF	LINEAL FEET
ADH	ADHESIVE	LL	LIVE LOAD
ADJ	ADJUSTABLE	LVL	LAMINATE VENEER LUMBER
AGG	AGGREGATE	LVR	LOUVER
AJU	AUTHORITY HAVING JURISDICTION	MFR	MANUFACTURER
AC	AIR CONDITIONING	MO	MASONRY OPENING
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MAS	MASONRY
ANC	ANCHOR, ANCHORAGE	MECH	MECHANIC (AL)
AB	ANCHOR BOLT	MC	MEDICINE CABINET
AND	AND/OD	MD	MEDIUM
APX	APPROXIMATE	MDF	MEDIUM DENSITY FIBERED
ARCH	ARCHITECT (URAL)	MDO	MEDIUM DENSITY OVERLAY
ASPH	ASPHALT	MER	MEMBER
AUT	AUTOMATIC	MMB	MEMBRANE
AW	AWNING	MTL	METAL
BASEMT	BASEMENT	MWK	MILLWORK
BM	BEAM	MIN	MINIMUM
BVL	BEVELED	MIR	MIRROR
BLK	BLOCK	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLD	MOLDING
BLW	BETWEEN	NMB	NOMINAL
BD	BOARD	NOM	NORTH
BOT	BOTTOM	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BULT	BUILT UP ROOFING	NO#	NUMBER
BO	BY OTHERS	NON-OP	NON-OPERABLE WINDOW SECTION
CAB	CABINET	OBS	OBSCURE
CRPT	CARPET (ED)	OC	ON CENTER
CLK	CAULK (ING)	OP	OPAQUE
CAS	CASHEM	OPG	OPENING
CATCH	CATCH BASIN	OSB	ORIENTED STRAND BOARD
CLG	CEILING	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	PNT	PAINT (ED)
CIR	CIRCLE	PBD	PARTICLE BOARD
CLR	CLEAR (ANCE)	PRT	PARTITION
CLM	COLUMN	PMT	PAVEMENT
CNC	CONCRETE	PERF	PERFORATE (D)
CNU	CONCRETE MASONRY UNIT	PLAS	PLASTER
CNT	CONTINUOUS OR CONTINUE	PLM	PLASTIC LAMINATE
CON	CONTROL JOINT	PLY	PLATE
CURT	CURTAIN	PLYWD	PLYWOOD
CURT	CUBIC FOOT	CC	CONCRETE
CUYD	CUBIC YARD	PCF	POUNDS PER CUBIC FOOT
DP	DAMP/PROOFING	PLF	POUNDS PER LINEAL FOOT
DTL	DETAIL	PSF	POUNDS PER SQUARE FOOT
DI	DIAMETER	PSI	POUNDS PER SQUARE INCH
DM	DIMENSION	PRF	PREFABRICATED
DW	DISHWASHER	PT	PRESSURE TREATED
DV	DIVISION	PL	PAPER LINE
DR	DOOR	PH	TOILET PAPER HANGER
DS	DOUBLE HAND	QTY	QUANTITY
DS	DOWN SPOUT	QT	QUARRY TILE
DRWR	DRAWER	RAD	RADIUS
DRN	DRAIN TILE	REF	REFERENCE
DWG	DRAWING	RFL	REFLECT (ED), (IVE), (OR)
DW	DRAIN	REFR	REFRIGERATOR
E	EAST	REG	REGISTER
EL	ELEVATION	RE	REINFORCED
EQU	EQUAL	REQD	REQUIRED
EQU	EQUIPMENT	RA	RETURN AIR
EXAV	EXCAVATE	REV	REVISION(S), REVISED
EXH	EXHAUST	RIS	RISER
EMST	EXISTING	R	ROOM
EXT	EXTERIOR	RFG	ROOFING
FOC	FACE OF CONCRETE	RM	ROOM
FOH	FACE OF HANGING	RO	ROUGH OPENING
FOM	FACE OF MASONRY	SCHEDULE	SCHEDULE
FOW	FACE OF WALL	SON	SCREEN
FBD	FIBERBOARD	SEC	SECTION
FGL	FIBERGLASS	SGD	SLIDING GLASS DOOR
FIN	FINISH (ED)	SMTH	SHEATHING
FFE	FIRE FLOOR ELEVATION	SHT	SHEET
FE	FIRE ALARM	SHL	SHELVING
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FFL	FIRE PLACE	SKL	SKYLIGHT
FLSH	FLASHING	S	SOUTH
FLR	FLOOR (ING)	SLB	SLAB
FLOR	FLOURESCENT	SLDR	SLIDER (ING)
FT	FOOT, FEET	SPEC	SPECIFICATION
FND	FOOTING	SQ	SQUARE
FNG	FOUNDATION	STD	STANDARD
FRM	FRAME (D), (ING)	STV	STOVE
FBO	FURNISHED BY OTHERS	STL	STEEL
FUR	FURRED (ING)	STR	STRUCTURAL
GA	GAGE, GAUGE	SA	SUPPLY AIR
GAL	GALLON	SC	SOLID CORE
GALV	GALVANIZED	SW	SHEAR WALL
GLZ	GLASS GLAZING	SS	STAINLESS STEEL
GI	GALVANIZED IRON	SYS	SYSTEM
GLB	GLASS BLOCK	TEL	TELEPHONE
GLBK	GLUE LAMINATED BEAM	TEMP	TEMPERED
GT	GROUT	T&G	TONGUE & GROOVE
GRD	GRADE GRADING	TOC	TOP OF CONCRETE
GWB	GYP/SUM WALL BOARD	TOW	TOP OF WALL
HDW	HARDWARE	TB	TOWEL BAR
HDR	HEADER	T	TREAD
HTG	HEATING	TS	TUBULAR STEEL
HVAC	HEATING/VENTILATION-AIR CONDITIONING	TP	TYPICAL
HT	HEIGHT	UNF	UNFINISHED
HC	HOLLOW CORE	UNO	UNFINISHED OTHERWISE
HOR	HORIZONTAL	VB	VAPOR BARRIER
HO	HOSE BIB	VAR	VARNISH
IN	INCH	VRN	VENEER
INCL	INCLUDE (D), (ING)	VERT	VERTICAL
ID	INSIDE DIAMETER	VG	VERTICAL GRAIN
INS	INSULATE (D), (ION)	VN	VINYL SHEET
INT	INTERIOR	W	WALL
INVERT	INVERT	WC	WATER CLOSET
JNT	JOINT	WH	WATER HEATER
JUST	JOIST	WP	WATER PROOFING
KD	KILN DRIED	WR	WATER RESISTANT
KIT	KITCHEN	WFF	WELDED WIRE FABRIC
LB	POUND	WMM	WELDED WIRE MESH
LM	LAMINATE (D)	W	WEST
LAV	LAVATORY	WN	WINDOW
LH	LEFT HAND	WO	WITHOUT
L	LENGTH	W	WITH
LOA	LENGTH OVER ALL	WO	WOOD
LT	LIGHT	X	OPERABLE WINDOW SECTION

GENERAL NOTES



GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE THE GENERAL NOTES WITH THE WORK OF ALL TRADES, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, ELECTRICAL, PLUMBING, FOOD SERVICE, AND ACQUISITIONAL TRADES.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER / ARCHITECT OF CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF VARIOUS DISCIPLINES, ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN. IN SUCH INSTANCES, THE CONTRACTOR SHALL CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONDITIONS WHICH ARE NOT DETAILED SHALL BE ASSUMED TO BE SIMILAR IN CHARACTER TO THOSE WHICH ARE, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- CONSTRUCTION OF WORK INDICATED ON DRAWINGS AS (NC) IS NOT IN CONTRACT. THE CONTRACTOR SHALL COORDINATE ALL TRADES OF HIS WORK, WHETHER DIRECTLY OR INDIRECTLY INVOLVED, WITH (CN) WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND GOVERNING AUTHORITIES AND SHALL BE OF BEST PRACTICE OF EACH TRADE.
- ALL WRITTEN DIMENSIONING SHALL TAKE PRECEDENCE OVER DRAWN SPACE. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- FINISHED FLOOR ELEVATIONS ARE TO TOP OF SUB FLOOR (WOOD / STEEL) OR TOP OF SLAB (CONCRETE) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS, OWNER-FURNISHED ITEMS, AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- THE FLAME SPREAD RATING FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES.
- REFER TO CERTIFIED MECHANICAL AND ELECTRICAL DRAWINGS AND MANUFACTURER'S TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETUP TEMPLATES, SPRINGS AND VIBRATION ISOLATORS, ETC, NOT SHOWN ON DRAWINGS.
- PROVIDE PROPER ANCHORAGE OF ESSENTIAL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES.
- ALL PIPE DUCTS, BUSS DUCTS, AND CONDUITS THAT PENETRATE FLOOR SLABS AND/OR RATED WALLS SHALL BE INSTALLED IN A MANNER WHICH WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
- COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND CEILING INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO START OF WORK. ELECTRICAL J BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS, AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GWB OR SIMILAR CEILINGS.
- CONTRACTOR SHALL SUBMIT TO THE ARCHITECT PRIOR TO STARTING THE WORK COMPREHENSIVE LAYOUT DRAWINGS INDICATING DIMENSIONAL LOCATION OF ALL VISIBLE BUILDING ELECTRICAL, AUTOMATIC, SECURITY, LIFE SAFETY, CONTROL, ETC. EQUIPMENT.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS.
- THE INSULATION CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE TO THE ARCHITECT / OWNER UPON COMPLETION OF WORK.
- CONTRACTOR SHALL VERIFY ALL CONCRETE / MASONRY OPENINGS PRIOR TO FABRICATION OF DOORS AND FRAMES.
- ALL MASONRY DIMENSIONS ARE NOMINAL.
- ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNAS OR GUY WIRES SHALL NOT BE INSTALLED IN A MANNER OBSTRUCTING FIRE DEPARTMENT ACCESS OR EGRESS.
- PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT ALL CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. CONSULT WITH ARCHITECT PRIOR TO INSULATING.
- ALL MASONRY DIMENSIONS ARE NOMINAL.
- CEILING HEIGHT DIMENSIONS ARE FROM DESIGNED FINISH FLOOR TO FINISHED CEILING SURFACES U.O.N.
- WHERE REQUIRED, DOORS OPENING INTO REQUIRED FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SELF-CLOSING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A RATING & S LABEL IN ACCORDANCE WITH WALL ASSEMBLY.
- PROVIDE FIRE DAMPERS OR DOORS WHERE DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS U.O.N.
- ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. IF MODIFICATIONS ARE REQUIRED, THE CONTRACTOR SHALL BRING SUCH MODIFICATIONS TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE (MAXIMUM OCCUPANT LOAD, BUILDING ASSEMBLY, ETC) AS REQUIRED BY LOCAL BUILDING CODE AUTHORITY IN ORDER TO RECEIVE PERMANENT PROJECT OCCUPANCY.
- ALL SURFACES EXPOSED TO VIEW SHALL BE PROVIDED WITH A FINISHED CONDITION (PAINTED, SEALED, ETC).
- DEMOLITION CONSTRUCTION SHALL CONFORM WITH CHAPTERS 33 IFC AND 33 BC.
- SEE DRAWINGS FOR NOTES REGARDING WALL TYPES AND PARTITIONS.

