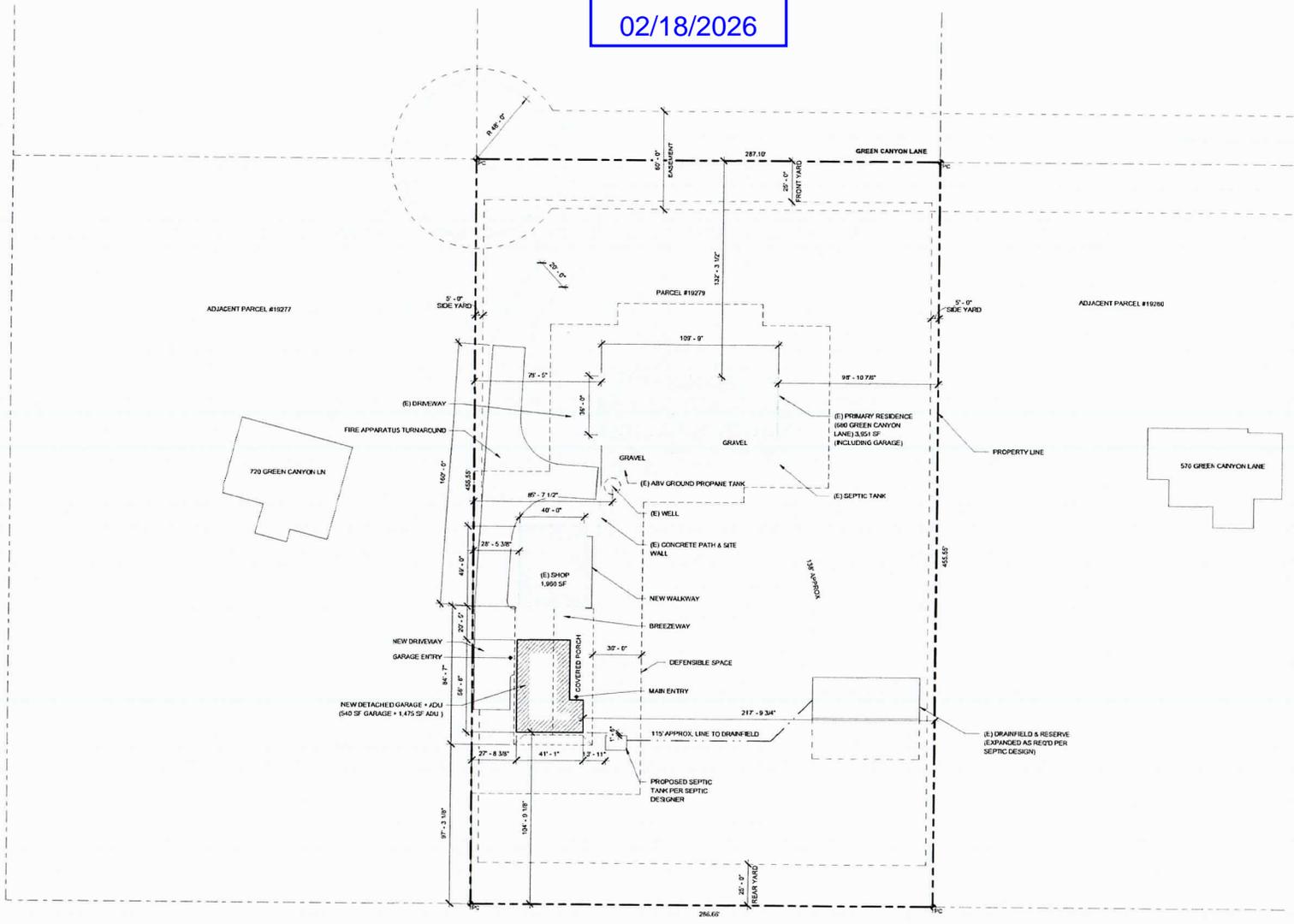


**KITTITAS CO CDS
RECEIVED
02/18/2026**



<p>PROJECT TEAM</p> <p>OWNER: ENGLE, STEVEN & YVONNE 800 GREEN CANYON LANE ELLENSBURG, WA 99224</p> <p>ARCHITECT: MARD MANASTASH ARCHITECTURE, PLANNING & DEVELOPMENT 1211 HUNTERS ST. SUITE 100 ELLENSBURG, WA 99224 CONTACT: MARD MANASTASH PHONE: (509) 242-4550 EMAIL: MARD@MAPDC.COM</p> <p>STRUCTURAL ENGINEER: SHANSON CIVIL ACE 111 N. HUNTERS ST. SUITE 100 ELLENSBURG, WA 99224 CONTACT: ZONE KAVYET PHONE: (509) 228-2416 EMAIL: ZONEKAVYET@ENGINEERS.COM</p>
<p>PROPERTY DATA</p> <p>PROJECT ADDRESS: 800 GREEN CANYON LANE ELLENSBURG, WA 99224</p> <p>PRELIMINARY SITE ASSESSMENT: PA-25-0026</p> <p>ZONING DESIGNATION: AGRICULTURE 20</p> <p>LAND USE: RESIDENTIAL, RURAL, WOODSHED</p> <p>PROPOSED USE: DETACHED GARAGE, WALKWAY</p> <p>LOT SIZE: 3.8 ACRES</p> <p>TAX PARCEL NUMBER: 1279</p> <p>MAP NUMBER: 18-18-0605-0016</p> <p>LEGAL DESCRIPTION: ACRES 3.80, PPN NE 14, SE 1/4, PARCEL 11, SD99-125-125 SE C6, T4P 18, RGE 1E</p> <p>ENVIRONMENTALLY CRITICAL AREA: N/A</p> <p>SITE ACCESS: PRIVATE ROAD, ACCESS PERMIT REQUIRED, ROAD CERTIFICATION ON FILE AT PUBLIC WORKS</p>
<p>PROJECT DESCRIPTION</p> <p>CONSTRUCT NEW DETACHED GARAGE, WALKWAY IN KITTITAS COUNTY</p> <p>AREA SUMMARY:</p> <p>LOT AREA: 3.8 ACRES</p> <p>EXISTING HOUSE: 3,551 SF</p> <p>EXISTING SHOP: 1,990 SF</p> <p>NEW DETACHED GARAGE: 840 SF</p> <p>NEW ADU: 1,475 SF</p> <p>NEW COVERED PORCH/NEW BREEZEWAY: 1,777 SF</p>
