

CITY OF MEDINA
BUILDING

SUBJECT TO ALL STATE AND LOCAL ORDINANCES,
STANDARDS, POLICIES AND CONDITIONS OF PERMIT.

Permit Number: CAP-25-041

Edition of Building Code: 2021

Approval Date: 10/10/2025

Reviewed By: R. Kilmer

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE. EXISTING LEGAL NON-CONFORMING BUILDING IN FRONT YARD SETBACK USED TO ESTABLISH SETBACK LINE AS ALLOWED IN MEDINA ZONING CODE. STORMWATER MANAGEMENT PROVIDED.

PROJECT DATA

PROJECT ADDRESS : 1076 LAKE WASHINGTON BLVD NE, MEDINA WA

JURISDICTION : CITY OF MEDINA

LOT SIZE : 15,200 SF

PARCEL NUMBER : 2540700115

LEGAL DESCRIPTION :

- PARCEL A:
- THAT PORTION OF TRACT 9, EASTLAND ACRE TRACTS SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TRACT 9, AND THE NORTH LINE OF NORTHEAST FIRST STREET; THENCE NORTH 138 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT 9; THENCE EAST 50 FEET, ALONG THE NORTH LINE OF SAID TRACT 9; THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF NORTHEAST 12TH STREET VACATED BY ORDINANCE NUMBER 4450 AS ATTACHES TO SAID PREMISES BY OPERATION OF LAW.

- PARCEL B:
- THAT PORTION OF LOT 8, HILLDALE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGES 94 AND 95, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT;
 - THENCE SOUTH 46°06'53" EAST 15.00 FEET;
 - THENCE NORTH 24°08'24" EAST 36.92 FEET;
 - THENCE NORTH 13°53'59" EAST 14.58 FEET;
 - THENCE NORTH 12°22'39" EAST 23.22 FEET;
 - THENCE NORTH 8°27'19" EAST 31.43 FEET;
 - THENCE NORTH 62°57'46" WEST 5.50 FEET;
 - THENCE SOUTH 20°00'05" WEST 99.73 FEET TO THE TRUE POINT OF BEGINNING.

- PARCEL C:
- TOGETHER WITH LOT(S) 5, 6, AND 7, NORTHEASTERLY OF COUNTY ROAD, BLOCK 2, FINLEY'S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 15, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF NORTHEAST 12TH STREET VACATED BY ORDINANCE NUMBER 4450 AS ATTACHES TO SAID PREMISES BY OPERATION OF LAW SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PERMIT CONDITIONS

- WORK HOURS :
 - WEEK DAYS: 7:00 AM - 7:00 PM
 - SATURDAYS: 8:00 AM - 5:00 PM
 - SUNDAYS + LEGAL HOLIDAYS: NOT ALLOWED
- CONSTRUCTION VEHICLE PARKING :
 - CONSTRUCTION PARKING IS PROHIBITED OUTSIDE OF THE PROJECT'S PROPERTY BOUNDARY, UNLESS SPECIFICALLY PERMITTED INCLUDING BUT NOT LIMITED TO WHERE SIGNED ALONG NE 12TH STREET.
 - CONSTRUCTION ENTRANCE TO PROPERTY AND ON-SITE CONSTRUCTION PARKING AREAS SHALL BE STABILIZED AS A CONSTRUCTION BMP.
 - MEDINA HAS A SPECIFICALLY SIGNED AREA FOR OVERFLOW CONSTRUCTION PARKING ON THE NORTH SIDE OF NE 12TH ST. BTWN 80TH AVE NE & 84TH AVE NE. THIS IS THE ONLY EXCEPTION FOR CONSTRUCTION PARKING OUTSIDE OF PRIVATE PROPERTY. VIOLATIONS OF CONSTRUCTION ACTIVITY PERMIT & CITY OF MEDINA MUNICIPAL CODE WILL RESULT IN STOP WORK ORDER, FINES AND FEES. DETERMINE LOCATIONS FOR CONSTRUCTION PARKING ON-SITE, AND LEGAL OVERFLOW OFF-SITE EARLY IN DESIGN PROCESS. ARRANGE FOR WORKER TRANSPORTATION BETWEEN LEGAL PARKING AND PROJECT SITE.
- SITE MAINTENANCE :
 - PERMIT HOLDER SHALL INSTALL OR MAINTAIN A VISUAL BARRIER ALONG THE PROJECT'S PROPERTY BOUNDARY ADJACENT TO OTHER PROPERTIES.
 - PROJECT SITE SHALL CONTAIN AN APPROPRIATELY SIZED COVERED TRASH CONTAINER. PROJECT SITE SHALL BE KEPT CLEAN OF TRASH INCLUDING BUT NOT LIMITED TO CONSTRUCTION DEBRIS AND FOOD WRAPPERS.
 - CONSTRUCTION MATERIALS SHALL BE STORED IN A SAFE, SECURE, & ORDERLY MANNER.
- NOISE :
 - NOISE SHALL NOT EXCEED THE PERMITTED LIMITS IDENTIFIED IN CHAPTER 8.06 MMC.
 - SITE WORKERS SHALL ENDEAVOR TO LIMIT THE SOUND OF RADIOS AND VOICES FROM TRAVELING ACROSS PROPERTY BOUNDARIES.
 - IDLING VEHICLES ARE PROHIBITED.
- UTILITY DISRUPTION :
 - IF THE PROPOSED PROJECT WILL DISRUPT UTILITY SERVICE FOR ANY NEIGHBORING PROPERTIES, THE PERMIT HOLDER SHALL PROVIDE AT LEAST SEVEN DAYS' WRITTEN NOTICE TO ALL AFFECTED NEIGHBORS BY DELIVERING A CITY-ISSUED DOOR-HANGING FLYER AT EACH AFFECTED HOME THAT INCLUDES THE FOLLOWING INFORMATION:
 - CONTACT INFORMATION OF THE OWNER OR AGENT FOR THE PERMITTED PROJECT WHICH IS CAUSING THE DISRUPTION.
 - THE EMERGENCY CONTACT INFORMATION INCLUDING NAME, PHONE NUMBER AND EMAIL ADDRESS FOR THE UTILITY CONTRACTOR DOING THE WORK.
 - THE DATE AND DURATION THAT THE SERVICE WILL BE AFFECTED.
- ROAD CLOSURE :
 - COMPLETE CLOSURE OF ROADS IS PROHIBITED EXCEPT IN AN EMERGENCY.
- ROAD OBSTRUCTION :
 - OBSTRUCTION OF ROADS IS PROHIBITED UNLESS THE APPLICANT RECEIVES A RIGHT-OF-WAY USE PERMIT PURSUANT TO MMC 10.72.040.
- ADDITIONAL CONDITIONS :
 - THE DIRECTOR MAY MODIFY THE CONSTRUCTION PERMIT CONDITIONS MEETING THE REQ'S WITHIN THIS CHAPTER @ ANY TIME IF ADDITIONAL CONSTRUCTION IMPACTS ARE IDENTIFIED OR CONDITIONS CHANGE.