ARCHITECTURAL NOTES

- CODES**
ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2018 EDITION AND ANY LOCAL OR STATE AMENDMENTS TO THE CODE. IN ADDITION THE CURRENT VERSIONS OF THE CODES COVERING PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CONSERVATION SHALL BE FOLLOWED. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE BUILDING CODES. WORK SHALL COME TO CURRENT AREA WIDE STANDARDS AND PRACTICES BY EXPERIENCED CRAFTSMEN.
- SCOPE**
THESE DOCUMENTS ARE OF LIMITED SCOPE AND DO NOT COVER ALL CONSTRUCTION DETAILS, CONDITIONS, FINISHES OR PRACTICES. THE CONTRACTOR IS ASSUMED TO USE GOOD JUDGMENT IN THE EXECUTION OF THESE DOCUMENTS. GROUP ARCHITECT (THE ARCHITECT) SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE MISINTERPRETATIONS OF THESE DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- GRADING**
GRADE ENTIRE CONSTRUCTION AREA OF PROPERTY TO REASONABLY TRUE AND EVEN SURFACES. SLOPE GROUND AWAY FROM BUILDING WALLS TO FACILITATE DRAINAGE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE NOTED ON DRAWINGS. ROUND SURFACES AT ABRUPT CHANGES IN LEVEL.
- BACKFILL** BEHIND RETAINING WALLS WITH FINE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.
- CUT SLOPES** FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, AND SLOPES FOR PERMANENT FILLS SHALL BE NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SUBSTANTIATED DATA JUSTIFYING STEEPER SLOPES ARE SUBMITTED.
- FOUNDATIONS**
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- FOUNDATION FOOTINGS** SHALL BE PLACED UPON FIRM, UNDISTURBED NATURAL SOIL. NOTIFY ARCHITECT IF UNDISTURBED SOIL DEPTH IS INSUFFICIENT FOR DRAWINGS. MINIMUM FOOTING DEPTH 18" BELOW ADJACENT FINISH GRADE.
- FOUNDATIONS** SUPPORTING WOOD SHALL EXTEND AT LEAST 8 INCHES ABOVE THE ADJACENT FINISH GRADE.
- FOUNDATIONS** FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET SHALL BE LEVEL, OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL.
- INDIVIDUAL CONCRETE PER FOOTINGS** SHALL PROJECT A MINIMUM OF 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS IN WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD.
- COLUMNS AND POSTS** LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PERS OR METAL FRIBESLITS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PILES SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS.
- WOOD**
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- ALL LUMBER, PLYWOOD, PARTICLE BOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARBORBOARD SIDING (WHEN USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE I.R.C. AND SHALL BE SO IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.**
- ALL LUMBER, TIMBER, PLYWOOD, AND POLES** REQUIRED TO BE TREATED WOOD UNLESS LABEL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY OR BY THE MAIN MANUFACTURER'S LABEL, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT AS SPECIFIED IN I.R.C.
- DELIVERY AND STORAGE.** KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. SLACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS, PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIALS.
- FRAME NAILING** TO BE IN COMPLIANCE WITH TABLE 602.3(1), I.R.C.
- WOOD MEMBERS** ENTERING MASONRY OR CONCRETE REQUIRES ONE-HALF INCH NET AIR SPACE ON TOP, SIDES, AND END.
- FOR CONVENTIONAL CONSTRUCTION,** THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL, NOR LESS THAN 3 INCHES ON MASONRY EXCEPT WHERE SUPPORTED ON 1 X 4 REGION STRIP WALLED TO ADJOINING STUD. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN JOIST DEPTH.
- JOISTS** UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
- SOLID BLOCKING** SHALL BE PROVIDED OVER BEARING PARTITIONS, WALLS, AND BEAMS.
- FIRE BLOCKING** AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AND EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER. FIRE BLOCKING SHALL BE REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH HORIZONTALLY AND VERTICALLY, AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS, BETWEEN STAR STRINGERS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS, IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WITH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- WOOD EXPOSED TO WEATHER,** SUCH AS WOOD USED FOR DECK FRAMING INCLUDING DECKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESURE TREATED OR CEDAR PER I.R.C.
- ROOF**
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH I.R.C. PLYWOOD ROOF SHEATHING EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH I.R.C.
- THE NET FREE VENTILATING AREA** OF ENCLOSED RAFTER OR ATTIC SPACES OR OTHER ENCLOSED BUT UNHEATED SPACES SHALL BE NOT LESS THAN 1/150 OF THE AREA OF EACH SPACE TO BE VENTILATED. EXCEPT THAT THE AREA MAY BE 1/500, PROVIDED THAT 50% OF THE REQUIRED VENTILATING AREA IS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS, OR IF A VAPOR RETARDER NOT EXCEEDING A 1 PERM RATING IS INSTALLED ON THE WARM SIDE OF THE INSULATION. THE VENT AREA OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIAMETER.
- EGRESS**
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

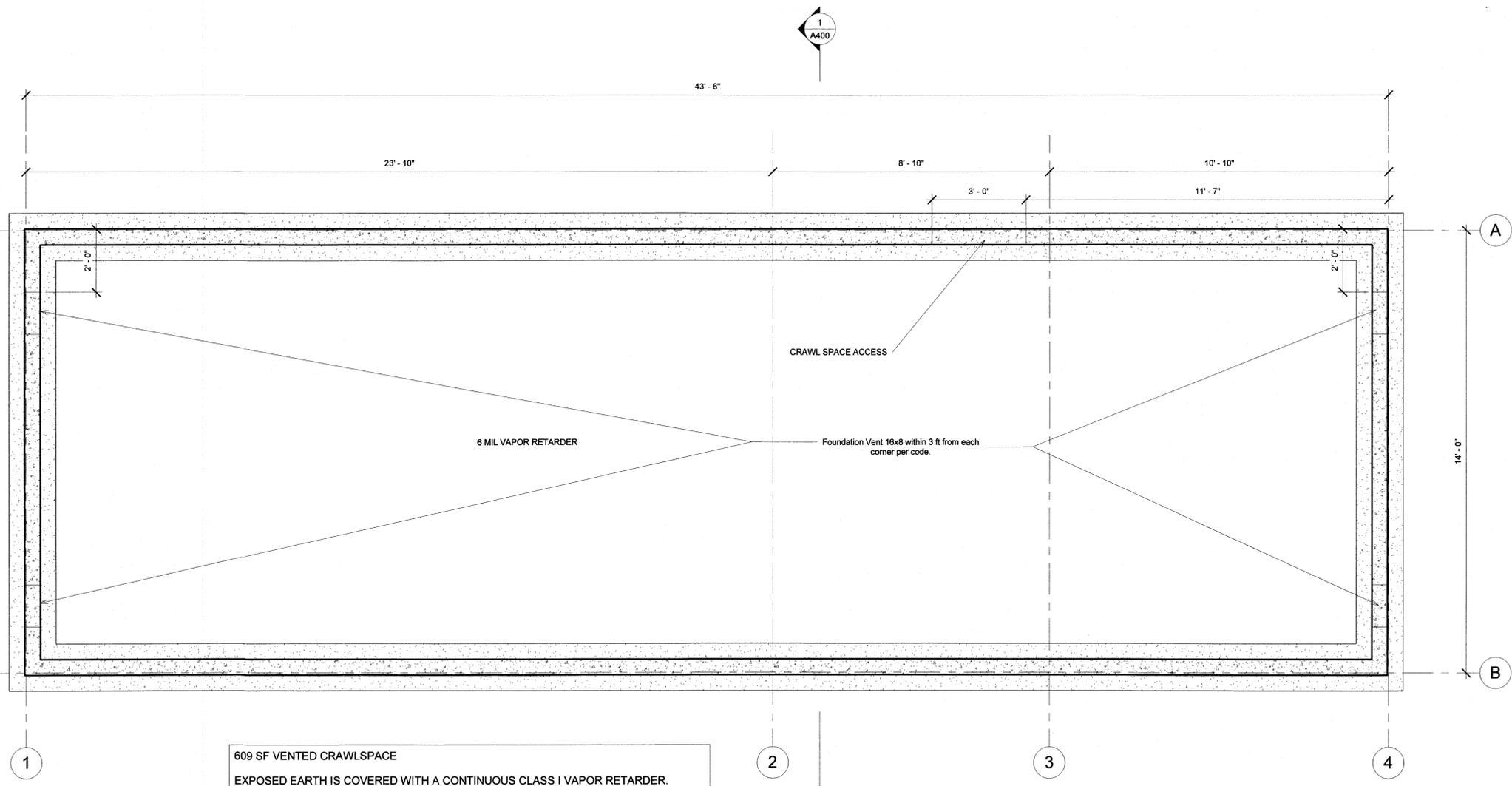
ALL CORRIDORS SHALL BE NOT LESS THAN 36 INCHES WIDE.

- STAIRWAYS & RAILS**
MAXIMUM RISE 7-3/4 INCHES. MINIMUM RUN 10 INCHES, HEADROOM MINIMUM 8 FEET 8 INCHES, MINIMUM WIDTH 36 INCHES. HANDRAILS TO HAVE ENDS RETURNED AND PLACED MINIMUM 34 INCHES, MAXIMUM 38 INCHES ABOVE TREAD NOSING. UNLESS DESIGNATED FOR THE DRILLER, THE HANDRAIL PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- A FLOOR OR LANDING IS REQUIRED** ON EACH SIDE OF AN EXTERIOR DOOR. AN EXTERIOR DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4 INCHES LOWER THAN THE FLOOR LEVEL, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
- STAIRS AND EXIT BALCONIES** SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AT 8 FEET ON CENTER MAX, OR BE DESIGNED FOR LATERAL FORCES. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
- GLAZING**
GLAZING GLASS COMPLYING WITH IS REQUIRED IN THE FOLLOWING LOCATIONS:
A. GLAZING IN EGRESS AND INGRESS DOORS EXCEPT JALOUSIES.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WAREHOUSE DOORS.
C. GLAZING IN STORM DOORS.
D. GLAZING IN UNFRAMED SWINGING DOORS.
E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
F. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
G. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
H. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS E AND F ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 8 SQUARE FEET.
EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
I. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE.
- EXCEPTION:** THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATIONS AS LISTED IN ITEMS A THROUGH G:
GLAZING IN ITEM F WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
GLAZING IN ITEM G WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 3/4 TO 38 INCHES ABOVE THE FLOOR. THE BAR SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 50 P.L.F. WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN HEIGHT. OPENINGS THROUGH WHICH A 3-INCH SPHERE CANNOT PASS. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEMS A, B, F AND G WHEN USED FOR DECORATIVE PURPOSES.
GLASS BLOCK PANELS COMPLYING WITH I.R.C.
- SKYLIGHT GLAZING** TO BE CONSTRUCTED OF LAMINATED GLASS WITH A MINIMUM 0.015 INCH (0.38 mm) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANELS 18 SQUARE FEET (1.5 M²) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 mm) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA. FOR HIGHER OR LARGER SIZES, THE MINIMUM INTERLAYER THICKNESS SHALL BE 0.030 INCH (0.76 mm) FULLY TEMPERED GLASS. HEAT-STRENGTHENED GLASS, WIRED GLASS, APPROVED RIGID PLASTICS PER R308.6.2.
- ALL UNIT SKYLIGHTS** INSTALLED IN A ROOF WITH A PITCH FLATTER THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25 PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING AT LEAST 4 INCHES (102 mm) ABOVE THE PLANE OF THE ROOF UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER R308.6.3.
- UNIT SKYLIGHTS** SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ASTM A919, 1011.5 SNAPS PER R308.6.3.
- FINISH CARPENTRY**
FASTENERS AND ANCHORAGES: PROVIDE NAILS, SCREWS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL AND FINISH SUITABLE FOR INTENDED USE AND REQUIRED TO PROVIDE SECURE ATTACHMENT. CONCEALED WHERE POSSIBLE. HOT-DIP GALVANIZED FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITIES TO COMPLY WITH ASTM A 153.
- STANDING AND RUNNING TRIM:** INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE. COPE AT RETURNS, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END-TO-END JOINTS.
- INSTALL FINISH CARPENTRY WORK** FLUSH, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH-CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED FLUSH WITH FINISHED SURFACE.
- ACCESS HATCH AND DOORS**
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAME OR EQUIVALENT Baffle OR RETAINER MUST BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED. WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DELECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLS SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. SECTION 592.1.4.4.
- CLEARANCES:** WHERE REQUIRED, INSULATION SHALL BE INSTALLED WITH CLEARANCES ACCORDING TO MANUFACTURER'S SPECIFICATIONS. INSULATION SHALL BE INSTALLED SO THAT REQUIRED VENTILATION IS UNOBSTRUCTED. FOR BLOWN OR Poured LOOSE FILL INSULATION CLEARANCES SHALL BE MAINTAINED THROUGH INSTALLATION OF A PERMANENT RETAINER.
- ALL INSULATION MATERIALS,** INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BUILDING PAPERS, INSTALLED WITHIN LOORCEILING ASSEMBLIES, ROOFCEILING ASSEMBLIES, GYPSUM CEILING, OR ATTIC SPACES SHALL HAVE A FIRE-RATING NOT TO EXCEED 25, AND A SMOKE DENSITY NOT TO EXCEED 40 WHEN TESTED IN ACCORDANCE WITH I.B.C. STANDARD NO. 8-1. EXCEPTIONS: A) FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION 2608 OF THE INTERNATIONAL BUILDING CODE; AND B) WHEN SUCH INSULATION ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD AND SMOKE DENSITY LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACINGS IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, FINISH.
- ROOF CEILINGS**
MAINTAIN 1" VENTILATION ABOVE BATT & RIGID INSULATION. IF BAFFILES ARE USED INSULATION SHALL BE INSTALLED WITH CLEARANCES OF 1/2" VERTICALLY ABOVE BATT AND 2" VERTICALLY ABOVE LOOSE FILL.
- WALLS**
ALL WALL INSULATION SHALL FILL THE ENTIRE CAVITY. EXTERIOR WALL CAVITIES SOLID DURING FRAMING (SUCH AS BEHIND BATHTUBS AND SHOWERS) SHALL BE FULLY INSULATED TO THE LEVELS OF SURROUNDING WALLS. ALL FACED INSULATION SHALL BE FACE STAPLED TO AVOID COMPRESSION.
- INSULATED HEADERS** - RIGID INSULATED HEADERS REQUIRED FOR INTERMEDIATE AND ADVANCED FRAMING. OTHERWISE, FILL CAVITIES WITH REGULAR WALL INSULATION.