<p>CODE DATA</p> <p>2021 INTERNATIONAL RESIDENTIAL CODE (IRC)</p> <p>2021 INTERNATIONAL BUILDING CODE (IBC)</p> <p>STRUCTURAL</p> <p>2021 WASHINGTON STATE ENERGY CODE (WSEC)</p> <p>2021 INTERNATIONAL FIRE CODE (IFC)</p> <p>2021 INTERNATIONAL MECHANICAL CODE (IMC)</p> <p>2021 INTERNATIONAL ELECTRICAL CODE (IEC)</p> <p>2021 NATIONAL ELECTRICAL CODE (NEC)</p> <p>2021 INTERNATIONAL WELDRING AND BRASS WELDING CODE (AWW)</p> <p>WASHINGTON STATE AMENDMENTS TO ALL OF THE ABOVE</p>
<p>WUIC</p> <p>LOW RISK/USE</p> <p>30 DEFENSIBLE SPACE</p> <p>NO WATER-TYPE RESOURCE</p> <p>FINAL INSPECTION NOT REQUIRED</p>
<p>DESIGN CRITERIA</p> <p>GROUND SNOW LOAD: 51 PSF</p> <p>ROOF SNOW LOAD: 40 PSF</p> <p>WIND SPEED: 110 MPH EXPOSURE C</p> <p>SEISMIC ZONE: C</p> <p>FROST DEPTH: 24 IN</p>
<p>ENVIRONMENTAL/HEALTH</p> <p>WATER: PRIVATE WELL AWWQS# WA-25-09150</p> <p>SEWER: EXISTING ONSITE SEPTIC</p>

1 SITE PLAN
1" = 32'-0"



MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT

1211 HUNTERS ST.
ELLENSBURG, WA 99224
MARD@MAPDC.COM
MARD

PROJECT PHASE
CONCEPT

REVISIONS

STEVIE & YVONNE ENGLE
GREEN CANYON LANE ADU

DRAWN BY: Author
DESIGN BY: MB
DATE: 02/11/26
SCALE: AS NOTED

SITE PLAN

A1.0