SITE PLAN LEGEND

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PROPERTY CORNER

PROPERTY LINE

SETBACK LINE

TOPOLINE (FROM LEGAL SURVEY)

EXISTING FENCE

OBJECT TO BE DEMOLISHED

CENTER LINE

TREE PROTECTION FENCING

6" OPAQUE CONSTRUCTION FENCE

○

TREE & ID,

DS

RC

DOWNSPOUT / RAIN CHAIN

E

ELECTRICAL METER

G

GAS METER

○

FIRE HYDRANT

■

STORM WATER CATCH BASIN

➡

ENTRANCE

P

OVERHEAD POWER

UP

UNDERGROUND POWER

G

GAS LINE

SD

STORM DRAIN

W

WATER

SS

SANITARY SIDE SEWER

○

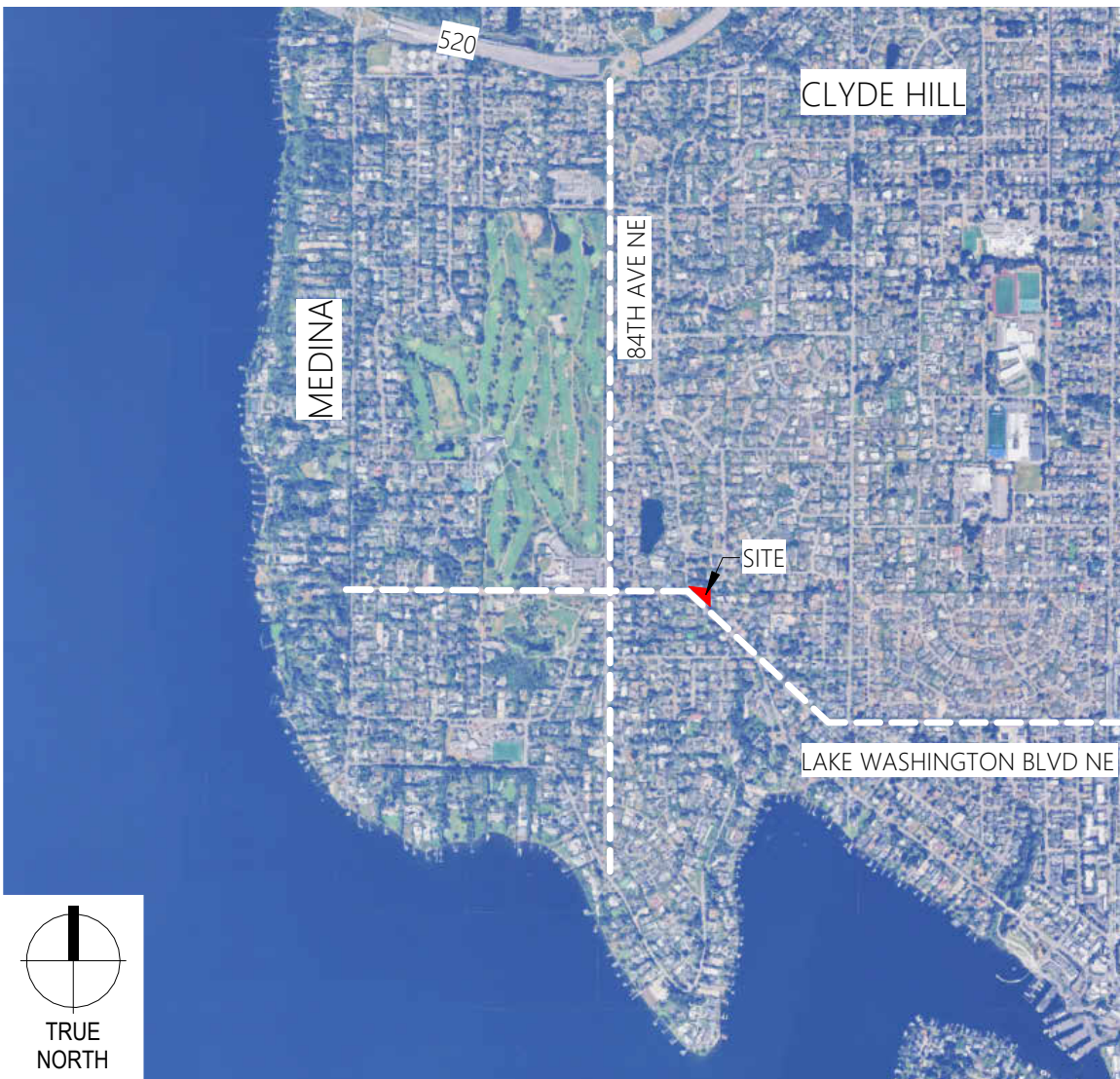
(E) UTILITY POLE

2 CAP SITE PLAN
1" = 10'-0"

TRUE NORTH

SCALE: 1" = 10'

0' 5' 10' 20'



1 VICINITY PLAN
NTS

FLOISAND STUDIO

1941 1ST AVENUE SOUTH, 2E
SEATTLE, WA 98134

ARCHITECT:

FLOISAND STUDIO
CONTACT: ALLISON HOGUE
PHONE: 206.634.0136
ALLISON@FLOISANDSTUDIO.COM

CLIENT:

AGBG GROUP LLC
9625 SE SHORELAND DRIVE
BELLEVUE, WA 98004
CONTACT: BERNIE GARCIA
PHONE: 253.677.9286
BGARCIA@ELEV8HG.COM

STRUCTURAL ENGINEER:

ISBELL CONSULTING ENGINEERS PLLC
