



PLANNING COMMISSION REGULAR HYBRID MEETING

Monday, October 17, 2022, at 7:30 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMISSIONERS

Chair: Luke Marusiak

Vice Chair: Andre Testman

Commissioners: Chris Alef, David Goodman, Darrell Lambert,
Neeraj Mathur, and Steve Smith

This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.

Join by Telephone at 7:30 PM: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **864 8750 2701** and Password **1900040121** if prompted.

Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.
Press *6 to mute and unmute.

Join by Internet at 7:30 PM: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **864 8750 2701**; Enter Password **1900040121**
- 4) Please confirm that your audio works prior to participating.

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

MINUTES

1. Approval of the minutes dated October 3, 2022.

PERMIT REVIEW/DESIGN REVIEW BOARD

The Planning Commission, sitting as the Design Review Board or the Historic Design Review Board, reviews the design of certain development proposals in Snoqualmie. The Planning Commission also reviews certain development permits per the Snoqualmie Municipal Code. Public comment may be limited for some or all of these items due to the nature of the permit approval process.

2. [DRB22-0009 Gere Automotive](#)

Proposed Action: Approve DRB22-0009 Gere Automotive with conditions, as recommended by staff.

LEGISLATIVE/POLICY ITEMS/REGULATIONS

The Planning Commission reviews proposed legislation within its scope of authority, including Comprehensive Plan amendments and development regulation amendments, and planning and development related policy items referred by the City Council.

3. [Historic Design Review Procedures Code Amendment](#)

Proposed Action: Continue discussion.

OTHER BUSINESS

4. Short Course Followup Discussion

5. Economic Development PSRC Training

Items of Planning Commissioner Interest

Upcoming Schedule

ADJOURNMENT



38624 SE River Street
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT TO THE DESIGN REVIEW BOARD

PROJECT: Design Review – Gere Automotive
FILE NO.: DRB22-0009
DATE: October 17, 2022

PROJECT DESCRIPTION:

The proposed development is located on parcel 3224089114, 9025 Meadowbrook Way SE, and is within the City's Business General (BG) zoning district.

The applicant proposes a change of use of an existing building that was formerly a bank/credit union to a vehicle service and repair shop. In accordance with Snoqualmie Municipal Code (SMC) 17.55.020, Table 1 section 2.7.3, Vehicle Service/Repair is a permitted use in the BG zoning district.

The proposed plan decreases the square footage of the existing building by removing the existing front vestibule. Additional changes include removing nine (9) parking spaces in the front where the five service bay doors will be located and creating a new storefront/waiting area for customers in the west corner. Gere Automotive plans to relocate the existing wall signage at their current location to the new building. The location on the building of the new signage is to be determined and will be under a separate review. There are no changes to the existing landscaping under this proposal.

OTHER PERMITS REQUIRED:

In addition to Design Review Board approval, the project requires:

1. Fire Marshall approval;
2. Building Permit;

SEPA COMPLIANCE

The City determined this project is categorically exempt from SEPA Threshold Determination requirements.

SCOPE OF AUTHORITY:

The Design Review Board's scope of authority is established by SMC 17.80.030 which states, in relevant part,

"B. The design review board shall review proposed development plans for the following described land use actions:

1. *All proposed developments, excluding single-family homes...."*

PURPOSE AND OBJECTIVE:

As specified in SMC 17.80.010, "It is the purpose of this chapter to provide for the review by public officials of land development and building design in order to promote the public health, safety and welfare. Specifically, the design review board shall encourage well-designed developments that are creative and harmonious with the natural and man-made environments."

REVIEW CRITERIA:

Design review for this proposal is considered relative to conformance with Chapter 17.80 SMC, *Design Review*. SMC 17.80.050 provides the criteria which shall guide the review of the Design Review Board. Discussion follows relating the proposal to those criteria.

FINDINGS**SMC 17.80.050 Design Review Guidelines****A. Relationship of the Structure to the site:****1. The site should be planned to accomplish a desirable transition with the streetscape and to provide for adequate landscaping and pedestrian movement.**

The project does not intend to change any streetscape or landscaping features. Impacts to pedestrian movement will be improved by adding a new public waiting room with an entrance from the parking lot.

Landscaping: The proposed project intends to retain the existing landscaping.

2. Parking and Service areas should be located, designed and screened to moderate the visual impact of large paved areas.

The existing parking lot has 41 spaces. In accordance with Chapter 17.65 SMC Table 1 Parking Requirements, retail sales and services uses requires 1 space per 250 g.s.f. The existing building is 3,557 square feet which would require 14 parking spaces. Nine spaces will be removed in the location next to the five bay garage doors. Two ADA accessible parking spaces will be added adjacent to the customer waiting area on the west end of the building which used to be a "drive through" for the credit union. The site plan shows approximately 25 parking spaces that will remain, therefore, complying with the parking standard.

3. The height and scale of each building should be considered in relation to its site.

The building height and scale will not change with this proposal.

B. Relationship of the Structure and Site to Adjoining Area.**1. Harmony in texture, lines, and masses is encouraged.**

The existing building was built in 1993 and is a wood frame structure with a gable roof. It replicates the abutting properties, Milk Barn, a single-family residence, and Jiffy Lube that are also wood frame structures. The proposed changes to the existing building will retain the gable roof and wood frame siding with new garage doors. According to the architectural plans submitted with the building permit the garage doors when closed appear to look like residential garage doors. The changes will continue to harmonize with the surrounding/abutting structures.

2. Appropriate landscape transition to adjoining properties should be provided.

The applicant does not propose changes to the existing landscaping. The perimeter of the parcel abuts the corner of SR 202 and Meadowbrook Way SE which has existing perimeter landscaping as required by SMC 17.70.060, Type 1 Full Screen. Most the trees are mature and function as a visual barrier between the use and the adjacent roadways. The rear of the building abuts a single-family residence to the north. An existing thick row of mature trees on both lots provide a visual barrier and an adequate buffer. The proposed project does not require additional landscaping.

3. Public buildings and structures should be consistent with the established neighborhood character.

The project site is within the area known as Maskrod's Corner which is a prominent intersection on the southern end of town (of SR 202/Railroad Avenue and Meadowbrook Way). Abutting the

subject parcel to the northwest is a Jiffy Lube, to the north is a single-family residence and across SR 202 is the Milk Barn. The front of the existing building will change to have five (5) bays for cars to pull in to. Changes to the architectural appearance of the building are minimal and will maintain a wood frame, gable roof appearance, which is consistent with the other commercial buildings on that corner.

4. *Compatibility of vehicular and pedestrian circulation patterns and loading facilities in terms of safety, efficiency, and convenience should be encouraged.*

The main access to the subject property is from Meadowbrook Way SE with an ample parking area. The property can also be accessed from SR 202 via the Jiffy Lube lot. The proposal includes creating a new accessible public entrance with a waiting room, with the front door accessible from the parking lot. Some vehicle disturbance should be expected during construction.

5. *Compatibility of on-site vehicular circulation with street circulation should be encouraged.*

Not applicable. The project will not impact street circulation as it will not alter the site access.

C. *Landscape and Site Treatment*

1. *Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized and preserved and enhanced.*

Not Applicable. See above. (A)(1)

2. *Grades of walks, parking spaces, terraces and other paved areas should promote safety and provide an inviting and stable appearance.*

The existing vehicle circulation area is paved and will remain paved.

3. *Landscape treatment should enhance architectural features, provide buffers between incompatible land uses, and provide shade.*

Not Applicable. See above. (A)(1)

4. *In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.*

Not Applicable. See above.

5. *Where building sites limit planting, the placement of trees or shrub in paved areas is encouraged.*

Not Applicable. See above.

6. *Screening of service yards, and other places which tend to be unsightly, should be accomplished by use of walls, fencing, planting or combinations of these. Screening should be effective in winter and summer.*

No changes to service areas are proposed.

7. *In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, or gravel may be used.*

Not applicable.

8. *Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided.*

The lighting features and fixtures are not presented at this time. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

D. Building Design

1. Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to surroundings.

The changes to the existing building will be to add five (5) service bay doors that architecturally resemble a residential paneled garage door. The building will retain its wood frame façade and gable roof which is compatible with the abutting commercial and residential structures in the near vicinity.

2. Buildings should be to appropriate scale and be in harmony with permanent neighboring developments.

The proposed new service bay doors do not change the existing harmony or scale of the neighboring buildings.

3. Building components, such as windows, doors, eaves and parapets, should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.

No components are of a size or configuration that they are disproportionate or do not appropriately relate to the overall building design. The components have been designed to support function and durability for the new business.

4. Paint and material colors shall be selected to coordinate the entire facade and to be compatible with adjacent buildings. Bright or brilliant colors shall be used only for accent.

The paint and material colors shall be compatible, and no bright or brilliant colors are proposed. The wood frame façade and gable roof will blend in with the adjacent buildings.

5. Mechanical equipment or other utility hardware on roof, ground, or buildings should be screened from view.

No mechanical or utility equipment is proposed to change.

6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.

All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

7. Monotony of design in single or multiple building projects should be avoided. Variety of detail, form, and siting should be used to provide visual interest.

According to the building plans, the new service bays at the front of the building are proposed to be paneled-style garage doors providing a variety to the architectural style.

E. Miscellaneous structures and Street Furniture

1. Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.

The project does not propose any miscellaneous structures or street furniture.

2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to the site, landscape, and buildings.

In accordance with SMC 17.80.040.D.6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building

design. All lighting will be reviewed by the Community Development Director for compliance with the above light fixture regulations.

STAFF COMMENTS/RECOMMENDATIONS

Staff recommends **approval** for DRB22-0009, Gere Automotive, at 9065 Railroad Ave SE, subject to the following conditions:

1. The applicant shall obtain a building permit prior to construction.
2. The applicant shall submit proposed lighting designs to the Community Development Director for approval prior to construction.
3. Signage requires separate permit.

The design review board may approve or approve with conditions the proposed development. If approved with conditions, the Design Review Board may require that such conditions be fulfilled prior to the issuance of a building or occupancy permit, where appropriate. The design review board may deny the proposed development plans if they do not satisfy the guidelines of SMC 17.80.050. All decisions of the design review board shall be final unless appealed.

FINDINGS AND CONCLUSIONS

The Design Review Board adopts the staff report above as its findings and conclusions for this project, DRB22-0009.

 Luke Marusiak
 Commission Chair

Date October 17, 2022

CITY OF SNOQUALMIE
GENERAL LAND USE APPLICATION

____ Short Plat (or Subdivision)
X Design Review Board
____ Conditional Use Permit
____ Mixed Use Development Permit
____ Planned Unit Development Permit
____ Variance
____ Binding Site Improvement Plan
____ Unclassified Use Permits
____ Preliminary Plat
____ Comp Plan Change
____ Temporary Use Permit
____ Tree Removal Permit
____ Other _____

For Office Use Only

Item 2.

Date _____ Rec'd By _____
File # _____ Zone _____
Fee _____ Receipt # _____

Date Approved by:

____ Staff
____ Planning Commission
____ Design Review Board
____ City Council

Action Taken:

____ Approved
____ Denied

Applicant/agent Tim Buell _____
Mailing address 1420 NW Gilman Blvd, Suite 2 #8010, Issaquah, WA 98027 _____
Office Phone _____ Mobile Phone 425.444.8000 _____ Other Phone _____
Email address t.buell.jpr@gmail.com _____

Property Owner Gere Auto _____
Address _____
Office Phone 425.292.0515 _____ Mobile Phone _____ Other Phone _____
Email address gereauto@gmail.com _____

Project Address or location 9025 Meadowbrook Way SE _____
Parcel number 3224089114 _____
Legal Description _____

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

Signature of Property Owner*: _____ **Date** _____

**I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

Signature of Applicant/Authorized Agent: _____ **Date** 09-28-2022

**I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

Relation to project: General Contractor _____

CITY OF SNOQUALMIE
GENERAL PROJECT/SITE INFORMATION

Item 2.

All of the following questions should be answered prior to submitting this application form. If a question is not applicable to your project, answer the question with n/a.

1. Details of project or Proposed Use: Convert the existing vacant building into a new auto repair shop_

2. Will the project be temporary? NO If Yes, how long? _____

3. Do you propose to develop this project in phases? NO If yes, describe: _____

4. Project Date:

a) Land Area _____ SF or Acres (circle one)

b) Proposed parking spaces NO CHANGE_____

c) Building Heights NO CHANGE_____

d) Average slope of site _____ %

e) Lot Area Coverage

Building NO CHANGE_____ SF ____%

Paving _____ SF _____%

Landscaping NO CHANGE_____ SF ____%

f) Number of proposed lots NO CHANGE_____

g) Proposed name of subdivision N/A_____

h) Has the property been subdivided before? _____ If yes, what is the Planning Department file number? _____

5. Existing Zoning General business_____

6. Proposed Use of Structure/Subdivision _____

7. Is this site designated for special consideration on the City's Flood Hazard Base Map?

Yes _____

No UNKNOWN

8. If you wish to have copies of City correspondence, staff reports or other documents sent to addresses other than the applicant or property owner, please indicate below:

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

**COMMUNITY DEVELOPMENT DEPARTMENT**

38624 SE River Street
 PO Box 987
 Snoqualmie, WA 98065
 Office: 425-888-5337
 www.ci.snoqualmie.wa.us

CITY OF SNOQUALMIE**COMMUNITY DEVELOPMENT DEPARTMENT****DESIGN REVIEW SUBMITTAL CHECKLIST**

The Applicant shall submit documents as identified below. This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections. Depending on the scope of the project, some items may not apply or may be combined. All applications shall be submitted with a proper filing fee. The City of Snoqualmie will review application and materials for completeness pursuant to Chapter 17.80 of the Snoqualmie Municipal Code (SMC). If the proposed project is located within the Historic and/or Landmark Districts, additional requirements in Chapter 17.35 SMC will apply. If the application is determined complete, City staff will draft a staff report and recommendation for Design Review Board (Planning Commission) consideration. The project will then be scheduled for Board review. The rules and regulations of the Design Review Board shall be the same as those stated for the planning commission in the bylaws of the planning commission. The Board shall have the authority to approve, approve with conditions, or deny all plans submitted to it using guidelines in SMC 17.80.050. The Design Review Board shall review proposed development plans for all proposed developments, excluding single-family homes and further excluding any proposed development for which historic design review is required pursuant to Chapter 17.35 SMC, unless the design review board is sitting as the historic design review board in accordance with SMC 17.35.055.

