

# CHRISTIAN SHORELINE/ ZONING VARIANCE

WD I

P

RS 7.2

437 5th Ave West

WD II

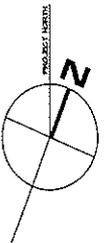


ATTACHMENT 1

SHR07.00002

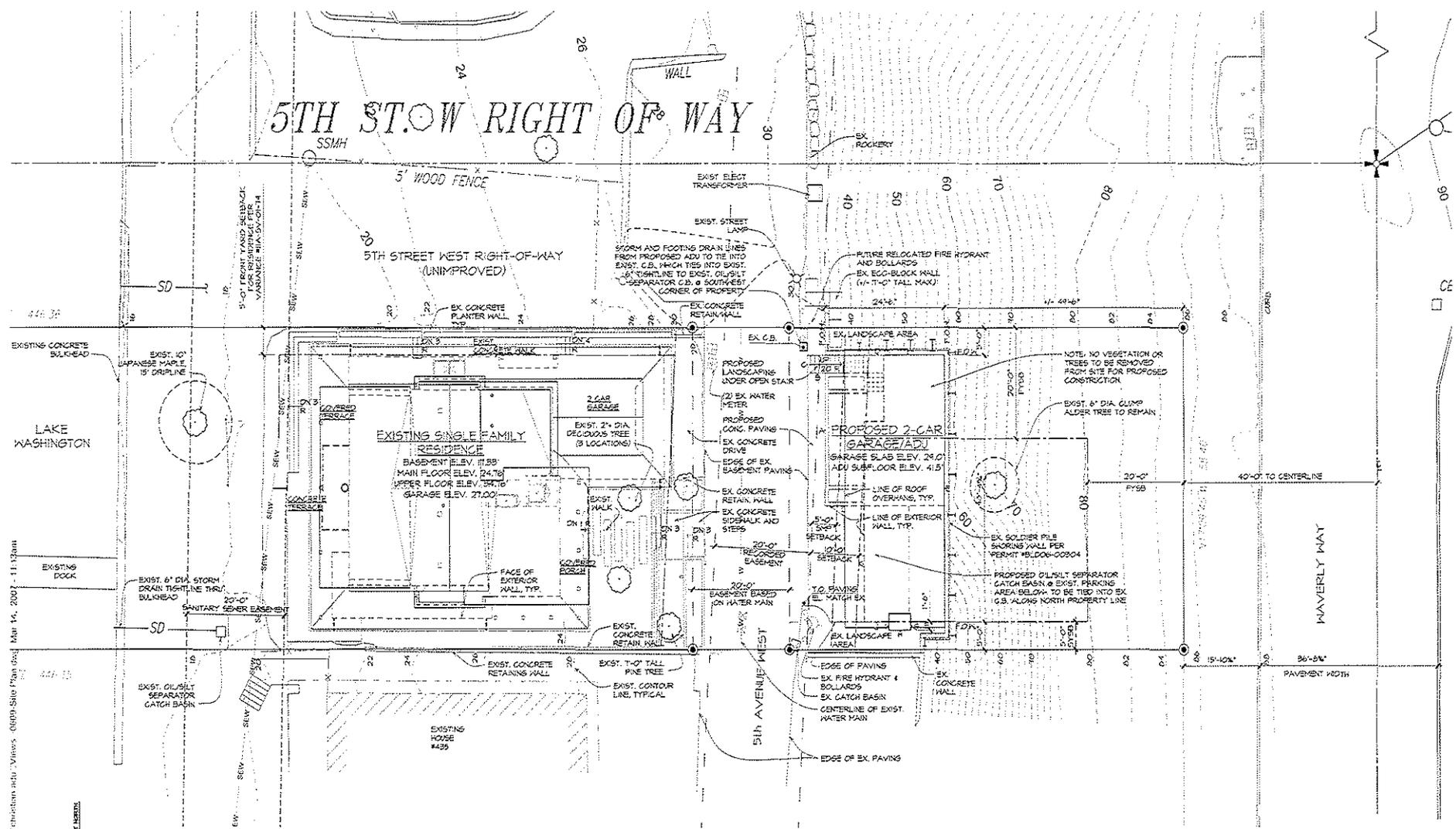
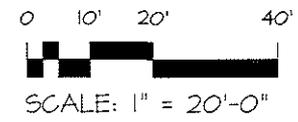