- FLOORS**
ALL FLOOR INSULATION SHALL BE INSTALLED IN A PERMANENT MANNER IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED. INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS MORE THAN 24 INCHES ON CENTER. FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.
- SLABS**
PERIMETER INSULATION INSTALLED ON THE INSIDE OF THE FOUNDATION WALL SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24 INCHES. INSULATION INSTALLED ON THE OUTSIDE OF THE FOUNDATION WALL SHALL EXTEND DOWNWARD FROM THE TOP OF THE BOTTOM OF THE FOOTING. THERMAL BREAKS SHALL BE PLACED IN THE SLAB BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THE ENTIRE AREA OF A RADIANT SLAB SHALL BE THERMALLY ISOLATED FROM THE SOIL. THE INSULATION SHALL BE AN APPROVED PRODUCT FOR ITS INTENDED USE. A BELOW GRADE EXTERIOR WALL INSULATION (COLD) SIDE OF THE WALL SHALL EXTEND FROM THE TOP OF THE BELOW GRADE WALL TO THE TOP OF THE BELOW GRADE FLOOR AND SHALL BE APPROVED FOR BELOW-GRADE USE. ABOVE GRADE INSULATION SHALL BE PROTECTED.
- INSULATION USED ON THE INTERIOR (WARM SIDE OF THE WALL)** SHALL EXTEND FROM THE TOP OF THE BELOW-GRADE WALL TO THE BELOW-GRADE FLOOR LEVEL.
- FLASHINGS**
ALL FLASHINGS TO BE 26 GA GALVANIZED METAL OR ALUMINUM ALLOY ANODIZED FINISH. INSTALL FLASHINGS IN ALL LOCATIONS TO MAKE BUILDING WATER TIGHT. THESE AREAS WOULD INCLUDE BUT NOT BE LIMITED TO COPINGS, CAPS, GRAVEL STOPS, BEAM CAPS, DRIP CAPS OVER DOORS WINDOWS AND OTHER OPENINGS, AND ROOF AND WALL INTERSECTIONS.
- CAULKING AND SEALANT**
THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT INFILTRATION AROUND GLAZING AND DOOR FRAMES, BETWEEN THE UNIT AND THE INTERIOR SHEET ROCK OR THE TOLCH FRAMING AS SHOWN IN DETAILS WITH SPRAY FOAM SEALER; BETWEEN ALL EXTERIOR WALL, SOLE PLATES AND THE STRUCTURAL FLOOR, USING TWO ROWS OF CAULKING AS SHOWN IN DETAILS, OVER ALL FRAMING JOISTS WHERE FLOORS OVER CONDITIONED SPACES INTERSECT EXTERIOR WALLS (E.G. AT RIM AND BAND JOISTS) AS SHOWN IN DETAILS, AROUND OPENINGS IN THE BUILDING ENVELOPE FOR DUCTS, PLUMBING, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION LINES IN WALLS, CEILINGS AND FLOORS; AT OPENINGS IN THE CEILING, (E.G. WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS, AT EXPOSED BEAMS, MASONRY FIREPLACES, WOODSTOVE FLUES, ETC.) AT PENETRATIONS, ALL OPENINGS IN THE AIR BARRIER INCLUDING SPACES AROUND PLUMBING, ELECTRIC CONDUITS AND SOLENOID AND TELEPHONE SERVICE ENTRANCES; THROUGH CEILING JOISTS AND WALLS; AND METAL INSULATED FLUES SHALL BE SEALED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AT RECESSED LIGHTING FIXTURES IN UNHEATED AREAS, SEAL AROUND THE EXTERIOR CAN TO BE AIR TIGHT; THE MOUNTING FLANGE ON THE EXTERIOR CAN IS CAULKED TO THE GWB. AT ELECTRICAL OUTLETS, SEAL GAPS BETWEEN GWB AND OUTLET BOX.
- SUPPLEMENTAL CONDITIONS**
CONTRACTOR'S GENERAL COMMERCIAL LIABILITY INSURANCE SHALL CONTAIN NO EXCLUSION THAT WOULD DEPRIVE COVERAGE FOR ANY CLAIM FOR EITHER BODILY INJURY OR PROPERTY DAMAGE ARISING OUT OF OR OTHERWISE CAUSED, IN WHOLE OR IN PART, BY ANY FUNGUS, MOLD, OR RESISTANT ALLEGERS, IF SUCH EXCLUSION EXISTS AND CANNOT BE REMOVED BY ENDORSEMENT; CONTRACTOR SHALL SUBMIT PROOF OF COVERAGE FOR MOLD CLAIMS UNDER A POLLUTION LEGAL LIABILITY OR CONTRACTOR'S POLLUTION LIABILITY POLICY.
- WHOLE HOUSE MECHANICAL VENTILATION**
WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH IRC CODE REQUIREMENTS, FOR SIZING, CONTROLS, DUCTING, NOISE AND OTHER REQUIREMENTS.
- EXHAUST FANS** PROVIDING SOURCE SPECIFIC VENTILATION SHALL HAVE MINIMUM FAN FLOW RATING NOT LESS THAN 100 CFM AT 0.25 INCHES WATER GUAGE FOR BATHROOM LAUNDRIES OR SIMILAR ROOMS AND 100 CFM AT 0.25 INCHES WATER GUAGE FOR KITCHENS.
- WHOLE HOUSE VENTILATION SYSTEMS** MUST CONSIST OF WHOLE HOUSE EXHAUST INTERACTION WITH FORCED-AIR SYSTEMS OR DEDICATED HEAT RECOVERY VENTILATION SYSTEMS. WHOLE HOUSE EXHAUST SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS:
- | BEDROOMS (CFM MIN) | < 1500 sq ft | < 2000 sq ft | < 2500 sq ft | < 3000 sq ft | < 3500 sq ft | > 3500 sq ft |
|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 0-1 | 30 | 30 | 30 | 30 | 30 | 30 |
| 2-3 | 45 | 60 | 75 | 90 | 10 | |

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609 SF VENTED CRAWLSPACE

EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED.

THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES (152 MM) UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.

4 VENTS ONE IN EACH CORNER EACH PROVIDES .5 SQ FT = 2 SQ FT OF SPACE REQUIREMENTS ARE 1 SQ FT / 1500 SQ FT, THE VENTS EXCEED THE REQUIREMENTS.

1 FOUNDATION PLAN
1/2" = 1'-0"

No.	Description	Date

FOUNDATION PLAN

Client _____
 Date _____ 04.09.21
 Drawn by _____
 Checked by _____

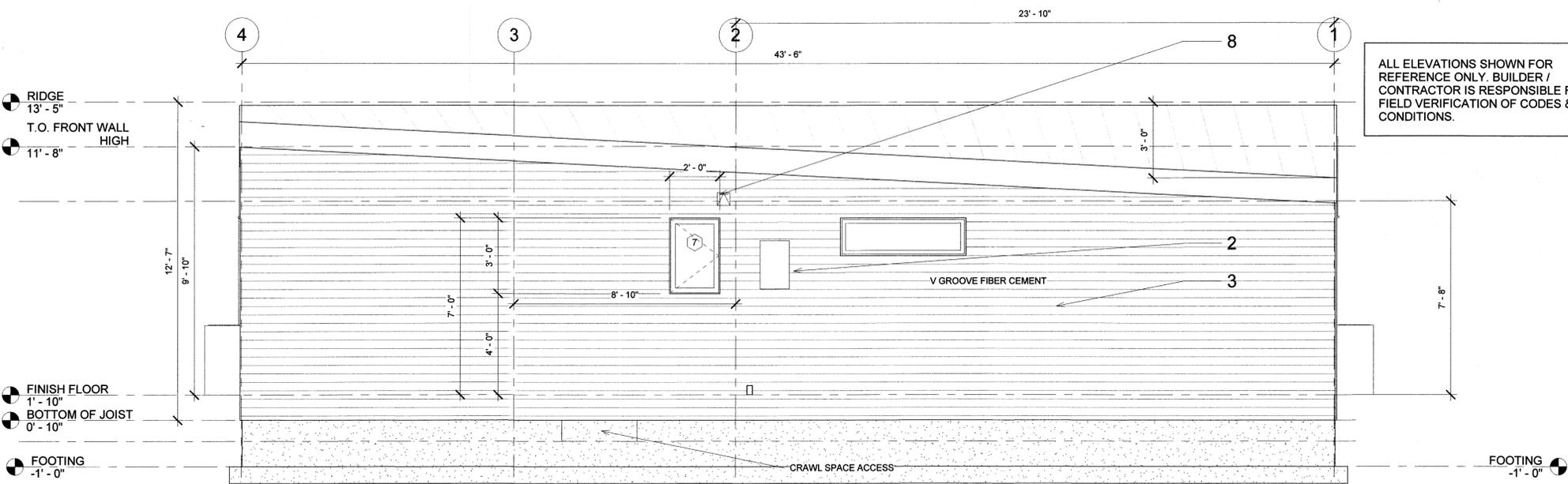
STATE OF WASHINGTON
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 AND FIELD INSPECTION

