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BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND

In the Matter of the Appeal of
Andorra Ventures LLC
Of Building Permit BLDG-2020-01804

NO. BLDG-2020-01804
**DECLARATION OF LOGAN
BOWERS IN SUPPORT OF
PLAUSIBLE PRODUCTS, LLC,
D/B/A HASHTAG CANNABIS'S
MOTION FOR SUMMARY
JUDGMENT**

I, Logan Bowers, state as follows:

1. I am over 18 years of age and am competent to testify to the matters stated herein. I make this declaration based on personal knowledge and based on my knowledge of the pertinent files and records.

2. I am a member of Plausible Products, LLC, d/b/a Hashtag Cannabis (“Hashtag”).

3. Hashtag is a marijuana retailer licensed by the State of Washington. Hashtag first opened for business in the City of Redmond in March 2017 at a location on Avondale Way near the east terminus of State Route 520. After losing its lease at that location, Hashtag entered into a lease for the commercial building (“Building”) and parking lot (“Parking Lot”) at 7829 Leary Way, N.E. (“Property”). For many years, the Property housed a retail shop called

1 Work & Western Wear. Hashtag opened a retail marijuana shop (“Store”) in the Building on
2 May 15, 2020.

3 4. Hashtag applied to the City for a business license on March 30, 2020. A true
4 and correct copy of the online business-license application form that Hashtag submitted is
5 attached hereto as **Exhibit A**.

6 5. The City granted Hashtag’s business-license application, and issued a business
7 license to Hashtag on May 1, 2020 (“Business License”). Attached hereto as **Exhibit B** are
8 true and correct copies of the Business License and the email that Hashtag received from the
9 City transmitting the Business License to Hashtag.

10 6. In order to perform certain tenant-improvement (“T.I.”) work inside the
11 Building, Hashtag applied to the City for a building permit, submitting construction drawings
12 on March 9, 2020. The City approved the drawings with minor modifications and issued
13 Hashtag a building permit (“Building Permit”) on April 10, 2020. A true and correct copy of
14 the approved construction drawings is attached hereto as **Exhibit C**. A true and correct copy of
15 the Building Permit is attached hereto as **Exhibit D**. Hashtag has since completed its T.I. work,
16 which was interior only, was not on a historic landmark, was not new construction, and did not
17 add any square footage to the Building.

18 7. The entrance to the Parking Lot is on the south side of Cleveland Street. The
19 Parking Lot contains eight stalls. Six stalls abut the west edge of the Property, and are angled
20 at about sixty degrees relative to the property line. The remaining two stalls abut the south
21 edge of the Property, and are perpendicular to that property line. The aisle—as measured from
22 the west edge of the concrete ramp adjacent to the Building to the east ends of the parking-stall
23 stripes—is 31 feet wide. Hashtag’s customers frequently park nose-in. When they leave, they
24 typically back out, turn their cars around, and drive forward out of the Parking Lot. The
25 Parking Lot provides ample room for this straightforward maneuver. Attached hereto as
26 **Exhibit E** are still images that I pulled from video recorded by Hashtag’s security cameras
27 showing cars easily turning around and driving forward to exit the Parking Lot.

1 I swear under penalty of perjury under the laws of the State of Washington that the
2 foregoing is true and correct.

3 DATED this 22nd day of June, 2020 at Seattle, Washington.

4
5 

6

Logan Bowers

EXHIBIT A



Navigate to... ▼

VIEW LICENSE

[Home](#) / [Services](#) / [Business Licenses](#) / [View License](#)

Note: If your business is located outside the city limits of Redmond and your location and/or mailing address has changed, please send us a message with the updated address information and let us know if the update is for both location and mailing. Businesses located within Redmond city limits must apply for a new license if the business location has changed.

License #: RED20-000354

Status: Issued

Issue Date: 01/01/2017

Expiration Date: 12/31/2020

Balance Due: \$0.00

Name: Plausible Products, LLC

Address: 7829 LEARY WAY 



[License](#)

[Reviews](#)

[Documents](#)

[Inspections](#)

License #:

RED20-000354

License Type:

Business License

Sub Type:

Business License - Commercial (Redmond)

 BUSINESS INFORMATION

Select your primary type of business:

Retail

DBA:

Hashtag Cannabis

Do you have a Washington State UBI?:

Yes

WA State UBI #:

603565070

Ownership of business property:

I am renting the property

Landlord Name:

Joe Hong

Landlord Phone #:

(425) 681-9258

Emergency Contact Name:

Jerina Pillert

Emergency Contact Phone #:

(504) 231-5918

Describe your business:

A State-licensed Recreational Cannabis shop.

Gross square feet of floor space:

2000

What year did your business open in Redmond?:

2017

Date business opened in Redmond:

03/31/2017

Local Facility Contact:

Plausible Products, LLC - Jeff Eckenrode

Mailing Contact:

Plausible Products, LLC - Jeff Eckenrode

How would you like to receive renewal notices?:

Electronic notification via email

NAICS:

453998 Retail Trade

Will you or anyone at your place of business be practicing massage therapy and/or reflexology?:

No

OWNERSHIP INFORMATION

Business Owner:

Plausible Products - Logan Bowers

Business Type:

Limited Liability

List all members

Name:1:

Jerina Pillert

Title:1:

COO

Home Phone:1:

Home Address:1:

2412 E. Prospect St. Seattle, WA 98112

Name:2:

Logan Bowers

Title:2:

CEO

Home Phone:2:

Home Address:2:

2412 E. Prospect St. Seattle, WA 98112

Name:3:

Title:3:

Home Phone:3:

Home Address:3:

Attach additional owners if applicable:

QUESTIONS ABOUT YOUR BUSINESS

Please select yes or no to each of the questions in the sections below. If you answer yes to any questions you may need to provide additional information and/or allow an inspection to be completed by the Fire Prevention Department. If you have questions regarding the information requested please refer to the Department contact information provided at the beginning of each section.

 **PLANNING DEPARTMENT INFORMATION** 425.556.2494 planneroncall@redmond.gov

(mailto:planneroncall@redmond.gov)

Are you planning on opening a restaurant, daycare, or a business with an assembly and/or educational use?:

No

Do you have 100 or more employees who arrive to work between 6:00 and 9:00AM?:

No

 **BUILDING DEPARTMENT INFORMATION** 425.556.2493 plansexaminer@redmond.gov

(mailto:plansexaminer@redmond.gov)

Previous IBC Occupancy Group:

Unknown

Will you have a change of use occurring on the property?

(e.g. retail to restaurant):

Yes

Describe the change of use:

Space formerly operated by building owners as Western apparel store. Space will now be used by tenants for state-licensed recreational cannabis retail.

Is there rack storage taller than 5 feet 9 inches being installed for the use of the business?:

Yes

 **NATURAL RESOURCES DEPARTMENT INFORMATION** 425.556.2714 groundwater@redmond.gov

(mailto:groundwater@redmond.gov)

Are any of the following located, conducted or proposed at the property?

Above or below ground fuel/oil storage tanks, heating oil tanks, waste oil tanks, or generators:

No

Cleaning, washing, or rinsing of vehicles, parts or equipment:

No

Hydraulic lifts, elevators or escalators (do not include mobile forklifts):

No

Liquid petroleum refining, reprocessing and storage:

No

Bulk storage facilities as defined in Chapter 21.78 of the Redmond Zoning Code:

No

Hazardous waste treatment, storage, and disposal facilities except those defined under permit by rule for industrial wastewater treatment processes per WAC 173-303-802(5)(c):

No

Chemical manufacturing, including but not limited to organic and inorganic chemicals, plastics and resins, pharmaceuticals, cleaning compounds, paints and lacquers, and agricultural chemicals:

No

Dry cleaning establishment? If yes, indicate which cleaning solvent is used:

No

Primary and secondary metal industries that manufacture, produce, smelt, or refine ferrous and non-ferrous metals from molten materials:

No

Wood preserving and wood products preserving:

No

Mobile fleet fueling operations The practice of filling fuel tanks of vehicles from tank vehicles. Mobile fleet fueling is also known as wet fueling and wet hosing. Mobile fleet fueling does not include fueling at construction sites:

No

Handling of products containing (check all that apply)

PERC (Perchloroethylene, Tetrachloroethene, PCE):

No

Trichloroethene (TCE):

No

Benzene:

No

Toluene:

No

Ethylbenzene:

No

Xylene:

No

Methyl t-butyl (MTBE):

No

Cyanide:

No

Septic system:

Do not know

Process water discharged to the sewer system:

Do not know

 FIRE PREVENTION DEPARTMENT INFORMATION 425.406.0865 firedevelopmentservices@redmond.gov
(mailto:firedevelopmentservices@redmond.gov)

Is there rack or shelf storage over 12 feet high at the facility?:

No

Is there storage of rubber tires, Group A plastics, flammable liquids, idle pallets, or similar commodities greater than 6 feet high?:

No

Do you have an area within your business where 50 or more people congregate?:

No

Are there combustible dust producing operations conducted on site:

No

Are cutting and welding activities conducted on site:

No

Are there industrial ovens on site:

No

Is there a repair garage or are motor fuel dispensing activities conducted on site:

No

Are spraying or dipping activities conducted on site:

No

Are compressed gases located on site:

No

| Check the life safety systems in the building

Fire Sprinkler:

No

Fire alarm:

No

Kitchen hood and duct:

No

Other:fire:

No

I do not know if there are any life safety systems in the building:

No

If life safety systems exist, person responsible for maintaining systems:

Plausible Products, LLC - Jeff Eckenrode

 HAZARDOUS MATERIALS LIST 425.556.2714 groundwater@redmond.gov (mailto:groundwater@redmond.gov)

Hazardous materials means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Examples of common hazardous materials are parts washer solvents, petroleum hydrocarbons, antifreeze, dry cleaning solvents, etc.