2 - construction after (06/29/09) Drawings - christian.adu - Views - (06/09) Site Plan.dwg Mar 14, 2007 11:13am



# SITE PLAN

1" = 20'-0"



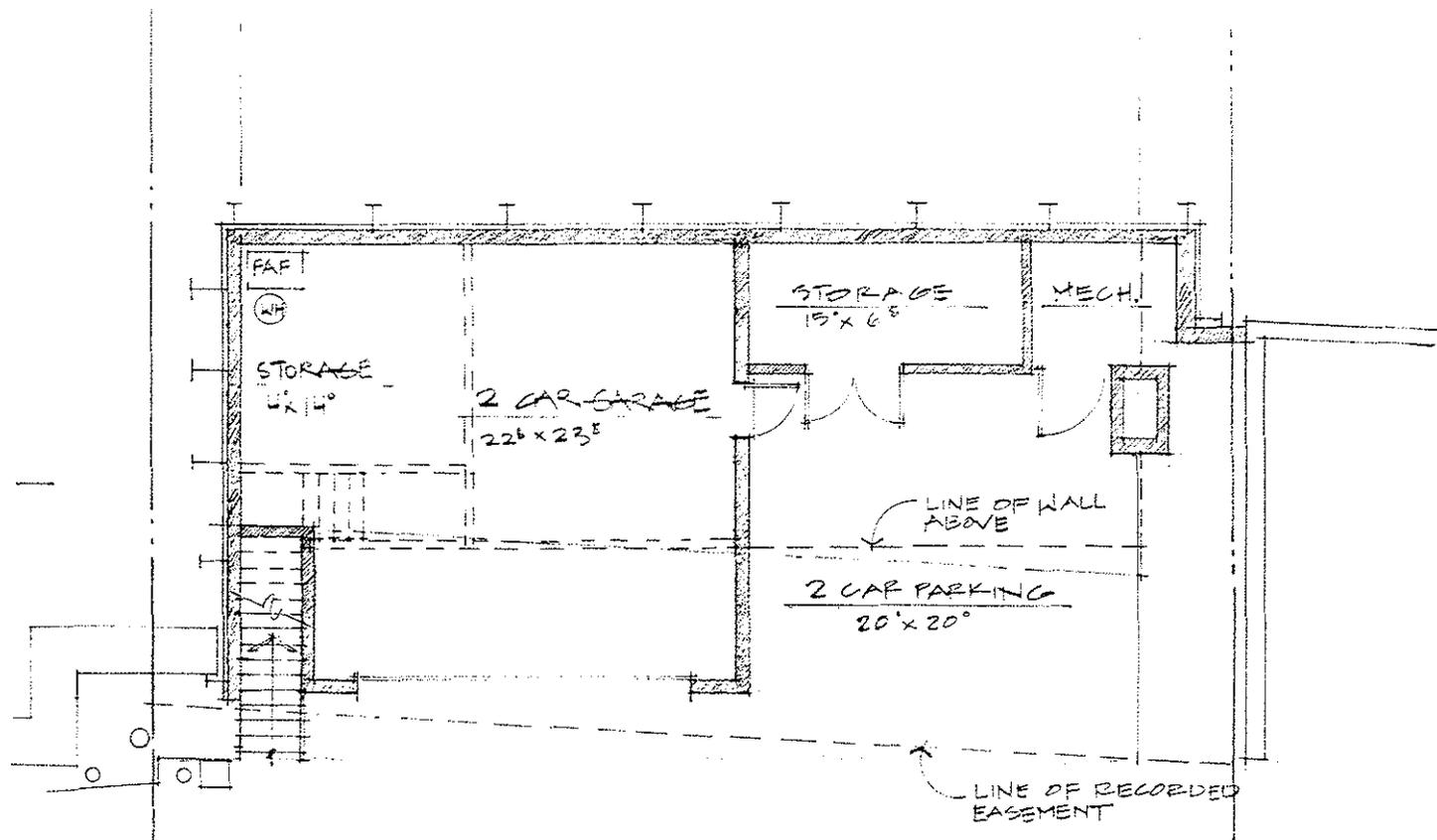
Issue Date: 3/14/07  
Drawn: MJM  
Revised:

