ENCLOSURE 1
DIRECTOR'S DECISION

ATTACHMENT 3
TOPOGRAPHIC EXHIBIT

Legend

- Contours 10 Feet
- Contours 2 Feet
- Address
  - Other Address
  - Current Address
  - Current ADU
  - Pending Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Parks
- Schools
- Olympic Pipeline Corridor

1: 368

Notes

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

ENCLOSURE 1
DIRECTOR'S DECISION

ATTACHMENT 4
ORIGINAL BUILDING PERMIT (FILE NO. 850418)

CITY O
KIRKLAND

BUILDING PERMIT

BUILDI DEPT
828-1138

PERMIT NO. 850418 OWNER'S NAME Doug & Judith Bartholomew JOB ADDRESS 10230 111th Ave NE
CONTRACTOR Woodcraft Homes Inc ADDRESS 23106 100th Ave W Edmonds CONT. PHONE 775-1591
CONT. REG. NO. WOODCH1186QX OWNER'S PHONE 771-5221 OWNER'S ADDRESS 1010 Main St.
TYPE CONST.: NEW RESIDENCE X ADDITION ___ NEW INDUSTRIAL ___ NEW COMMERCIAL ___ COMMERCIAL ADD. ___ INDUSTRIAL ADD. ___
NEW MULTI-FAMILY ___ (UNITS ___) ROOF ___ OTHER ___
TAX ACCOUNT NO. ___ LEGAL DESCRIPTION Lot2, Dogwood Viww Addition to the CIty of Kirkland.

ISSUED BY L DBaird DATE OF ISSUE 8/14/85 DATE OF APPLICATION 8/17/85 | DCD | PSD | FD

BUILDING INFORMATION

ZONE ~~RS8.5~~ OCCUPANCY ~~R3/M1~~ TYPE OF CONSTRUCTION VN BLDG. SQ. FT. 3090
SET BACKS: FRONT 20' SIDE 5/15' REAR 10' STORIES 3 HEIGHT LIMIT 25' VALUATION 78,046.50

PLUMBING	NO.
WATER CLOSETS	3
BATHTUBS	1
SHOWERS	1
LAVATORIES	4
SINKS	1
DISHWASHERS	1
ELC. HOT WATER HEAT.	1
LAUNDRY DRAINS	1
URINALS	
DRINK.FOUNTAINS	
MISC.	
TOTAL FIXTURES	13 ~~12~~

MECH. APPL.	NO.
GAS PIPING(FEET)	2.00
COMPRESSOR	
FORCED AIR FURNACE	6.00
GAS HOT WATER HEAT.	
CONVERSION BURNER	
UNIT HEATER	
GAS PIPING O.K.	

MECH. APPL.	NO.
BOILER	
TANK(S)	
AIR HANDLING UNIT	
OTHER	
TOTAL MECHANICAL	8.00
WATER LINE O.K.	

PERMIT FEE	370.00
PLAN CHECK FEE	240.50
PLUMBING FEE	39.00
MECHANICAL FEE	8.00
OTHER FEE(S)	*16.50
TOTAL BLDG. FEES	674.00
PART.P/C REC.	(101.30)
SEPA REVIEW	
WATER SERVICE	259.00
WATER MAIN CHRG.	838.00
AMOUNT DUE	1,669.70

REMARKS:

Must meet conditions recommended by soils report dated August 5, 1985 by Shanon & Wilson Inc. Pages 3-6. Provide adequate drainage protection for adjacent properties. Roof drains must be connected to the storm drain system. That portion of driveway within City Right-of-Way shall be asphalt. Pressure reducing valve required on domestic water line. Any public improvements damaged during construction shall be replaced prior to final building inspection. Concomitant agreement on file may be called anytime within 15 years.

*Statesurcharges.

BUILDING INSPECTIONS

SET BACKS AND FOOTINGS
DATE ___ BY ___

O.K. TO POUR FOUNDATION WALLS
DATE ___ BY ___

PLUMBING GROUNDWORK
DATE ___ BY ___

PLUMBING ROUGH IN
DATE ___ BY ___

MECHANICAL INSPECTION
DATE ___ BY ___

O.K. TO ENCLOSE FRAMING
DATE ___ BY ___

WALL BOARD AND FIRE WALL
DATE ___ BY ___

FINAL O.K. TO OCCUPY
DATE ___ BY ___

ALL PERMITS EXPIRE 180 DAYS AFTER ISSUANCE IF NO WORK IS STARTED. RESIDENTIAL PERMITS EXPIRE ONE YEAR AFTER DATE OF ISSUANCE.

I CERTIFY THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THE APPLICABLE CITY OF KIRKLAND REQUIREMENTS WILL BE MET:

OWNER OR AGENT Mike Hannigan DATE 8-15-85

10230-11TH AVE NE, KIRKLAND, WA
AVERAGE BUILDING ELEVATION

TRIAD JOB # 14-047
APRIL 4, 2014

BENCH MARK

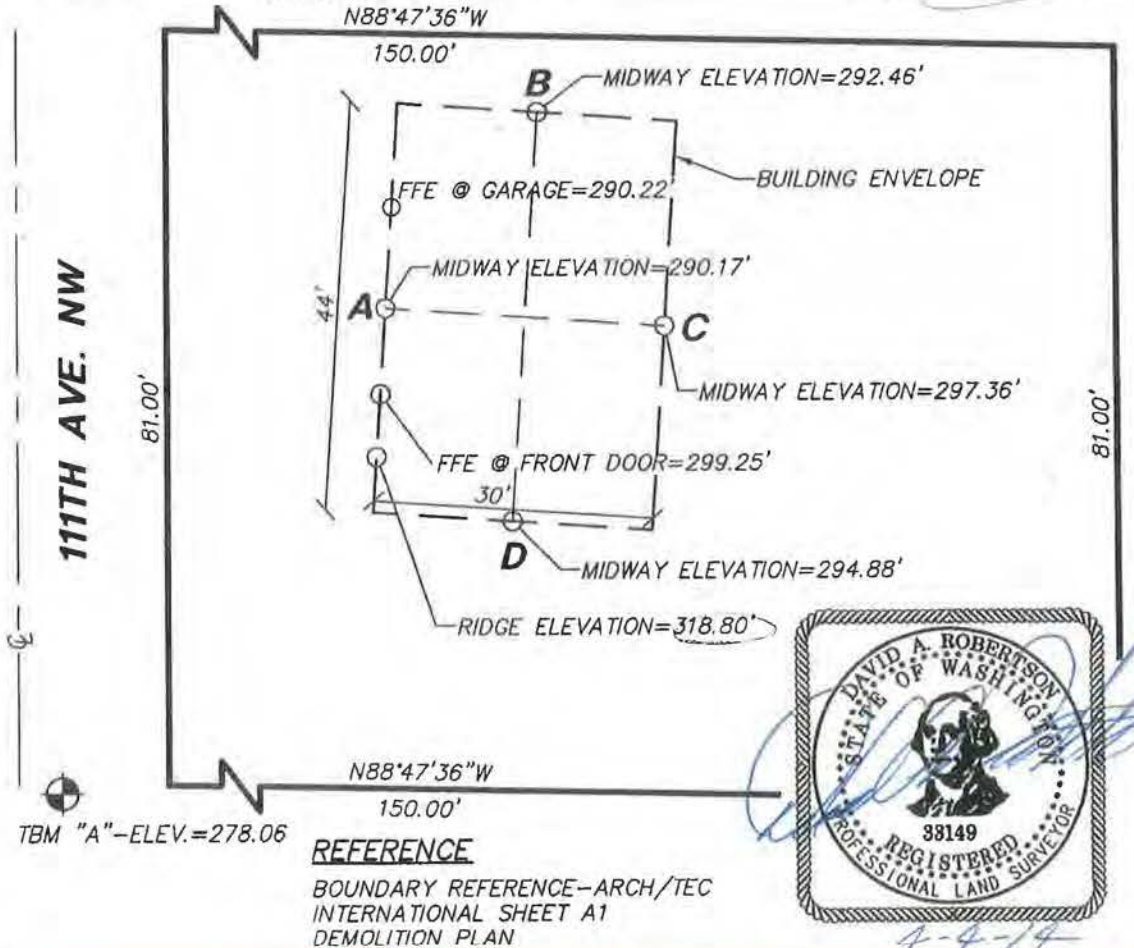
ORIGINAL BENCHMARK – CITY OF KIRKLAND SURVEY CONTROL POINT #148: CHISELED "X" IN SOUTH RIM OF METRO SEWER MANHOLE
ELEV.=179.19

TBM "A"–PUNCHED "X" IN NORTH RIM OF SANITARY SEWER MANHOLE +/–20 WEST OF SOUTHWEST PROPERTY CORNER AT THE CENTERLINE OF 111TH AVE NW.
ELEV.=278.06

SCALE: 1" = 20'

AVERAGE BUILDING ELEVATION EQUATION

$$\frac{(290.2X44)+(292.5X30)+(297.4X44)+(294.9X30)=43,476.4}{44+30+44+30=148} = 293.76 \text{ ABE}$$



DAVID A. ROBERTSON
STATE OF WASHINGTON
33149
REGISTERED
PROFESSIONAL LAND SURVEYOR

4-4-14

REFERENCE

BOUNDARY REFERENCE–ARCH/TEC
INTERNATIONAL SHEET A1
DEMOLITION PLAN

TRIAD ASSOCIATES
12112 115th Avenue N.E. Kirkland, Washington 98034–6929
425.821.8448 – 800.488.0756 – Fax 425.821.3481
www.triadassociates.net