Are hazardous materials handled, treated, used, produced, disposed of, or recycled at your facility?:

No

💧 WASTEWATER DEPARTMENT 425.556.2828 wastewater@redmond.gov (mailto:wastewater@redmond.gov)

Will your business conduct any food service, processing or preparation?:

No

Will your business be plumbed to a grease removal device? (Grease trap or grease interceptor):

Do not know

📄 BUSINESS LICENSE FEE SCHEDULE

Fee is based on total number of hours worked in Redmond by anyone from this business during the calendar year. Minimum fee of \$117.00 covers up to 1,920 hours worked in Redmond in the calendar year. Starting in 2019, a fee exemption is provided to businesses located outside of Redmond whose estimated gross revenue earned inside the City is less than \$2,000.00. In that case you will not be required to report by FTE or hours worked. Please note: if your revenue earned in Redmond exceeds the \$2,000.00 threshold at any point in the calendar year, you will be required to pay the appropriate licensing fee at that time. All businesses located in Redmond and all businesses located outside of Redmond whose estimated gross revenue earned inside the City is greater than \$2,000.00 must use either the reporting by FTE or reporting by hours method.

Employee Definition: Any person who performs work, labor, or services for a business and is on the business payroll. The term employee also includes all full-time, part-time, and temporary employees or workers on the business payroll and self-employed persons, sole proprietors, owners, managers, partners, any family members working at the business, and any officers, agents, or personal representatives acting in a fiduciary capacity.

Select the reporting method below to calculate the fee due.

2017 Reporting method:

Reporting by hours

2017 Total hours worked by all employees:

7986.82

2018 Reporting method:

Reporting by hours

2018 Total hours worked by all employees:

20763.95

2019 Reporting method:

Reporting by hours

2019 Total hours worked by all employees:

26588.85

2020 Reporting method:

Reporting by hours

Determining the total number of hours employees worked within the city:

Note: Employers starting business in Redmond this year will need to estimate the number of employee hours to be worked from the date business started (will start) in Redmond until the end of the current calendar year. Business Licenses expire 12/31 of each year.

- Annual employee hours may be calculated based on the sum of employee hours on the four quarterly reports submitted to the Washington State Department of Labor and Industries for the previous year.
- The work figure used by L&I is 1,920 hours per year for a full-time employee.
- In addition to the annual employee hours reported on the L&I report, you must include employee hours for sole proprietors, owners, managers, partners, any family members working at the business, and any officers, agents or personal representatives acting in a fiduciary capacity.
- It will be the responsibility of the employer to determine the number of hours worked within the city.

Enter the total hours worked by all employees below employee hours will be multiplied by \$0.060937 to determine the fee due, the minimum fee for any license is \$117.00, which covers up to 1,920 hours worked in the calendar year.

2020 Total hours worked by all employees:

24373.11

2015 COPYRIGHT BY ONLINE SOLUTIONS, LLC



EXHIBIT B

From: hburtsche@redmond.gov
Sent: 05/01/2020 - 10:16 AM
To: jerina@seattlehashtag.com,Jeff@seattlehashtag.com
CC:
Subject: City of Redmond Business License Email

Attachments:

Business License.htm

Hello, I have attached an electronic version of the City of Redmond business license. Please let me know if I can be of any further assistance.

Best Regards,

Heather Burtsche
City of Redmond



CITY OF REDMOND - WASHINGTON
BUSINESS LICENSE

Business Location:
7829 LEARY WAY, REDMOND, WA 98052

Number: RED20-000354
Issued: 01/01/2020
Expires: 12/31/2020

Plausible Products, LLC
DBA: Hashtag Cannabis
7829 Leary Way NE
Redmond, WA 98052

This is to certify that the company shown above has complied with requirements for transaction of

A State-licensed Recreational Cannabis shop.

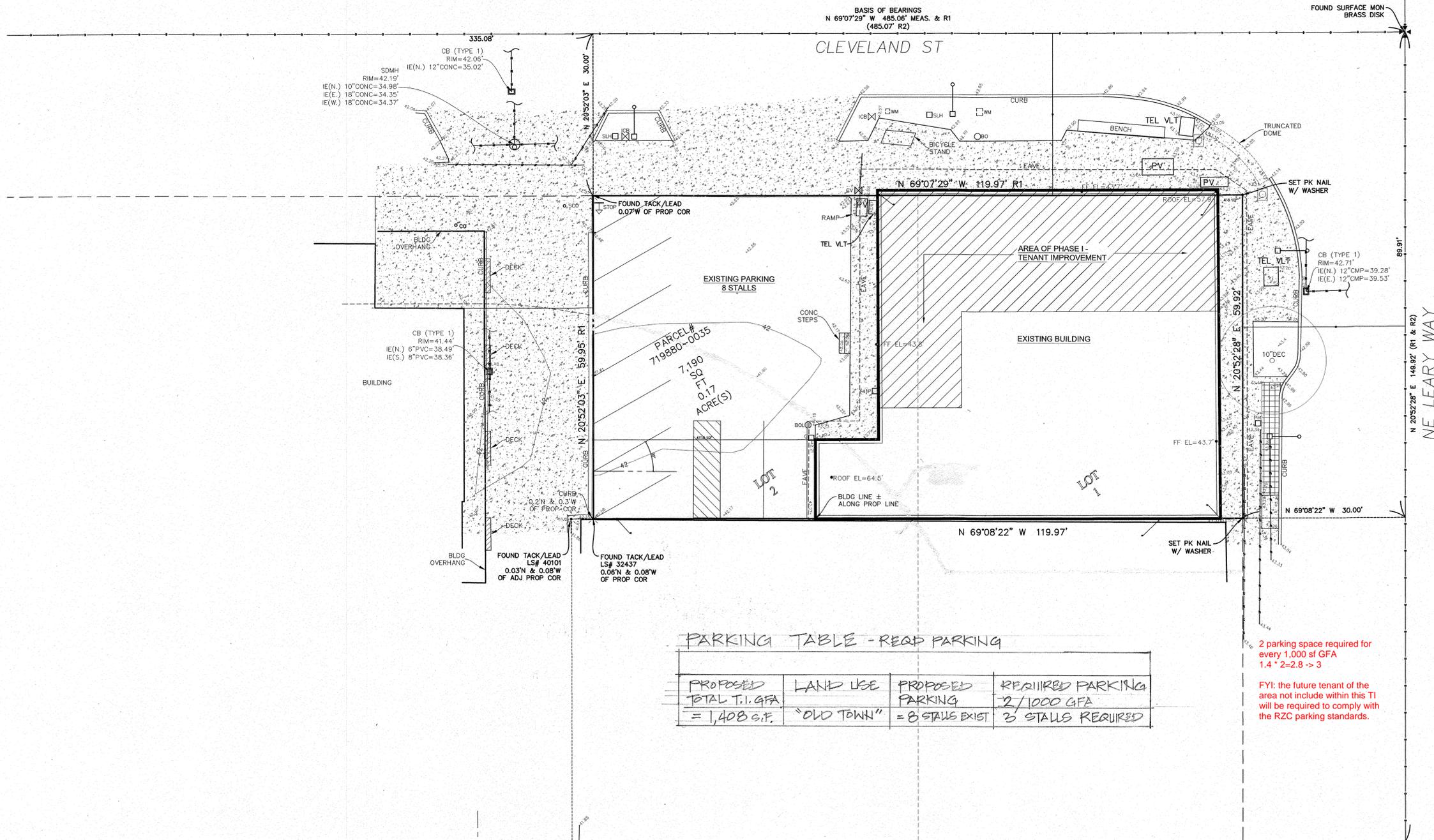
Subject to any conditions listed below

- Your license expires on December 31 of the calendar year the business license is issued unless otherwise indicated or revoked.
- A renewal notice will be provided the first week in January. It is the business owner's responsibility to keep the address/contact information on record current.
- If you are no longer in business under the business name indicated on this license please notify the City Business License office in writing.