Project File Number: _____ Accepted By: _____

Project Name: GERE AUTO REPAIR Date: 09-28-2022

DESIGN REVIEW SUBMITTAL REQUIREMENTS:

- Administrative Staff Review – A copy of this checklist with the necessary documents. Three (3) hard copies in color and one electronic copy, unless additional items are requested, to be delivered to staff at City Hall.
- Design Review Board – Ten (10) hard copies in color and one electronic copy of plans.

DESIGN REVIEW APPLICATION REQUIREMENTS:

Minimum Requirements:

- ☐ Application Filing Fee
- ☐ General Land Use Application
- ☐ Design Review Application
- ☐ Design Narrative
- ☐ Site Plan
- ☐ Building Elevation(s)
- ☐ Colors and Materials Samples

Checklist for Required Documents:

1. Design Narrative - Project Description and Design Intent.

Describe how the proposal complies with the applicable development code and review guidelines contained in SMC 17.80.050. For projects in the Historic and/or Landmark Districts, the narrative shall describe how the project addresses the criteria in SMC 17.35.190-.270.

2. Site Plans

All plans must be drawn at an engineering or architectural scale.

A. Identifying Information. Name, Address, and phone number of the person who prepared the drawing.

☐ N/A ☒ Submitted on sheet/page(s) A.01

B. Site Layout. A plan, drawn to scale no smaller than one inch equals 40 feet showing location and size of all structures, critical areas, required buffer areas, required setbacks, landscape areas, open spaces, common areas or plazas, walkways, retaining wall locations, storm water retention facilities and parking and vehicle maneuvering areas. Include graphic scale and north arrow.

☐ N/A ☒ Submitted on sheet/page(s) C1

C. General Building Information. Location, identification, and dimensions of all proposed and existing buildings and their uses.

☐ N/A ☒ Submitted on sheet/page(s) C1

D. Property Information. Dimensions of all property lines.

☐ N/A ☒ Submitted on sheet/page(s) C1

E. Frontage. Planned or required frontage improvements.

☐ N/A ☒ Submitted on sheet/page(s) C1

F. Setbacks. Building/structure setbacks from front, side, and rear property lines.

☐ N/A ☒ Submitted on sheet/page(s) C1

G. Neighboring Property Information. Plans/drawings depicting the relationship of the project to abutting properties and buildings. Include buildings and property lines within 50' of the proposed site.

☐N/A ☒ Submitted on sheet/page(s)_____

H. Parking Management, Pedestrian and Vehicular Circulation. **No change to parking lot**

- i. **Vehicular Circulation.** Alleys, access lanes, parking areas, and curb cuts.

☒N/A ☐ Submitted on sheet/page(s)_____

- ii. **Parking.** Number, angle and size of parking stalls.

☒N/A ☐ Submitted on sheet/page(s)_____

- iii. **Parking Lot.** Parking lot layout design and when applicable, loading areas.

☒N/A ☐ Submitted on sheet/page(s)_____

- iv. **Emergency Access.** Service and emergency access driveways & loading areas.

☒N/A ☐ Submitted on sheet/page(s)_____

- v. **Pedestrian Circulation.** Walkways, public gathering spaces, and open spaces.

☒N/A ☐ Submitted on sheet/page(s)_____

- vi. **Parking Reductions.** Responses to criteria for parking reduction.

☒N/A ☐ Submitted on sheet/page(s)_____

I. Public Improvements. Including sidewalks, curbs, gutters, etc.

☒N/A ☐ Submitted on sheet/page(s)_____

J. Civil Engineering Plans. Include all applicable plans listed below.

☐N/A ☐ Submitted on sheet/page(s)_____

- i. **Grading Plan.** A topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and hard surfaces.

☐N/A ☒ Submitted on sheet/page(s)C1_____

- ii. **Paving Plan.** A description of proposed plan, pedestrian and moving vehicular paving materials; include proposed type (asphalt, concrete, pavers, etc.), color, scoring, and texture.

☐N/A ☒ Submitted on sheet/page(s)C1_____

- iii. **Utilities Plan.** A utilities plan showing the location and type of all utilities proposed.

☐N/A ☒ Submitted on sheet/page(s)C1_____

K. Accessories. The location of all outdoor furniture, trash receptacles and accessories.

☒N/A ☐ Submitted on sheet/page(s)_____

L. Landscape Plans. **No change to existing landscaping**

☒N/A ☐ Submitted on sheet/page(s)_____

- i. **Significant Tree Survey.** A significant tree survey showing the species, size and location of all significant trees on the project site.

- ii. **Tree Retention Survey.** A survey showing the species, size and location of all significant trees to be retained on the project site.

☒N/A ☐ Submitted on sheet/page(s)_____

- iii. **Existing Vegetation.** Location of any existing vegetation and trees to be retained.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- iv. **Proposed Plant Materials.** Show the location of proposed plant materials, with a plant schedule identifying plants by common and scientific names, spacing, size at planting and maturity, and special notes.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- v. **Photographs or Images.** Include photographs or images of proposed plant materials.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

3. **Building Elevations.** At applicable scale but not less than 1/8 inch equals one foot, showing the details identified below. **No change to building height**

☐ N/A ☒ ___ ☐ Submitted on sheet/page(s) A.07A.08

- A. **Color and Materials.** Elevation drawings showing the exterior color and material composition.

☐ N/A ☒ ___ ☐ Submitted on sheet/page(s) A.07

- B. **Height.** Height of each building from average existing grade.

☐ N/A ☒ ___ ☐ Submitted on sheet/page(s) A.07A.08

- C. **Features.** Projections, upper floor setbacks, balconies, overhangs, windows, building entrances, roofs, and similar architectural features (as specified).

☐ N/A ☒ ___ ☐ Submitted on sheet/page(s) A.07A.08

- D. **Equipment Screening.** A description of how all mechanical and utility equipment will be screened.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- E. **Fencing.** The location and description of any proposed fencing.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- F. **Illustrations.** A colored illustration/rendering of the proposed design.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

4. **Lighting.** Lighting plan drawn to engineering scale showing details identified below.

- A. **Mounting.** Pole and mounting heights for all proposed fixtures.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- B. **Exterior lighting.** Building exterior and parking area lighting.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

There may be some additional accent lighting added above the new doors...still TBD

5. **Signage.** Sign plans to scale showing details below.

- A. **Placement.** Sign location and appropriate setbacks from property lines.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- B. **Dimensions.** Sign dimensions, size height and length.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

- C. **Rendering.** A colored illustration of the proposed sign(s).

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

D. Material Example. An example of types of material(s) to be used for the sign with color samples.

☒ N/A ___ ☐ Submitted on sheet/page(s) _____

E. Wall Signs. For wall signs, the drawing shall portray the proposed sign's relationship with to any existing or proposed signs located on the same façade or common building wall.

☐ N/A ___ ☐ Submitted on sheet/page(s) _____

Gere Auto plans to relocate existing wall signage to new building...location still TBD

6. Color and Materials Palette. A schematic color and materials palette of the building's exterior siding, trim, cornice, windows and roofing. If alternative design review is requested, material and color samples shall be provided.

☐ N/A ___ ☐ Submitted on sheet/page(s) _____

7. Other Information:

The current plan decreases the square footage of the existing building and changes the front of the building by adding 5 new garage bay doors and a new storefront door for customers.

NOTES:

- Please be sure that all drawings are clear and information is legible. Recommended sheet size is 11 x 17 inches or 18 x 24 inches. Number each page of the application consecutively.
- The applicant bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.
- The city may require additional information as needed. If you have any questions concerning your application submittal, please visit or call.

PROJECT INFORMATION

ADDRESS 9025 MEADOWBROOK AVE SE SNOQUALMIE, WA 98065

PARCEL NUMBER 3224089114

LEGAL DESCRIPTION

NEW LOT A

THAT PORTION OF LAND LYING WITHIN THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2 OF CITY OF SNOQUALMIE S.P. 91-001, RECORDING NO. 9108279001 AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST; THENCE SOUTH 23°56'36" WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY A DISTANCE OF 95.39 FEET ALONG THE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 113°51'58" TO A POINT OF COMPOUND CURVATURE ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF RAILROAD AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN A DISTANCE OF 71.53 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2829.79 FEET AND A CENTRAL ANGLE OF 1°26'54"; THENCE LEAVING SAID MARGIN NORTH 23°42'17" EAST, A DISTANCE OF 62.61 FEET; THENCE NORTH 83°36'53" EAST, A DISTANCE OF 16.06 FEET; THENCE NORTH 23°30'16" EAST, A DISTANCE OF 24.31 FEET; THENCE NORTH 66°03'25" EAST, A DISTANCE OF 30.72 FEET; THENCE SOUTH 23°56'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 66°03'25" A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 0.80 ACRES, MORE OR LESS.

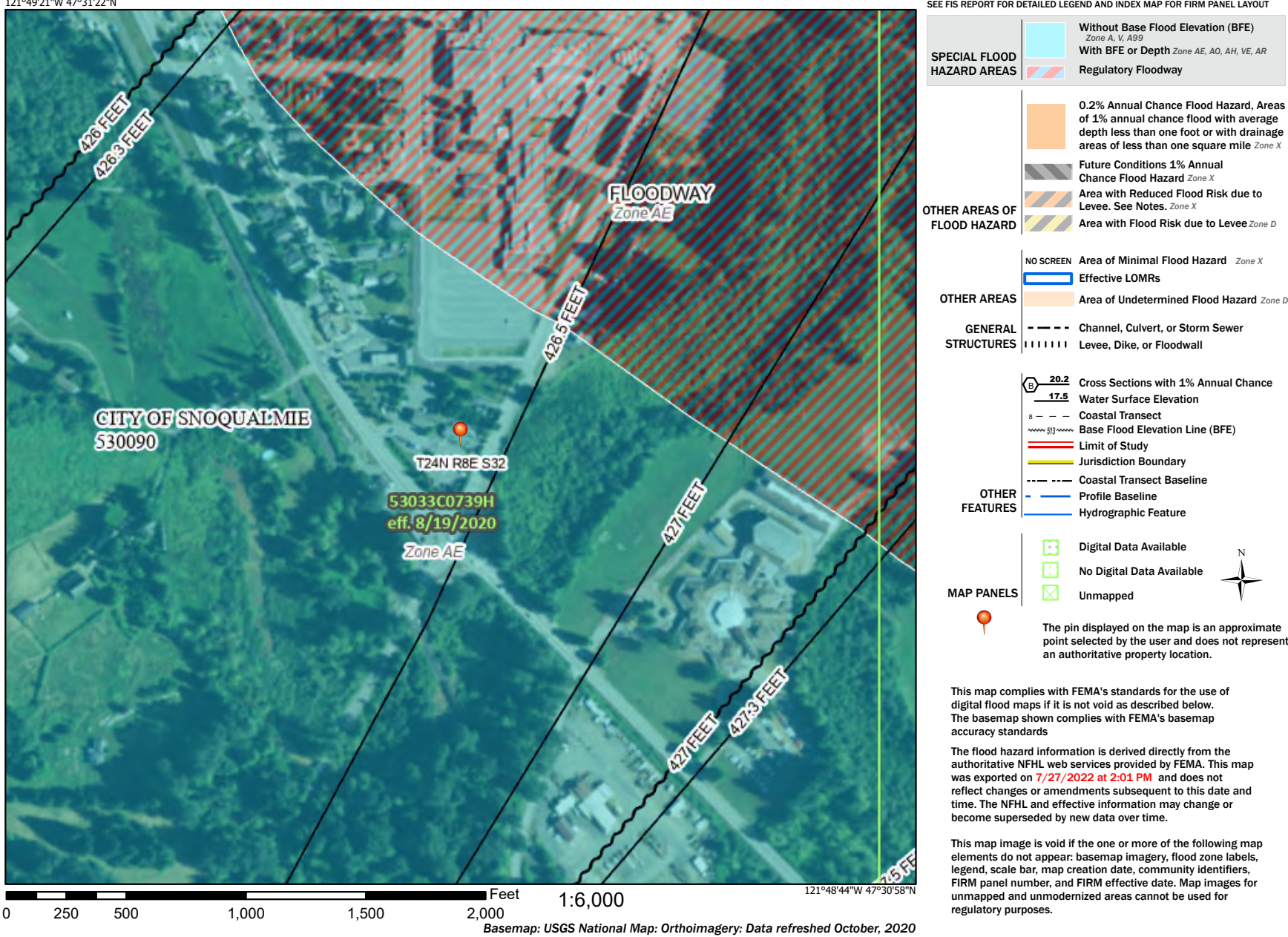
GROSS BUILDING SF 3557

PROPOSED USE: VEHICLE REPAIR GARAGE

TYPE V-A CONSTRUCTION

SEE CIVIL FOR SITE PLAN, SITE DEVELOPMENT, PARKING ARRANGEMENT AND EXTERIOR DEMOLITION

National Flood Hazard Layer FIRMette



APPLICABLE CODE SUMMARY

IEBC	
	ALTERATION OF EXISTING BUILDING SUBJECT TO SECTION 503 AND APPLICABLE RELATED SECTIONS.
503.2	THE COST OF THE PROPOSED WORK SHALL NOT EXCEED 50% OF THE VALUATION OF THE STRUCTURE, AS DEFINED AND EVALUATED BY THE AUTHORITY HAVING JURISDICTION (SMC 15.12.040 DEFINITION GG)