A02

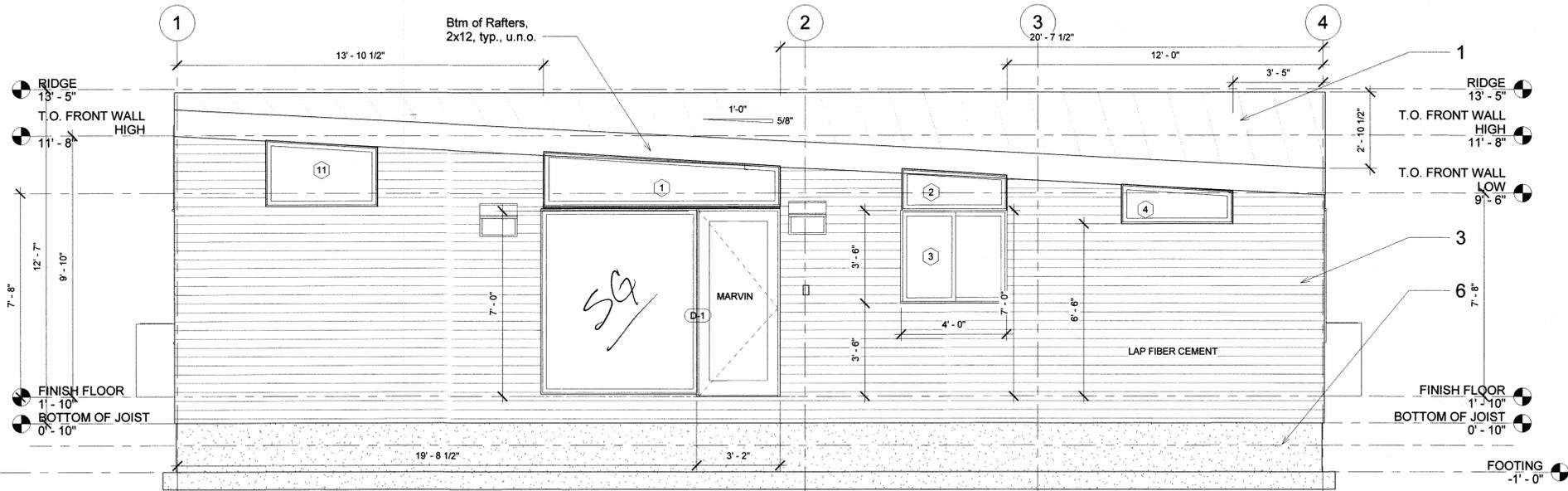
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ALL ELEVATIONS SHOWN FOR REFERENCE ONLY. BUILDER / CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF CODES & CONDITIONS.



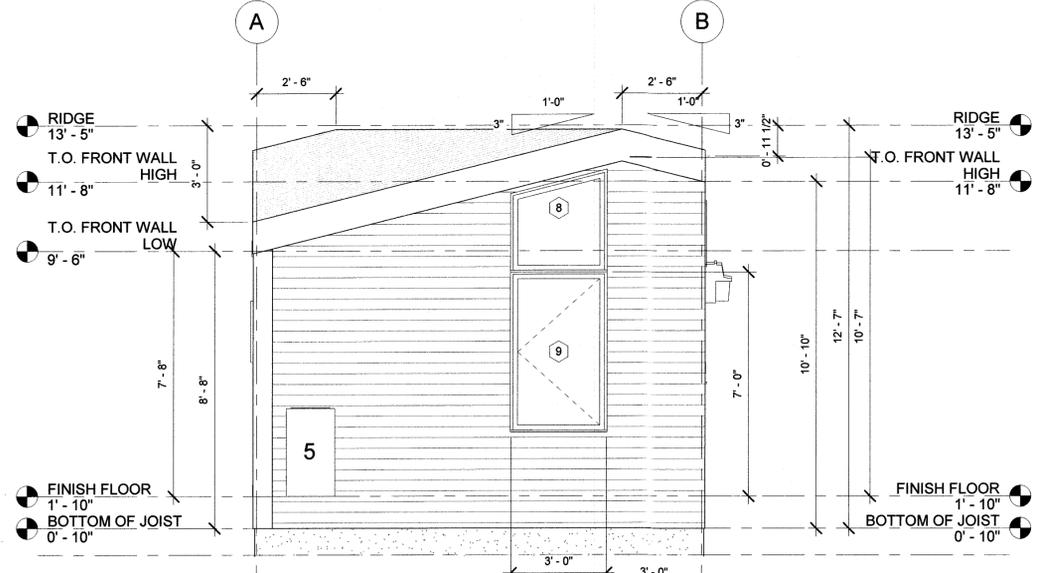
1 REAR ELEVATION
3/8" = 1'-0"



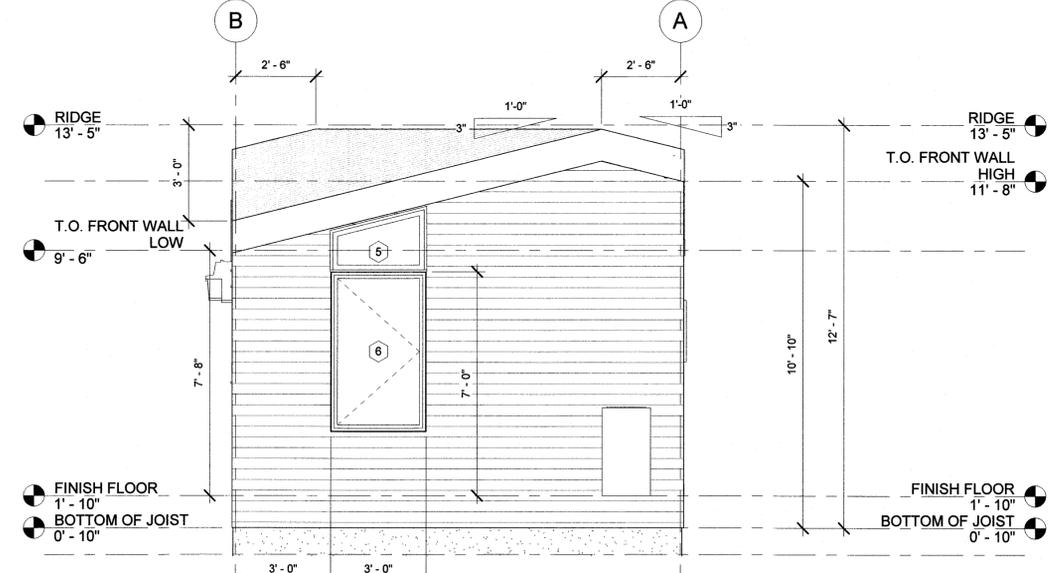
2 FRONT ELEVATION
3/8" = 1'-0"

ELEVATIONS KEYNOTE SCHEDULE

- NON-GLARE STANDING SEAM METAL ROOFING, R-38 VENTED, 26 GA. MIN. COLOR AND STYLE, AS PER OWNER, TYP.
- MAIN ELECTRICAL SUB-PANEL, 100 AMP MIN., U.N.O.
- LAP FIBER CEMENT
- NOT USED
- A/C CONDENSER UNIT
- 5% SLOPE AWAY FROM STRUCTURE, FIRST 10 FT., TYP. ALL SIDES
- NOT USED
- STOVE VENT



3 LEFT ELEVATION
3/8" = 1'-0"



4 RIGHT ELEVATION
3/8" = 1'-0"

No.	Description	Date

ELEVATIONS

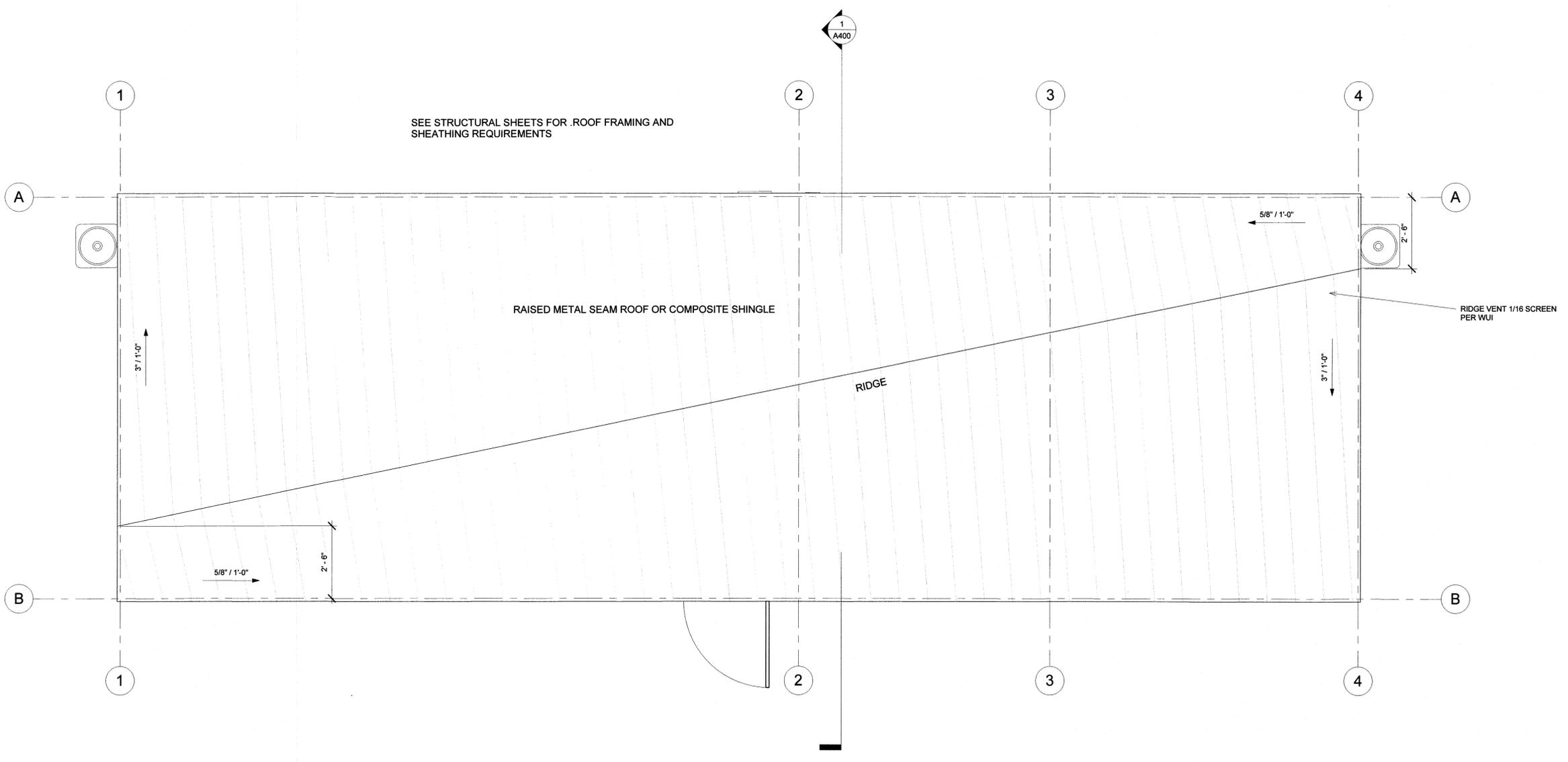
Client	
Date	04.09.21
Drawn by	
Checked by	

DATE OF REVISION
DATE OF LABOR AND MATERIALS
DATE OF FINISH AND SHEET
APPROVED
JUN 02 2021
SUBJECT TO CODE
AND FIELD INSPECTOR

A200



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1 ROOF PLAN
 1/2" = 1'-0"

ABODU ARCHITECT
 SEATTLE, WA

No.	Description	Date

ROOF

Client	
Date	04.09.21
Drawn by	
Checked by	

A300

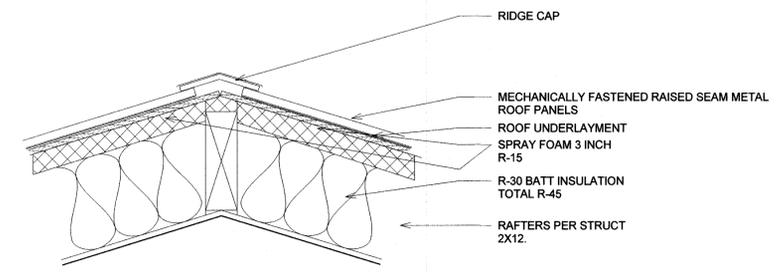
Scale 1/2" = 1'-0"