Business licenses are non-transferable, subject to provisions of City ordinances.
This license must be posted in a conspicuous place at the business location.

EXHIBIT C



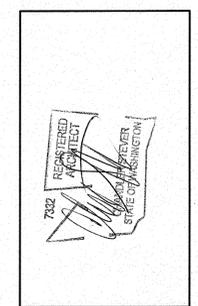
1 SITE PLAN
1" = 10'-0"



DATE	COMMENTS
5-9-20	Submittal Permit

SITE COPY

CHANDLER STEVER ARCHITECT
 115 527 100 0000
 115 527 100 0000
 SAMMAMISH, WA 98076
 TEL: 425-385-2176
 EMAIL: CHANDLERSTEVE@COMCAST.NET
 CHANDLERSTEVEARCHITECT.COM



HASHTAG CANNABIS - Tenant Improvement
 7829 LEARY WAY N.E.
 REDMOND, WA

BLDG-2020-01804
APPROVED
04/10/2020

SITE PLAN
A1.01

2020.03.09

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDING# 20110706001083)
NORTH HALF OF LOTS 1 AND 2, BLOCK 3, TOWN OF REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 69°07'29" W BETWEEN FOUND CENTERLINE MONUMENTATION ALONG CLEVELAND STREET PER R1 & R2.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 289, PG. 11, RECORDS OF KING COUNTY, WASHINGTON.
- R2. BOUNDARY LINE ADJUSTMENT, VOL. 216, PG. 8, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

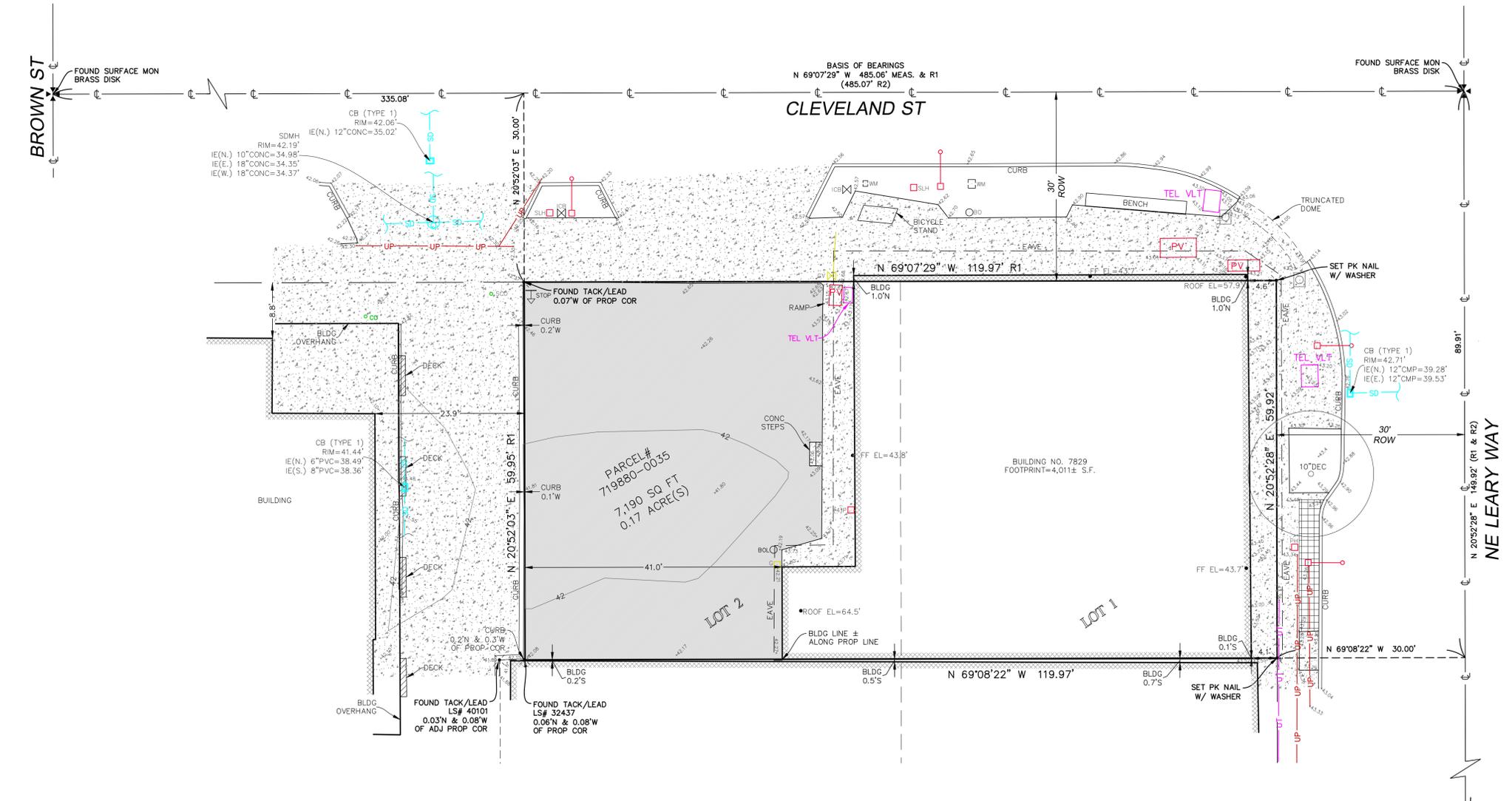
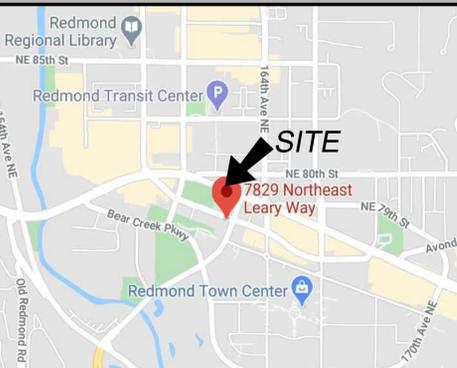
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 719880-0035.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,190± S.F. (0.17 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

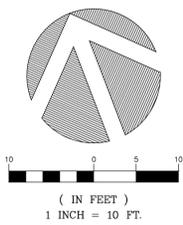
LEGEND

	ASPHALT SURFACE		SIGN (AS NOTED)
	BRICK SURFACE		STORM MANHOLE
	BOLLARD		STORM DRAIN LINE
	BUILDING		STREET LIGHT HAND HOLE
	CENTERLINE ROW		TELEPHONE VAULT
	CLEANOUT		TREE (AS NOTED)
	SEWER CLEANOUT		UTILITY LINE
	CONCRETE SURFACE		WATER METER
	DECK		IRRIGATION CONTROL BOX
	PAVER SURFACE		MONUMENT IN CASE (FOUND)
	GAS LINE		MONUMENT (SURFACE, FOUND)
	GAS METER		NAIL AS NOTED
	GAS VALVE		POWER HAND HOLE
	INLET (TYPE 1)		POWER METER
	LIGHT POLE		POWER (UNDERGROUND)
	PEDESTRIAN PEDESTAL		POWER VAULT