IBC

OCCUPANCY S-1 MOTOR VEHICLE REPAIR GARAGE	
HAZARD MATERIALS LIMITED TO MAX ALLOWABLE QUANTITIES PER IBC TABLE 307.1(1)	
406.2.4	FLOOR SURFACE CONCRETE OR SIMILAR APPROVED NON-COMBUSTIBLE MATERIAL; AREA OF FLOOR TO BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUID TOWARD THE MAIN VEHICLE ENTRY.
406.2.9	EQUIPMENT AND APPLIANCES INSTALLED IN ACCORDANCE WITH IMC IFGC AND NFPA 70; IGNITION SOURCES NOT LESS THAN 18" ABOVE FLOOR SURFACE
406.8	REPAIR GARAGES MAY NOT INCLUDE FUEL-DISPENSING FACILITIES; REPAIR OF VEHICLES FUELED BY NON-ODORIZED GASSES NOT PERMITTED WITHOUT AN APPROVED GAS DETECTION SYSTEM.
406.8.3	IF THE OVERALL FIRE AREA EXCEEDS 12,000 SF, A REPAIR GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 903.2.9.1. NOT APPLICABLE TO PROPOSED WORK.
1109.2	TOILET ROOMS OR BATHING ROOMS INTENDED FOR SINGLE OCCUPANT USE, ACCESSED THROUGH A PRIVATE OFFICE AND NOT FOR PUBLIC USE SHALL BE PERMITTED TO COMPLY WITH THE SPECIFIC EXCEPTIONS IN ICC A117.1
2902.3	EX 2 TENANT SPACES INTENDED FOR PICKUP AND DROP-OFF HAVING A PUBLIC ACCESS AREA LESS THAN 300SF SHALL NOT REQUIRE PUBLIC TOILET FACILITIES. SEE SHEET A.05

IMC

401.2	MECHANICALLY VENTILATE REPAIR GARAGES IN ACCORDANCE WITH SECTIONS 403 AND 404
TABLE 403.3.1.1	EXHAUST REPAIR GARAGE AT MINIMUM 0.75 CFM/FT²
404.3	EACH REPAIR STALL SHALL BE EQUIPPED WITH AN EXHAUST EXTENSION DUCT EXTENDING TO THE OUTSIDE OF THE BUILDING. IF DUCT EXCEEDS 10' IN LENGTH, MECHANICALLY VENTILATE AT A RATE OF 300CFM OR GREATER. CONNECTING OFFICES AND WAITING ROOMS SHALL BE SUPPLIED WITH CONDITIONED AIR UNDER POSITIVE PRESSURE.

WSEC COMMERCIAL

ALTERATION OF EXISTING STRUCTURE, COMPLY WITH C501, C503, AND C505
SEE A.02 FOR ENERGY CODE COMPLIANCE INFORMATION

ARCH

A.01	PROJECT INFORMATION
A.02	NOTES & EGRESS DIAGRAM
A.03	ACCESSIBILITY DIAGRAMS
A.04	DEMO PLAN
A.05	FIRST FLOOR PLAN
A.06	ROOF PLAN
A.07	ELEVATIONS
A.08	ELEVATIONS
A.09	SECTION

OWNER	
GERE AUTO QUINN GERE	425.292.0515 GEREAUTO@GMAIL.COM
ARCHITECT	
HAVN ARCHITECTS PLLC KYLE DEHAVEN	206.999.7598 KYLE@HAVN.DESIGN
STRUCTURAL ENGINEER	
OG ENGINEERING PLLC OWEN GOULD	206.290.4608 OWEN@OGENGINEERING.COM
CIVIL ENGINEER	
BRIAN O. SCHUCK, PE	206.399.7990 AHHHSHUCKS@MSN.COM

CONTRACTOR	
JPR CONSTRUCTION TIM BUELL	425.444.8000 T.BUELL.JPR@GMAIL.COM

THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ANY SUPPLEMENTAL SPECIFICATIONS TO THE SPECIFICATIONS. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE." THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. THE GENERAL CONTRACTOR SHALL CONTROL BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION; WHEN AND HOW DELIVERIES SHALL BE MADE TO THE BUILDING. CONSTRUCTION MAY BE DONE ON REGULAR OR OVERTIME BASIS, AND IN GENERAL ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE COST OF ALL WORK BORNE BY THE GENERAL CONTRACTOR, ALL WORK SHALL BE COMPLETED BY ALL BIDDERS WITHIN THE SPECIFIED CONSTRUCTION REGULATIONS, WHICH THE CONTRACTOR SHALL OBTAIN PRIOR TO SUBMISSION OF BID.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUB-CONTRACTORS' RECEIPT OF COMPLETE SETS OF THESE DOCUMENTS; AS WELL AS ALL FUTURE ADDENDA, BULLETINS, FIELD DIRECTIVES AND CHANGE ORDERS.

4. THE AIA STANDARD DOCUMENT "A201" TITLED "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE CONSIDERED PART OF THE GENERAL CONDITIONS OF THIS WORK.

5. THE CONTRACTOR SHALL COOPERATE WITH THE BUILDING MANAGEMENT THE STORAGE OF MATERIALS AND SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS AND WEATHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE OWNER.

WHERE ADJACENT AREAS BEYOND THE IMMEDIATE CONSTRUCTION AREA WILL BE AFFECTED DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL:

A. CONFORM TO OWNERS AND TENANT REQUIREMENTS FOR HOURS OF CONSTRUCTION OPERATIONS, ACCESS TO TENANT SPACES AND AVAILABLE NOISE LEVELS DURING TENANT BUSINESS HOURS.

B. CONSTRUCT OPERATIONS TO BE CONFINED TO COMMON HALLWAYS ACCESSIBLE ROUTES OR MEANS OF EGRESS FOR TENANTS OF BUILDING.

C. CONSTRUCTION OPERATIONS SHALL NOT CAUSE INTERRUPTIONS OF OPERATIONS, SERVICES OR ACCESS TO TENANT SPACES WITHOUT PRIOR NOTIFICATION AND APPROVALS. PROPERLY PROTECT ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS AND SUBJECT TO ALL APPLICABLE SERVICES TO THE BUILDING. THE CONTRACTOR SHALL AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND ALL PUBLIC SPACES, ALL ACTIVE AREAS SHALL BE KEPT CLEAN AND FREE FROM DEBRIS.

D. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO OTHER TENANTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJACENT CONSTRUCTION WHICH IS TO BE LEFT IN PLACE.

E. CONTRACTOR SHALL FOLLOW THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) STANDARD PRACTICES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2007, ANSI/SMACNA 008-2008 (CHAPTER 3), F. PROTECT STORED ON-SITE AND INSTALLED MATERIALS AND EQUIPMENT FROM DAMAGE.

F. IF PERMANENTLY INSTALLED AIR HANDLERS ARE USED DURING CONSTRUCTION, FILTRATION MEDIA WITH A MINIMUM EFFICIENCY RATING (MERV) OF 8 MUST BE USED AT EACH RETURN AIR GRILLE.

6. ALL CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACKHAMMERS OR OTHER HEAVY HAND OR POWER TOOLS, SHALL BE PERMITTED ONLY DURING THE CONTRACTOR'S OVERTIME BASIS IF NECESSARY, UNLESS THE BUILDING MANAGEMENT AND ANY AFFECTED TENANTS PROVIDE A WRITTEN WAIVER EXPRESSLY PERMITTING OTHERWISE.

7. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL INCLUDE ANY AND ALL DAMAGE TO THE BUILDING OR TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION, UNTIL CLIENT ACCEPTANCE OF THE PREMISES.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS OR SCAFFOLDING REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY THE SITE CONDITIONS AND THE REQUIREMENTS OF THE PROJECT.

9. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN CONFORMANCE WITH LOCAL BUILDING CODE AND OTHER GOVERNING ENTITY REGULATIONS. UNO, ALL EXISTING SERVICES AND DEVICES SHALL REMAIN ACTIVE.

10. THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE CLIENT AND THE BUILDING OWNER, INCLUDING, BUT IS NOT LIMITED TO, WINDOWS, FLOOR AND CEILING FINISHES, WALLS, PARTITIONS, DOORS, STAIRS, ELEVATORS, ELECTRICAL AND AIR-CONDITIONING EQUIPMENT. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, DAMAGE CAUSED BY THE CONTRACTOR'S WORK OR OTHERWISE MUST BE REPAIRED OR REPLACED. IF DAMAGE TO ADJOINING PROPERTY AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE CONTRACTOR THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL SUB-CONTRACTORS. IF THE CONTRACTOR FAILS TO REPAIR OR REPLACE THE DAMAGED WORK, THE REPAIRS SHALL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER'S REPRESENTATIVE AND BACH CHARGED ACCORDINGLY.

11. THE CONTRACTOR SHALL, INDEMNIFY AND SAVE HARMLESS THE LANDLORD, THE TENANT AND THE ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF OR FROM THE PROJECT WHILE CONSTRUCTION IS IN PROGRESS. IN THE EVENT OF THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL ATTORNEY'S FEES, INCLUDING REASONABLE ATTORNEY'S FEES, FOR FULL ACQUITTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT OR ARCHITECT.

12. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.

13. THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK AND MATERIALS. DAILY CLEANING SHALL BE ACCORDANCE WITH THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE, AND CASEWORK, WASHING AND WAXING OF VCT FLOORING AND THE VACUUMING AND POLISHING ALL CLEANING SHALL BE ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS IS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR IS EXPECTED THAT THE CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE CLIENT TO ASSURE THAT ALL COORDINATES ARE MET AND ALL WORK IS COMPLETED.

15. BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE PROJECT TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.

16. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT PRIOR TO THE BIDDING SELECTIONS PERIOD, ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS NOT ITIMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOWED FOR THIS LOCATION.

17. THE EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD. THE CONTRACTOR'S OWNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF EXISTING INFORMATION. EXISTING CONSTRUCTION CONDITIONS IN AREAS WHERE NEW WORK IS NOT PLANNED MAY BE NOT COMPLETELY SHOWN.

18. WITHIN ONE (1) WEEK (8 BUSINESS DAYS), OF THE AWARD OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A PROJECT SCHEDULE SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING CHRONOLOGICALLY THE PHASES OF THE WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, THE ORDERING OF EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

19. CONTRACTOR AND SUBCONTRACTORS SHALL ATTEND JOINT MEETINGS REQUIRED BY THIS CONTRACT.

20. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK. PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, UTILITY, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OF EXISTING UTILITIES, POLES, OR OTHER STRUCTURES. ALL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.

SEPARATE PERMITS (WHERE REQUIRED) AND/OR WHEN WORK ITEMS ARE DEEMED NECESSARY IN NATURE, SHALL BE OBTAINED BY THE CONTRACTOR FOR MECHANICAL, PLUMBING, FIRE SPRINKLERS, ELECTRICAL AND FIRE ALARM, DESCRIPTIVE, DETAILED DESIGN AND REQUIRED SUBMITTAL DOCUMENTS AND PERMITS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY REGULATING AUTHORITIES AND BY THE OWNER/TENANT/ARCHITECT FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. SEE SPECIFICATIONS FOR REQUIREMENT FOR DESIGN/BUILD FIRE SPRINKLER SYSTEM. SUBMIT PLAN FOR REVIEW AND APPROVAL BY AUTHORITY HAVING JURISDICTION FOR THE FIRE SPRINKLER SYSTEM INSTALLATION OR MODIFICATION. ALL WORK SHALL COMPLY WITH CURRENT GOVERNING CODES.

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH CURRENT GOVERNING CODES. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO CURRENT GOVERNING CODES.

THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.

THE CONTRACTOR SHALL COMPLY WITH ALL EROSION AND SEDIMENTATION REQUIREMENTS OF THE 2003 EPA FEDERAL GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.

ALL SUBMITTALS SHALL BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.

ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS:

- a. THE TESTING IS REQUIRED BY THE EXPENSES FOR ALL TRANSPORTATION, HOISTING AND ELEVATOR USE CHARGES ON ALL MATERIALS OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING CHECKING AND STORAGE OF THE SAME IN CONNECTION WITH THIS CODE.