**Thielsen**  
ARCHITECTS  
Kirkland, WA 98033 Tel 425.828.0333 Fax 425.828.9376

Project:  
CHRISTIAN ADU  
437 5TH AVENUE WEST  
KIRKLAND, WA

Sheet Title:  
SITE PLAN

Sheet:  
**A2.1**  
Project No.  
0609



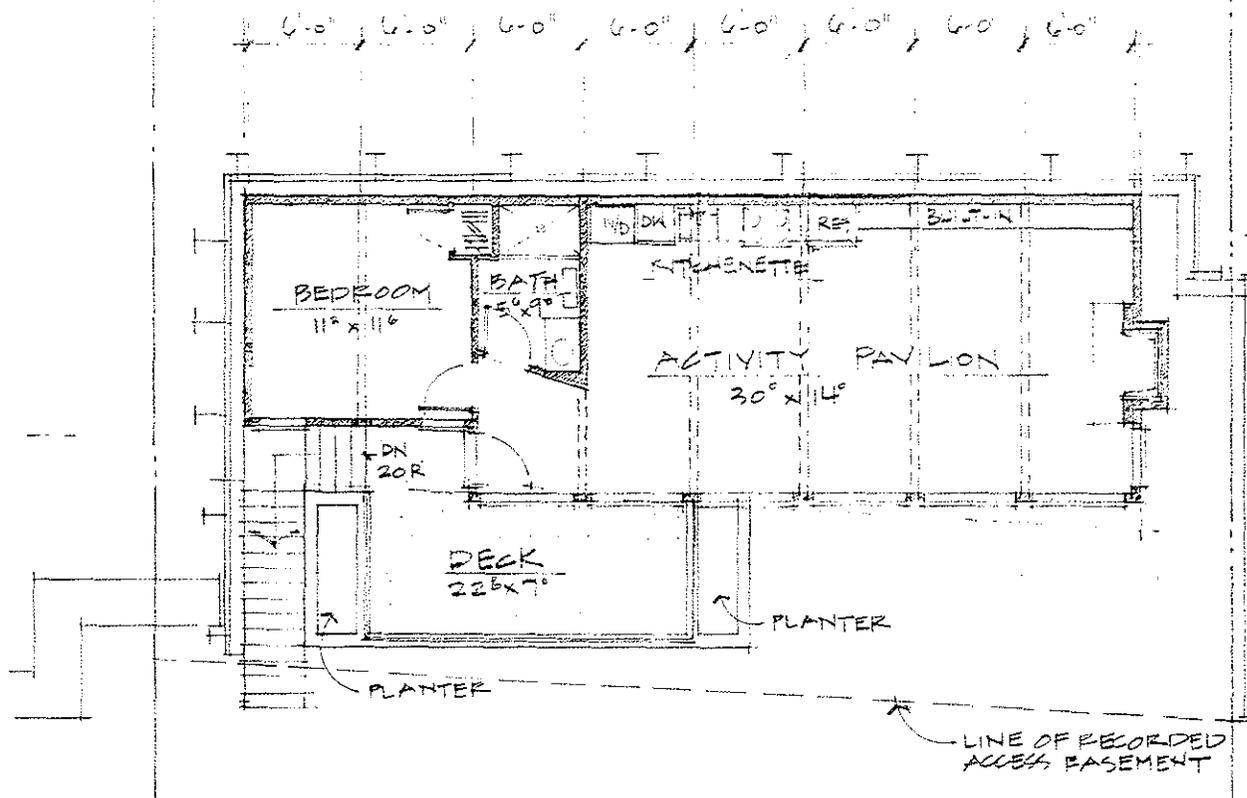
MAIN LEVEL PLAN

1/8" = 1'-0"