VICINITY MAP



STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



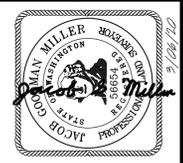
BLDG-2020-01804

APPROVED
04/10/2020

measure success
SITE COPY

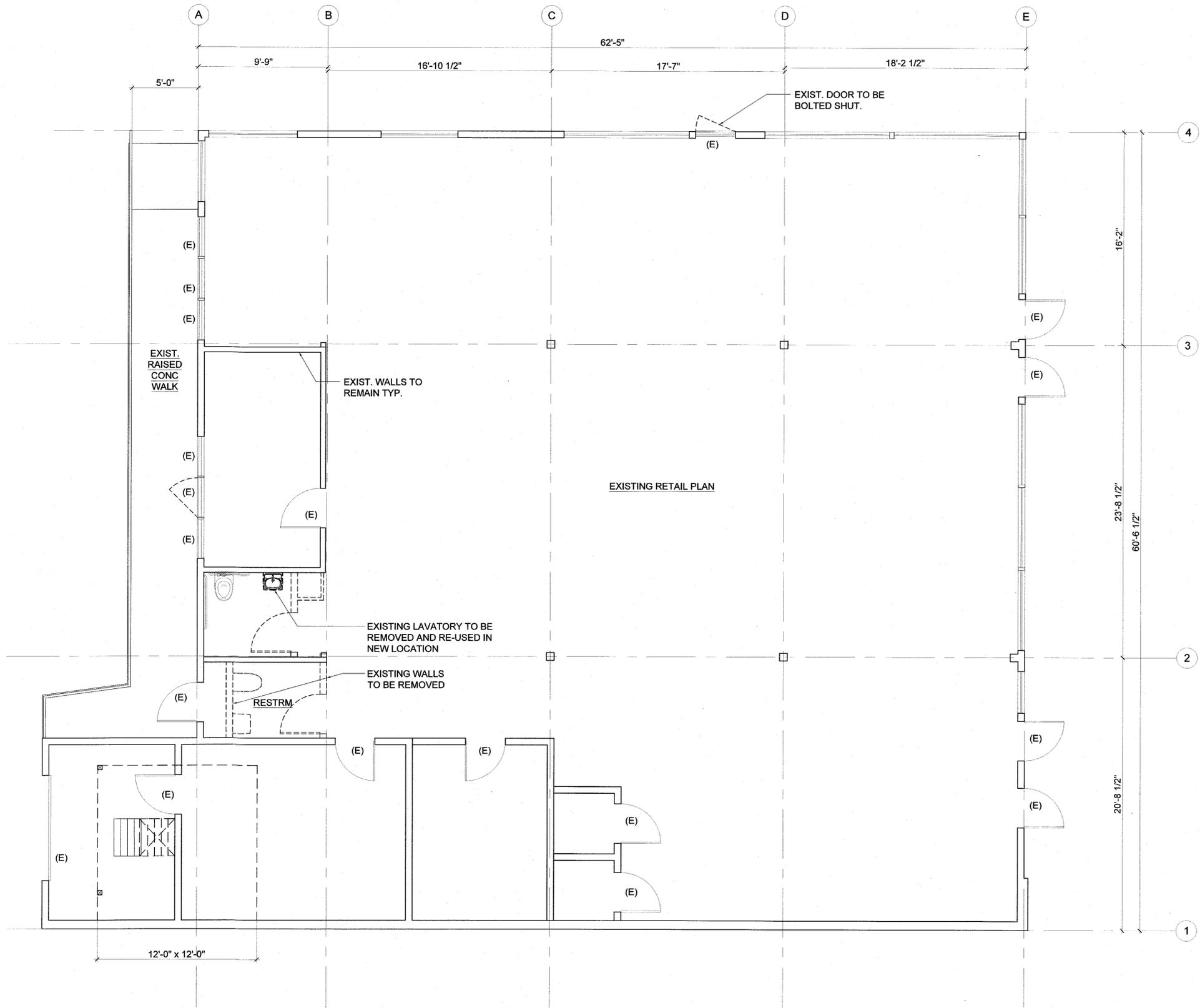
TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NE 1/4 SEC 11, TWP. 25N., RGE 06E., W.M.
PARCEL NO. 719880-0035

REDMOND WORK & WESTERN WEAR
7829 NE LEARY WAY
REDMOND, WA 98052



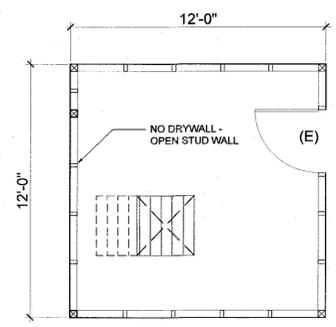
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	200064
DATE:	02/20/2020
DRAFTED BY:	RSN
CHECKED BY:	JGM/CSP
SCALE:	1" = 10'
REVISION HISTORY	
02/26/20	ACCESS PATH
03/06/20	PER COMMENTS
SHEET NUMBER	
1 OF 1	



DEMO LEGEND

- (E) EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

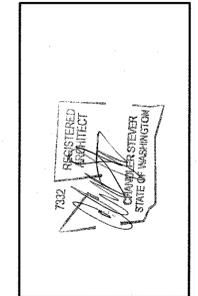


1 EXISTING ASBUILT PLAN / DEMO PLAN
1/4"=1'-0"

2 EXIST. UNHEATED *ROOF ACCESS*
PENTHOUSE PLAN
1/4"=1'-0"

DATE COMMENTS
 8-9-20 SUBMIT PERMIT
 11-10-20 PLAN CORRECTIONS
SITE COPY

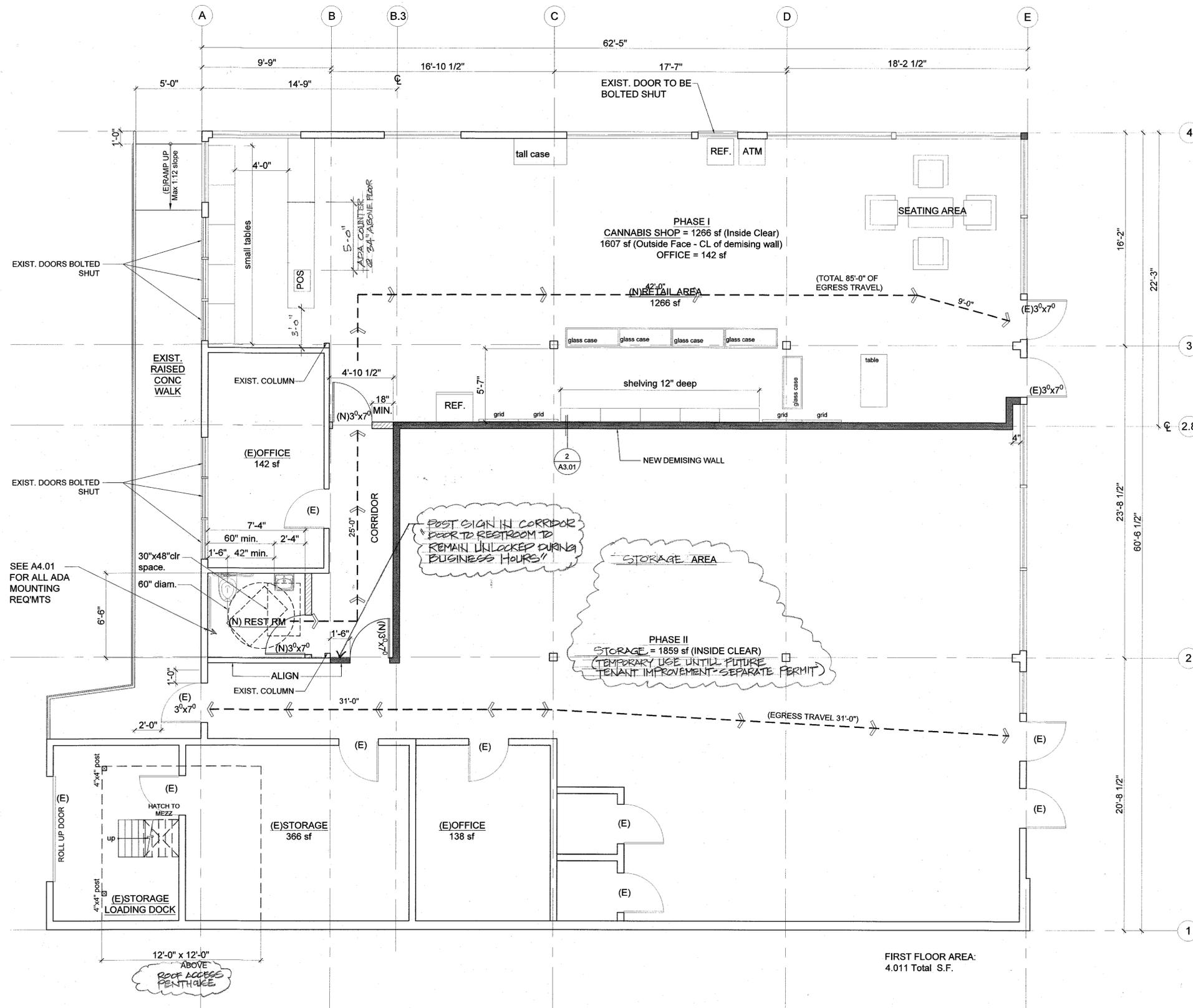
CHANDLER STEVER ARCHITECT
 715 223RD PL NE
 SAMMAMISH, WA 98075
 TEL: 425-985-2176
 EMAIL: CHANDLERSTEVE@COMCAST.NET
 CHANDLERSTEVEARCHITECT.COM



HASHTAG CANNABIS - Tenant Improvement
 7829 LEARY WAY N.E.
 REDMOND, WA
BLDG-2020-01804
APPROVED
04/10/2020

EXISTING ASBUILT & DEMO PLAN
A2.00
 2020.03.09

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered non-functional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 3/4 inch (19.1 mm) wide and not less than 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 3706.6.1

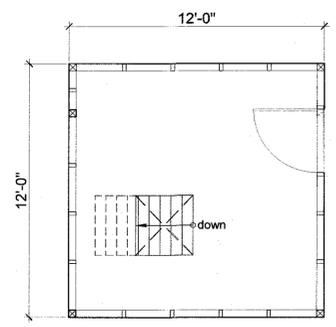


PHASE 1 - TENANT IMPROVEMENT

M OCCUPANCY
 1/60 = 21 Occupants
 RETAIL = 1266 sf / (1/30) = 43 OCCUPANTS
 OFFICE = 142 sf / (1/100) = 12 OCCUPANTS
 45 OCCUPANTS
 22

WALL LEGEND

- (N) NEW FULL HT DEMISING WALL SEE DETAIL #2/A3.01
- (N) NEW 2X PARTITION WALL
- (E) EXISTING WALLS TO REMAIN



FIRST FLOOR AREA:
4,011 Total S.F.