OF THE INEVITABLE WASTE THAT IS GENERATED, AS MANY OF THE WASTE MATERIALS AS ECONOMICALLY FEASIBLE SHALL BE REUSED, SALVAGED, OR RECYCLED. THE CONTRACTOR SHALL PROVIDE A WASTE MANAGEMENT PLAN. THE CONTRACTOR SHALL COORDINATE WASTE MATERIALS HANDLING AND SEPARATION FOR ALL TRADES. CONTRACTOR SHALL PROVIDE SEPARATION, HANDLING, TRANSPORTATION, RECYCLING, SALVAGE, AND LANDFILLING FOR ALL DUMPING AND WASTE MATERIALS. RECYCLABLE MATERIALS CAN BE COMINGLED IN DUMPSTERS ON-SITE AS LONG AS PROVISIONS IS MADE FOR HAULING TO A TRANSFER STATION WHERE SEPARATION WILL OCCUR. TRACKING OF WASTE MATERIALS AND THE PROPORTION AMOUNT OF THE MATERIALS SEPARATED BY LOAD AND PERCENTAGE OF EACH LOAD. FINAL DESTINATION OF SORTED MATERIALS MUST ALSO BE REPORTED.

DIVERSION GOALS: A MINIMUM 75% OF TOTAL PROJECT WASTE SHALL BE DIVERTED FROM LANDFILL. THE FOLLOWING WASTE CATEGORIES, AT A MINIMUM, SHALL BE DIVERTED FROM LANDFILL.

- a. CLEAN DEMOLISHED WOOD, PAINT WOOD
- b. CLEAN CONCRETE AND PARTICLEBOARD
- c. CONCRETE
- d. CARDBOARD, PAPER, PACKAGING
- e. METALS
- f. ASPHALT, BITUMENS
- g. ACRYLIC TAIL (UNPAINTED)
- h. PAINT
- i. GLASS
- j. PLASTICS
- k. CARPET AND PAD
- l. BEVERAGE CONTAINERS

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR THE FOLLOWING: ALL ELECTRICAL, LIGHTING, HEATING, VENTILATION REQUIRED TO PROPERLY COMPLY WITH THE WORK. DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS NOT SCALE THESE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. SHOWN DIMENSIONS SHALL GOVERN. THE CONTRACTOR SHALL OBTAIN ALL CLARIFICATIONS THAT BE OBTAINED FROM THE OFFICE OF THE ARCHITECT. LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE PLANS AND ELEVATIONS.

INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS, ANY DIFFICULTIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR SHALL GUARANTEE SUBCONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED BY HIM DIRECTLY FOR A MINIMUM PERIOD OF ONE (1) YEAR AS SPECIFIED IN THE CONSTRUCTION CONTRACT. ALL DEFECTS OCCURRING IN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO COST TO THE ARCHITECT.

THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL AGENCIES AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS OTHERWISE.

MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, UNLESS OTHERWISE AGREED UPON. WHEN THE CONTRACTOR HAS ANY QUESTIONS OR NEEDS CLARIFICATION FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE, OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE SHALL BE FURNISHED BY THE CONTRACTOR.

FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS WHICH YIELD THE HIGHEST PERCENT OF PRE-CONSUMER (POST-INDUSTRIAL AND POST-CONSUMER) WASTE TO BE RECYCLED. THE CONTRACTOR SHALL BE FURNISH ALL MATERIALS WITHIN THE PARAMETERS OF THE BUDGET AND SHALL NOT PURCHASE ANY COST-ADDING MATERIAL OR PAY A PREMIUM (MORE THAN FAIR MARKET VALUE) WITHOUT PROJECT MANAGER AND OWNER APPROVAL.

FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS MANUFACTURED WITHIN A 500 MILE RADIUS OF THE PROJECT SITE WHERE AVAILABLE, WITHIN BUDGET, WITHIN FAIR MARKET VALUE AND OR NOT COSTS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THE CODE FOR ALL NEW PRODUCT TYPES INCLUDING BUT NOT LIMITED TO PARTICLE BOARD, MDF, PLYWOOD, OSB AND WOOD DOORS. THE CONTRACTOR SHALL FURNISH ALL MATERIALS WITHIN THE PARAMETERS OF THE BUDGET. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT FIELD CONDITIONS.

REQUIRED MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TRADESPERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST PRACTICES.

THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND DELIVERY TIMES FOR ALL SPECIFIED MATERIALS & EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONTRACT DOCUMENTS. SHOULD THE AVAILABILITY OF SPECIFIED ITEMS POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL ACCEPT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT IF SUCH A DELAY IS NOT ACCEPTABLE. SUBSTITUTION OF ALL ITEMS SHALL BE ONLY AS APPROVED BY THE ARCHITECT, WHERE THE TERM "EQUALLY" IS USED THE ARCHITECT SHALL BE CONSIDERED TO BE EQUALLY SATISFIED WITH THE SUBSTITUTION FURNISHED BY THE CONTRACTOR. SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BEFORE THEY MAY BE USED.

THE CONTRACTOR SHALL SUBMIT SUBSTITUTIONS FOR REVIEW BY THE ARCHITECT. FOR ALL MATERIALS AND EQUIPMENT SPECIFIED: IF THE CONTRACTOR, THE OWNER, OR THE OWNER'S REPRESENTATIVE SUBSTITUTES A MATERIAL, METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL, OR DOES NOT CITE THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY LIABILITY FOR AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURE(S) AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE.

REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF ITEMS. IF THE ITEM IS SHOWN OR SPECIFIED, THE CONTRACTOR'S SUBSTITUTIONS THAT CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE OR INADEQUATE MAY BE RETURNED WITHOUT ACTION. COSTS INCURRED FOR THE RESULTANT DELAYS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REVIEW OF SUBSTITUTIONS SHALL NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, UNLESS THE ARCHITECT SPECIFICALLY STATES OTHERWISE IN WRITING. ANY DEVIATIONS AT THE TIME OF SUBMISSION.

REVIEW OF SUBSTITUTIONS SHALL NOT RELIEVE THE CONTRACTOR'S OBLIGATIONS TO SUBMIT ALL SUBSTITUTIONS FOR REVIEW. THE CONTRACTOR'S SUBSTITUTIONS SHALL BE REVIEWED FOR ERRORS AND OMISSIONS IN THE SUBMITTALS, INCLUDING "FIELD MEASURED" CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE CONTRACTOR, ARCHITECT, OR OTHER PARTY. ALL CHANGES MUST BE DOCUMENTED BY THE ARCHITECT AND APPROVED, PRIOR TO EXECUTION.

THE PRESENCE OF A REPRESENTATIVE OF THE ARCHITECT ON THE JOB SITE DOES NOT IMPLY CONSENTANCE WITH OR THE APPROVAL OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN WRITING. ALL SPECIFIC ITEMS FOR WHICH ARCHITECT'S REVIEW IS REQUIRED

UPON SUBSTANTIAL COMPLETION OF WORK THE CONTRACTOR SHALL PREPARE A "PUNCHLIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK FOR REVIEW BY THE ARCHITECT.

50. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, CLIENT REPRESENTATIVES AND THE ARCHITECT, DURING ALL PHASES OF CONSTRUCTION.

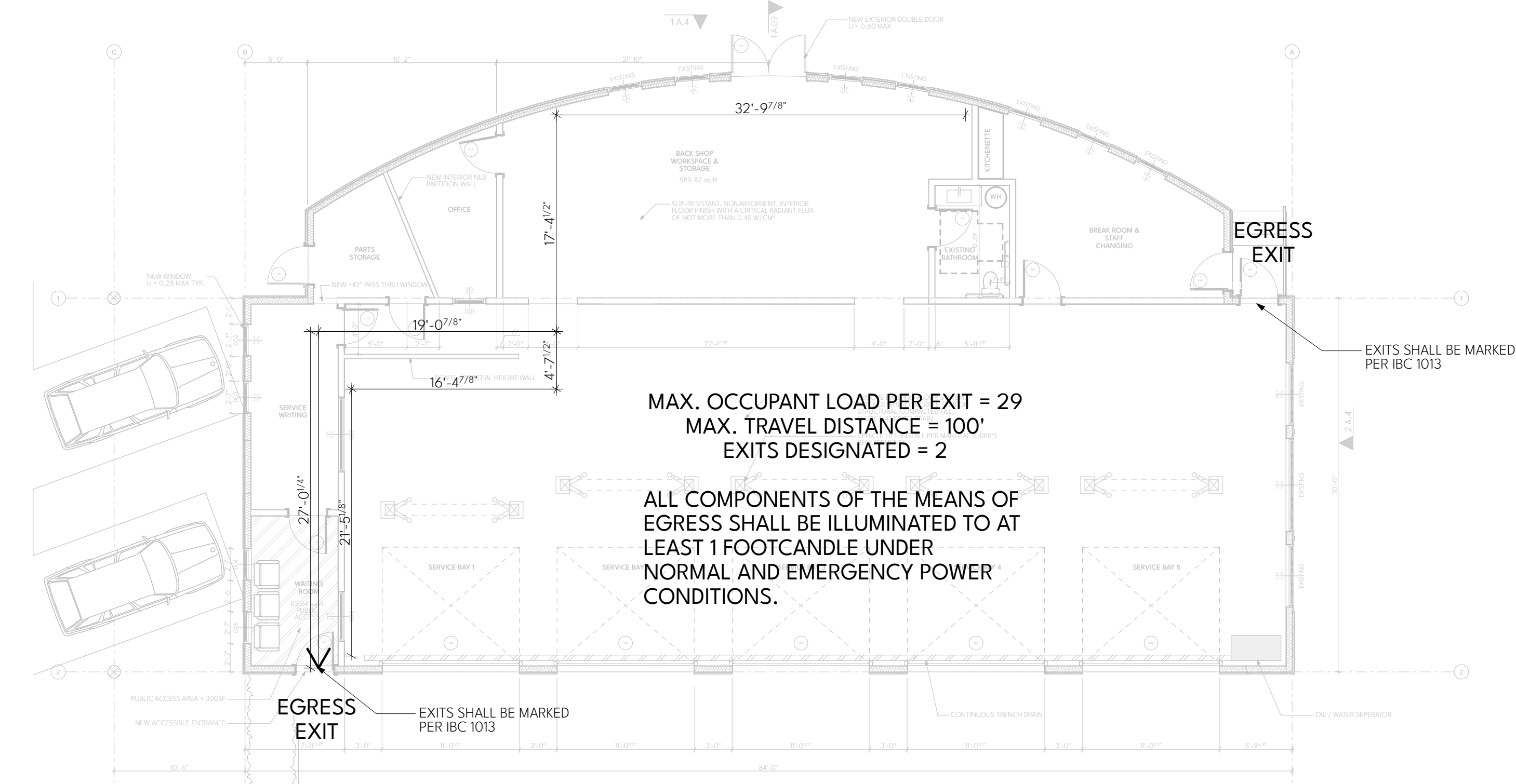
51. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS SHALL BE INDICATED TO SCALE IN RED INK ON THE OWNERS RECORD DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING CONCEALED WORK, WHICH DEVIATES FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING ALL PUNCHLIST ITEMS, THIS INFORMATION SHALL BE NEATLY TRANSFERRED BY THE CONTRACTOR TO A SET OF DRAWINGS, WHICH SHALL BE MARKED "AS BUILT SET" AND COPIES SHALL BE PROVIDED TO BOTH THE OWNER AND THE ARCHITECT. WITHIN THREE (3) WEEKS (15 BUSINESS DAYS) OF THE RECEIPT OF THE "AS BUILT SET," APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR SHALL BE GRANTED OR REASONABLE CAUSE SHOWN WHY SUCH APPROVAL HAS BEEN DENIED.

52. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL ASSEMBLE AND FURNISH THE CLIENT A COMPLETE SET OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS, START-UP CHECK LISTS, MAINTENANCE INSTRUCTIONS AND SIMILAR DATA, AS WELL AS ALL GUARANTEE(S) FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE CLIENT IN THE OPERATION OF ALL SUCH EQUIPMENT.

53. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED. THE OWNER SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.