STATE OF WASHINGTON
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 HAS PLANS REVIEWED AND APPROVED
 JUN 02 2021
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 AND FIELD INSPECTION

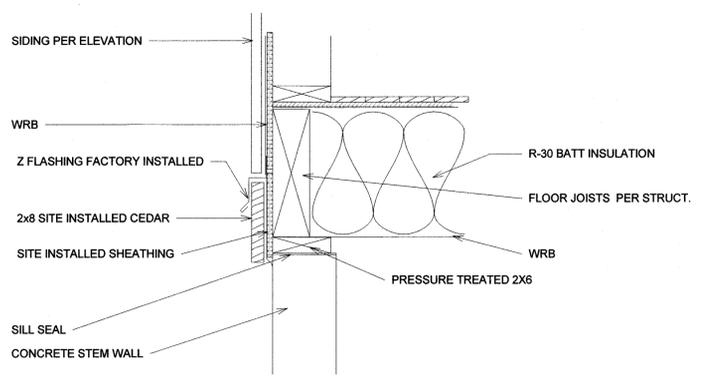


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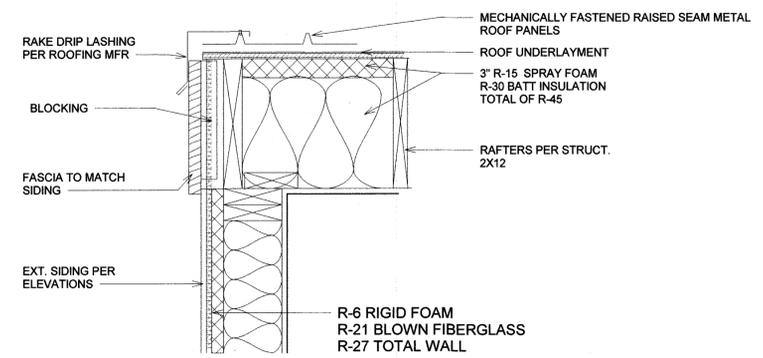
ABODU
SEATTLE, WA



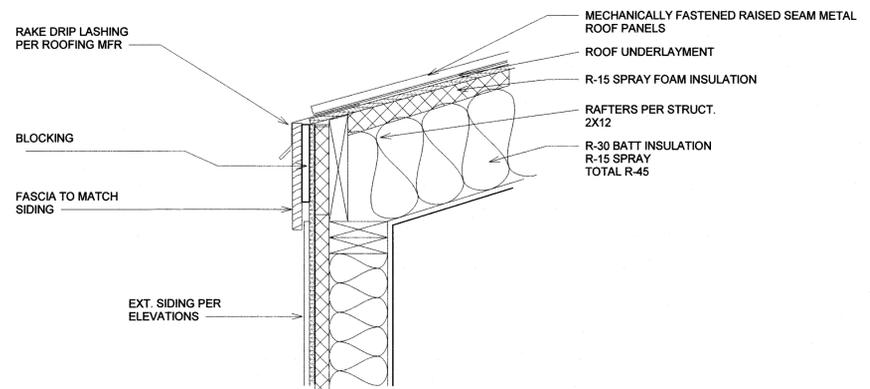
2 ROOF AT RIDGE
1 1/2" = 1'-0"



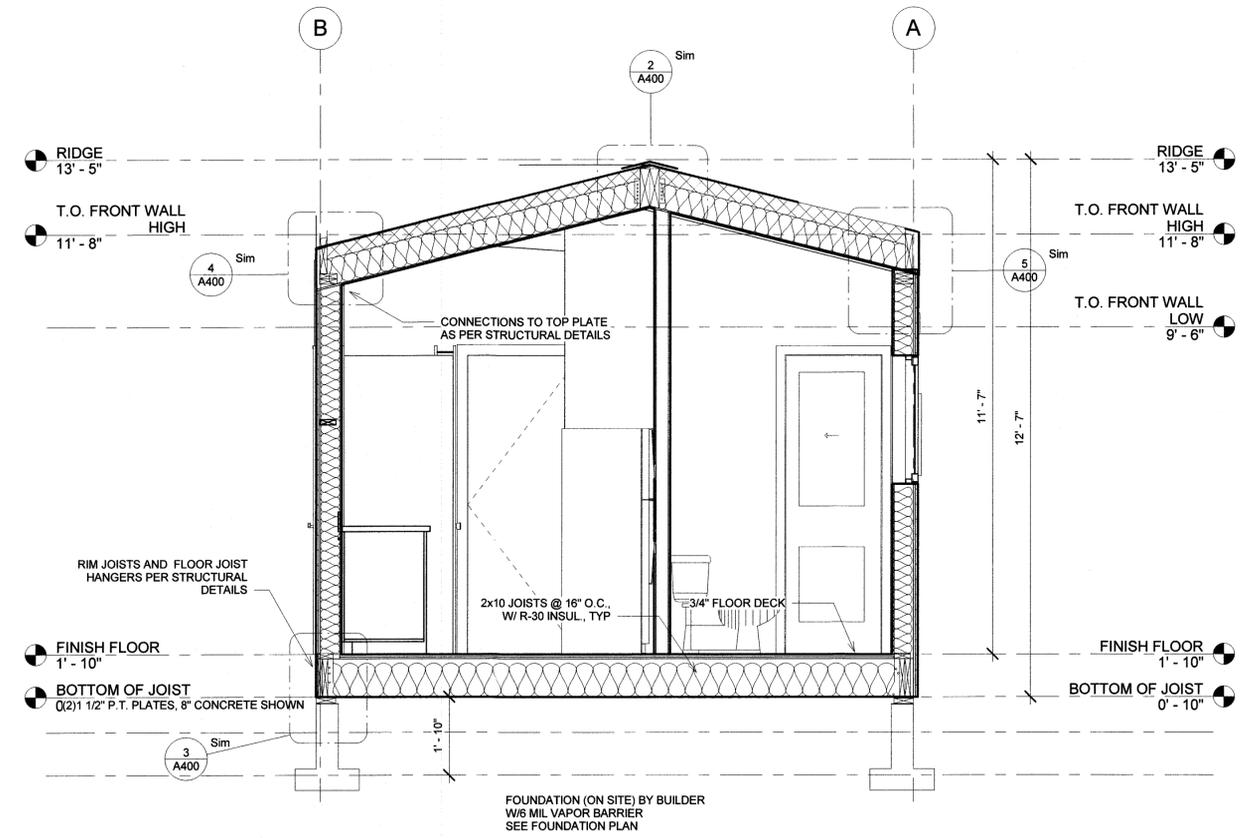
3 MOD TO FOUNDATION DETAIL
1 1/2" = 1'-0"



4 ROOF AT RAKE1
1 1/2" = 1'-0"



5 ROOF EVE DETAIL1
1 1/2" = 1'-0"



1 Section 1
1/2" = 1'-0"

No.	Description	Date

SECTION VIEW

Client
Date 04.09.21
Drawn by
Checked by

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JUN 02 2021
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A400

Scale As indicated



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ABODU
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Door Schedule						
Mark	LOCATION	Width	Height	Head Height	Mat.	Note
D-1	ENTRY	3' - 0"	7' - 0"	7' - 0"		MARVIN
D-2	OFFICE	2' - 8"	7' - 0"	7' - 0"		
D-3	CLOSET	2' - 0"	7' - 0"	7' - 0"		
D-4	CLOSET	2' - 0"	7' - 0"	7' - 0"		
D-5	BATHROOM	2' - 4"	7' - 0"	7' - 0"		
D-7	OFFICE 2	2' - 8"	7' - 0"	7' - 0"		
D-8	BATHROOM	2' - 4"	7' - 0"	7' - 0"		
D-11	CLOSET LIVING ROOM	2' - 0"	7' - 0"	7' - 0"		
D-12	CLOSET OFFICE 2	2' - 0"	7' - 0"	7' - 0"		
D-13	CLOSET OFFICE 2	2' - 2"	7' - 0"	7' - 0"		

ALL WINDOW AND DOORS TO 0.3 MIN U VALUE, AND 0.19 SHGC PER ENERGY CODE. WINDOW AND DOOR TO UTILIZE NATURAL LIGHT AND VENTILATION AS REQUIRED BY STATE AND LOCAL CODE.

Window Schedule							
Mark	Location	Width	Height	Sill Height	Material	U Value	Family and Type
1	LIVING	9' - 0"	1' - 11"	7' - 2"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 9' x 1' 8"
1a	LIVING	6' - 0"	7' - 0"	0' - 1"	TEMP/SG	0.3	Fixed: 72" x 84"
2	KITCHEN	4' - 0"	1' - 5"	7' - 0"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 4' x 1' 6"
3	KITCHEN	4' - 0"	3' - 6"	3' - 6"	TEMP	0.3	Slider with Trim: 48" X 42"
4	OFFICE 1	4' - 3"	1' - 4"	6' - 6"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 5' 0" x 1' 3"
5	OFFICE 2	3' - 0"	1' - 9 17/32"	7' - 0"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 36" x 21.5"
6	OFFICE EGRESS	3' - 0"	5' - 0"	2' - 0"		0.3	Casement with Trim: 36" x 60"
7	BATHROOM	2' - 0"	3' - 0"	4' - 0"	TEMP	0.3	Window-Casement-Single_Left: 24" x 36"
8	OFFICE 2	3' - 0"	2' - 11 1/16"	7' - 0"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 36" x 36"
9	OFFICE 2 EGRESS	3' - 0"	5' - 0"	2' - 0"	TEMP	0.3	Casement with Trim: 36" x 60"
10	LIVING	5' - 0"	1' - 6"	5' - 6"		0.3	Fixed: 60" x 18"
11	OFFICE	4' - 3"	2' - 4"	7' - 2"		0.3	Fixed_Window_with_Trim_-_Angle_top _7307: 5' 0" x 1' 3" guest bed

No.	Description	Date

WINDOW AND DOOR SCHEDULE

Client
Date 04.09.21
Drawn by
Checked by

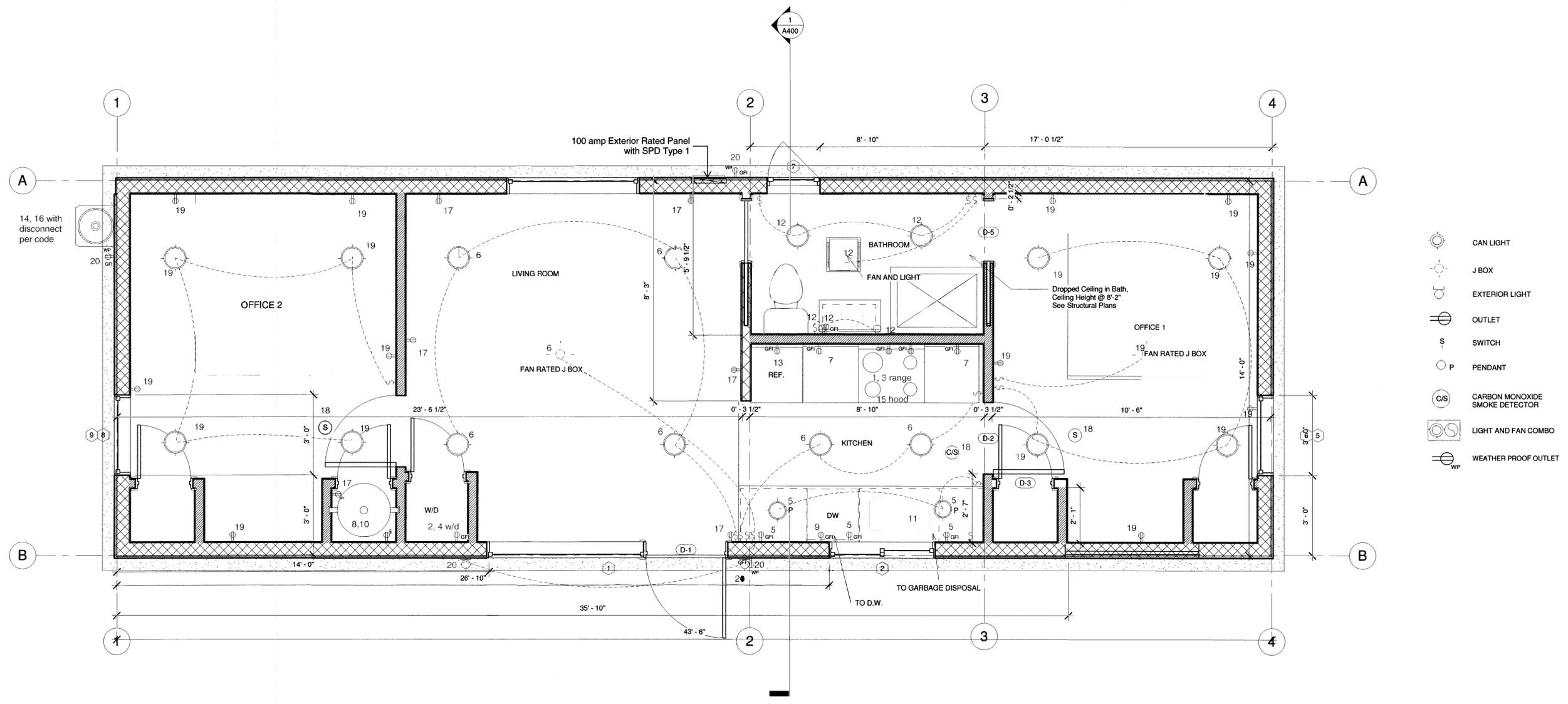
A600

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REG. PLAN REVIEW SECTION
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JUN 02 2021
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AND FIELD INSPECTION