926 25TH AVE S.
SEATTLE, WA 98144
CONTACT: WES ISBELL
PHONE: 206.369.1654
WES@ISBELLENG.COM

CIVIL ENGINEER

CANNON ENGINEERING
720 OLIVE WAY, SUITE 925
SEATTLE, WA 98101
CONTACT: SKY MCCLAVE
PHONE: 425.677.2324
SKY@CANNONCORP.US

GEOTECHNICAL ENGINEER

RILEY GROUP
17522 BOTHELL WAY NE
BOTHELL, WA 98011
CONTACT: KRISTINA WELLER
PHONE: 425.415.0551
EMAIL: KWELLER@RILEY-GROUP.COM

SURVEYOR

TERRANE
11235 SE 6TH ST
BELLEVUE, WA 98004
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THERESAA@TERRANE.NET

ARBORIST

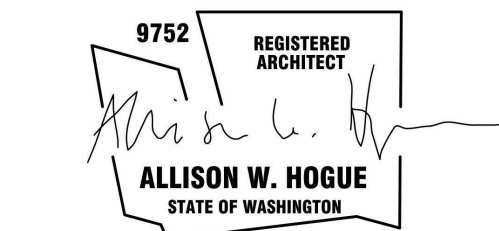
TREE SOLUTIONS
2940 WESTLAKE AVE N #200
SEATTLE, WA 98109
CONTACT: LINDSAY OSBORN
PHONE: 206.528.4670
EMAIL: LINDSAY@TREETOLUTIONS.NET

GARCIA RESIDENCE
REBUILD

1076 LAKE WA BLVD NE
MEDINA, WA 98004

BUILDING DEPT STAMP

PROFESSIONAL STAMP



NO.	DESCRIPTION	DATE
	CONSTRUCTION ACTIVITY PERMIT	10.01.25

CONSTRUCTION
ACTIVITY PLAN

A0.1

DIRECTIONS TO JOBSITE

SITE ADDRESS : 1076 LAKE WA BLVD NE
MEDINA, WA 98004