14047.dwg

Land Development Consultants

REVISION RECEIVED
APR 16 2014
PERMIT CENTER
BSF14-00742

I RESIDENCE

1TH AVE NE KIRKLAND WA

PARCEL NUMBER : 2063000020

LEGAL DESCRIPTION
DOGWOOD VIEW TO CITY OF KIRKLAND
PLat Block:
Plat Lot: 2 SE-32-26-5

PROJECT DESCRIPTION
REBUILD A FIRE DAMAGED HOUSE
LEAVE THE CONC. FOUNDATION AND SLAB

LAND USE CALCULATIONS

TOTAL PROPERTY SIZE	12,150 SF

ZONING : RS 8.5 DENSITY R
LOT SIZE = 12,150 SF
SET BACK 20' FRONT 10' REAR 5' SIDE
FAR = 4141/12,150 SF X 100 = 34%

LOT COVERAGE

BUILDING	1,110 SF
PORCH W/EVES	57 SF
DECK	141 SF
	1,308 SF = 10.7 %

IMPERVIOUS COVERAGE

BLDG,PORCH,DECK	1,308 SF
DRIVE WAY	2,000 SF
WALKWAY	200 SF
	3,508 SF = 28.9 %

USE AREA

= 1,110 SF
= 880 SF
T = 570 SF
EA = 2,560 SF
= 550 SF
REA = 1,120 SF

OT PRINT AREA = 1,110 SF
ROSS SF AREA = 3,110 SF

OUSE AREA

= 1,745 SF
= 1,269 SF
T = 302 SF
EA = 3,316 SF
= 825 SF
REA = 4,141 SF

OT PRINT AREA = 1,127 SF
ROSS SF AREA = 4,141 SF
-1%

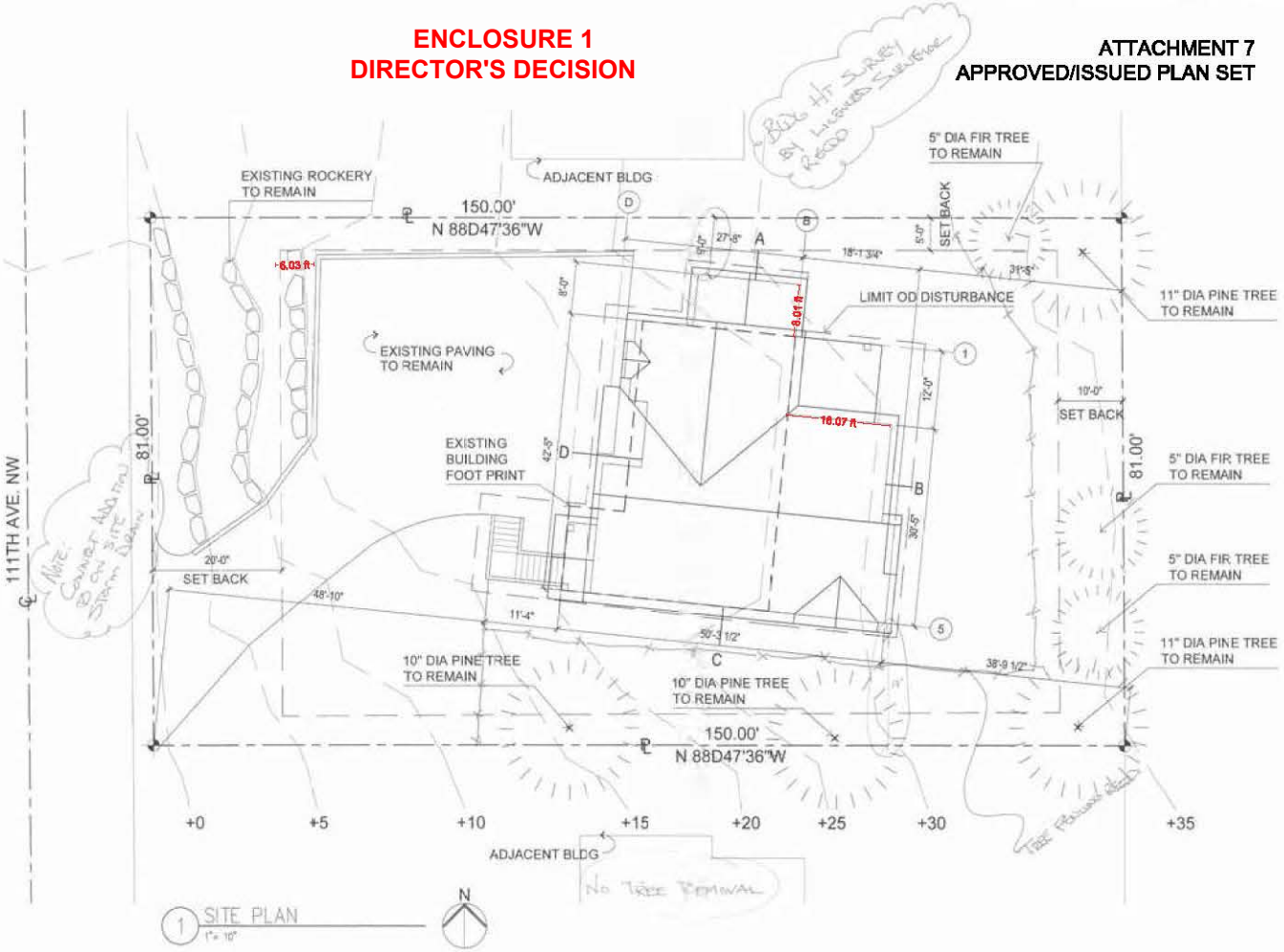
DING ELEVATION CALS

=20, D=16.5
0, d=55

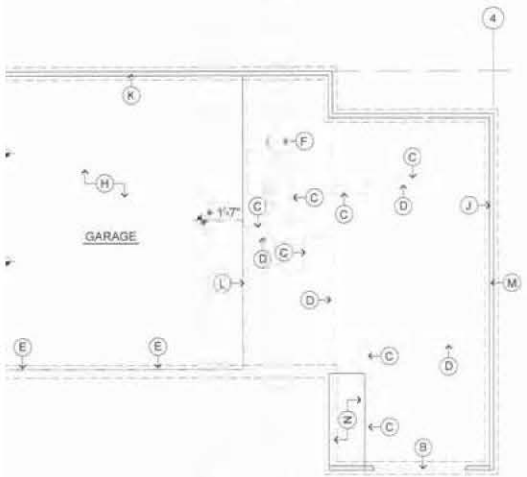
I+(20X55)÷(16.5X50) = 21.58

DEMOLITION PLAN NOTE

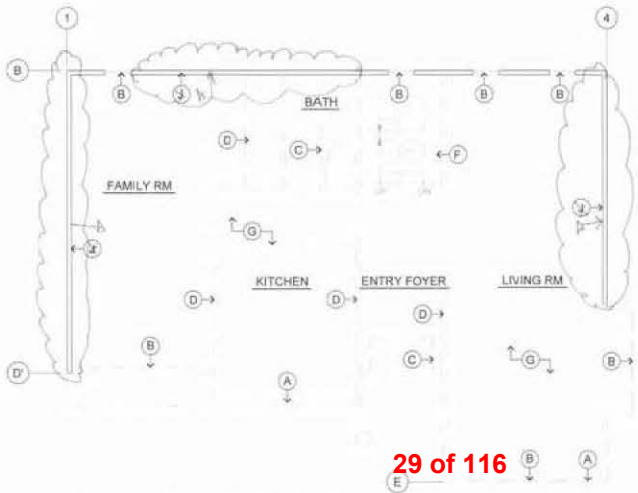
- (A) REMOVE EXTERIOR WALL
- (B) REMOVE EXISTING WINDOW
- (C) REMOVE EXISTING DOOR
- (D) REMOVE INTERIOR WALL
- (E) REMOVE GARAGE DOOR
- (F) REMOVE EXISTING STAIR
- (G) REMOVE FLOOR, CEILING AND ROOF
- (H) EXISTING SOG TO REMAIN
- (J) EXISTING WALL TO REMAIN
- (K) EXISTING CONC. RETAINING WALL TO REMAIN
- (L) EXISTING CONC. STEM WALL TO REMAIN
- (M) EXISTING CONC. FOOTING TO REMAIN
- (N) REMOVE EXISTING SOG



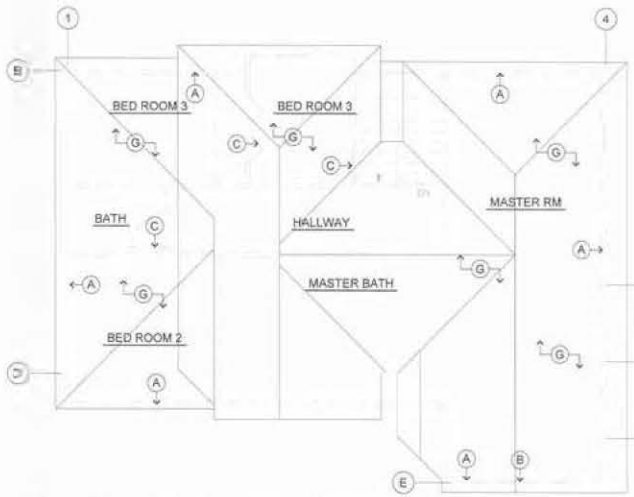
1 SITE PLAN
1" = 10'



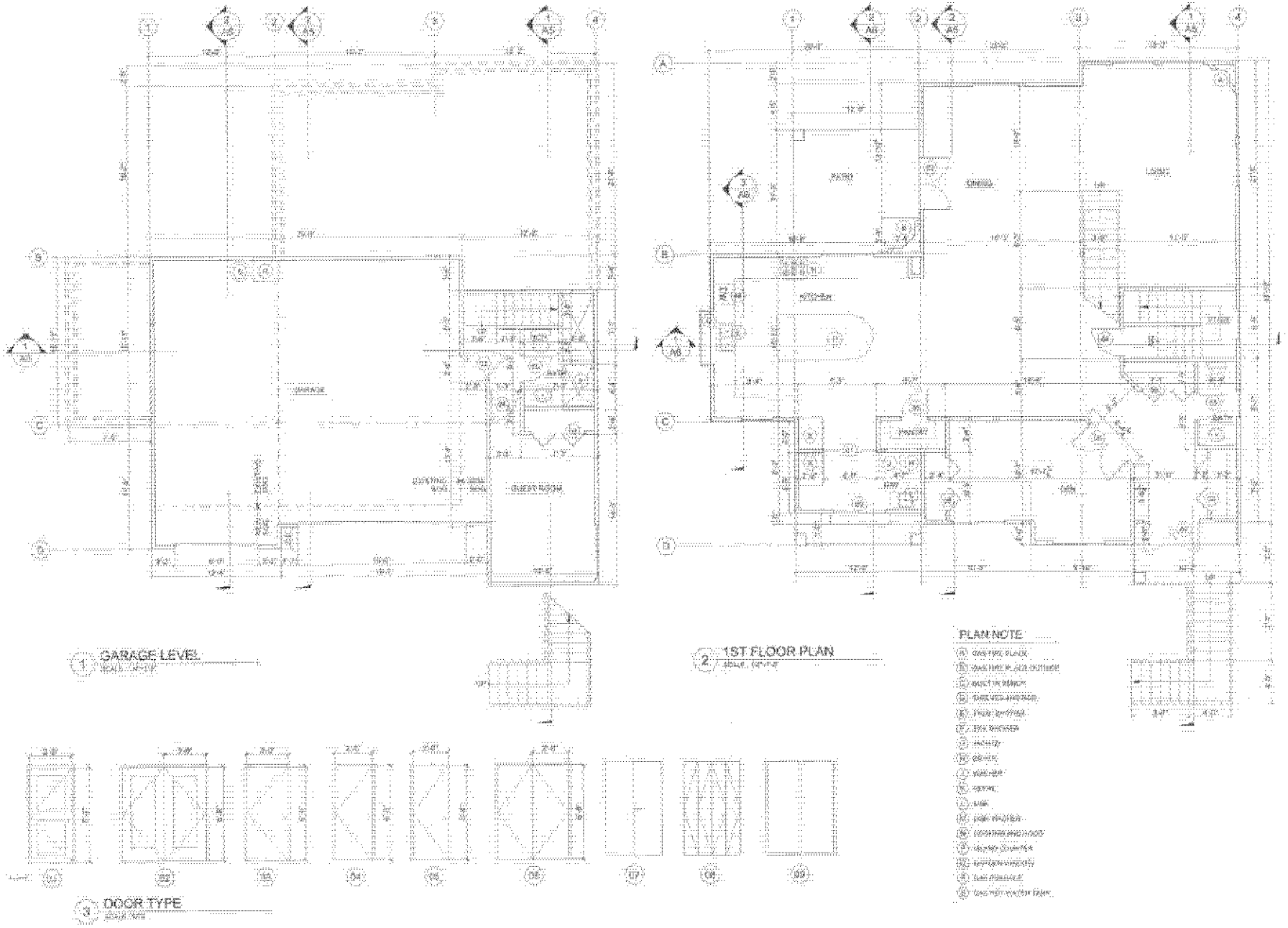
RAGE LEVEL DEMOLITION PLAN
3/16"=1'-0"

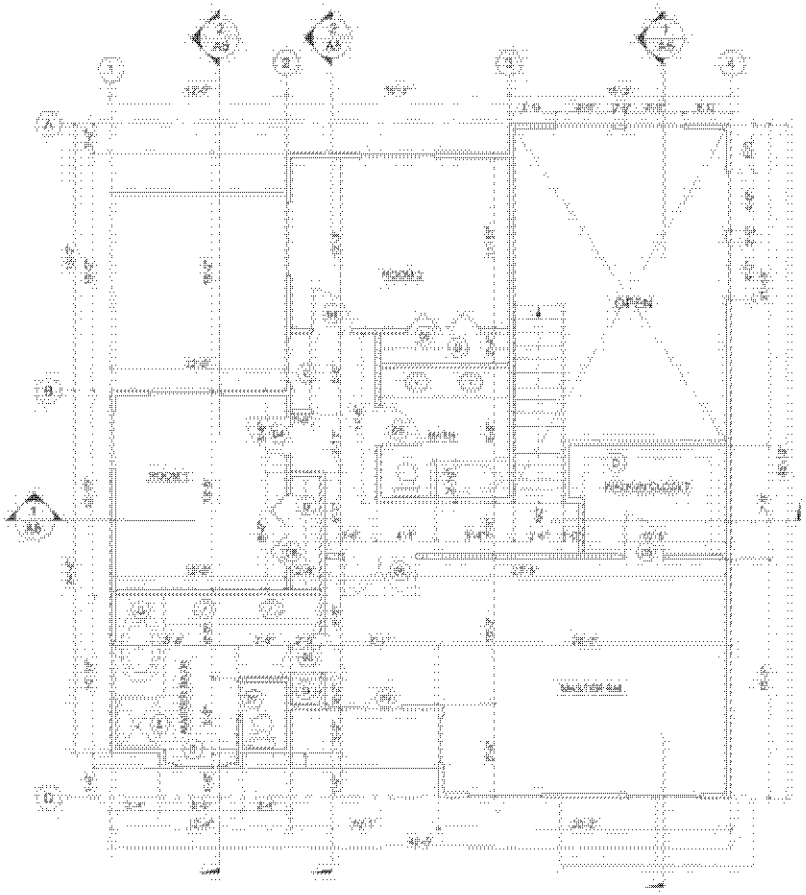


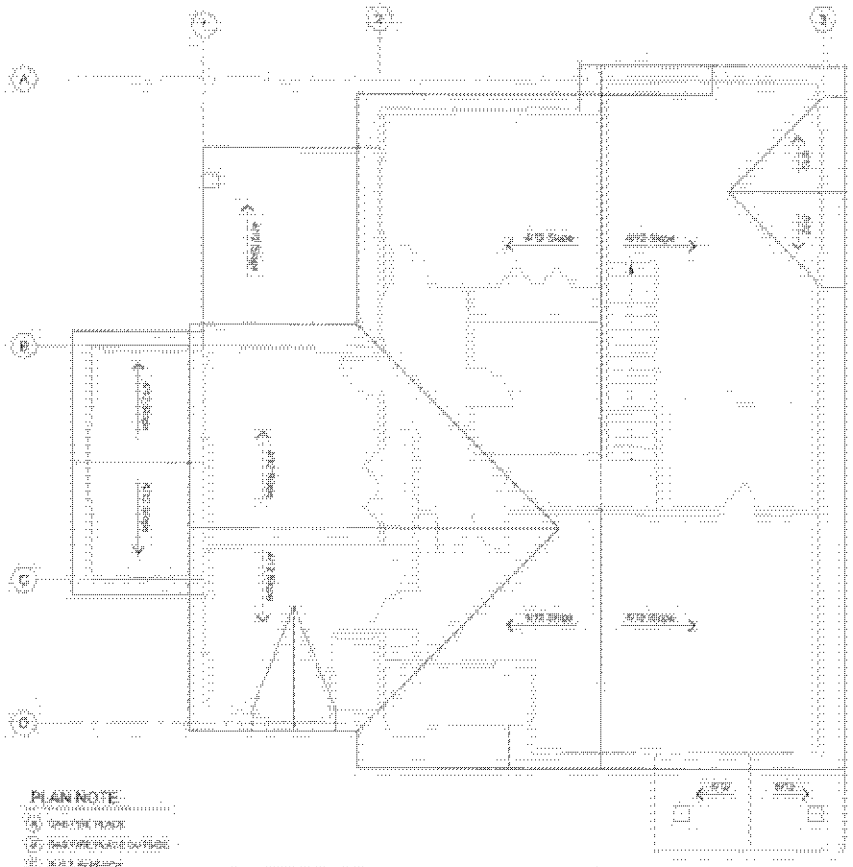
3 1ST LEVEL DEMOLITION PLAN
SCALE : 3/16"=1'-0"