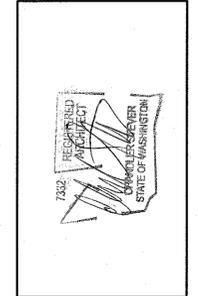
AREA: 4155 Total S.F.

1 FIRST FLOOR PLAN
1/4"=1'-0"

2 PENTHOUSE PLAN
1/4"=1'-0"

DATE: 3-9-20
 COMMENTS: SUBMIT PERMIT
 4-10-20 - PLAN CORRECTIONS
SITE COPY

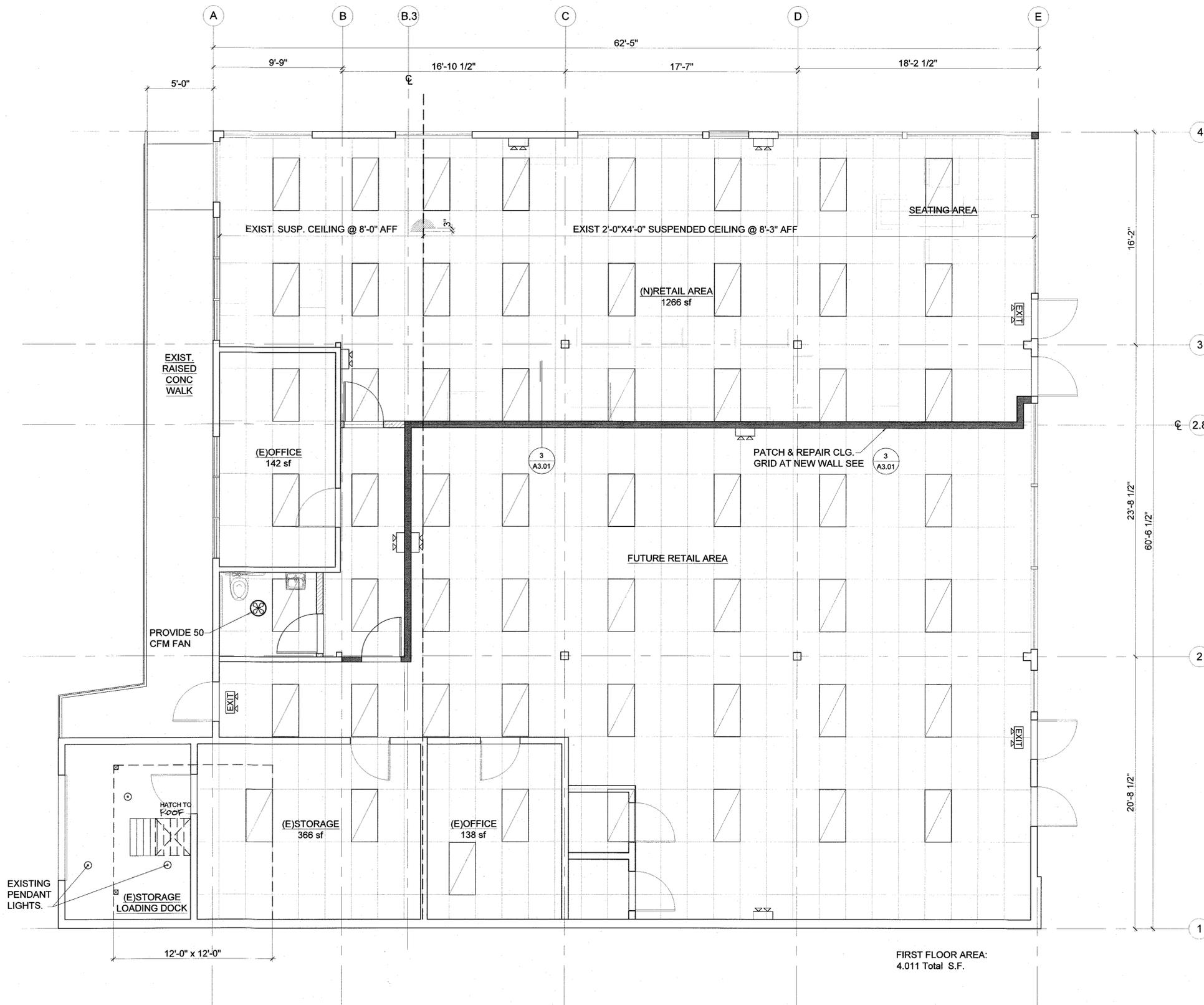
CHANDLER STEVER
 ARCHITECT
 1715 2700 1/2 NE
 SAMMAMISH WA 98074
 TEL: 425-885-2176
 FAX: 425-885-2177
 EMAIL: CHANDLER@CHANDLERSTEVERARCHITECT.COM
 CHANDLERSTEVERARCHITECT.COM



HASHTAG CANNABIS - Tenant Improvement
 BLDG-2020-01804
APPROVED
 04/10/2020
 7829 LEARY WAY N.E.
 REDMOND, WA

PROPOSED FLOOR PLAN
A2.01

2020.03.09



FIRST FLOOR AREA:
4,011 Total S.F.

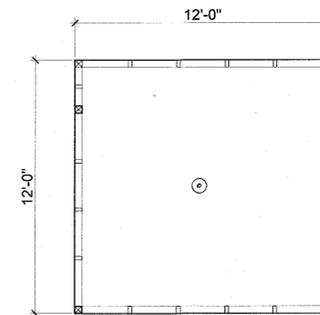
AREA: 4155 Total S.F.

WALL LEGEND

- (N) NEW FULL HT DEMISING WALL SEE DETAIL #2/A3.01
- (N) NEW 2X PARTITION WALL
- (E) EXISTING WALLS TO REMAIN

REFLECTED CEILING LEGEND

- (E) EXISTING 2X4 FLORESCENT LIGHTING TO REMAIN (PHASE I ONLY). SEE DETAILS 3 AND 4 A3.01 FOR CEILING AND FIXTURE BRACING DETAILS.
- (E) EXISTING 2'-0"X4'-0" SUSPENDED CEILING GRID.
- (N) NEW ILLUMINATED EXIT SIGN WITH 90 MIN. BATTERY BUG EYE EMERGENCY LIGHTS - TYPICAL 3 LOCATIONS
- (N) NEW BUG EYE EMERGENCY LIGHTS WITH 90 MIN. BATTERY POWER. TYPICAL 7 LOCATIONS
- (E) EXIST. PENDANT LIGHTING
- (N) NEW 50 CFM EXHAUST FAN



DATE COMMENTS
3.7.20 - SUBMIT PERMIT
4.10.20 - PLAN CORRECTIONS

CHANDLER STEVER
ARCHITECT
1715 23RD PL SE
SAMMAMISH WA 98074
TEL 425-885-2176
FAX 425-885-2177
EMAIL CHANDLERSTEVERARCHITECT.COM
CHANDLERSTEVERARCHITECT.COM



HASHTAG CANNABIS - Tenant Improvement
7829 LEARY WAY N.E.
REDMOND, WA
BLDG-2020-01804
APPROVED
04/10/2020