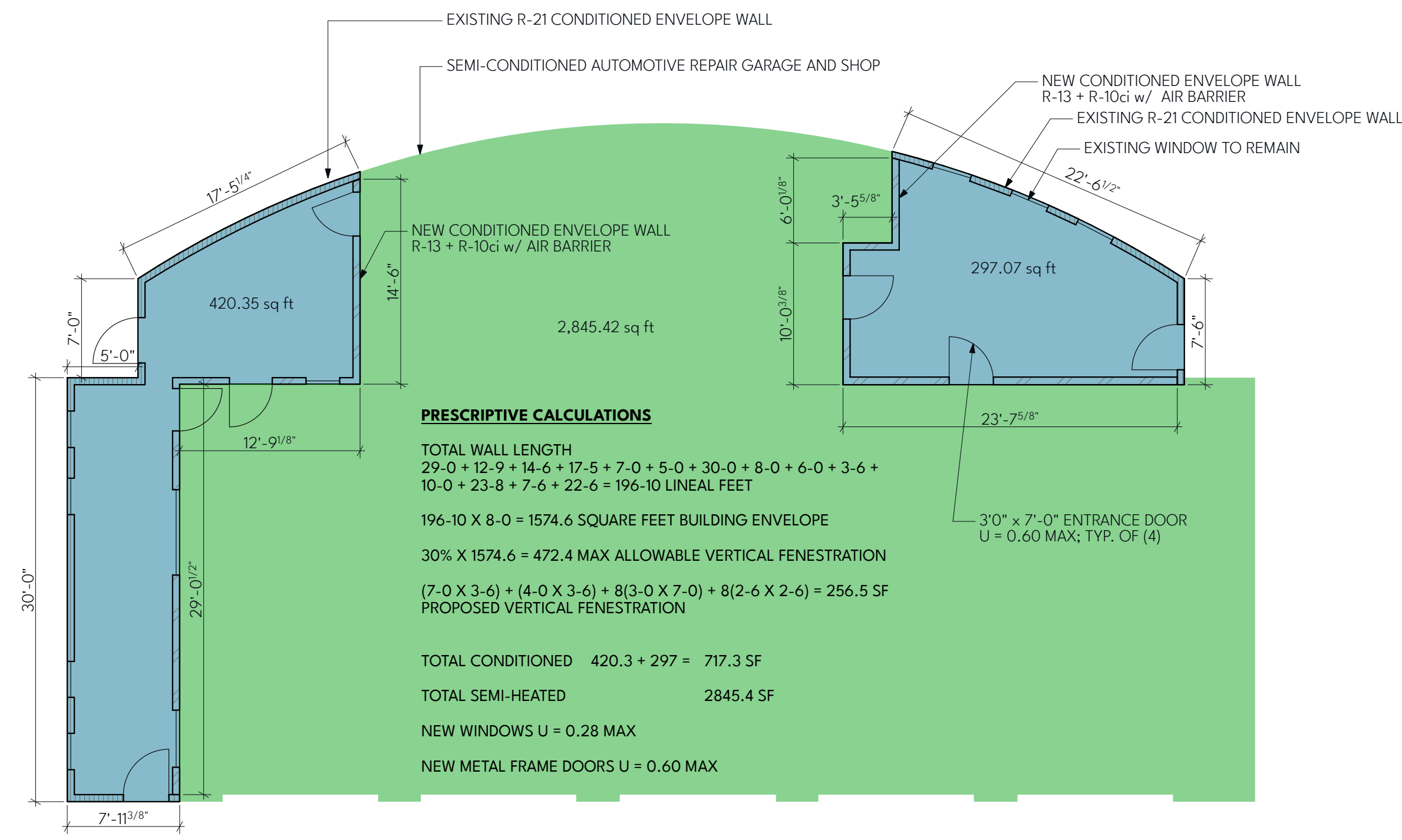
54. THE CONTRACTOR IS ADVISED THAT THE PREMISE HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS IN THE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS WHICH MIGHT DISTURB SUCH MATERIALS.

55. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMENS COMPENSATION.



1
A.02

EGRESS DIAGRAM
SCALE: 1/8" = 1'-0"

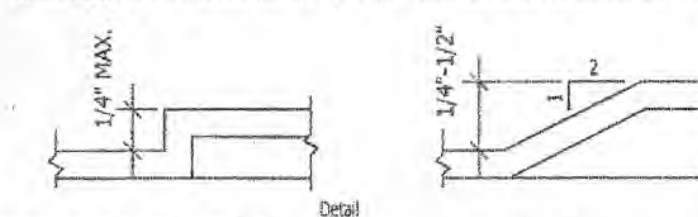


2
A.02 ENERGY CODE DIAGRAM
SCALE: 1/8" = 1'-0"

302/303 FLOOR SURFACES & CHANGES IN LEVEL

ANSI/ICC A117.1 303 - CHANGES IN LEVEL (REFERENCE DETAIL)

- A. Changes in level up to 1/4" may be raised and without edge treatment.
B. Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2.



ANSI/ICC A117.1 302.2 - CARPET

- A. Carpet provided on a floor surface shall be securely attached; have a firm pad or backing, or no pad; and have a level loop, textured loop, level cut/pile, or level cut/uncut pile texture. Maximum pile thickness shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the exposed edges.

ANSI/ICC A117.1 302.3 - GRATINGS

- A. If gratings are located in walking surfaces or along accessible routes, then they shall have spaces no greater than 1/2" wide in one direction.
B. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

305 CLEAR FLOOR SPACE

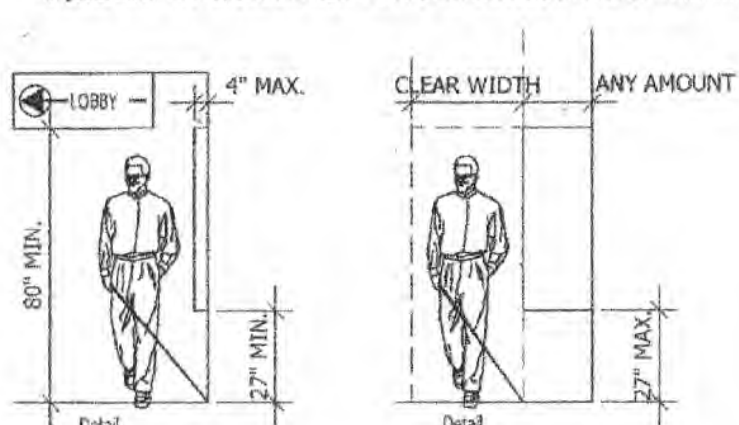
ANSI/ICC A117.1 305.2 - SIZE AND APPROACH

- A. Minimum clear floor space for a wheelchair and occupant shall be 30" wide x 48" long. Clear floor space shall be centered on the element it serves.

307 PROTRUDING OBJECTS (REFERENCE DETAILS)

ANSI/ICC A117.1 307 - GENERAL

- A. Objects projecting from walls (for example, telephones) with their leading edges between 27"-80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles. Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27"-80" above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.



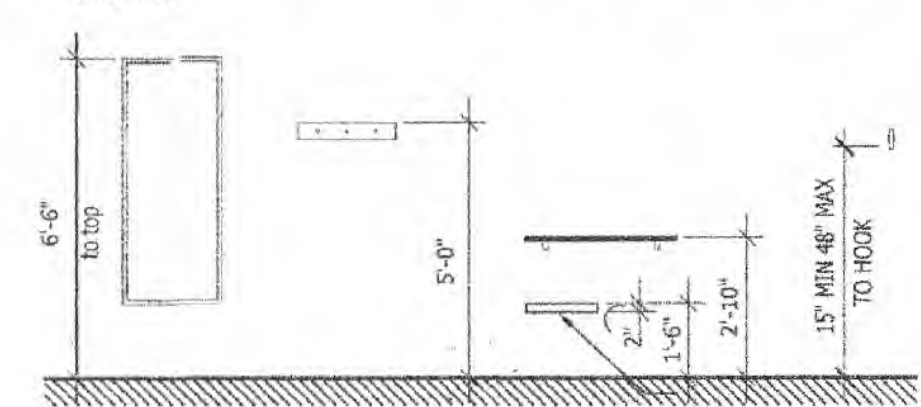
308 & 309 REACH RANGES AND OPERABLE PARTS

ANSI/ICC A117.1 308 - HEIGHT (REFERENCE DETAIL)

- A. Unobstructed front approach - 48" max. to 15" min. A.F.F. Controls located in an alcove > 24" deep must have 36" clear floor width.
B. Unobstructed side approach - 48" max. to 15" min. A.F.F. Controls located in an alcove > 15" deep must have 60" clear floor width.
C. Electrical & communication system receptacles shall be mounted no less than 15" above the floor.

ANSI/ICC A117.1 309 - OPERABLE PARTS

- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 lbs maximum.



403 ACCESSIBLE ROUTE - WALKING SURFACES

IBC 1104 - LOCATION

- A. At least one accessible route within the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

ANSI/ICC A117.1 403.5 - CLEAR WIDTH

- A. The minimum clear width shall be 32" at a point for a max. length of 24" and 36" continuously, per Table below.

SEGMENT	MINIMUM SEGMENT
Less than 24"	32"
greater than 24"	36"

IBC with WA STATE AMENDMENTS 1101.2.1 - CLEAR WIDTH

- A. Clear width of an accessible route shall comply with Table above. For exterior routes of travel, the minimum clear width shall be 44".

ANSI/ICC A117.1 403.5.2 - PASSING SPACE

- A. If an accessible route is less than 60" in width, then passing spaces of at least 60"x60" shall be provided at 200' max. spacing.
B. The minimum clear width for two wheelchairs to pass is 60".

ANSI/ICC A117.1 307.2

- A. Accessible routes shall have 80" min. clear head room.

ANSI/ICC A117.1 403.3 - SLOPE

- A. Running slope shall not exceed 1:20.
B. Cross slope shall not exceed 1:48.

404 DOORS

ANSI/ICC A117.1 404.2.1 - DOUBLE - LEAF DOORWAYS

- A. Doorways with two independently operated leaves shall have at least one active leaf that meets the requirements in 404.2.2 and 404.2.3.

ANSI/ICC A117.1 404.2.2 - CLEAR WIDTH

- A. Doorways shall provide a clear opening of 32" minimum, with the door open 90°. Clear opening shall be measured between the face of the door and opposite side.
B. Openings more than 24" in depth shall provide a clear opening of 36" minimum.

ANSI/ICC A117.1 404.2.3 - MANEUVERING CLEARANCES AT DOORS

- Provide level (1:48 max. slope) and clear maneuvering area at doors as follows:
A. Front approach pull side - 60" min. width & 18" min. beside strike edge (12" @ strike if door has both a closer and a latch).
B. Hinge side approach push side - 60" min. width; 36" min. beside strike edge or - 54" min. width; 42" min. beside strike edge.
C. Hinge side approach push side - 42" min. width & 22" min. beside hinge edge (48" min. width if door has both a closer and a latch).
D. Latch side approach pull side - 48" min. width and 24" min. beside strike edge (54" min. width if door has a closer).
E. Latch side approach push side - 42" min. width and 24" min. beside strike edge (48" min. width if door has a closer).

ANSI/ICC A117.1 404.2.4 - THRESHOLDS AT DOORWAYS

- A. Maximum threshold height: 1/2". Raised thresholds and floor level changes shall be beveled with a slope no greater than 1:2.

404 DOORS continued

ANSI/ICC A117.1 404.2.6 - DOOR HARDWARE

- A. Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
1. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.
2. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides.
3. Hardware required for accessible door passage shall be mounted between 34" and 48" above finished floor.

ANSI/ICC A117.1 404.2.7.1 - DOOR CLOSERS

- A. Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

ANSI/ICC A117.1 404.2.7.2 - SPRING HINGES

- A. Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

ANSI/ICC A117.1 404.2.8 and IBC with WA STATE AMENDMENTS - DOOR OPENING FORCE

- A. The maximum force for pushing or pulling open doors shall be as follows:
1. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
2. Other doors:
a. Exterior hinged, sliding or folding door: 10.0 lb. max.
b. Interior hinged doors: 5.0 lb. max.
c. Interior sliding or folding doors: 5.0 lb. max.
These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.
Exception: Interior or exterior automatic doors complying with Section 404.3 of ICC A117.1.

ANSI/ICC A117.1 406.4 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

ANSI/ICC A117.1 406.3.1 - SLOPE (REFERENCE DETAIL)

- A. Slopes of curb ramps shall comply with 406.
B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

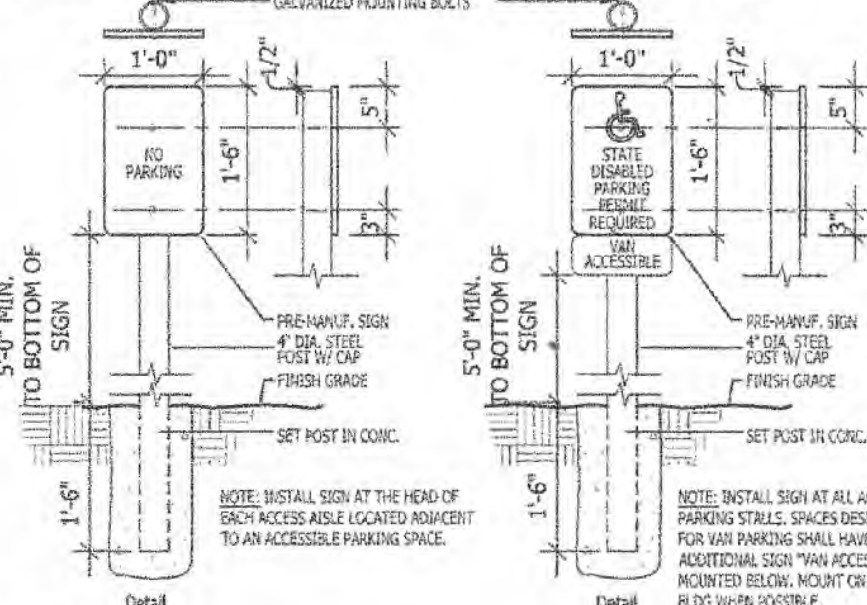
ANSI/ICC A117.1 406.4.1 - WIDTH (REFERENCE DETAIL)

- A. The minimum width of a curb ramp shall be 36", exclusive of flared sides.