4 2ND LEVEL DEMOLITION PLAN
SCALE : 3/16"=1'-0"


1 GARAGE LEVEL
2 1ST FLOOR PLAN
3 DOOR TYPE
PLAN NOTE
ARCHITEC
A2

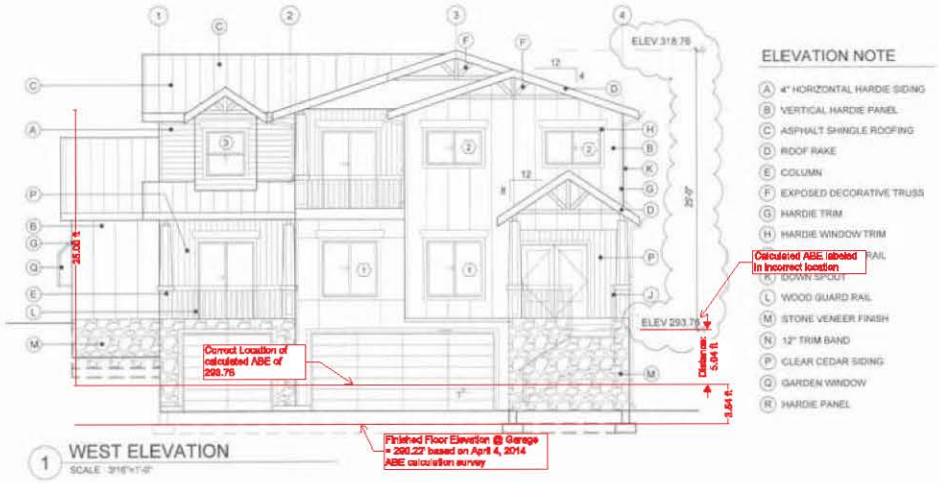




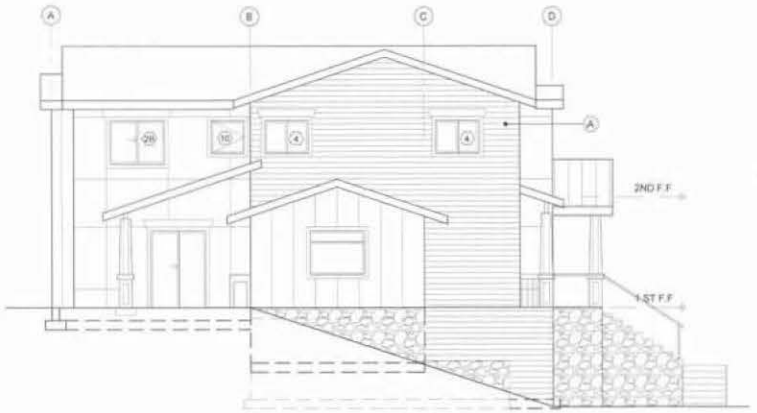
PLAN NOTE

ARCH/TEC INTERNATIONAL

A3



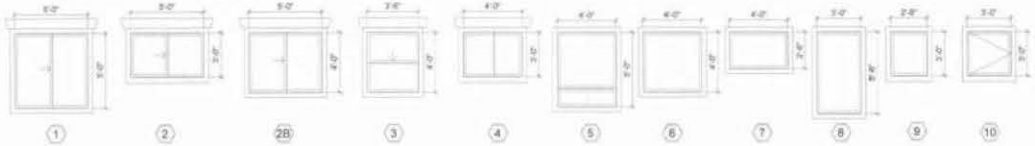
1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

3 EAST ELEVATION
SCALE: 3/16"=1'-0"

4 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



5 WINDOW TYPES
SCALE: NTS

ARCH/TEC INTERNATIONAL

DRAWING

ISSUED

REVISIONS

CLIENT APPROVAL

SHEET TITLE

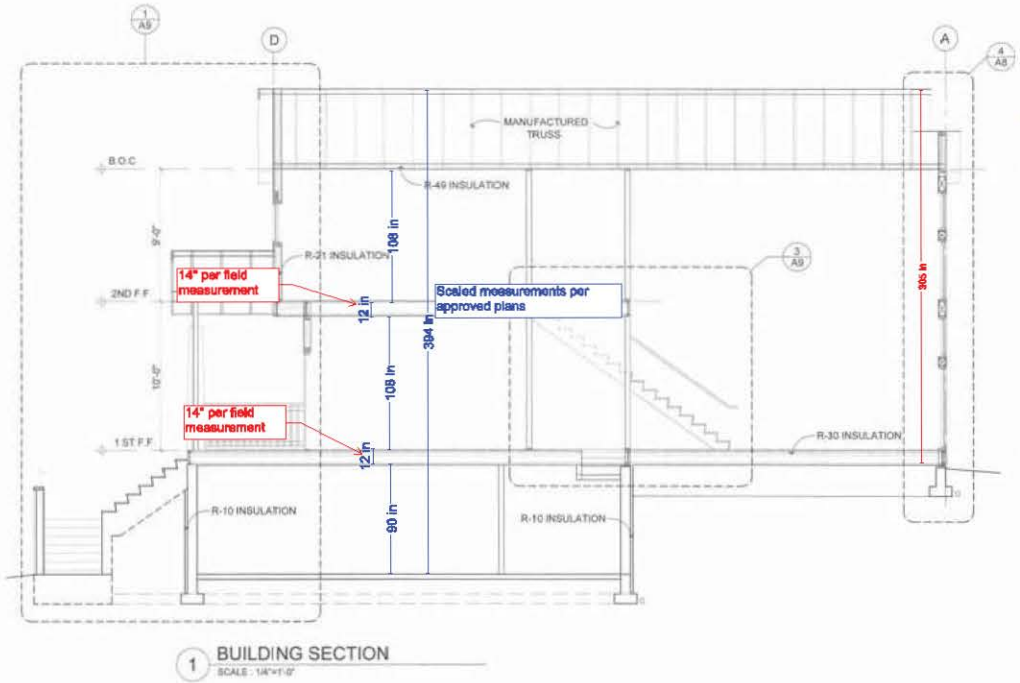
PROJECT TITLE

REVIEWED

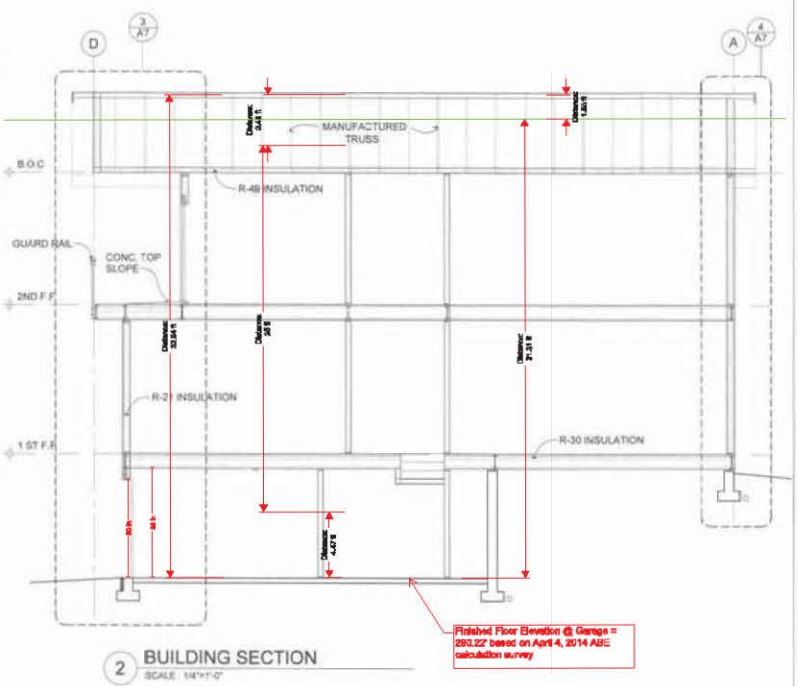
PROJ. NO.

SHEET NO.