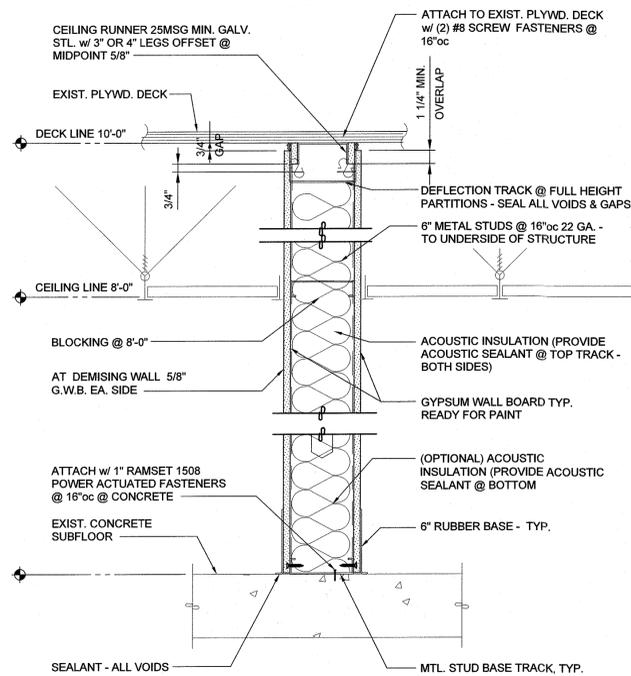
REFLECTED CEILING PLAN
A2.02

2020.03.09

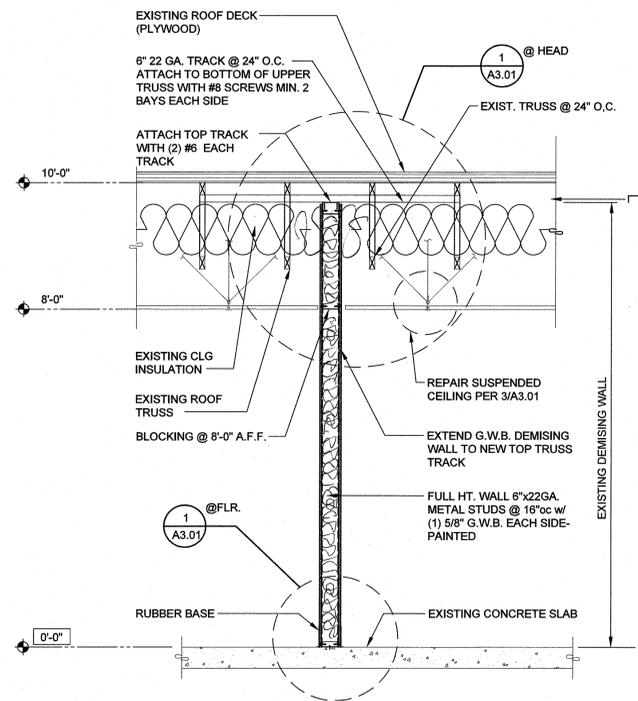
1 REFLECTED CEILING PLAN
1/4"=1'-0"

2 PENTHOUSE REF. CLG PLAN
1/4"=1'-0"

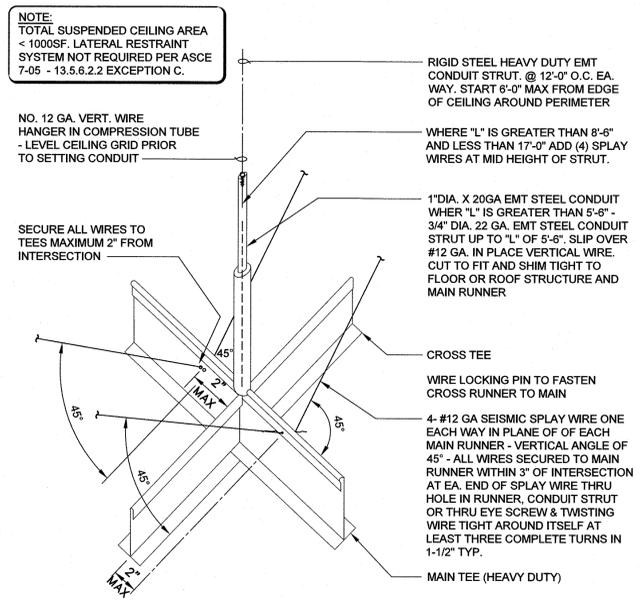
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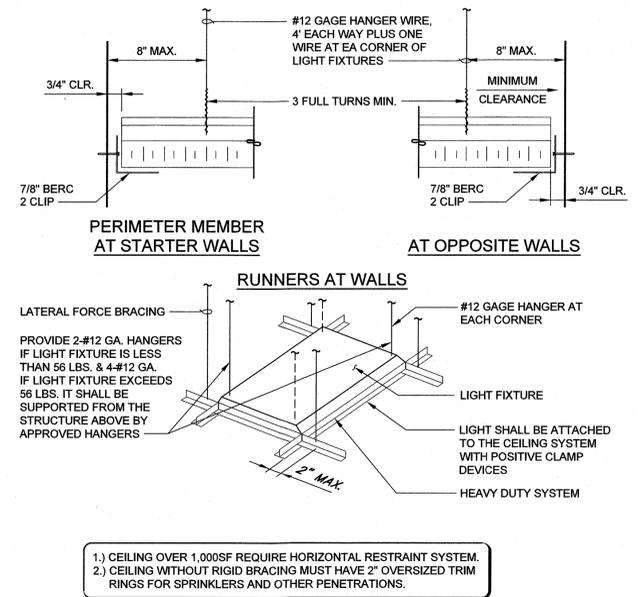
1 DEFLECTION HEAD DETAIL AND BOTTOM TRACK DETAIL
1 1/2" = 1'-0"



2 FULL HEIGHT WALL
1/2" = 1'-0"



3 TYPICAL CEILING BRACING DETAIL
1/2" = 1'-0"



4 LIGHT FIXTURE BRACING DETAIL
CEILING TO COMPLY WITH IBC, ASTM C635, C636 & CISCA GUIDELINES
1/2" = 1'-0"

1.) CEILING OVER 1,000SF REQUIRE HORIZONTAL RESTRAINT SYSTEM.
2.) CEILING WITHOUT RIGID BRACING MUST HAVE 2\"/>

DATE	COMMENTS
04/10/20	SUBMIT PERMIT

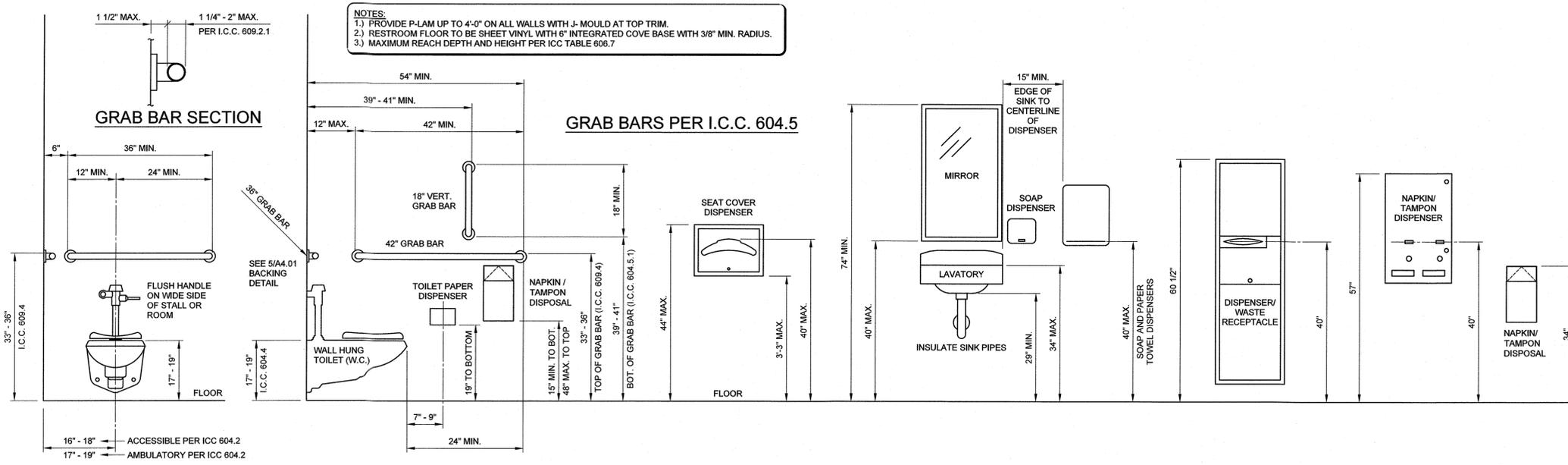
CHANDLER STEVER ARCHITECT
1715 223RD PL NE
SAMMAMISH, WA 98075
TEL: 425-388-2176
EMAIL: CHANDLERSTEVE@COMCAST.NET
CHANDLERSTEVEARCHITECT.COM

REGISTERED ARCHITECT
STATE OF WASHINGTON
7032
[Signature]

HASHTAG CANNABIS - Tenant Improvement
7829 LEARY WAY N.E.
REDMOND, WA
BLDG-2020-01804
APPROVED
04/10/2020