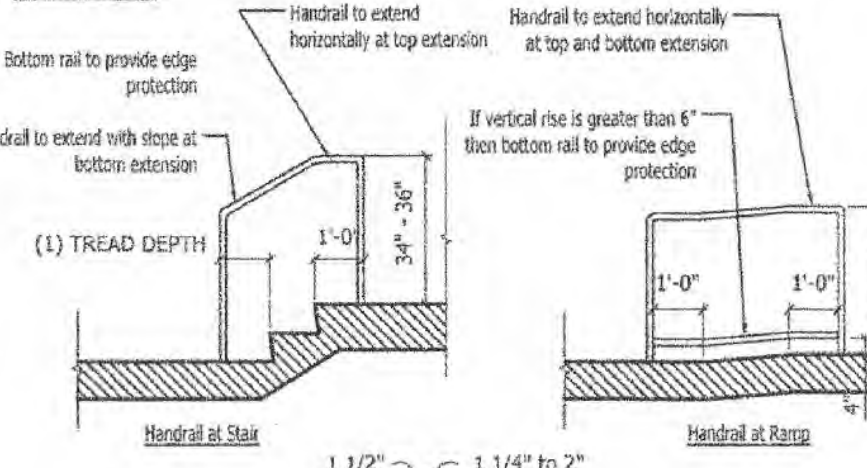
ANSI/ICC A117.1 406.3 - SIDES OF CURB RAMP (REFERENCE DETAIL)

- A. If a curb ramp is located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.
B. A curb ramp shall be located where pedestrians must walk across the ramp or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10.

502/503 PARKING AND PASSENGER LOADING ZONES continued



505 HANDRAILS



602 DRINKING FOUNTAINS

ANSI/ICC A117.1 602.1 - GENERAL

- A. Accessible drinking fountains shall comply with Sections 602 and 307.

ANSI/ICC A117.1 602.2 - CLEAR FLOOR SPACE

- A. A clear floor space complying w/ Section 305, positioned for a forward approach to the drinking fountain, shall be provided. Knees & toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.
EXCEPTIONS:
1. Drinking fountains for standing persons.
2. Drinking fountains primarily for children's use.
3. In existing building, existing drinking fountains providing a parallel approach complying w/ Section 305, centered on the drinking fountain shall be permitted.
4. Where specifically permitted by the administrative authority, a parallel approach shall be permitted that replace existing parallel approach drinking fountains.

ANSI/ICC A117.1 602.3 - OPERABLE PARTS

- A. Operable parts shall comply with Section 309.

ANSI/ICC A117.1 602.4 - SPOUT OUTLET HEIGHT

- A. Wheelchair accessible spout outlets shall be 36 inches max. aff. Standing person spout outlets shall be 38 inches min. & 43 inches max. aff.

ANSI/ICC A117.1 602.5 - SPOUT LOCATION

- A. Spout shall be located 15 inches min. from the vertical support and 5 inches max. from the front edge of the drinking fountain, including bumpers.

ANSI/ICC A117.1 602.6 - WATER FLOW

- A. Spout shall provide a flow of water 4 inches min. in height. The angle of the water stream from the front of the drinking fountain shall be 30 degrees max. and from spouts between 3 inches & 5 inches from the front of the drinking fountain shall be 15 degrees max., measured horizontally relative to the front face of the drinking fountain.

ANSI/ICC A117.1 602.6.1 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.2 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.3 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.4 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.5 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.6 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.7 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.8 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.9 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.10 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.11 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.12 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.13 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.14 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.15 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

ANSI/ICC A117.1 602.6.16 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long and 36" minimum wide between the curb ramps in the part of the island intersected by the crossings.

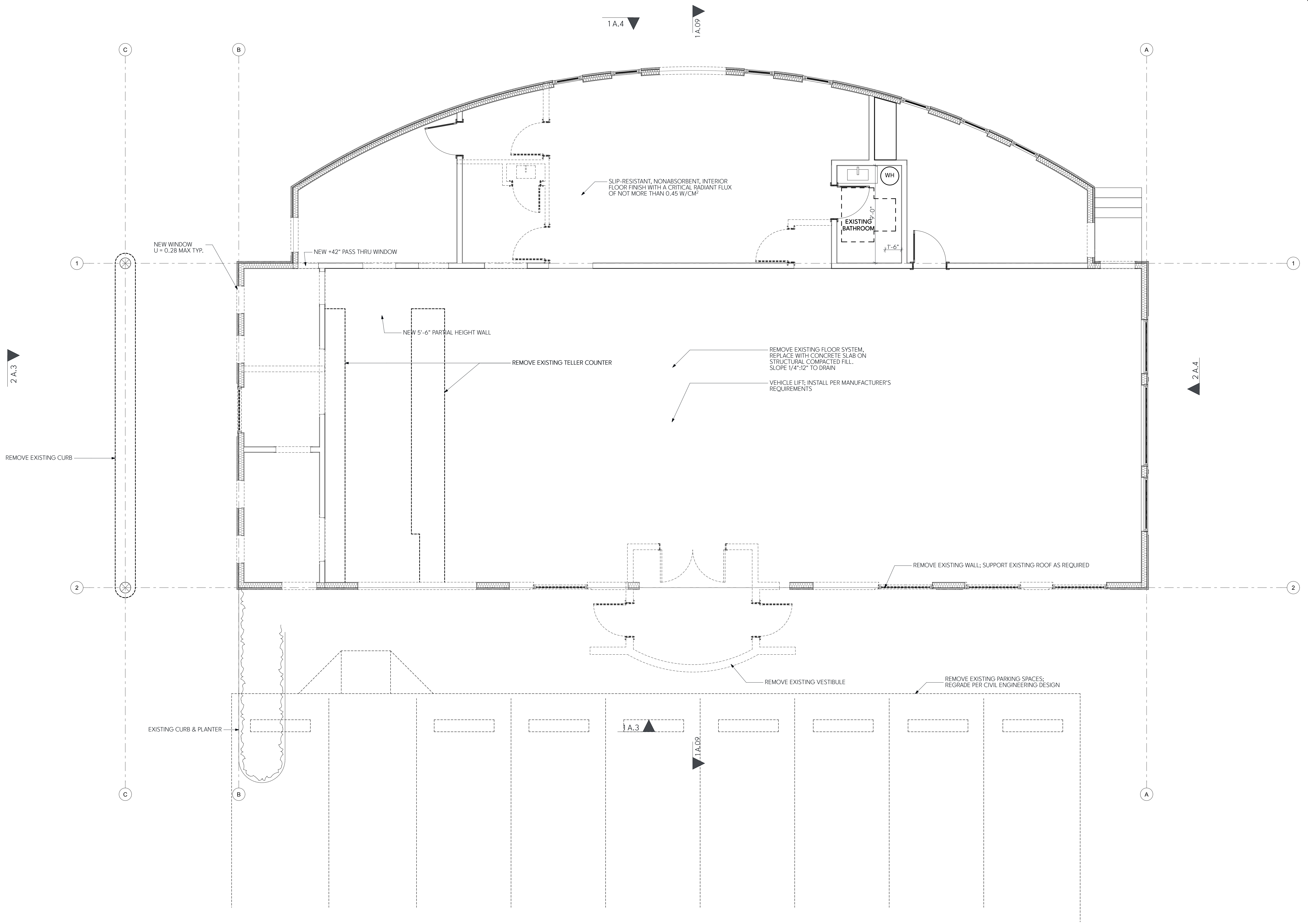
604 WATER CLOSETS & TOILET COMPARTMENTS continued

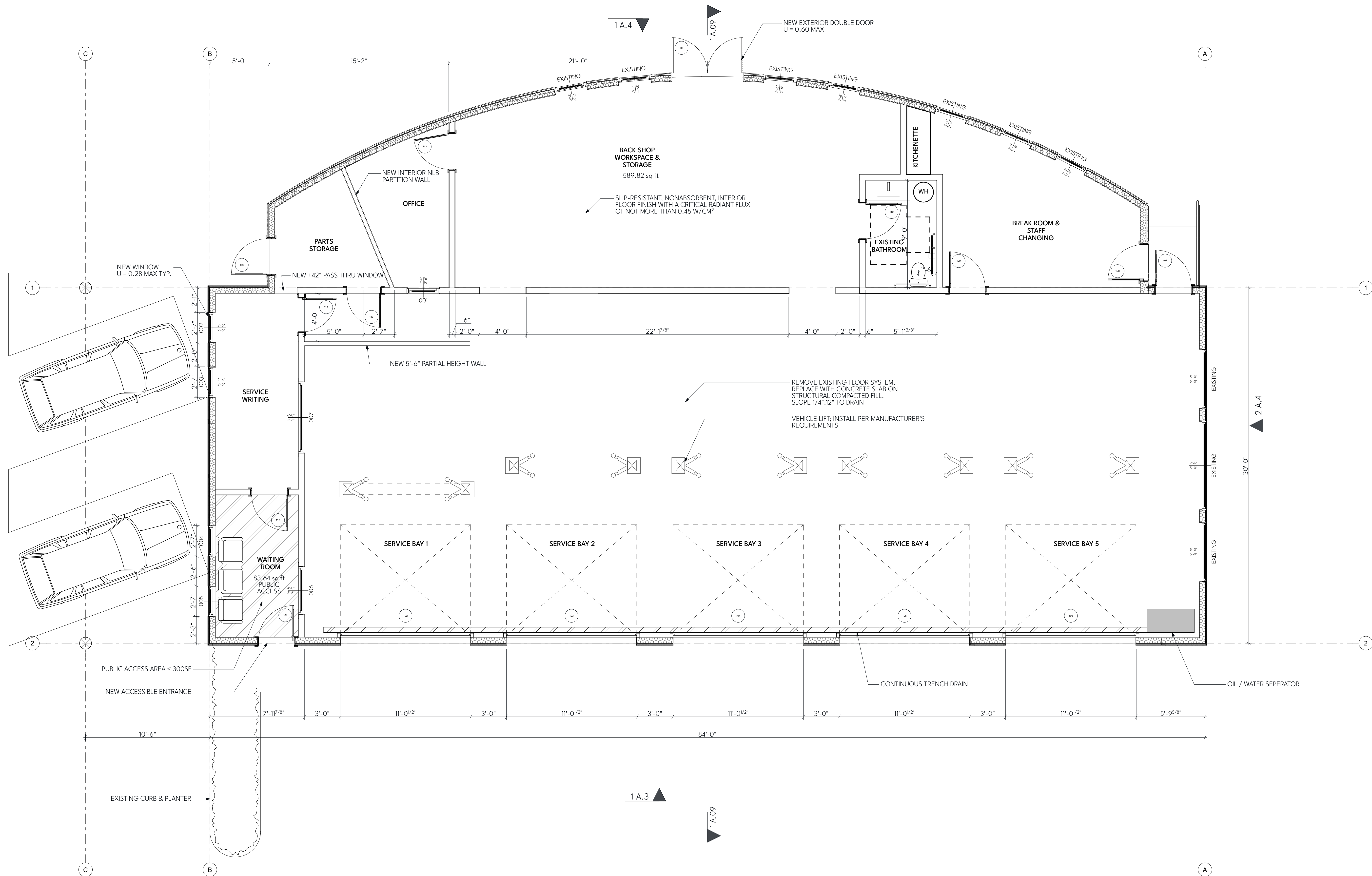
ANSI/ICC A117.1 604.5 - GRAB BARS (REFERENCE DETAILS)

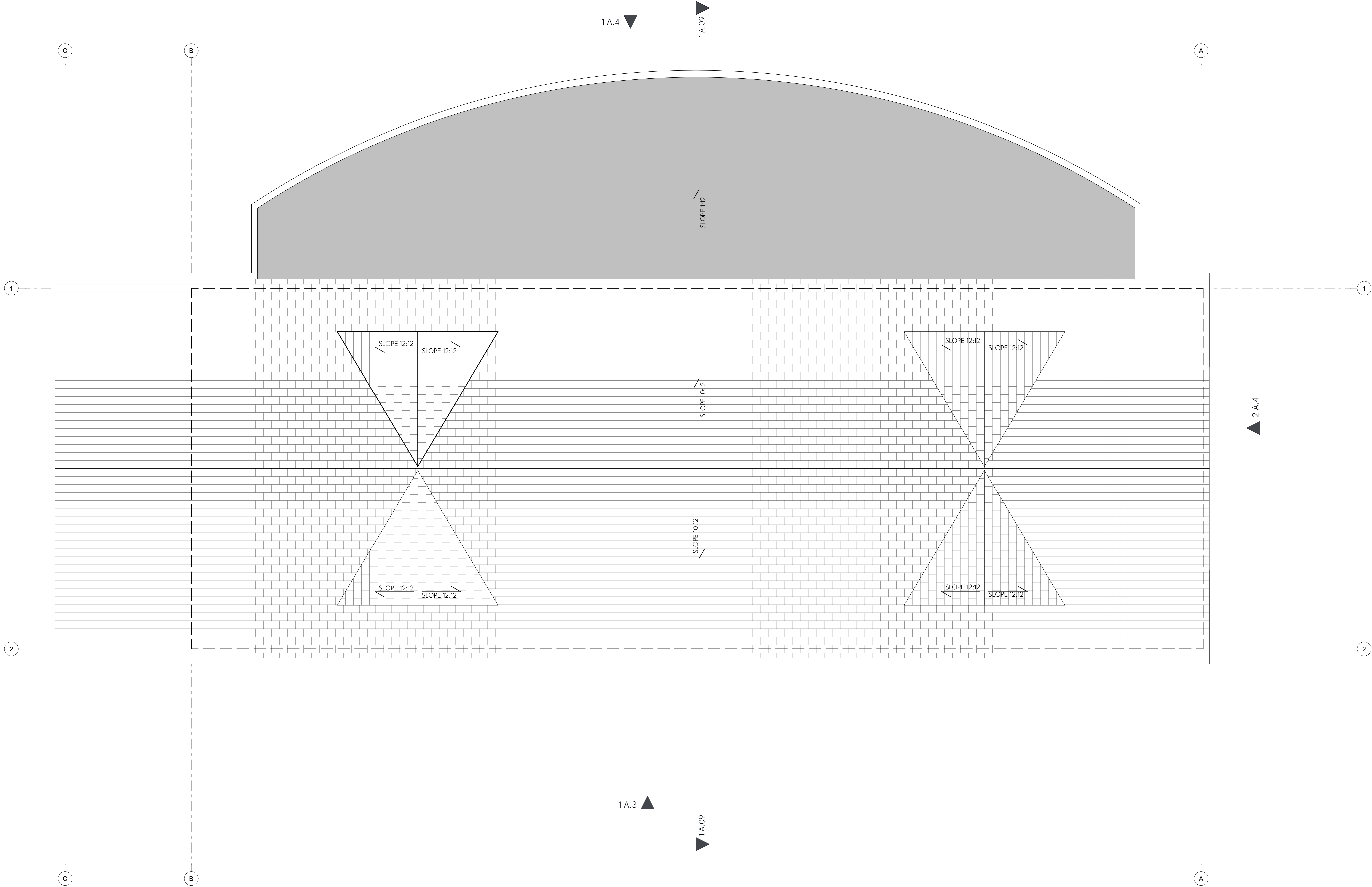
- A. For water closets not located in toilet stalls, the following grab bars shall be provided, 33"-36" above the finished floor:
1. Side wall horizontal: 42" in length minimum, 12" max from rear wall, extending 54" min. from rear wall.
2. Side wall vertical: 18" in length minimum, bottom of bar located 39" min/41" max. above the floor, centering 39" min/41" max from rear wall.
3. Back wall: 36" in length minimum, extend from centerline of water closet 12" min. on side closest to the wall, 24" min. on transfer side.