A4



1 BUILDING SECTION
SCALE : 1/4"=1'-0"



2 BUILDING SECTION
SCALE : 1/4"=1'-0"

ARCH/TEC INTERNATIONAL

DRAWING

ISSUED

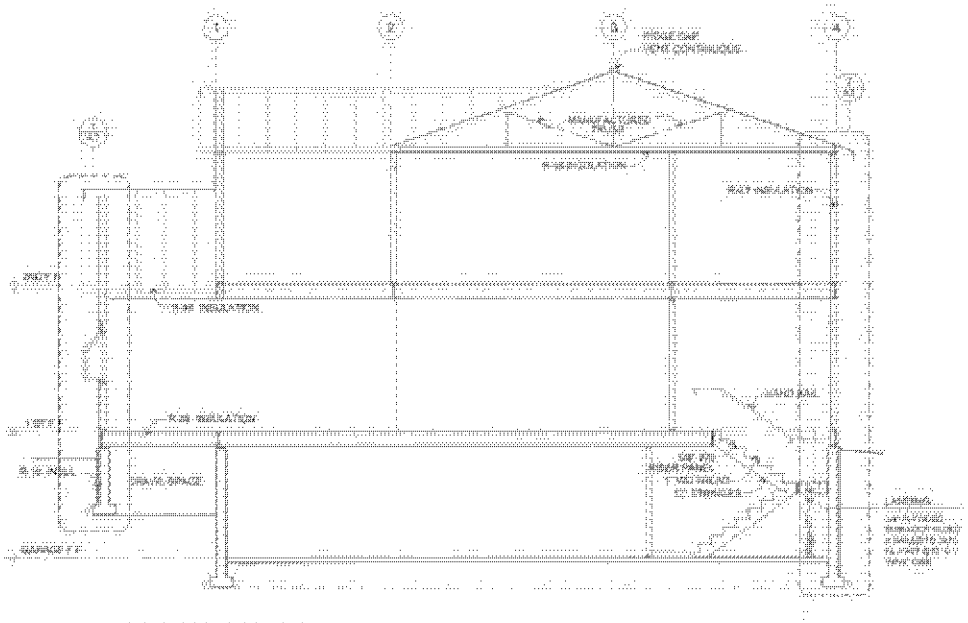
REVISIONS

CLIENT APPROVAL

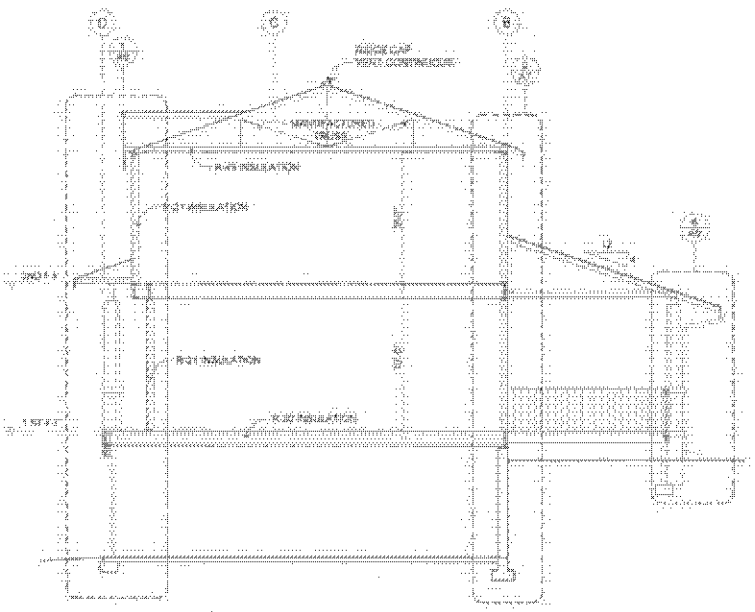
SHEET TITLE

PROJECT TITLE

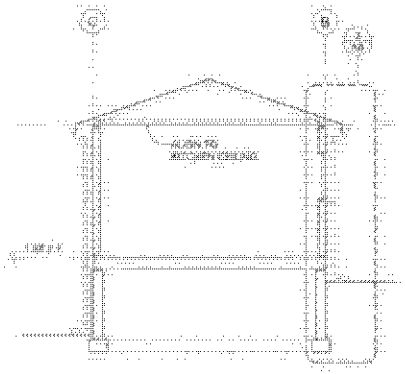
SHEET NO.
A5



1 BUILDING SECTION



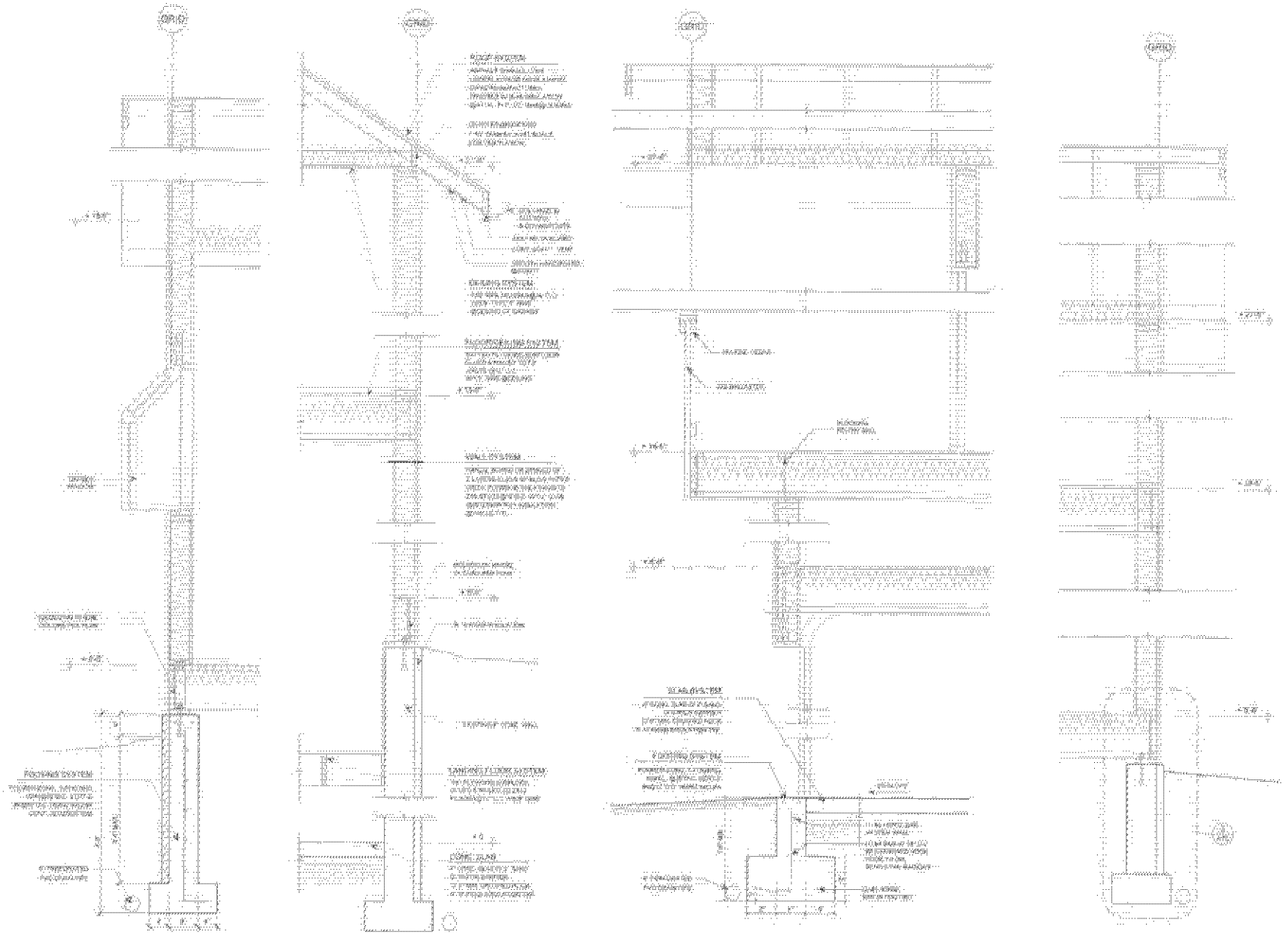
2 BUILDING SECTION



3 BUILDING SECTION

ARCH/TEC INTERNATIONAL

A6



1 WALL SECTION

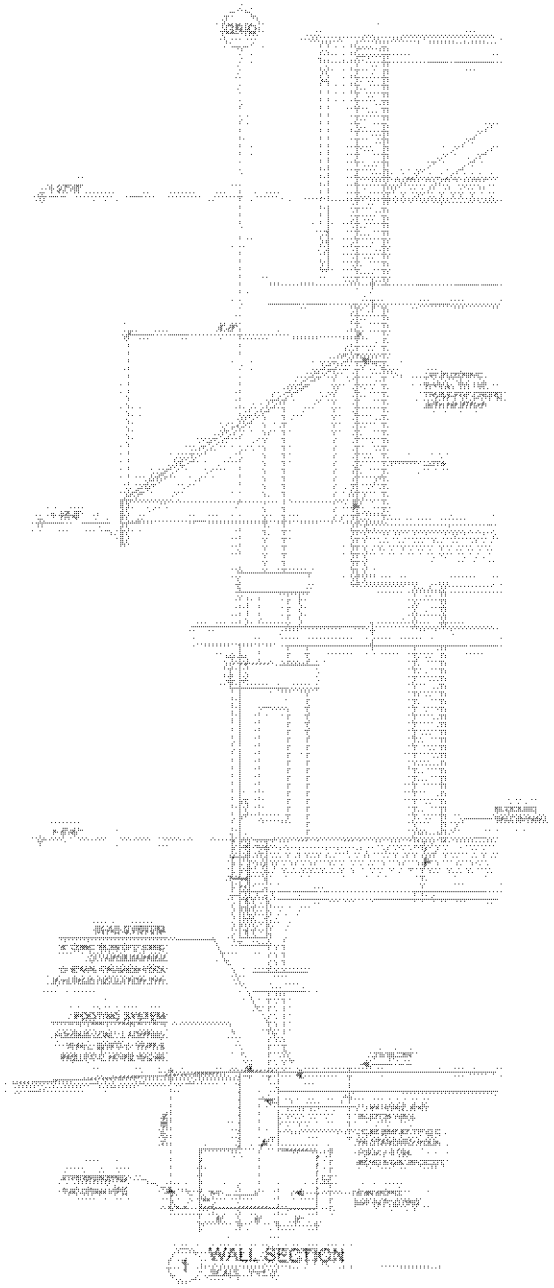
2 WALL SECTION

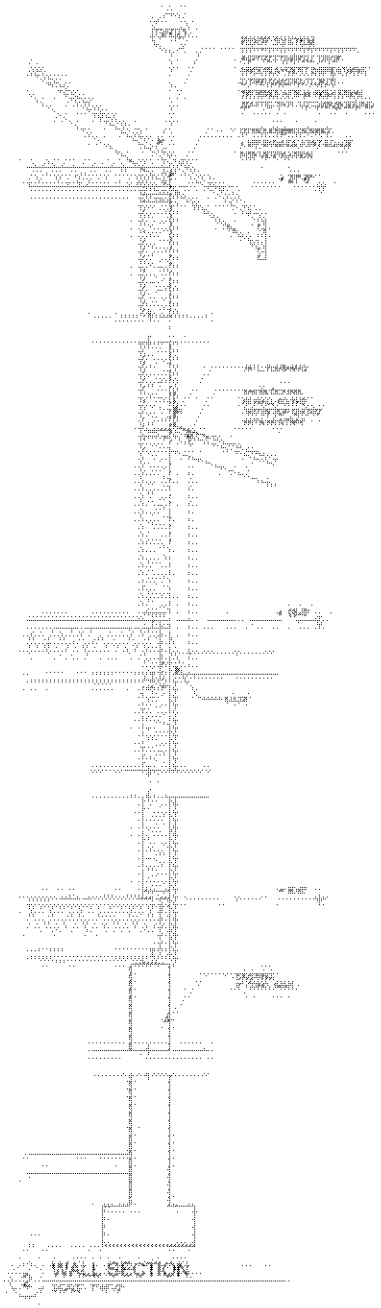
3 WALL SECTION

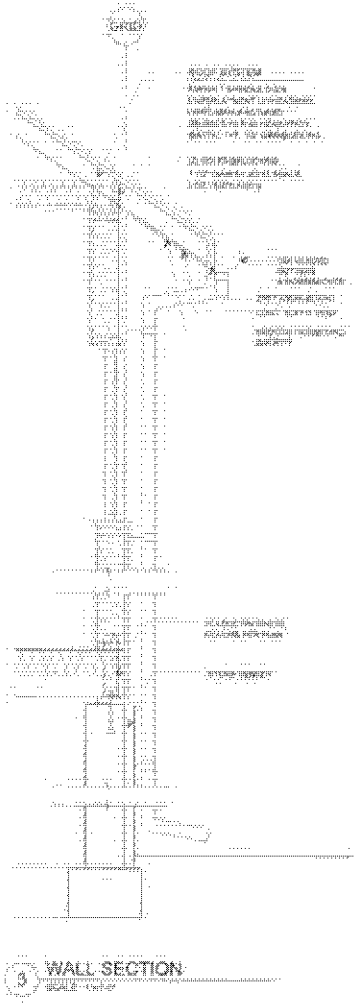
4 WALL SECTION

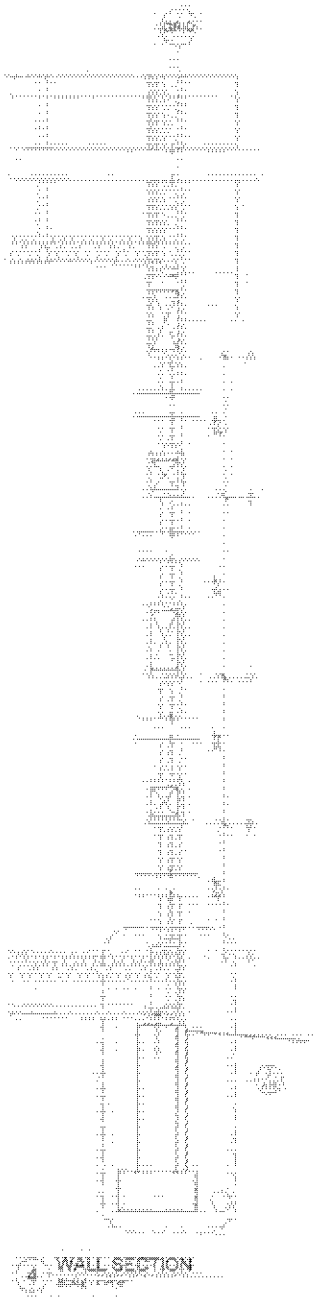
ARCH/TEC INTERNATIONAL

A7



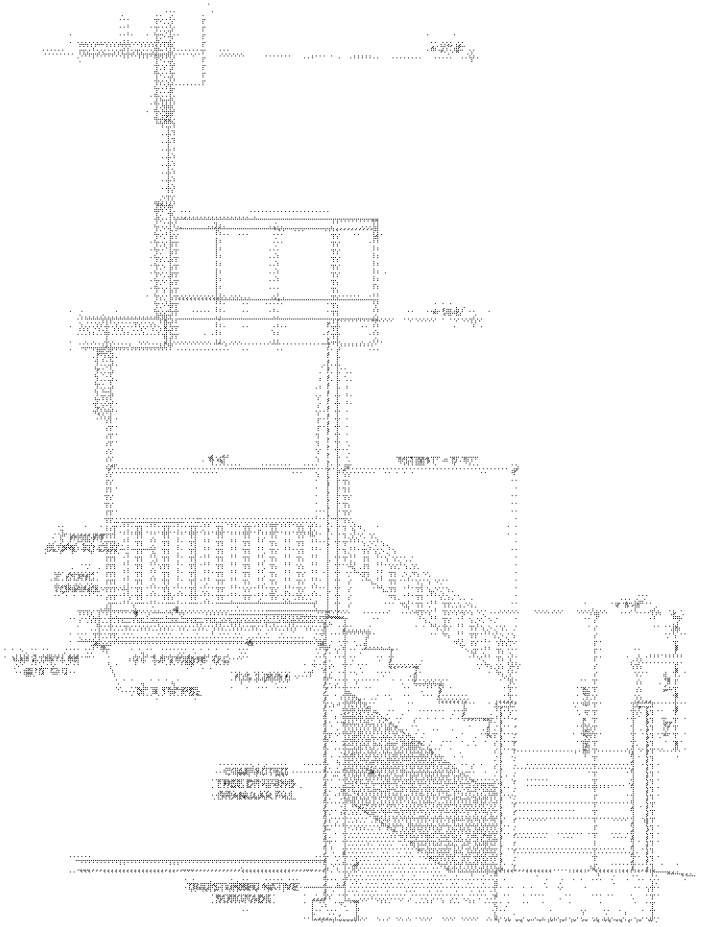




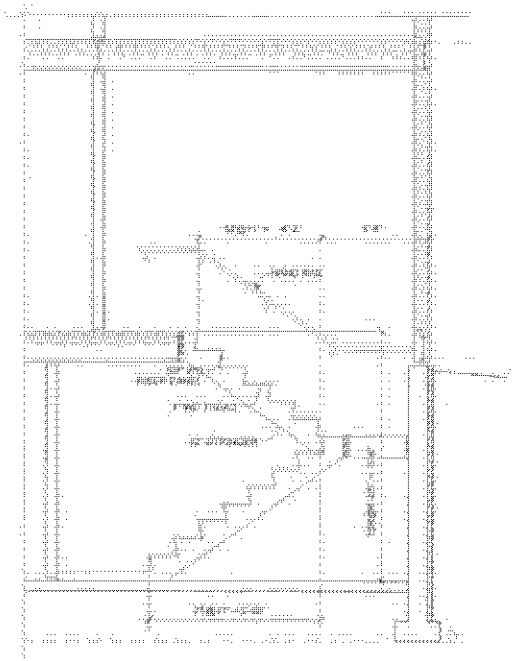


ARCH/TEC INTERNATIONAL

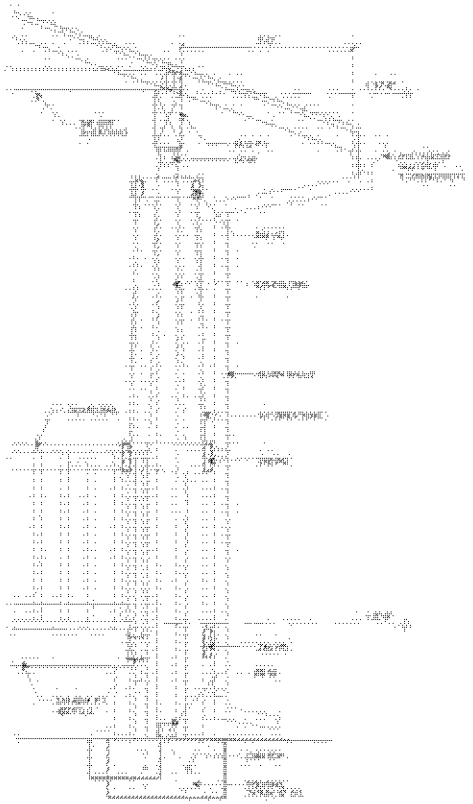
A8



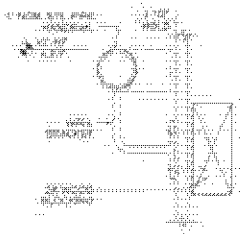
1 WALL SECTION



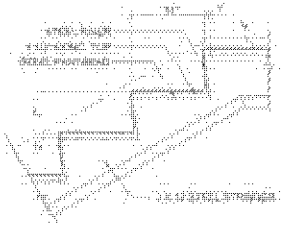
2 STAIR SECTION



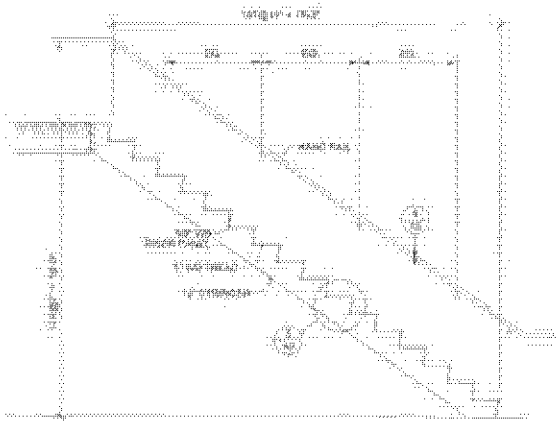
6 COLUMN SECTION



4 STAIR DETAIL



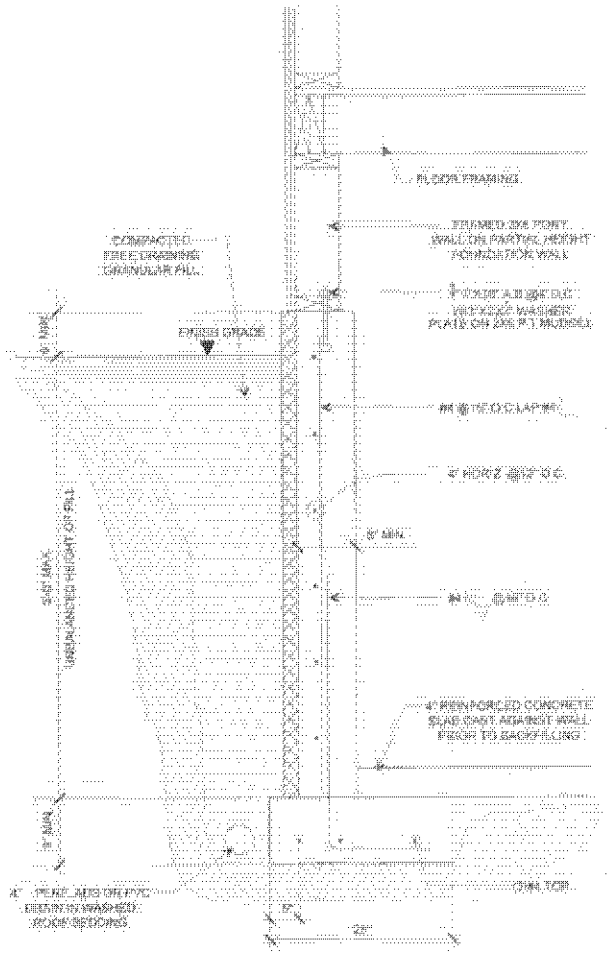
5 STAIR DETAIL



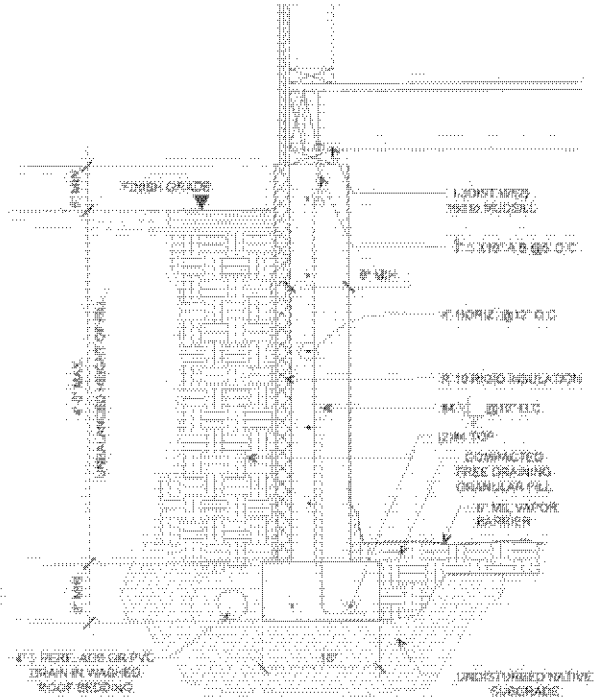
3 WALL SECTION

ARCH/TEC INTERNATIONAL

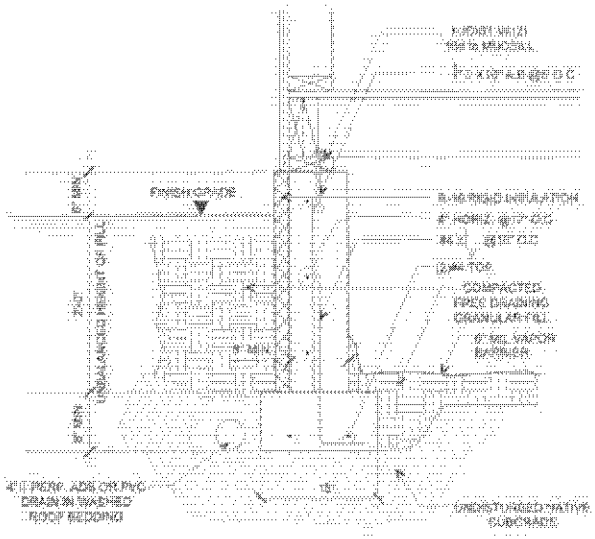
A9



1 FOUNDATION DETAIL



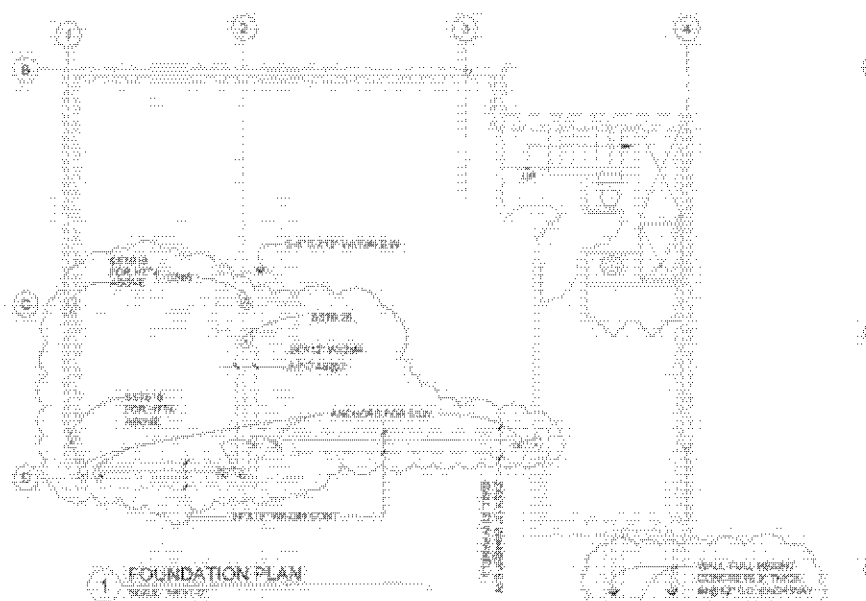
2 FOUNDATION DETAIL



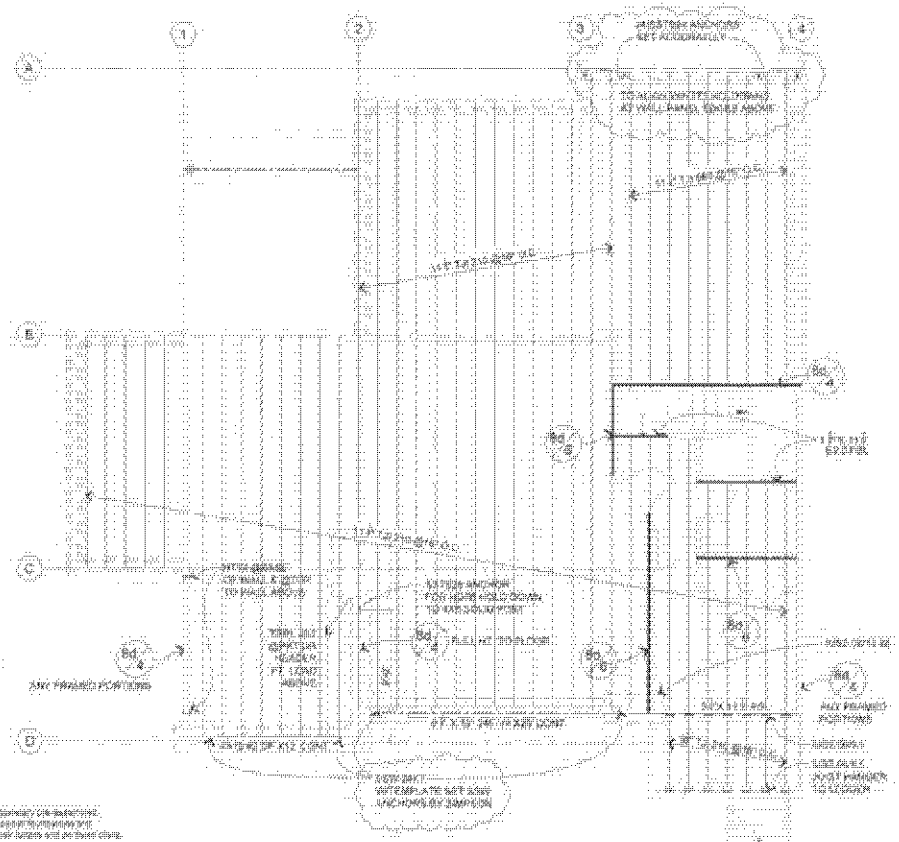
3 FOUNDATION DETAIL

ARCH/TEC INTERNATIONAL

A10



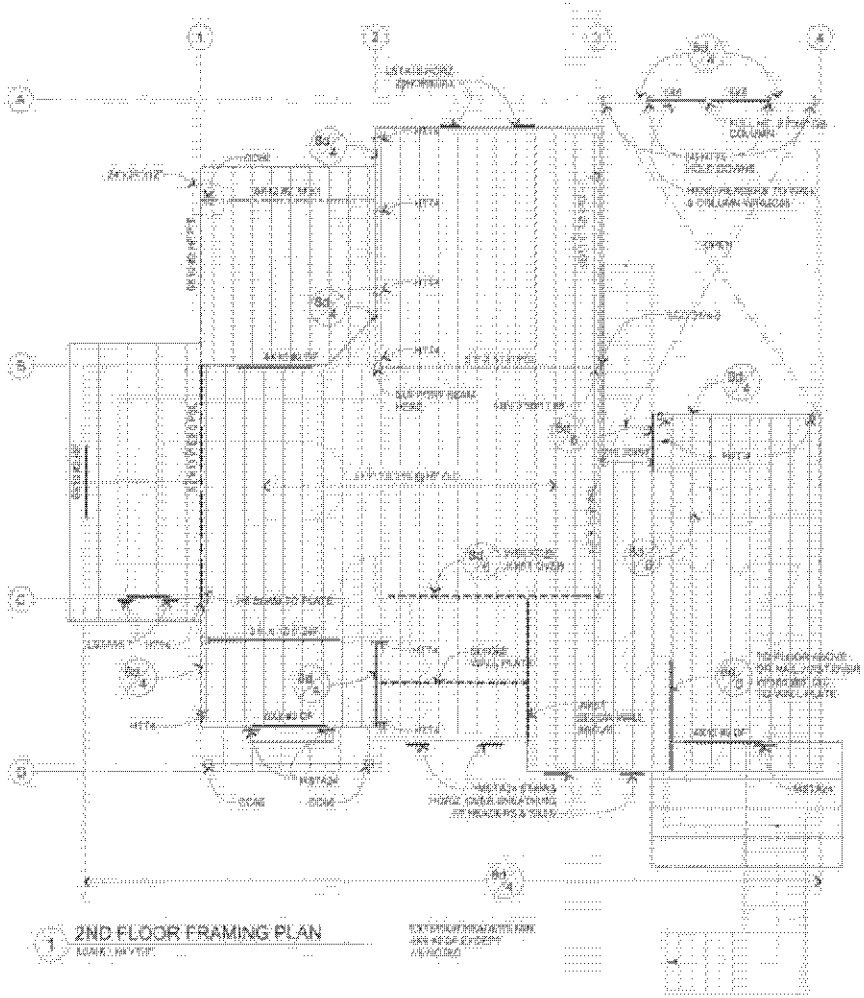
1 FOUNDATION PLAN



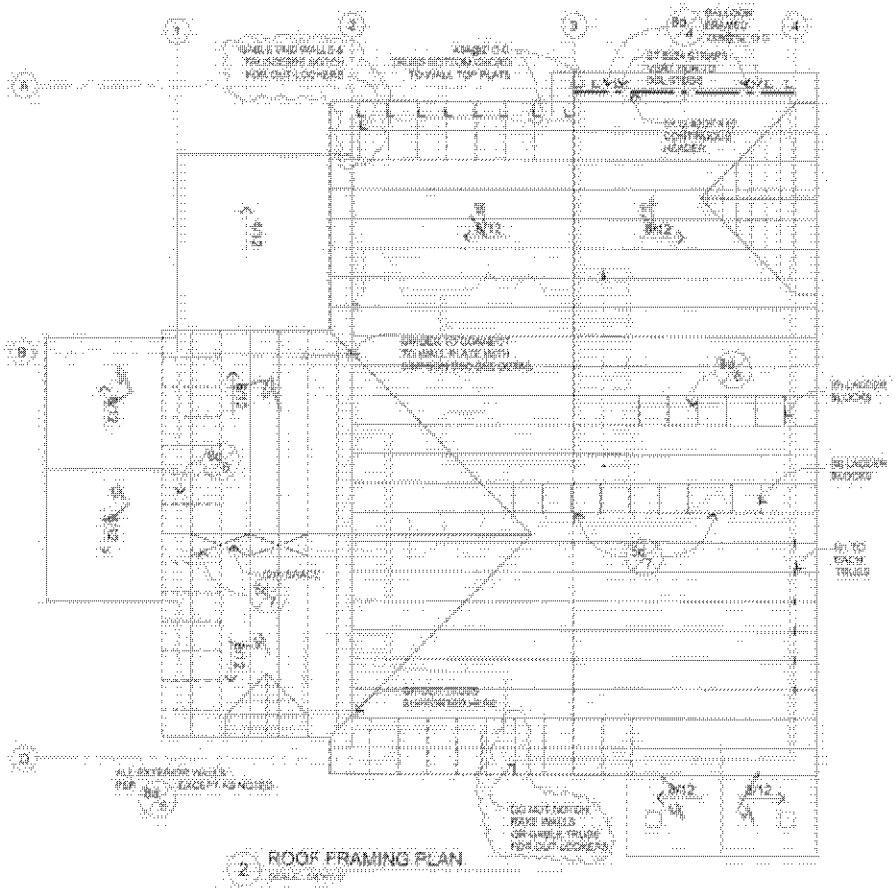
2 1ST FLOOR FRAMING PLAN

ARCH/TEC INTERNATIONAL

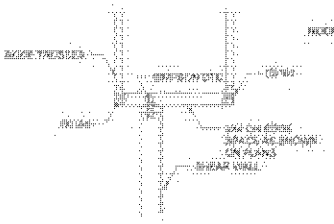
S1



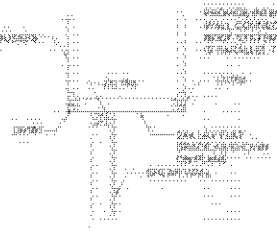
1 2ND FLOOR FRAMING PLAN



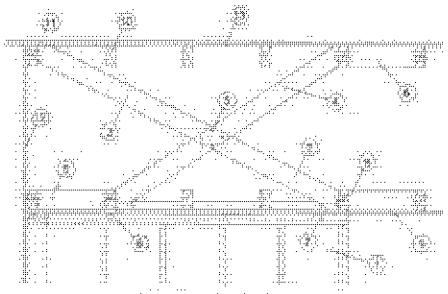
2 ROOF FRAMING PLAN