INT. WALL SECTIONS / BRACING DETAILS
A3.01

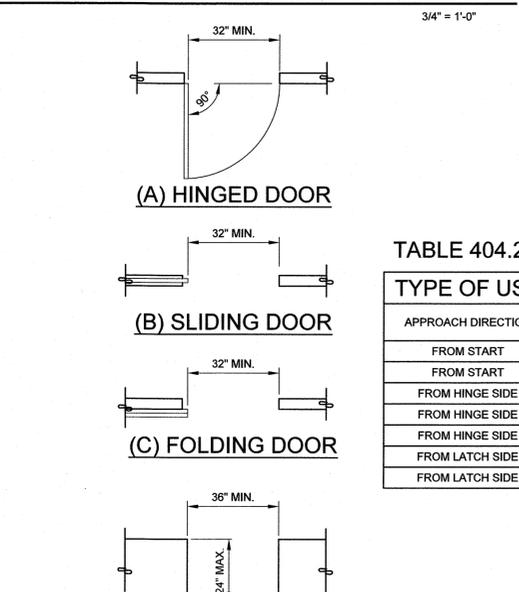
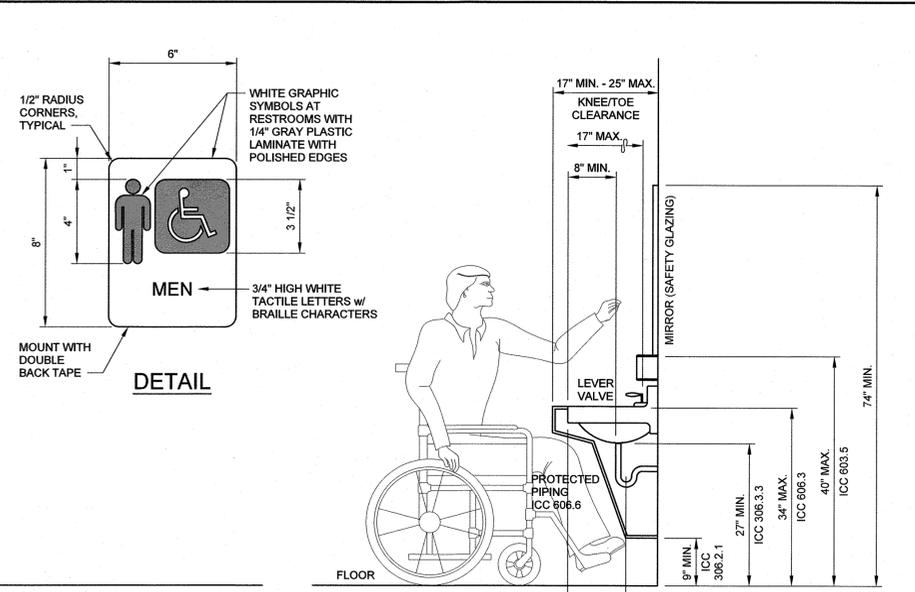
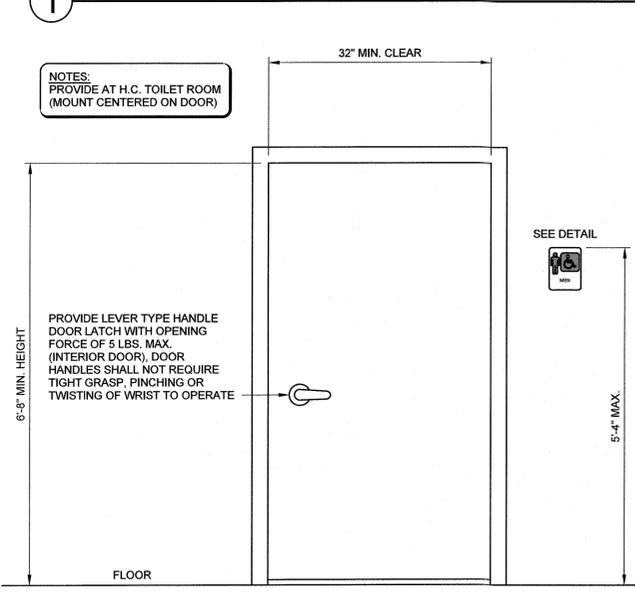
2020.03.09



603 TOILET AND BATHING ROOMS:

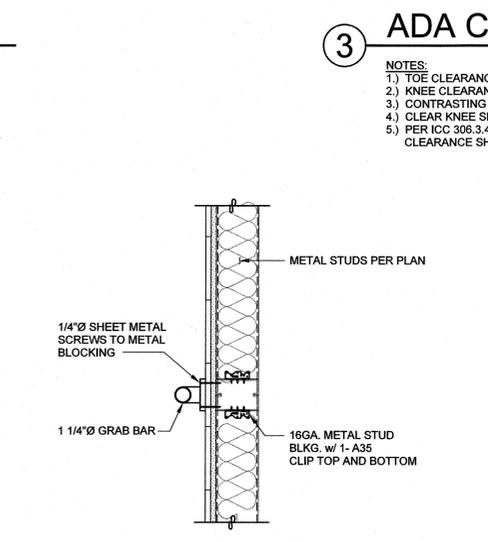
- 603.2.1 TURNING SPACE: A TURNING SPACE COMPLYING WITH 304 SHALL BE PROVIDED WITHIN THE ROOM.
- 603.2.2 OVERLAP: CLEAR FLOOR SPACES, CLEARANCES AT FIXTURES, AND TURNING SPACES SHALL BE PERMITTED TO OVERLAP.
- 603.2.3 DOOR SWING: DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE.
 - EXCEPTIONS:
 - DOORS TO A TOILET AND BATHING ROOM FOR A SINGLE OCCUPANT. ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE. PROVIDED THE SWING OF THE DOOR CAN BE REVERSED TO MEET SECTION 603.2.3
 - WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
- 603.3 MIRRORS: MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE 40 INCHES MAX. ABOVE THE FLOOR. MIRRORS NOT LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAX. ABOVE THE FLOOR.
- 603.4 COAT HOOKS AND SHELVES: COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH SPECIFIED IN SECTION 308. SHELVES SHALL BE 40 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR.
- 604.1 GENERAL: ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 604.8 AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 604.9
- 604.2 LOCATION: THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION. WATER CLOSET LOCATED IN AMBULATORY ACCESSIBLE COMPARTMENTS SPECIFIED IN SECTION 604.9 SHALL HAVE THE CENTERLINE OF THE WATER CLOSET 17 INCHES MAX. FOR THE SIDE OF WALL OR PARTITION.
- 604.3 CLEARANCE:
 - 604.3.1 SIZE: A CLEARANCE AROUND A WATER CLOSET 60 INCHES MINIMUM, MEASURED PERPENDICULAR FROM THE SIDE WALL, AND 56 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PROVIDED.
 - 604.3.2 OVERLAP: THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET. ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACES. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCES.
 - 604.3.3 HEIGHT: THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17 INCHES MIN. AND 19 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

1 MOUNTING HEIGHTS

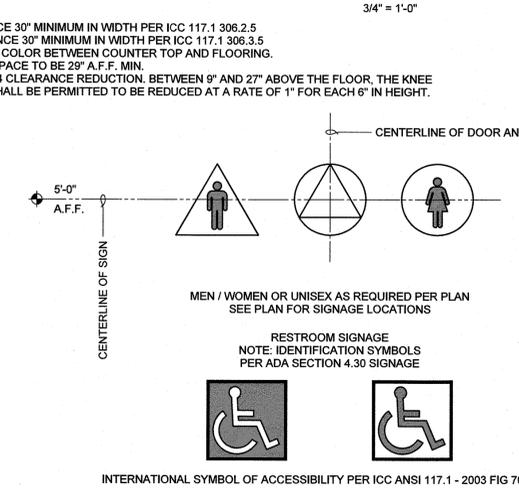


2 RESTROOM SIGNAGE

- 604.5.1 FIXED WALL GRAB BARS: FIXED SIDEWALL GRAB BARS SHALL BE 42 INCHES MIN. IN LENGTH, LOCATED 12 INCHES MAX. FROM THE REAR WALL AND EXTENDING 54 INCHES MIN. FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MIN. IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND 41 INCHES FROM THE REAR WALL.
- 604.5.2 REAR WALL GRAB BARS: THE REAR WALL GRAB BAR SHALL BE 36" MIN. IN LENGTH AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MIN. ON THE SIDE OF CLOSET TO WALL AND 24 INCHES MIN. ON THE TRANSFER SIDE.
- 609.1 GENERAL: GRAB BARS IN ACCESSIBLE TOILET OR BATHING FACILITIES SHALL COMPLY WITH SECTION 609.
- 609.2.1 CIRCULAR CROSS SECTION: GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2 INCHES MAX.
- 609.2.2 NON-CIRCULAR CROSS SECTION: GRAB BARS WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 INCHES MAX. AND PERIMETER DIMENSION OF 4 INCHES MIN. AND 4.8 INCHES MAX.
- 609.2.3 SPACING: THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". THE SPACE BETWEEN THE WALL AND THE GRAB BARS AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF GRAB BARS SHALL BE 1 1/2" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12" MIN.
- 609.4 POSITION OF GRAB BARS: GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MIN. AND 36 INCHES MAX. ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. AT WATER CLOSETS PRIMARILY FOR CHILDREN USE COMPLYING WITH SECTION 604.10, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18" MIN. AND 27" MAX. ABOVE THE FLOOR MEASURED TO THE TOP OF GRIPPING SURFACE.
- 609.5 SURFACE HAZARDS: GRAB BARS, AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.
- 609.6 FITTINGS: GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.