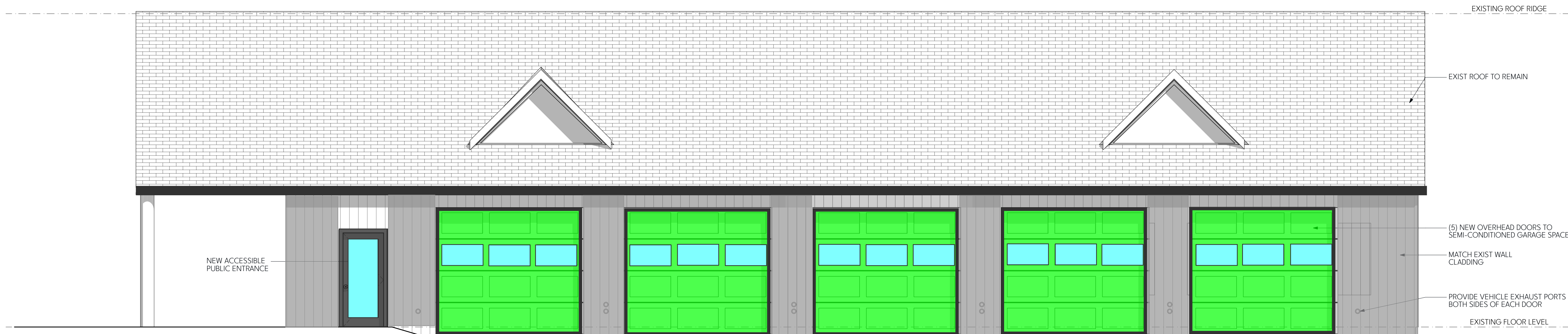
ANSI/ICC A117.1 604.6 - FLUSH CONTROLS

- A. Flush controls shall be hand operated or automatic,



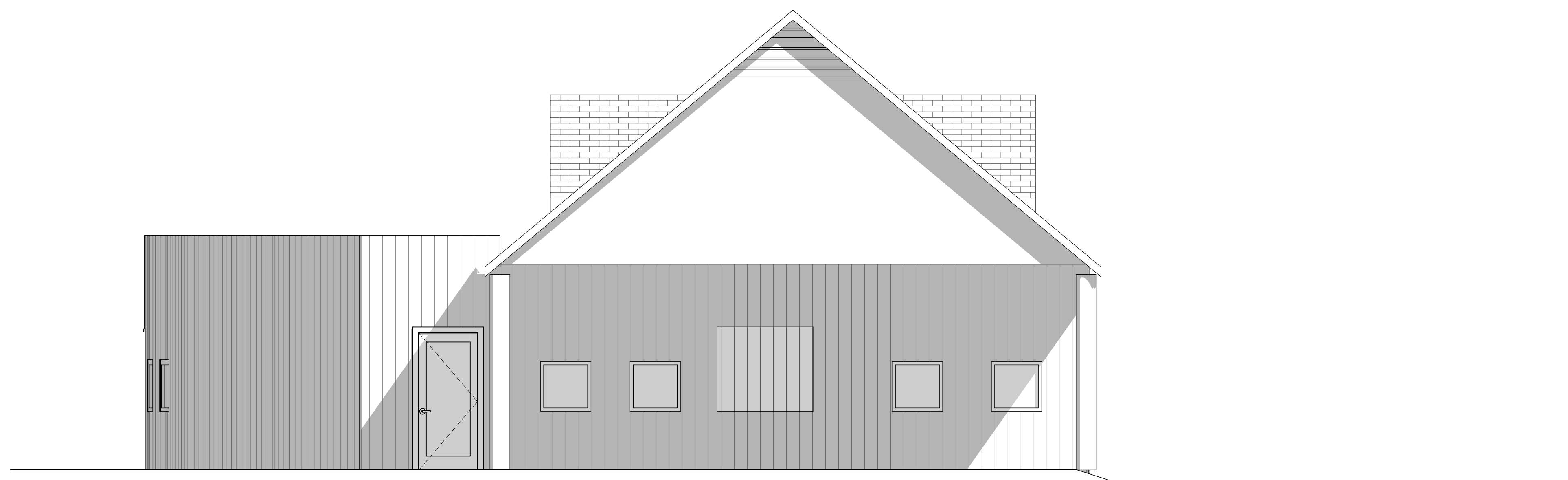




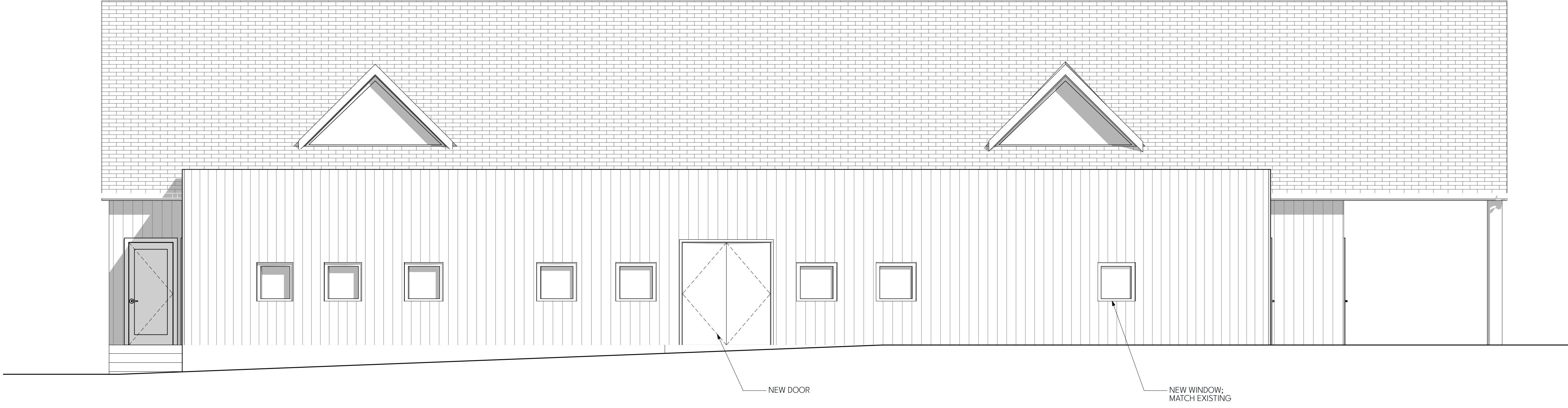


1
A.07 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

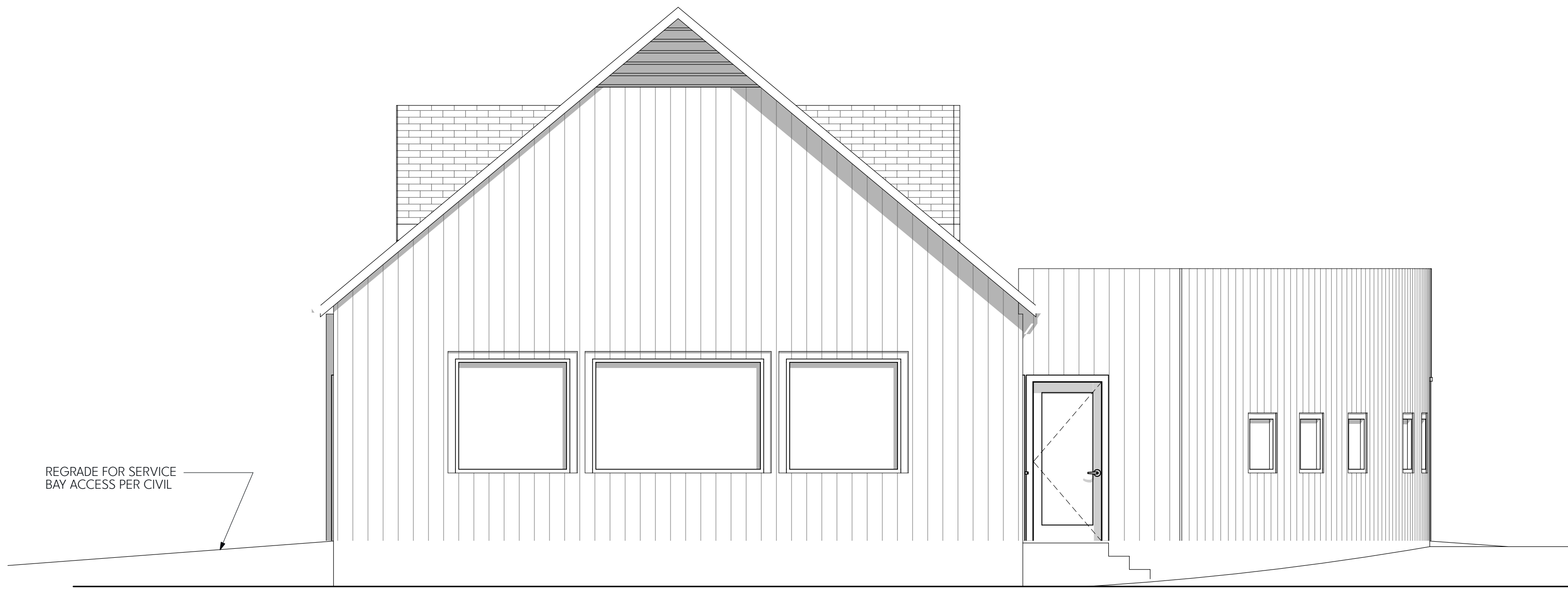
Gere Auto has not definitively chosen the colors for the building. This is a representation as to a possible color scheme for the building incorporating the colors of their logo. Medium gray body, darker gray trim and green for the accents