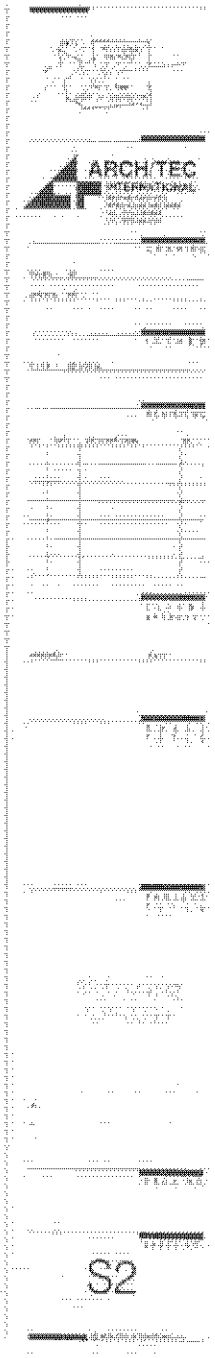
LADDER BLOCK DETAIL
ALTERNATIVE #1



LADDER BLOCK DETAIL
ALTERNATIVE #2



DETAIL X-BRACE
SEE PLANS FOR LOCATION



S2

Building Height Field Verification - Building Height Field Verification is required for any building that is designed within one foot of the maximum building height allowed for the property. The Field Verification shall comply with the following:

A. The verification will be required at the time of the first floor underfloor inspection; and
B. The verification will be conducted by a Licensed Surveyor**; or
C. The verification will be conducted by the contractor using their own survey equipment in the presence of the building inspector if the contractor can demonstrate that the height is correct based on the measurement from the approved benchmark.
Note: When a contractor is verifying the height with their own survey equipment, the contractor shall have the equipment set up at least 30 minutes prior to the arrival of the Building Inspector. If the equipment is not set up, the contractor will need to reschedule the inspection for the following day.

**If the building is designed within one inch of the height limit, then a Licensed Surveyor shall verify the height.

BUILDING HEIGHT TABLE

(Applicant Must Complete)

MAXIMUM HEIGHT OF STRUCTURE ALLOWED see KZC 5.10.357 and applicable Use Zone Chart	BENCHMARK LOCATION AND DESCRIPTION (be specific)	BENCHMARK ELEVATION	FINISHED FIRST FLOOR ELEVATION	HEIGHT DIFFERENCE BETWEEN BENCHMARK AND FINISHED FIRST FLOOR ELEVATIONS	AVERAGE BUILDING ELEVATION (ABE) see KZC 115.59	ELEVATION OF HIGHEST POINT OF ANY ELEMENT OR FEATURE see KZC 115.60 for exceptions
25'	COK survey control # 148. Chiseled 'X' in South rim of metro sewer manhole	179.19	294.76	115.57	293.76	318.76