Scale



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- CAN LIGHT
- J BOX
- EXTERIOR LIGHT
- OUTLET
- SWITCH
- PENDANT
- CARBON MONOXIDE SMOKE DETECTOR
- LIGHT AND FAN COMBO
- WEATHER PROOF OUTLET

ABODU
 SEATTLE, WA

No.	Description	Date

ELECTRIC PLAN

Client	
Date	5.8.20
Drawn by	MH
Checked by	

E1.1

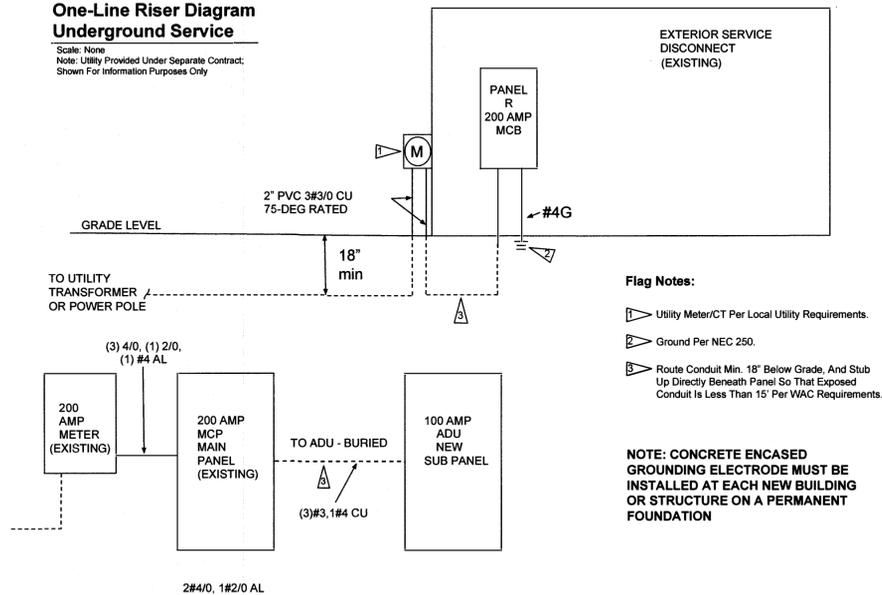
Scale 1/2" = 1'-0"

ELECTRIC PLAN
 1/2" = 1'-0"

STATE OF WASHINGTON
 DEPT. OF LABOR AND INDUSTRIES
 PAS PLAN REVIEW SECTION
 APPROVED
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**One-Line Riser Diagram
Underground Service**

Scale: None
Note: Utility Provided Under Separate Contract.
Shown For Information Purposes Only



- Flag Notes:**
- Utility Meter/CT Per Local Utility Requirements.
 - Ground Per NEC 250.
 - Route Conduit Min. 18" Below Grade, And Stub Up Directly Beneath Panel So That Exposed Conduit Is Less Than 15' Per VAC Requirements.

**NOTE: CONCRETE ENCASED
GROUNDING ELECTRODE MUST BE
INSTALLED AT EACH NEW BUILDING
OR STRUCTURE ON A PERMANENT
FOUNDATION**

NOTE: SURGE PROTECTION DEVICE REQUIRED PER NEC 230.67

Abodu 2bed Sub Panel Schedule			
Main Circuit Breaker 100amps			
50 amps 240v GFCI	1	Range	Washer/Dryer combo
	3		
20amps 120v AFCI/GFCI	5	Kitchen sm app A	General lights
20amps 120v AFCI/GFCI	7	Kitchen sm app B	Water Heater
20amps 120v AFCI/GFCI	9	Dishwasher	
20amps 120v AFCI/GFCI	11	Disposal	Bathroom Lights/ Receptacles
20 amps 120v AFCI/GFCI	13	Refrigerator	Heat Pump
15 amps 120v AFCI/GFCI	15	Vent Hood	
15 amps 120v AFCI/GFCI	17	General Receptacles	Smoke/CO
15 amps 120v AFCI/GFCI	19	Office Lights/ Receptacles	Exterior Lights/ Receptacles
	2		15 amps 240v GFCI
	4		15amps 120v AFCI
	6		30 amps 240v GFCI
	8		20amps 120v AFCI/GFCI
	10		25amps 240v GFCI
	12		15 amps 120v AFCI/GFCI
	14		15 amps 120v AFCI/GFCI
	16		15 amps 120v AFCI/GFCI
	18		15 amps 120v AFCI/GFCI
	20		15 amps 120v AFCI/GFCI

ABODU 2 BED LOAD CALCULATION

ITEM	QTY	SQ FT	MULTIPLIER	TOTAL LOAD
GENERAL LIGHTING	609		3 VA	1827 VA
SMALL APPLIANCE	2		1500 VA	3000 VA
LAUNDRY	1		1500 VA	1500 VA
DISHWASHER	1		1200 VA	1200 VA
DRYER	1		5000 VA	5000 VA
WATER HEATER	1		1500 VA	1500 VA
VENT HOOD	1		530 VA	530 VA
RANGE	1		9600 VA	9600 VA
DISPOSAL	1		985 VA	985 VA
			VA	0 VA

NEC 220.82 TOTAL 25142 VA

FIRST 10 KW @ 100% 10000 VA
REMAINDER @ 40% 15142 6056.8 VA
SUB TOTAL 16056.8 VA

FIXED LOADS
ELECTRIC HEAT 0 VA
HEAT PUMP 5000 VA
100%
TOTAL: 5000 VA
21056.8 VA
87.74 AMPS

SERVICE INSTALLED 100 AMP SERVICE
FEEDERS (3) #3CU (1) #4CU

It shall be the responsibility of the General Contractor and all subcontractors who are bidding and participating in the work to review all sheets of the Construction Documents and to become familiar with all phases of the proposed project.
The General Contractor and all subcontractors shall provide adequate protection in and around the project. The General Contractor shall bear all expense for repair or replacement of damaged work caused by a subcontractor that failed to protect another trades work.

MANUFACTURER

method homes
95 YESLER WAY SUITE 300
SEATTLE, WA 98104
206.789.5553
info@methodhomes.net

MODEL

PROJECT

ABODU FBH ;
Seattle, WA 98104

SHEET TITLE

**ELECTRICAL
DETAILS**

REVISIONS:

PROJECT INFORMATION:
OFFICE PROJECT NO.
REVIEWED BY:
DRAWN BY: MH
SCALE: AS NOTED
DATE: 04.06.2021

STATE OF WASHINGTON
DEPT. OF LABOR & INDUSTRIES
PAS FILE REVIEW SECTION
APPROVED
JUN 02 2021

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AND PERD INSPECTION

SHEET NO.

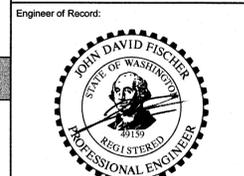
E3.0

ABODU MODULAR

Washington



The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

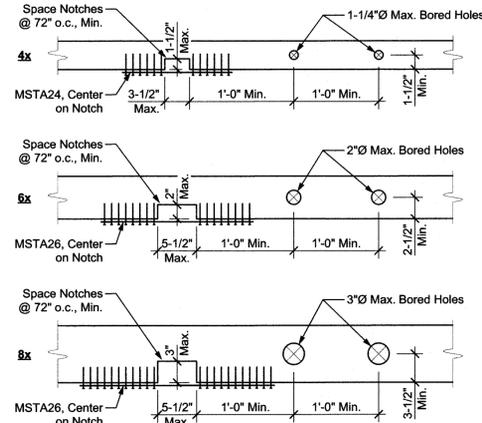


ABODU MODULAR
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STANDARD DETAILS