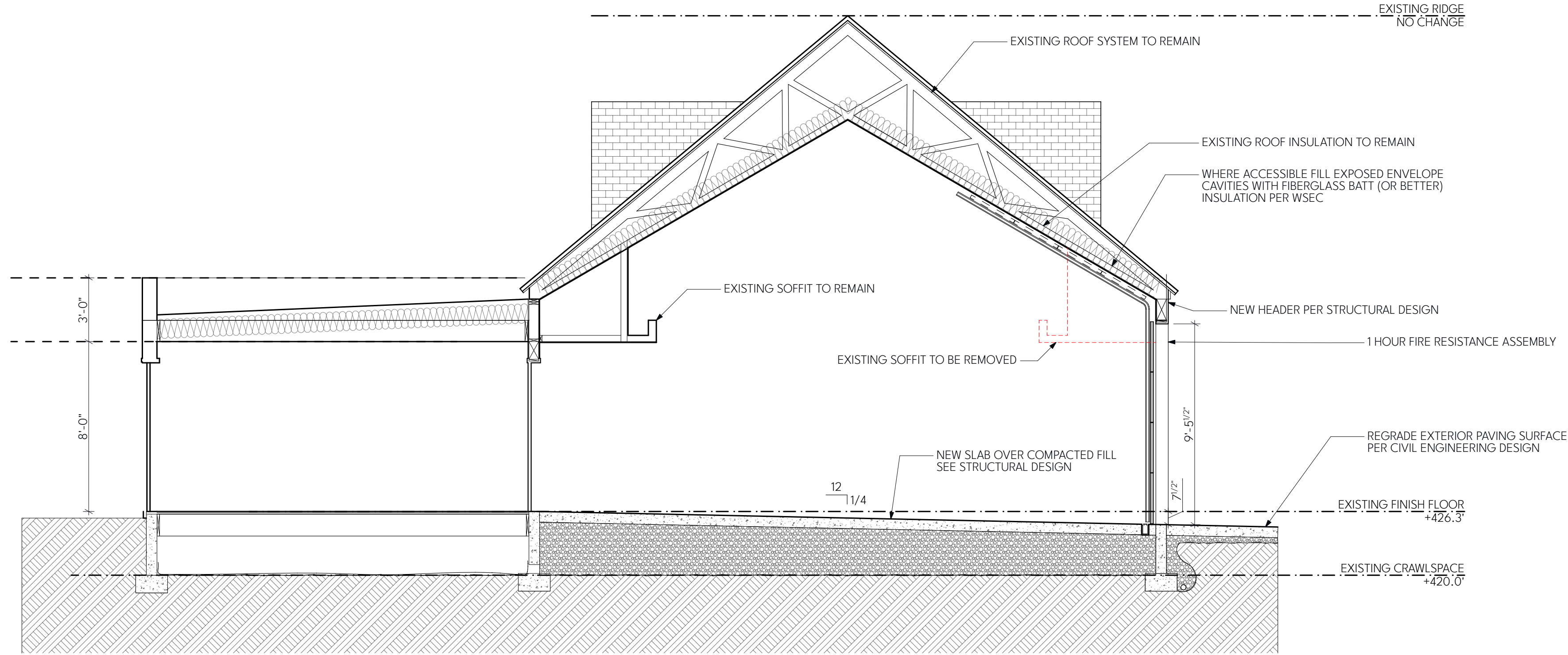
2
A.07 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1
A.08 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A.08 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1
A.09 Section | lateral @overhead door
SCALE: 1/4" = 1'-0"



38624 SE River St
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

MEMORANDUM

To: Planning Commission
From: Jason Rogers, Senior Planner
Date: October 17, 2022

Subject: Update to Procedural Requirements for Historic Design Review

The Planning Commission will begin reviewing proposed amendments to procedural requirements for historic design review. Under the City's code, the Planning Commission currently sits as the Historic Design Review Board, pursuant to SMC 17.35.055. As such, the Planning Commission performs historic design review on projects that require Board review within the historic districts (Downtown and Meadowbrook).

Staff has identified several issues with the current procedures for historic design review, as well as some code provisions that have never been fully implemented. The purpose of proposed amendments to the code is to address these areas of concern. Staff is preparing an amendment package to address the following:

1. Minor adjustments to code provisions governing how the Board operates (SMC 17.35.050).
2. Adjustments to what kinds of projects are subject to Board review and what kinds would be subject to administrative review (SMC 17.35.120).
3. Clarification of how the various types of historic design review fit with the City's general permit categories in SMC 14.30.020.
4. Removal of the requirement to inform King County for Type II and III projects (SMC 17.35.120(B)).
5. Removal of the Landmarks and Heritage Commission from conducting historic design review for Type III projects, or acting as an appeal body for appeals of Type II projects within the Landmark District (SMC 17.35.120(D) and (E), and SMC 17.35.170).
6. Clarification of appeal procedures to bring them into alignment with the general permit appeal procedures in Chapter 14.40 SMC and the Hearing Examiner procedures in Chapter 2.14 SMC (SMC 17.35.170).
7. Clarifying the deadline for filing appeals (SMC 14.40.010).

Overall, the goal of these amendments is to align the procedures for historic design review with actual practice, streamline the historic design review process by shifting some reviews to the Historic Preservation Officer (Community Development Director), and ensuring consistency across the City's development codes.

Staff proposes to adjust what types of projects require Board review and decision. Today, SMC 17.35.120 specifies what types of projects require Board review. To streamline the permit process and reduce Board workload, staff will propose shifting routine maintenance and repair activities, additions to non-contributing buildings, and permanent signage to Type I, with review and decision by the Historic Preservation Officer (Community Development Director). Type II would add demolition of non-contributing buildings and additions to any contributing building. Type III would not change but would be rewritten for clarity.

Staff also proposes to adjust the appeal procedures to bring them more in line with the procedures for other permits the City issues. In particular, appeals of Type I projects would go to the City Hearing Examiner instead of the Historic Design Review Board, in line with the City's permit procedures in Chapter 14.30 SMC. In addition, staff proposes to make the City Council the sole appeal body for appeal of Type II and III projects. Currently, appeals of projects in the Landmark District are to the Snoqualmie Landmarks and Heritage Commission, however this body is primarily a King County body (specifically, it is the King County Landmarks and Heritage Commission plus a special Snoqualmie member appointed by the Mayor with City Council confirmation) that has little direct understanding of Snoqualmie's permit process and is difficult to schedule.

Staff is prepared to discuss the proposed amendments. Proposed amendment language is also included in the agenda packet for the Planning Commission's October 17, 2022, meeting. As a code amendment, these amendments would require a public hearing and Planning Commission recommendation to the City Council.

Please contact Jason Rogers with any questions.

Next Steps

The Planning Commission should review the proposed amendments. The Planning Commission should schedule a public hearing on these amendments, with an aim to make a recommendation to the City Council prior to the end of the year.

17.35.050 Snoqualmie historical design review board – Created.

- A. There is hereby created the Snoqualmie historical design review board consisting of five members, at least three of whom shall reside within the city. The members of the historic design review board shall be appointed by the mayor and confirmed by city council. The historic design review board shall be made up as follows:
 - 1. One member shall be a member of the Snoqualmie planning commission.
 - 2. One member shall be a property owner or business owner within the downtown or Meadowbrook historic district overlay zone.
 - 3. One member shall be a property owner or business owner within the downtown landmark district.
 - 4. One member shall be the special member of the Snoqualmie landmarks and heritage commission.
 - 5. One member shall be a person with demonstrated interest or expertise in historic architecture, local history or historic preservation.
- B. The historical design review board shall by resolution adopt rules governing its organization and procedures. The board shall meet not less than once a month. The board may hold special meetings on such notice as is required by law as may be required to render historical design review decisions in a timely manner.
- D. The historic preservation officer or his or her designee shall advise the historical design review board.

17.35.120 Types of projects requiring historical design review –Designated

There are hereby established four types of projects for which historical design review shall be required, to be known as Type I, Type II, Type III, and Type IV, as follows:

- A. Type I projects include the following:
 - 1. Routine maintenance, and repair or replacement of exterior features of noncontributing buildings or structures;
 - 2. Exterior painting of noncontributing buildings or structures, using approved colors; and
 - 3. Temporary signs to be placed for not more than 60 days;
 - 4. Routine maintenance, and repair or replacement of exterior features of contributing buildings or structures that use the same materials and design as used on the building before 1940, and using approved colors;
 - 5. All additions to non-contributing buildings or structures; and
 - 6. All permanent signs.
- B. Type II projects include the following:
 - 1. For contributing buildings or structures, any alteration in exterior appearance or replacement of historic materials with nonhistoric materials;
 - 2. For noncontributing buildings or structures, any exterior repairs (other than emergency repairs needed for the immediate protection of property, life or safety) or alterations other than those designated as Type I;
 - 3. The demolition or removal of a non-contributing building or structure, or demolition or removal of a significant portion thereof4. All additions to contributing buildings or structures; and
 - 5. All new construction.
- C. Type III projects include the following:
 - 1. The demolition or removal of a contributing building or structure;
 - 2. The demolition or removal of a significant feature of a contributing building or structure, including removal of a significant portion thereof;

3. Excavation of a designated landmark site; and
4. Excavation, test boring, site clearing or grading activity on an archaeological site.

17.35.150 Historical design review.

- A. Type I projects shall be reviewed by the historic preservation officer, who shall approve, approve with conditions, or refer the project to the historical design review board. The historic preservation officer shall render a decision on a Type I project or refer such project to the historical design review board within 15 calendar days from the determination of a complete application. Referral of a Type I project to the historical design review board shall be at the sole discretion of the historic preservation officer. If a Type I project is referred to the historical design review board, the board shall render its decision on such project at the next regular meeting of the board, unless the applicant consents to a longer period of time, or the board determines that additional information must be submitted in order for it to render its decision. Type I projects shall be considered Category I or II permits per SMC 14.30.020.
- B. Type II and Type III projects shall be reviewed by the historic preservation officer. The historic preservation officer shall make a staff report and recommendation to the historical design review board. The historic preservation officer may, at their sole discretion, request the technical assistance of the King County historic preservation program staff with respect to any proposed project with a landmark district or relating to a designated landmark outside a landmark district. The board may request the technical assistance of the King County historic preservation program staff. The board shall consider the application at a regular or special meeting open to the public within 45 days after the determination of a complete application. The board shall render its decision within 30 days after the meeting at which the application was first considered, which may be to approve, approve with conditions or deny the application; provided, such time periods may be extended by the board in the event modifications to the project require consideration at more than one meeting of the board. Type III projects shall be considered Category IV permits per SMC 14.30.020.
- C. The standards established in this chapter are mandatory. The board may consider variances from the strict application of the standards of this chapter if the applicant demonstrates the need for such a variance; and provided, that the request is in keeping with the intent and purposes of this chapter. Should an applicant for a Type I project request a variance from the strict application of the standards of this chapter, the board shall review and make a decision on the project and the variance. The board shall take the following factors into consideration with respect to decisions on variances:
 1. The extent to which the project would adversely affect the character of the building or the overall historic district;
 2. The reasonableness of the proposed project in light of other alternatives available to achieve the objectives of the owner and the applicant; and
 3. The extent to which the proposed variance may be necessary to meet the requirements of a law or regulation, such as the building code, including the Washington State Barrier Free regulations, the Model Toxic Control Act or the Flood Hazard regulations.
- D. Type III projects, to the extent that they represent an irreplaceable loss to the historic fabric of the city in the opinion of the board, may only be approved when the action is required to alleviate a threat to public health and safety, when needed due to economic impacts, or when required to accomplish a significant public purpose. The board shall consider such application at a public meeting within 45 days after the date of referral, and render its decision within 30 days after the meeting at which the application was first considered.

- E. The respective decisions of the historic preservation officer and historical design review board shall be in writing, and state applicable findings, conclusions, and decision, including any conditions; provided, the historical design review board may adopt all or portions of the staff report as their findings and conditions. A copy of the findings and decision shall be provided to the property owner and applicant within five days after the decision, and shall be provided to each person who has requested a copy of such findings and decision.

17.35.160 Reconsideration.

In the event new information becomes available, or if the owner or applicant believes that the decision of the historical design review board was based upon erroneous findings, the owner or applicant may file a request for reconsideration within 14 days of the date of the decision. Such request shall be filed with the historic preservation officer, and shall include all supporting documentation. The request for reconsideration shall be heard and decided within 70 days of the date of filing of the request. A request for reconsideration shall not be deemed a prerequisite for appeal of any decision.

17.35.170 Appeal.

- A. The findings and decision of the historic preservation officer for a Type I project may be appealed to the hearing examiner by filing a notice of appeal as specified in Chapter 14.40 SMC. The hearing examiner shall render their decision on the appeal per Chapter 14.40 SMC and Chapter 2.14 SMC.
- B. Decisions of the historical design review board for a Type II or Type III project may be appealed to the city council as specified in Chapter 14.40 SMC. The city council shall render its decision on the appeal per Chapter 14.40 SMC.
- C. The decisions of the Snoqualmie hearing examiner or the city council on appeals shall be final unless appealed to the superior court pursuant to the Land Use Petition Act within the time period therein provided.

14.40.010 Time limit for appeals.

- A. Notwithstanding any provision of this code to the contrary, all appeals of Category I, II and IV project permit decisions shall be filed with 14 days after the notice of decision or other notice that the decision has been made and is appealable; provided:
 - 1. The period for appeal shall be extended for an additional seven days if public consent is allowed on a determination of nonsignificance issued as a part of the appealable project permit decision; and
 - 2. The date from which the 14-day appeal period shall run for any city staff decision made prior to the date of the single report shall be the issuance date of the single report containing a statement that the decision has been made and is appealable.
- B. Unless otherwise specified by another provision of this code, appeals must be received by 5:00pm..
- C. Notwithstanding any provision of this code to the contrary, all appeals of land use decisions to Superior Court shall be filed within 21 days after the decision is issued, as provided in Chapter 36.70C RCW.

14.40.030 Procedure for appeal.

- A. Appeals of Category I and Category II project permit decisions shall be open record appeals, heard by the hearing examiner. Such appeals shall be heard and determined within 90 days after filing of the notice of appeal.
- B. Appeals of Category IV project permit decisions shall be closed record appeals, and shall be heard and determined within 60 days after filing of the notice of appeal. Such appeals shall be heard on the basis of the record before the hearing examiner or planning commission; provided, additional oral testimony or exhibits may be received by stipulation or if required in the discretion of city council to clarify or supplement such record. The city council shall affirm the decision and findings of the hearing examiner or planning commission unless the city council shall find such finding and decision to be clearly erroneous.
- C. The time limitations set forth in subsections A and B of this section may be extended by agreement of all parties to the appeal.
- D. Appeals of Category III project permit decisions to Superior Court shall be as provided by Chapter 36.70C RCW.
- E. The provisions of SMC 2.14.100 and SMC 2.14.105 shall apply to all appeals under this chapter.