Staff Use Only:

Building Height Field Verification is required: Yes or (No) *(circle one)*

If yes,
Building Height Field Verification by Licensed Surveyor (if within 1" of height limit): (Yes) or No *(circle one)*

3-24-08

APPLICATION CHECKLIST FOR NEW SINGLE-FAMILY/TWO UNIT HOME BUILDING PERMIT (NEW CONSTRUCTION) OR ACCESSORY SINGLE FAMILY STRUCTURE

PLACE IN INSPECTION ENVELOPE

CENTRE POINTE
Consultants, Inc., P.S.

Mr. Ki Nam
Arch/Tec
29605 Military Road South
Federal Way, WA 98003

RE: Building height for house constructed at 10230 111th Avenue Northeast in the City of Kirkland, King County, Washington. Assessor's Tax Parcel number 206300-0020 and our job number 3568.

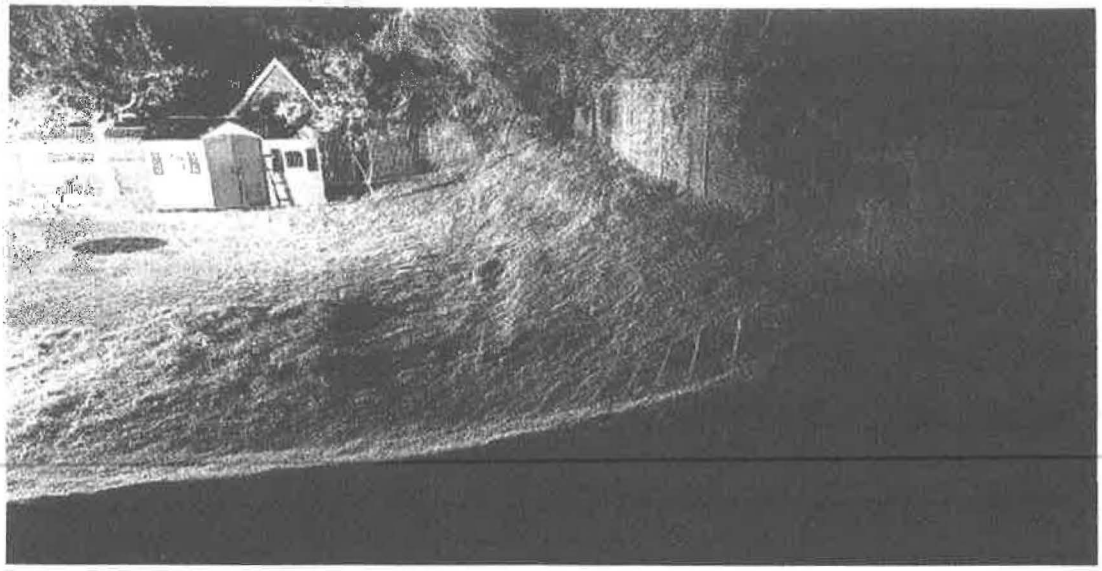
I have had a chance to review the field measurements and assess the data for the survey of the newly constructed house. We found that the roof peak is 323.99 feet City of Kirkland datum based upon their Survey Control point #148. We found this control point to be as described as an "X" in the south rim of Metro sewer manhole, elevation 179.19, which agreed with our GPS elevation.

We laser scanned the property for this analysis:

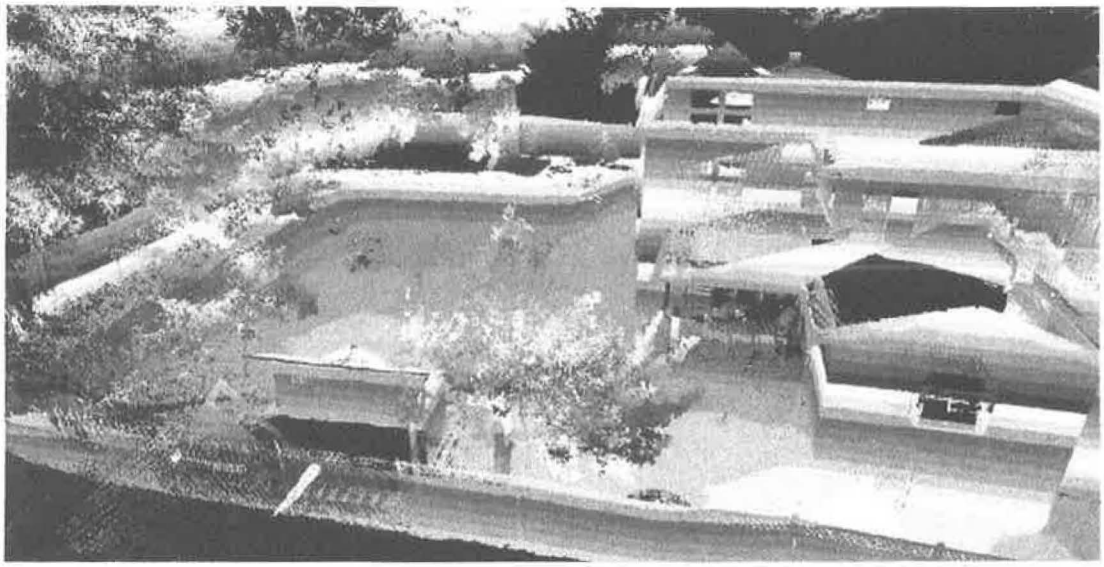
14209 29th Street East, Suite 105, Sumner, WA 98390
253-987-3924, fax 253-987-7859

The biggest issue was determining the original ground elevations for the lot, as most everything in the lot and around it has visibly been graded through the years. The only two areas of original grade appear to be along the south line because some trees were retained and along the east line. Below is a screen shot of the laser scan of the property sitting near the southwest corner looking east and you can see the ground cut.