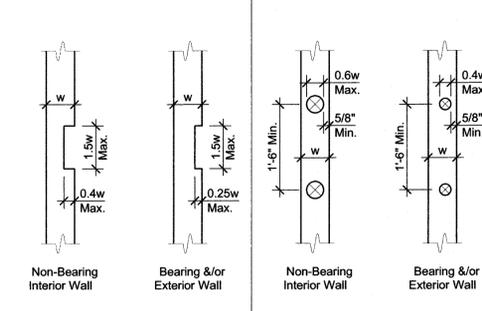
9 TYPICAL NOTCHING & BORING

PENETRATIONS IN TOP PLATES & SILL PLATES

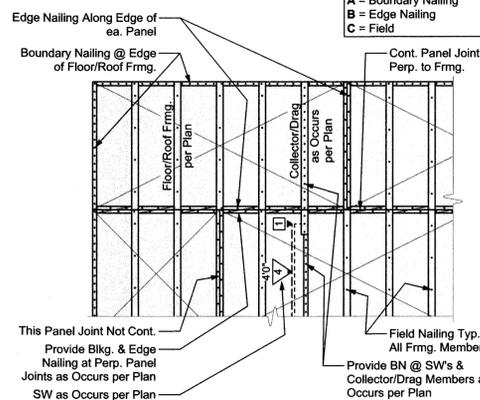


NOTCHING LIMITS FOR WOOD STUDS

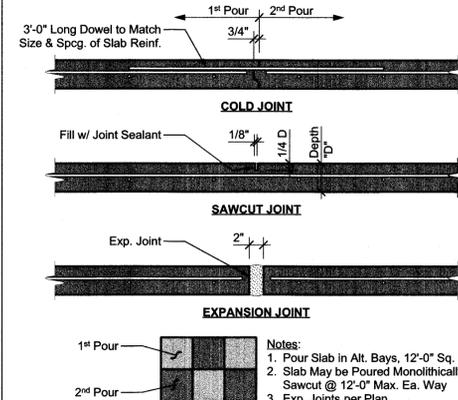
BORING LIMITS FOR WOOD STUDS



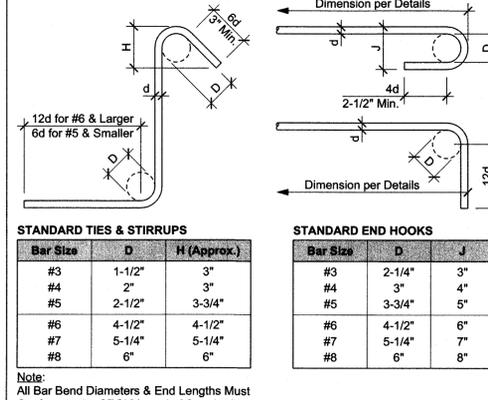
6 TYPICAL FLOOR / ROOF NAILING



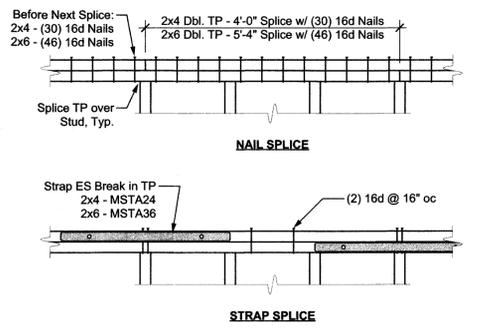
4 TYPICAL CONCRETE SLAB JOINTS



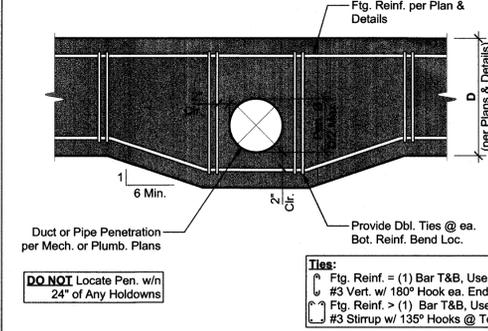
1 TYPICAL REINFORCING BAR BENDS



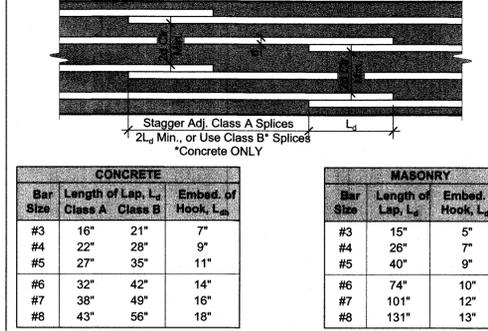
7 TYPICAL 2x TOP PLATE SPLICE



5 TYP. PENETRATION THROUGH FOUNDATION



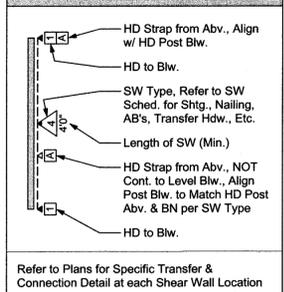
2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



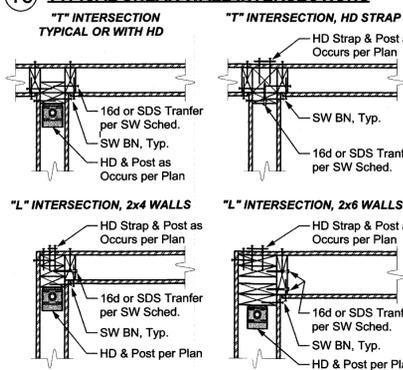
TYPICAL SHEAR WALL FRAMING NOTES:

- 1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications.
3. Wall studs and blk. are required at all adjoining panel edges.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges.
5. Plywood panels shall butt along centerlines of framing members.
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided.
9. Refer to material specifications for additional framing requirements.

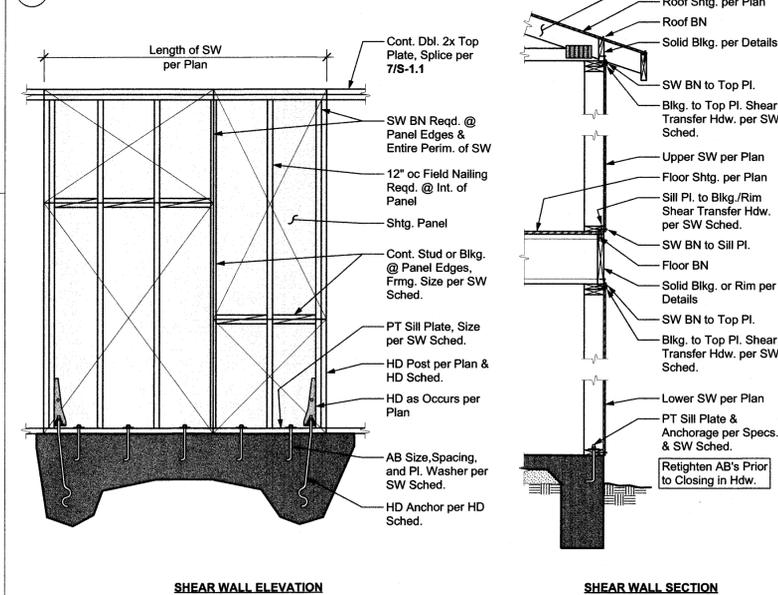
SHEAR WALL LEGEND



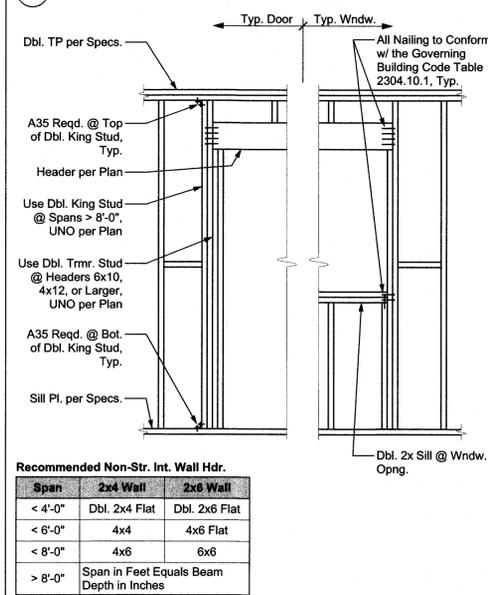
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



ABBREVIATIONS

Table listing abbreviations for various construction terms such as Anchor Bolt, Above and Below, Addition, etc.

PROJECT INFORMATION

ARCHITECT / DESIGNER: Abodu, Eric McInerney, 2424 El Camino Real, Redwood City, CA 94063

DESIGN PARAMETERS

GENERAL PARAMETERS: Building Code 2018 IBC, Roof Loads, Dead Loads (DL) 15 psf, Live/Snow Loads (LL/SL) 20/75 psf

SOILS VALUES

Table 1806.2: Bearing Pressure 1500 psf, Lateral Passive EFP 130 psf, At-Rest EFP 60 psf

WIND DESIGN BASIS

Ultimate Wind Speed, Vult 130 mph, Nominal Wind Speed, Vnom 101 mph, Risk Category II

SEISMIC DESIGN BASIS

Seismic Design Category D, Seismic Factors Ss / S1 1.75 / 0.720, S0s / S01 1.400 / 0.816

* The 2018 International Building Code (IBC) is the governing code in the State of Washington.

SHEET INDEX

Table with 2 columns: Sheet No. and Description. Includes sheets S-1.1, S-1.2, S-2.0, and S-2.1.

Proj. Engr.: J. Christ Phone Ext.: 129
Proj. Mgr.: J. Denio Phone Ext.: 113
Date: 12 Apr. 2021 Scale: NTS
A&V Job No.: 21639

STRUCTURAL TITLE SHEET

S-1.1

GENERAL NOTES

- 1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
(a) Dimensions
(b) Size and location of all interior and exterior wall locations.
(c) Size and location of all floor, roof and wall openings
(d) Size and location of all drains, slopes, depressions, steps, etc.
(e) Specification of all finishes & waterproofing
(f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
(a) Size and location of all equipment
(b) Pipe runs, sleeves, hangers and trenches
(c) All other mechanical, electrical or plumbing related elements
6. DO NOT scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other trades (Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

- 1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per Table 1806.2 of the latest edition of the Governing Building Code.
3. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the Engineer immediately.
4. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed under the supervision of the building official.
5. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
6. Foundations shall be poured in neat excavations.
7. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
8. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
9. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
10. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
11. The sides and bottoms of dry excavations must be moistened just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
12. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

REINFORCEMENT

- 1. Reinforcing steel shall be to be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans), except that #3 & #4 bars may be Grade 40. All weld wire fabric (WWF) shall conform to ASTM A185.
3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
5. Fabrication, placement and installation of reinforcing steel shall conform to:
(a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
(b) the Governing Building Code, Section 1907.
6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.
8. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.

CONCRETE

- 1. All concrete shall have:
(a) an ultimate compressive strength (Fc) of 3,000 psi at 28 days (UNO).
(b) a maximum slump of 6" at point of placement.
(c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations.
(d) a normal dry-weight density (UNO).
2. Special inspection is NOT required as the foundations have been designed with Fc = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2, 1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. As a minimum, special inspection is always required on:
(a) structural slabs, flat plates
(b) walls, columns, beams
(c) piles, caissons
(d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application
When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require the special inspection requirements [Section 1704.1 and 1704.4]. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor, such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1704.4. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall be held in reserve. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of the Building Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
5. All concrete work shall conform with the Governing Building Code, Chapter 19.
6. All cement shall be Portland Cement Type I or II and shall conform to ASTM C 150.
7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
(a) Footings: 1-1/2"
(b) All other work: 3/4"
8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
(a) Permanently embedded, to earth or weather
i. Cast against earth: 3"
ii. Cast against forms: 2"
(b) Not exposed to earth or weather
i. Slabs, walls, joists: 3/4"
ii. Beams, girders, columns: 1-1/2"
9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
11. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.
12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
15. Remove form work in accordance with the following schedule:
(a) Forms at slab edge: 1 day
(b) Side forms at footings: 2 days
(c) All other vertical surfaces: 7 days
(d) Beams, columns, girders: 15 days
(e) Elevated slabs: 28 days
Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
16. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms.
17. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.
18. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
19. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
20. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.

ROUGH CARPENTRY

- 1. Refer to latest edition of the the Governing Building Code, Table 2304.10.1. for all minimum nailing requirements.
2. Refer to interior sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates spliced as followings unless specifically noted otherwise on the plans and details.
6. Wall Studs:
(a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
iii. Request specifically engineered wall details for walls greater than 16'-0" tall.
7. Blocking:
(a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high.
(b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking. (c) Refer to shearnail section for additional blocking requirements.
8. Notching:
(a) Is not permitted of any structural member without prior approval
(b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
(c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
(d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
(a) Is not permitted of any structural member without prior approval
(b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
(c) Non-bearing partition walls, may be drilled not greater than 80% of stud depth.
(d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
(a) Provide a min. of 1-1/2" of bearing for all 2x joists and hds 4x10 / 6x8 & smaller.
(b) Provide a min. of 3" of bearing for all beams and hds 4x12 / 6x10 & larger, UNO on plans.
(c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
(a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
(b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
(c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
(d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
(e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson-HUC hangers unless noted otherwise on the plans.
(f) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans.
12. Roof Framing:
(a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
(b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
(c) Provide full depth solid 2x blk or cross-bridging between the joists at 8' oc max.
(d) Provide all cricket framing required to achieve positive drainage per Arch.
(e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
(g) Provide Simpson "FSCCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
(a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
(b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
(c) Provide full depth solid 2x blk or cross-bridging between the joists at 8' oc max. For floors framed with 1 joists, refer to the mfg's specs for blk requirements.
(d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with 1 joists)
(e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood issued, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
(a) Refer to plans for all shearnail locations, length type and nailing.
(b) Refer to Shearnail Schedule on title sheet for additional information.
(c) Shear wall lengths specified on plans are minimum required.
(d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
(e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
(f) Oriented Strand Board (OSB) may be used in lieu of plywood.