6 SIGNAGE



4 DOOR CLEARANCE

- IBC SECTION 1110 - SIGNAGE**
- 1110.1 SIGNS: REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
 7) UNISEX TOILETS AND BATHING ROOMS
- ICC ANSI 117.1
- 703.5 PICTOGRAMS
- 703.5.1 GENERAL PICTOGRAMS SHALL COMPLY WITH SECTION 703.5
- 703.5.2 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A 6 INCH FIELD MIN. IN HEIGHT.
- CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAMS FIELD.
- 703.5.3 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- 703.6 SYMBOLS OF ACCESSIBILITY
- 703.6.1 GENERAL SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTION 703.6
- 703.6.2 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR FIELDS SHALL HAVE A NON GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT SYMBOL ON A DARK FIELD OR DARK SYMBOL ON A LIGHT FIELD.

DATE: 8-9-20
 COMMENTS: Submit Permit

SITE COPY

CHANDLER STEVER ARCHITECT
 1715 27th Ave NE
 SAWMAN WA 98074
 TEL: 425-985-2776
 EMAIL: CHANDLERSTEVE@GMAIL.COM

7030 REGISTERED ARCHITECT
 STATE OF WASHINGTON

HASHTAG CANNABIS - Tenant Improvement
 BLDG-2020-01804
 APPROVED
 04/10/2020

HASHTAG CANNABIS - Tenant Improvement
 7829 LEARY WAY N.E.
 REDMOND, WA

ADA SHEET
 A4.01

2020.03.09

EXHIBIT D



Development Services Center Permit & Inspection Record

15670 NE 85th St, Redmond, WA 98052 - (425) 556-2473

Permit Number: BLDG-2020-01804

IVR Pin#: 179435

Inspection Request Web/Phone: [land.redmond.gov/\(425\) 556-2435](http://land.redmond.gov/(425)556-2435)

Permit Type: Commercial

Issued: Apr 10, 2020

Work Class: Tenant Improvement

Expires*: Nov 9, 2020

Project Name: Hashtag Cannabis

Valuation: \$30,000.00

Site Address: 7829 LEARY WAY , 100

Parcel Number: 7198800035

Desc of Work: COMM TI - Hashtag Cannabis (Suite 100) - Construct new demising wall in building to create retail te space. Upgrade restroom for ADA compliance. Area of work 1,408 SF.

Owner: JS WESTERN PROPERTIES LLC

7829 LEARY WAY
REDMOND, WA 98052

Lender: Lender 555-555-1212

Contractor: PACIFIC PARTNERS CONSULTING LLC

7214 104TH ST
PUYALLUP, WA 98373

Contractor License: PACIFPC821LO **Expiration Date:** 6/20/2020

The following inspections may be required and have not yet been inspected. Inspection requests must be made by 11 pm to be scheduled for inspection on the next business day. To contact your inspector go to Today's Inspections at land.redmond.gov after 7 am. For all other inspection questions please call 425-444-2425.

Number and Type	Code	Status	Id	Date	Comments
470 BLDG Pre-Construction					
430 BLDG Framing					
430 BLDG Framing					
427 BLDG Fire Safing					
435 BLDG Wall/Vault Insulation					
431 BLDG Glazing					
441 BLDG Sheetrock Nailing					
450 BLDG Ceiling Grid					
465 BLDG Other					
900 PLNG Approval					
790 FIRE Approval					
455 BLDG Final					

* Schedule and receive a valid inspection prior to expire date.

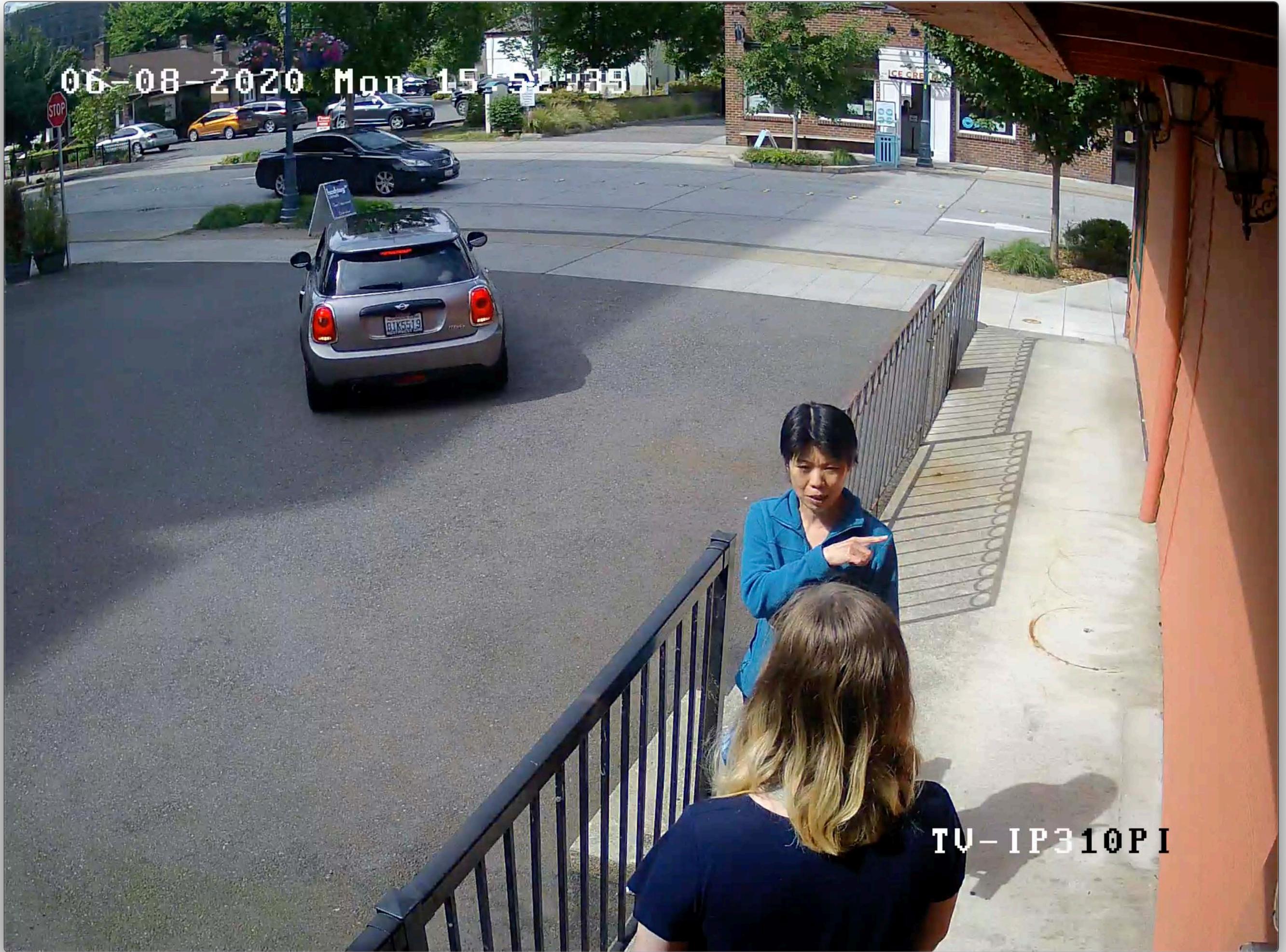
EXHIBIT E

06-08-2020 Mon 15:52:28



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06-08-2020 Mon 15:52:39



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06-08-2020 Mon 15:48:15



TV-IP317P1

06-08-2020 Mon 15:48:58



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06-16-2020 Tue 16:23:37



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06-16-2020 Tue 16:23:44



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06-16-2020 Tue 16:23:56



TV-IP317PI

1 **CERTIFICATE OF SERVICE**

2 I hereby declare under penalty of perjury under the laws of the State of Washington that
3 on this date, I caused a true and correct copy of the foregoing document to be served on the
4 following in the manner(s) indicated:

5 Hearing Examiner Sharon Rice
6 c/o Kalli Biegel, Deputy City Clerk
7 City of Redmond
8 PO Box 97010
9 M/S: 3NFN
10 Redmond, WA 98073
11 Phone: (425) 556-2191
12 Fax: (425) 556-2198
13 Email: kbiegel@redmond.gov

Via E-Mail

14 *Hearing Examiner*

15 Ms. Vicki Orrico
16 Johns Monroe Mitsunaga Koloušková, PLLC
17 11201 SE 8th Street, Suite 120
18 Bellevue, WA 98104
19 Phone: (425) 451-2812
20 Fax: (425) 451-2818
21 Email: orrico@jmmlaw.com

Via E-Mail

22 *Attorneys for Appellant Andorra Ventures*

23 Mr. James Haney
24 Ogden Muphy Wallace, PLLC
25 901 5th Avenue, Suite 3500
26 Seattle, WA 98164
27 Phone: (206) 447-7000
Fax: (206) 447-0215
Email: jhaney@omwlaw.com

Via E-Mail

Attorneys for City of Redmond

DATED this 22nd day of June, 2020 at Seattle, Washington.



Rondi A. Greer