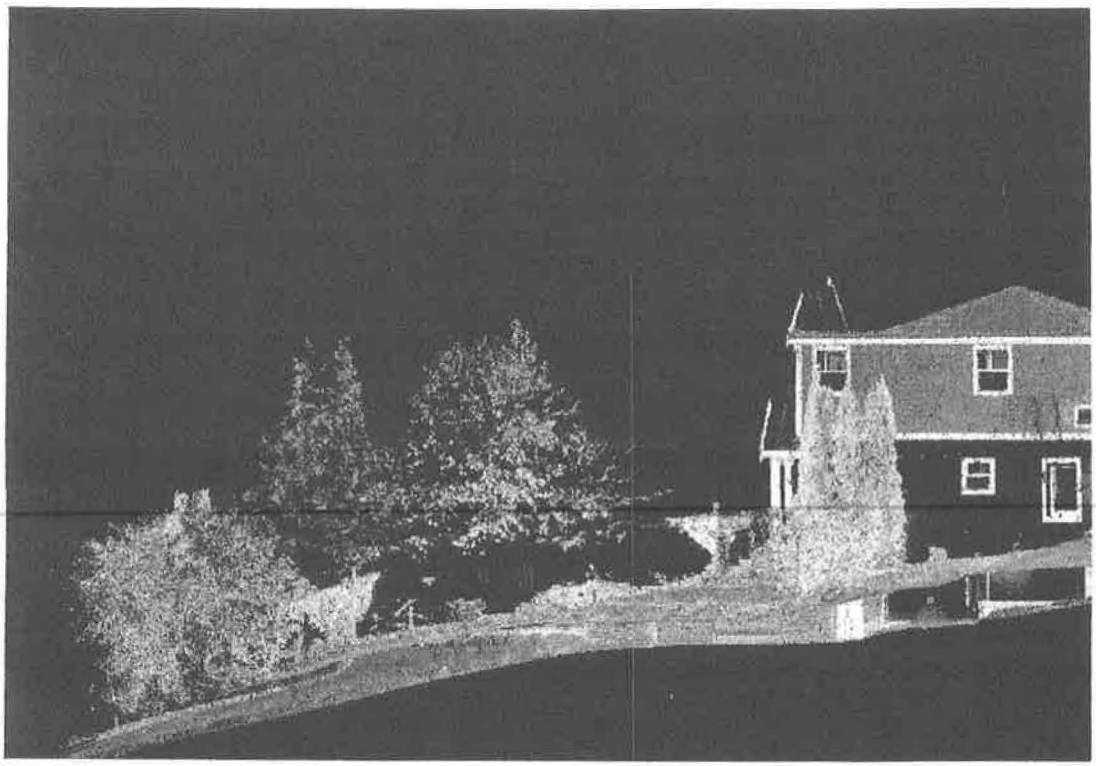
The next two screen shots are from the back yard and you can see the cut around the tree stand as well as the tapering cut on the east line.

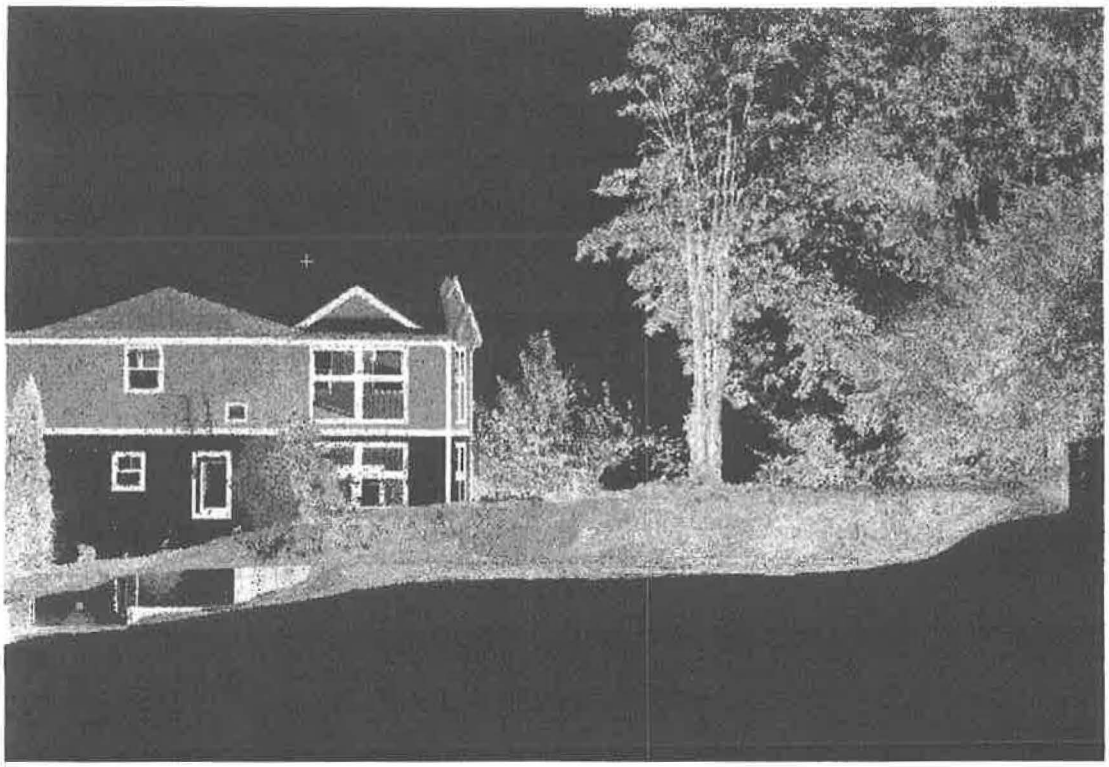


Also looking at the property with some hideous elevation banding yields that the areas we know are original ground to be fairly flat and it really highlights the grading. The screen shot below is with the points set to color in one foot intervals.



As you can see, the top of cut is right at the lower edge of the white band and is fairly consistent. The property does fall off to the north and to the west and it is impossible to tell what the drop to the north should be as no evidence of original ground is left. The drop to the west could be said to be consistent, more or less, with the drop in elevation seen along the south line. The following two shots are from a true orthographic view point from due south, so, the grade of the north line is evident.





Basically this means that the only two original grade points that I can establish are along the south line. I find that original grade south of the southeast corner is 302.7 feet and south of the southwest corner is 295.3. Based upon a mean elevation from these two points, the mean south line elevation is 299.0 feet. Since all of the ground to the north has been disturbed, this is really the only evidence of the original grade left. The house that has been constructed is from the peak elevation we asbuilt of 323.99 to the average grade on the south side of 299.0 feet is 25.0 feet of separation.

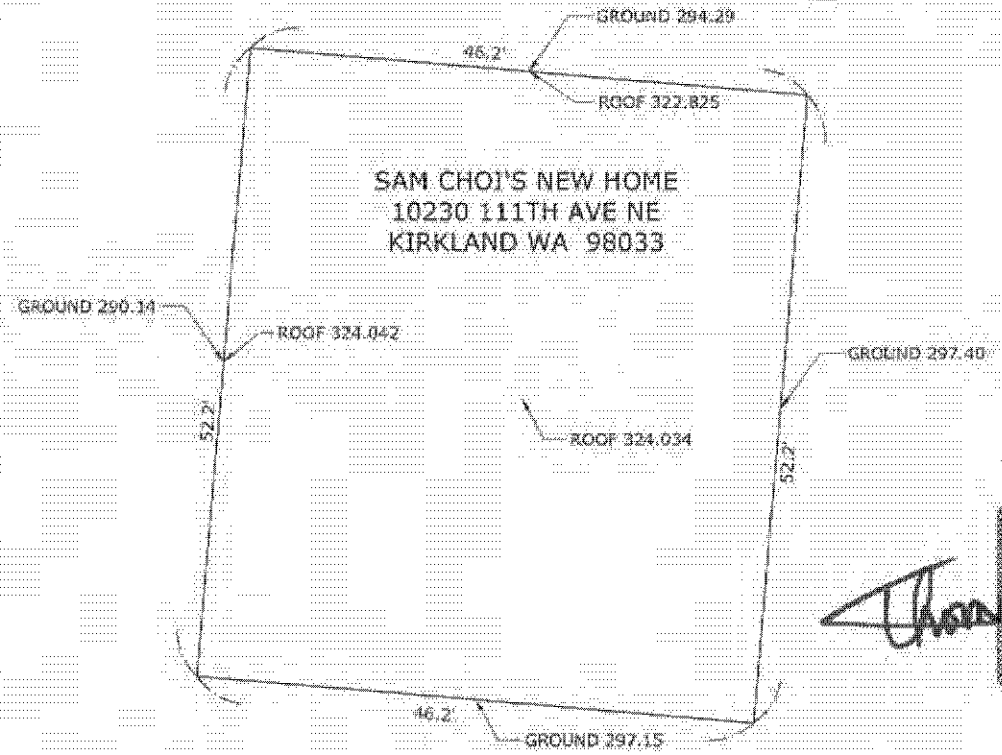
If you have any questions or need additional information, please call. Thank you.

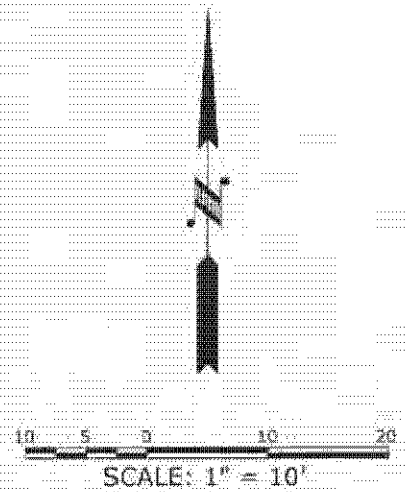
Respectfully,

Norman E. Larson, P.L.S.

CHOI HEIGHT SURVEY

IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON





2/23/2016

THOMAS R. GOLD
STATE OF WASHINGTON
22016
REGISTERED
PROFESSIONAL LAND SURVEYOR

EQUIPMENT USED

TOPCON PS103A TOTAL STATION. STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

BASIS OF ELEVATIONS

THE CITY OF KIRKLAND USING THE SAME PROJECT BENCHMARK AS THE APPROVED BUIDING PLANS: PUNCHED "X" IN NORTH RIM OF SANITARY SEWER MANHOLE +/- 20' WEST OF THE SOUTHWEST PROPERTY CORNER. THE ELEVATION IS 278.06.

AVERAGE BUILDING ELEVATION CALCULATION

$$\frac{(52.2 \times 290.14) + (46.2 \times 294.29) + (52.2 \times 297.40) + (46.2 \times 297.15)}{52.2 + 46.2 + 52.2 + 46.2} = 294.69$$

BEYLER
CONSULTING
CONTACT
phone: 253-301-4157
fax: 253-336-3950
beylerconsulting.com
OFFICE
7602 Bridgeport Way W; 30
Lakewood, WA 98499

DATE:	SCALE:
2/23/2016	1"=10'
DRAWN BY:	JOB NO.:
tgold	16-052
CHKD BY:	SHEET:
tgold	1 OF 1

Application for Variance

The purpose of this document is to explain the details associated with the current status of the property located in 10230 111TH AVE NE, Kirkland WA 98033.

120.20 Criteria for Granting a Variance

The City may grant a variance only if it finds that:

1. The variance will not be materially detrimental to the property or improvements in the area of the subject property or to the City in part or as a whole; and

[CHOI] Throughout the construction and up until now, we have never encountered issues related to safety or issues related to materials being detrimental to the property or to the city in part.

2. The variance is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on the subject property that conformed to the Zoning Code in effect when the improvement was constructed; and

[CHOI] Please review this document (Page 2 ~ 11) thoroughly as we have included all the facts and information associated with the elevation surveys conducted, property height and main factors that contributed to building exceeding maximum elevation height.

3. The variance will not constitute a grant of special privilege to the subject property which is inconsistent with the general rights that this code allows to other property in the same area and zone as the subject property.

[CHOI] I believe that through this document, we were able to show that there were errors (honest mistakes) made during the planning stage and that the property was never intentionally built to be higher than the maximum height allowed by the City. While we are requesting for variance, we do not believe this variance will constitute a grant of special privilege to the subject property or other properties in the same area/zone as the circumstances of the CHOI residence is truly unique.

Please take a close look at the below document which is the 1st elevation survey that was conducted.