TIMBER LUMBER

- 1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details):
(a) 2x studs, blocking, plates-Stud
(b) 2x joists #2 or better
(c) 4x4, 4x6, or 6x6 beams or posts #2 or better
(d) 4x8, 6x8, or larger beams or posts #1 or better
It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all new/cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code Standard 23-2 and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

- 2. Laminated Veneer Lumber (LVL) :
(a) shall be 1-3/4" minimum thickness with the following minimum properties:
i. E = 2000 ksi
ii. Fb = 2600 psi
iii. Fv = 285 psi
iv. Fc (parallel) = 2500 psi
v. Fc (perp.) = 750 psi
vi. Ft (parallel) = 1500 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
(f) shall not be cut, notched or drilled without specific written approval of the EOR.
3. Laminated Strand Lumber (LSL) :
(a) shall be 1-1/4" minimum thickness with the following minimum properties:
i. E = 1550 ksi
ii. Fb = 2325 psi
iii. Fv = 310 psi
iv. Fc (parallel) = 2500 psi
v. Fc (perp.) = 800 psi
vi. Ft (parallel) = 1070 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
(f) shall not be cut, notched or drilled without specific written approval of the EOR.
4. Parallel Strand Lumber (PSL) :
(a) shall be 2-1/2" minimum thickness with the following minimum properties:
i. E = 2000 ksi
ii. Fb = 2900 psi
iii. Fv = 290 psi
iv. Fc (parallel) = 2900 psi
v. Fc (perp.) = 750 psi
vi. Ft (parallel) = 2025 psi
vii. Specific Gravity = 0.50
(b) shall be fabricated by an approved manufacturer
(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
(d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than:
i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc
iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
(e) shall not be cut, notched or drilled without specific written approval of the EOR.
5. Plywood Joists:
(a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
(b) shall be installed in accordance with applicable code approvals and mfg's specs.
(c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
(d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
(e) shall not be cut, notched or drilled without specific written approval of the EOR.

FASTENERS

- 1. Nails:
(a) shall be with "common" nails unless noted otherwise.
(b) shall be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
(c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.
(d) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood.
i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or bolt manufacturer's Recs. A Min. of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
ii. When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.
(e) All nailing shall conform to the Governing Building Code, Table 2304.10.1.
2. Lag screws:
(a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to facilitate installation and prevent damage to the screws.
(b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
3. Bolts:
(a) shall conform to ASTM A307, UNO specifically on plans and details.
(b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
(c) when installed against wood surfaces, shall have standard washers under the heads and nuts.
(d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
4. Anchor Bolts:
(a) shall be installed at all exterior walls and all interior shear and/or bearing walls.
(b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearnails.
(c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearnails.
(d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
(e) shall conform to ASTM A307.
(f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
(g) shall not be spaced greater than 72" oc Refer to shearnail schedule for specific anchor bolt spacing requirements.
(h) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.), and a min. of two bolts per piece of sill plate is required.
(i) shall be secured in place prior to foundation inspection.

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ABODU MODULAR Washington

Revision table with 5 rows and 2 columns.

Table with 2 columns: Name and Phone Ext. containing project manager and engineer information.

Date: 12 Apr. 2021 Scale: NTS
A&V Job No.: 21639

STRUCTURAL SPECIFICATIONS
S-1.2
STATE OF WASHINGTON
DEPT. OF LABOR AND INDUSTRY
BASE PLANS REVIEWED AND APPROVED
JUN 02 2021
SUBJECT TO CODE AND FIELD INSPECTION
DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

Stephanie Keyser

From: victor hung <victorhung@icloud.com>
Sent: Thursday, January 6, 2022 9:29 PM
To: Stephanie Keyser
Subject: 8417 NE 12th St. Tax Parcel Number 254070-0025

Dear Stephanie,

I am a neighbor of Zijiang Yang ([8417 NE 12th St, Tax Parcel Number 254070-0025](#)) who is applying for variance for his DADU project that's not code-compliant.

The address of my house: [1034 84TH AVE NE, Medina, WA 98039](#)

I am writing to you to voice our strong opposition to this variance application.

Our reasons for opposing this variance application are:

- Allowing such DADU variance will set a precedent and encourage many more similar DADU's that's not code-compliant in Medina. This will affect the overall living quality in Medina.
- From the drawings, the floor plan and layout of the DADU actually are for residential purposes and not for office. This looks like for future apartment rental or AirB&B.
- It's hard to believe that for such large house and there's no space for office.
- DADU's are very different then pool houses, sheds and detached garages. These are not for dwelling but DADU's are for dwelling. They are different.
- Access easement is very typical and shouldn't be a reason for variance. It was like this already before they bought the house.

Thank you.

Victor Hung
[1034 84TH AVE NE, Medina](#)

Sent from my iPad

Stephanie Keyser

From: Tom Magnuson <tom.magnuson@hotmail.com>
Sent: Friday, January 7, 2022 1:39 PM
To: Stephanie Keyser
Cc: tdavidwei@gmail.com; peter.lian@sfacompanies.com
Subject: RE: Variance at 8417 N.E. 12th N.E., applicant Ziziang Yang

Dear Ms. Keyser:

I am sending this to you and understand it will be presented to the Hearing Examiner who is conducting the hearing on Thursday, January 15th at 10 a.m. I will contact to you to hopefully help me participate via ZOOM.

I am the residence occupant owner with a street address of 1036 84th Ave. N.E., Medina where I have lived for over ten years. This property is directly to the west of the applicant. We share a common fence which runs north and south. It is this fence that the applicant wishes to use as a reference for a variance reducing a thirty foot set back to sixteen feet for the placement of a 609 square foot detached structure. The grade of the properties is sloping to the west so my property and residence is lower that the applicant's. While I do not have elevations it stands to reason that my privacy will be compromised but that is only a part of my objection to a variance. The request for a variance is based upon a representation that the un attached structure is needed for office space in a residential area.

My opposition is founded upon

- 1) The size of the unit which is larger than a semi trailer and the height of the unit itself being over thirteen feet before being placed upon a foundation;
- 2) The unit does not match nor blend in with other structures;

- 3) There are no non attached units in the area that required a variance;
- 4) In the past three years, and I have no information before that, there has been only one set back variance in Medina and that was for an open air cooking area. The application states that there are other properties with detached structures referencing pool and garage without providing particulars and listing no unit of the proposed size nor the fact that this structure has all the markings of living quarters;
- 5) The unit has been represented to be for an office however the unit is designed for living, ie. 50 gallon hot water heater, washer and dryer, kitchen with dishwasher, sink, disposal, stove and refrigerator and clothes closets. While two of the rooms say “office” there is one room designated as “living”;
- 6) There is no showing that special circumstances warrant a variance. The Applicant agrees that the structure could be placed closer to the main dwelling. There is one tree that is not that large compared to other trees that might possibly need to be moved and the removal of the old small patio is of no significance;
- 7) There is no material hardship and the placement of the unit by the house will have no visibility from the street or lane;
- 8) The granting of a variance is detrimental to the neighborhood in setting a precedent. Whether the unit is built on site or pre fabricated makes no difference;
- 9) The figures given for relief are not material to granting a variance. Percentages of unit to lot size does not justify this action.

The applicant purchased the house after the start of the pandemic. Using the pandemic as rational for bypassing zoning requirements opens the floodgates to allow additional living quarters and other variance applications. If he needs to create additional office space or living quarters he should either remodel the existing quarters or find a different residence.

Applicant references MMC 20.34.020-2 which I could not locate. I did note MMC 16.34.020 titled Accessory Dwelling Units. Dwelling per dictionaries is defined as a place of residence, a self contained unit of accommodation, a place where one lives. I could not find a Medina code provision that allows a detached structure for use as an office. A accessory dwelling unit must be attached to the main structure (.020-A), are prohibited as the only use (.020-C), it must appear as a single family dwelling (.020E-3) and the exterior shall be identical to the residence (.020E-6).

The applicant is proposing a unit that makes said unit a dwelling unit. It contains a bathroom including a toilet, sink and shower or tub, and kitchen, etc. (MMC 16.34.020H). As such the unit could be used for living quarters and rental purposes.

The application for variance should be denied on many basis. The neighbors and community should be able to rely upon the code provisions. For myself I would not have purchased if there was such a proposed structure at sixteen feet from my property. The applicant has other options if he needs office space even if he doesn't use the space for living. Then what will the subsequent owner utilize this detached living quarters for? Granting a variance sets a terrible precedent.

Respectfully submitted.

Tom Magnuson

Sent from [Mail](#) for Windows

From: [Stephanie Keyser](#)

Sent: Wednesday, January 5, 2022 10:31 AM

To: [Tom Magnuson](#)

Subject: RE: Variance on N.E.12th

Need to

Hi Tom,

The entire structure will be 13'-5" from the ground. There are two windows on the rear of the structure as shown below:

I've been here for 3 years and can't think of a variance for a pre-fab accessory structure but we did have one for an outdoor kitchen that protruded into the rear setback. If you want us to look back, you'll need to create an account and submit a public records request online here: <https://www.medina-wa.gov/centralservices/page/public-records-request>.

Let me know if you have questions!
Stephanie

From: Tom Magnuson <tom.magnuson@hotmail.com>
Sent: Tuesday, January 4, 2022 3:57 PM
To: Stephanie Keyser <skeyser@medina-wa.gov>
Subject: Variance on N.E.12th

Stephanie: I misplaced the notice that pertains to adding an unattached structure at the resident located with a street address on I think N.E. 12th ...same street just to east of Medina Chevron. My residence is between the station and the residence seeking the variance.

I am trying to determine the height of the proposed structure and whether from that structure there is visual access to my property. Also where would I gain information about other similar variance requests and application representations that there are other similar types of structures. I am not aware of pre manufactured and approximately 600 square feet structures.

Can you provide that type of information?

Thank you.

Tom Magnuson

(425) 698-1830

Sent from [Mail](#) for Windows

Stephanie Keyser

From: David Wei <tdavidwei@gmail.com>
Sent: Sunday, January 9, 2022 8:25 AM
To: Stephanie Keyser
Subject: Testimony against P-21-089 Non-Administrative Variance

Dear Stephanie Keyser,

I am writing and emailing you my testimony against the following:

Proposal: Request for a non-administrative variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure

File No. P-21-089 Non-Administrative Variance

Applicant: Chris Hall (agent)
Zijiang Yang (owner)

Site Address: 8417 NE 12th Street

My name is Tsao-Feng Wei, I go by David Wei. My house address is 8421 NE 12th Street adjacent to the site of 8417 NE 12th Street. I and my wife own the property (8421) and my family have been residents of the house for more than 24 years since December, 1997.

Testimony:

My concerns and objection to the applicant's request for variance to reduce the rear yard setback from 30-feet to 16-feet to accommodate an accessory structure as the following:

1. **The request for variance is invalid:** The site plan proposed by the applicant has only 11'-6" from the property line between the applicant's property and mine. It is obviously an invalid request for variance to reduce the rear yard setback from 30-feet to 16-feet which is non-compliant to City code of land use.
2. **Pandemic is not persistent:** The applicant's sole reason to accommodate an accessory structure for office use due to COVID Pandemic is non-logical and has created reasonable doubts of its purposes to be for permanent use if it is constructed. Should it be removed after post Endemic?
3. **Office setting is conceivable within existing structure:** The applicant can have an office setting like millions of people working from home (WFH). For instance, I personally and my son have been WFH for Boeing and Microsoft since COVID Pandemic began in March, 2020. We could facilitate office settings properly and manage to do so without issues in my house for nearly two years.
4. **Conserving wildlife habitats:** I have seen many generations after generations of wildlife such as rabbits and squirrels appearing in my backyard and frontyard for more than two decades. They are very lovely. The proposal of an accessory structure by the applicant raises my concerns of impacting the existing wildlife habitats.
5. **Preserve quality and safety of living:** Medina City has been doing a great job of sustaining good quality and safety of living for city residents. We have a beautiful beach next to City Hall and a great Medina Park where people are enjoying the places so much! Enforcing City codes without too many exemptions for residential to keep clean and green is important too. Way to Go!

Best regards,

David Wei

iPhone: 425-647-0820

landline: 425-456-0626