10230-11TH AVE NE, KIRKLAND, WA
AVERAGE BUILDING ELEVATION

TRIAD JOB # 14-047
APRIL 4, 2014

BENCH MARK

ORIGINAL BENCHMARK – CITY OF KIRKLAND SURVEY CONTROL POINT #148: CHISELED "X" IN SOUTH RIM OF METRO SEWER MANHOLE
ELEV.=179.19

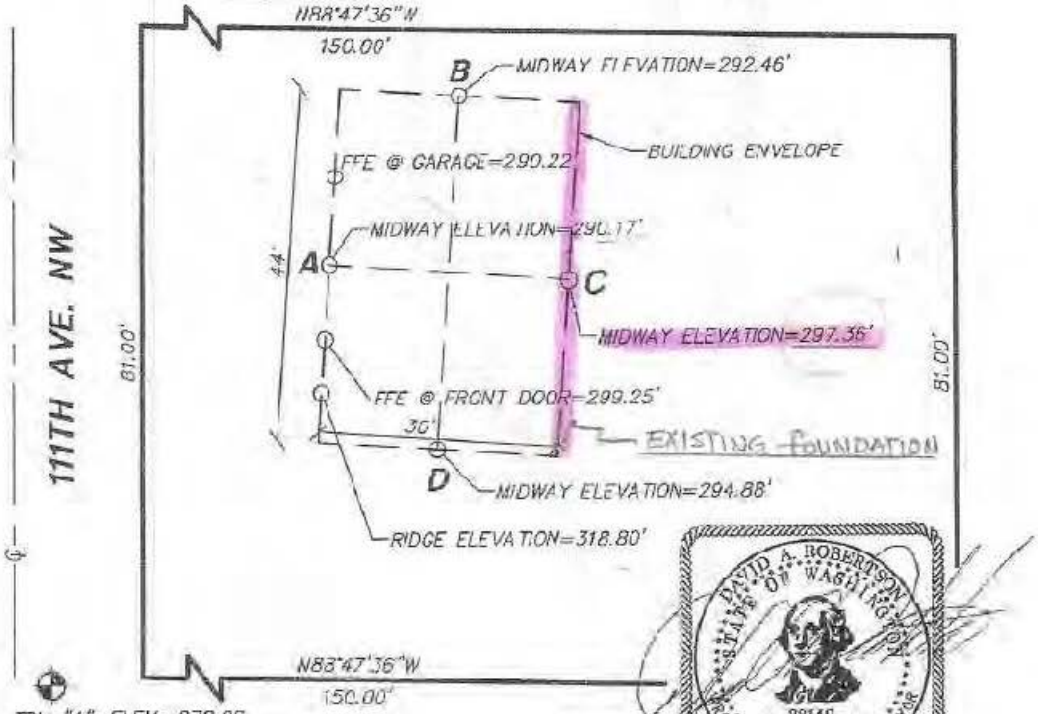
TBM "A"–PUNCHED "X" IN NORTH RIM OF SANITARY SEWER MANHOLE +/–20 WEST OF SOUTHWEST PROPERTY CORNER AT THE CENTERLINE OF 111TH AVE NW.
ELEV.=278.06

COPY

SCALE: 1" = 20'

AVERAGE BUILDING ELEVATION EQUATION

(290.2X44)+(292.5X30)+(297.4X44)+(294.9X30)=43,476.4 / 148 = 293.76 ABE
44+30+44+30=



REFERENCE

BOUNDARY REFERENCE–ARCH/TEC
INTERNATIONAL SHEET A1
DEMOLITION PLAN

DAVID A. ROBERTSON
STATE OF WASHINGTON
38149
REGISTERED
PROFESSIONAL LAND SURVEYOR
4-4-14

TRIAD ASSOCIATES
Land Development Consultants

12112 115th Avenue N.E. Kirkland, Washington 98034–6929
425.821.8448 – 800.488.0756 – Fax 425.821.3481
www.triadassociates.net

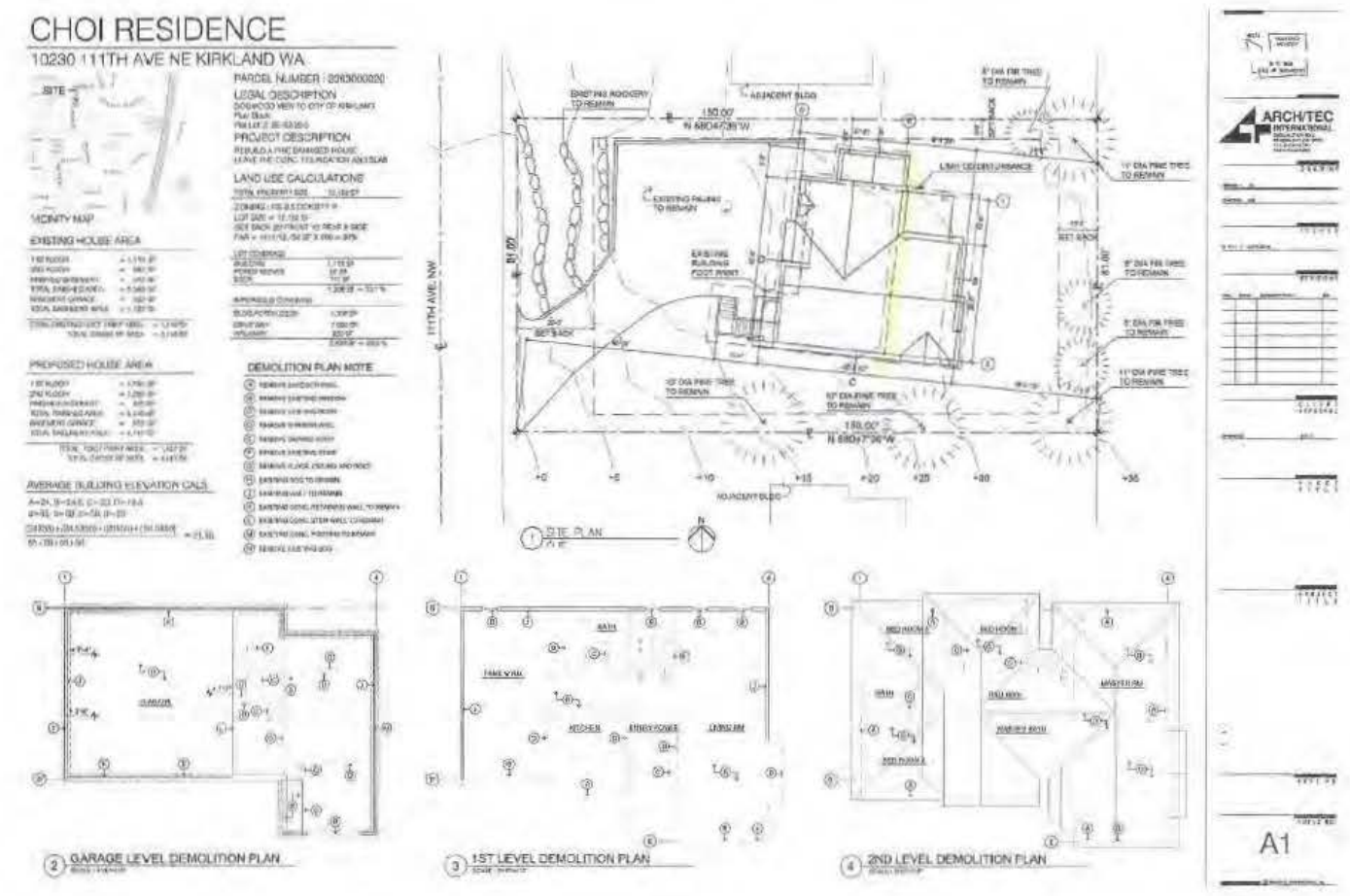
14047.dwg

BSF14-007

The above document is to show that during the planning stage of the CHOI project, the 1st elevation survey was conducted on <u>EXISTING</u> foundation. Based on the existing foundation the average building elevation was calculated as 293.76 ft ABE.

It is important to note the following:

1. **The property was built with "major remodel" initiative as we wanted to use the existing foundation to save the cost associated with CHOI residence major remodeling project.**
2. **From the above image, the pink highlighted line shows that elevation of the Ground level on the east side of the property is calculated as 297.36 ft (approximately 4ft higher than the average elevation ABE). This will prove to be key information towards the end of the document.**
3. **From reviewing below Image, you will be able to see the foundation addition towards the east side from the yellow highlighted line.**



Now, because the original elevation survey yielded an Average Elevation of 293.76 ft ABE, the City of Kirkland provided the below document for the contractor to reference to.
Important items to highlight in this document are as follows:

1. **Average Building Elevation (ABE) is 293.76 ft**
2. **Maximum height of the structure allowed is 25 ft**
3. **Elevation of highest point is 318.76 ft**
4. **It is interesting to note that Under "Staff use only" section, City of Kirkland personnel circled "No" in the section where it states "Building Height Field verification is required".**

COPY
Original in the Inspection packet

BUILDING HEIGHT TABLE
(Applicant Must Complete)

MAXIMUM HEIGHT OF STRUCTURE ALLOWED see KZC 5.10.357 and applicable Use Zone Chart	BENCHMARK LOCATION AND DESCRIPTION (be specific)	BENCHMARK ELEVATION	FINISHED FIRST FLOOR ELEVATION	HEIGHT DIFFERENCE BETWEEN BENCHMARK AND FINISHED FIRST FLOOR ELEVATIONS	AVERAGE BUILDING ELEVATION (ABE) see KZC 115.59	ELEVATION OF HIGHEST POINT OF ANY ELEMENT OR FEATURE see KZC 115.60 for exceptions
25'	COK survey control # 148 Chiseled 'X' in South rim of metro sewer manhole	179.19	294.76	115.57	293.76	318.76

Staff Use Only:

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If yes,
Building Height Field Verification by Licensed Surveyor (if within 1" of height limit): (Yes) or No *(circle one)*

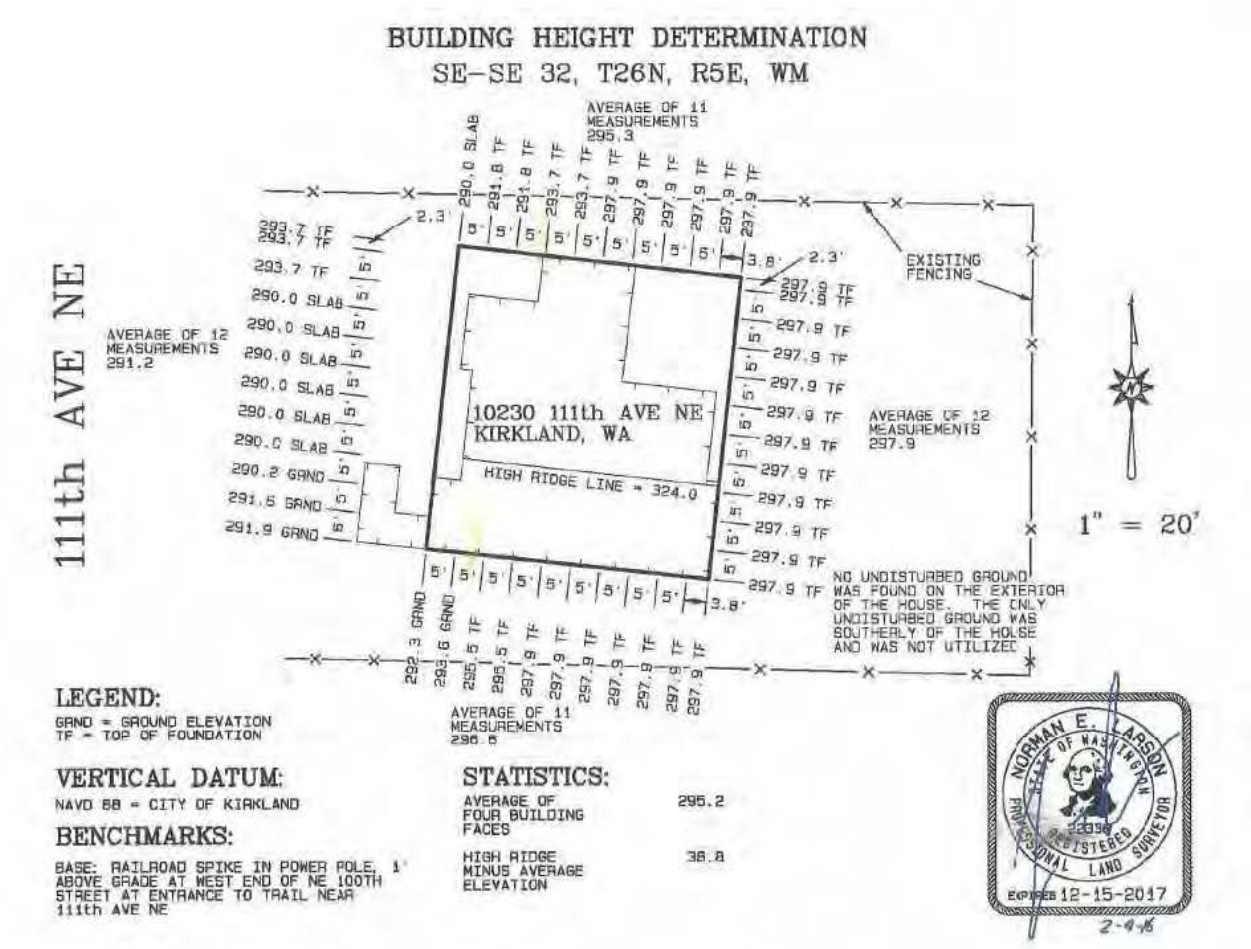
3-24-08

APPLICATION CHECKLIST FOR NEW SINGLE-FAMILY/TWO UNIT HOME BUILDING PERMIT (NEW CONSTRUCTION) OR ACCESSORY SINGLE FAMILY STRUCTURE

H:\Fire\Building\Building-published\2013NSF_2unit_app-chlst6-11.docx/12-18-13bE

After this point, the construction proceeded and when we were nearing final inspection stage, we were asked to provide the Elevation survey of the CHOI residence.

Please refer to below document which was the 2nd Elevation survey we conducted after the property construction was completed.
It shows that the highest ridge line of the property was found to be 324.0 ft.



At this stage, City of Kirkland and CHOI party were both extremely confused as we both didn't understand how the property could be built be more than 5 feet higher than allowed by the City. This is where City of Kirkland (Ms. Allison Zike & Mr. Darrell Harmon) and the CHOI homeowner and contractor spent lots of time going back and forth to review what had happened during the property development. The next steps agreed by both parties were as follows:

1. To conduct 3rd elevation survey.
2. 1st elevation survey was not the most accurate.
   The wall segment lengths used should have been based on the proposed footprint, but the labeled dimensions on that document match the original footprint.