CRISTAN ADU  
 131 5th AVE WEST  
 KIRKLAND, WA

AUG 24, 2004  
 REVISED:  
 NOV. 17, 2000

**Thielsen**  
 ARCHITECTS



ALLOWABLE SFA	
ADU	800 SF
ACC. STRUCT.	700 SF
ACTUAL SFA	
ADU	692 SF
GARAGE	599 SF
PARKING	435 SF
<b>TOTAL</b>	<b>1,726 SF</b>

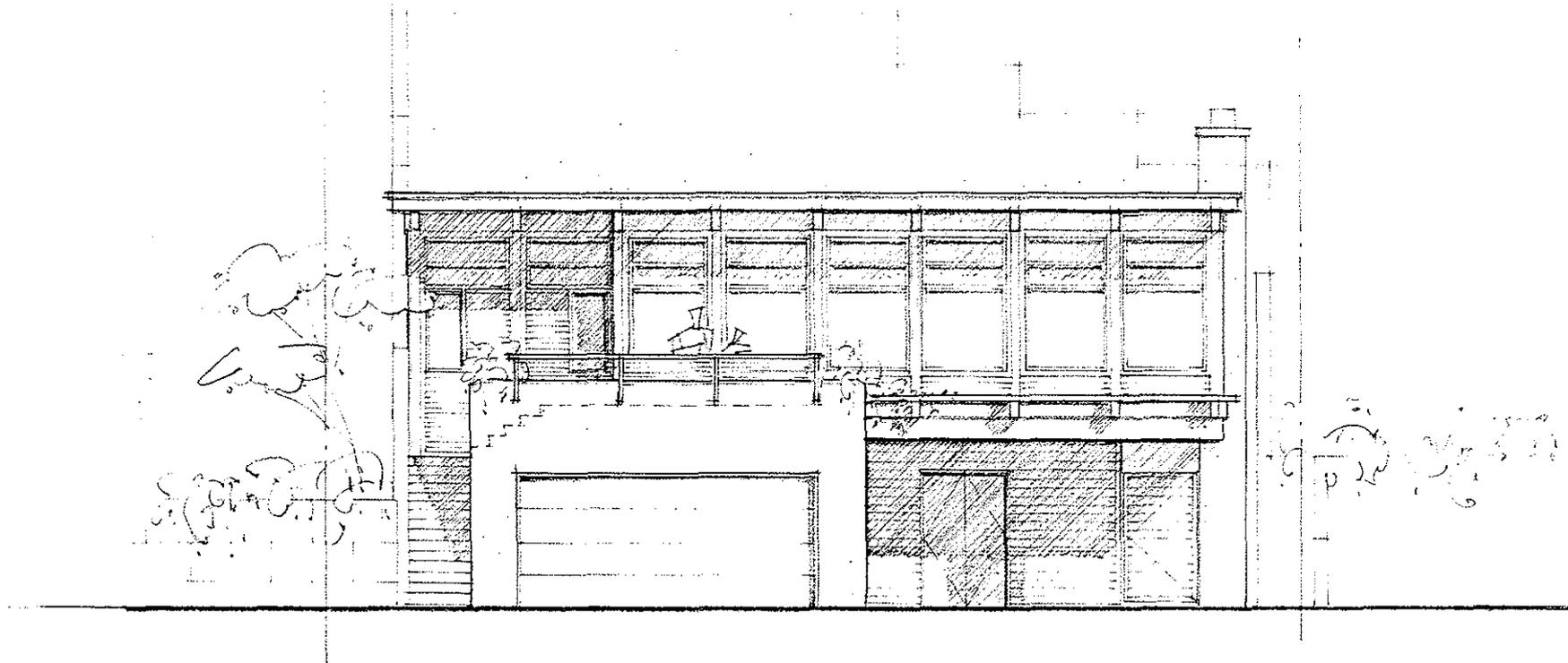
U P P E R   L E V E L   P L A N

1/8" = 1'-0"

CHRISTIAN ADU  
 437 5th AVE WEST  
 KIRKLAND, KA

AUG 24, 2006  
 REVISED:  
 NOV 14, 2006





WEST ELEVATION

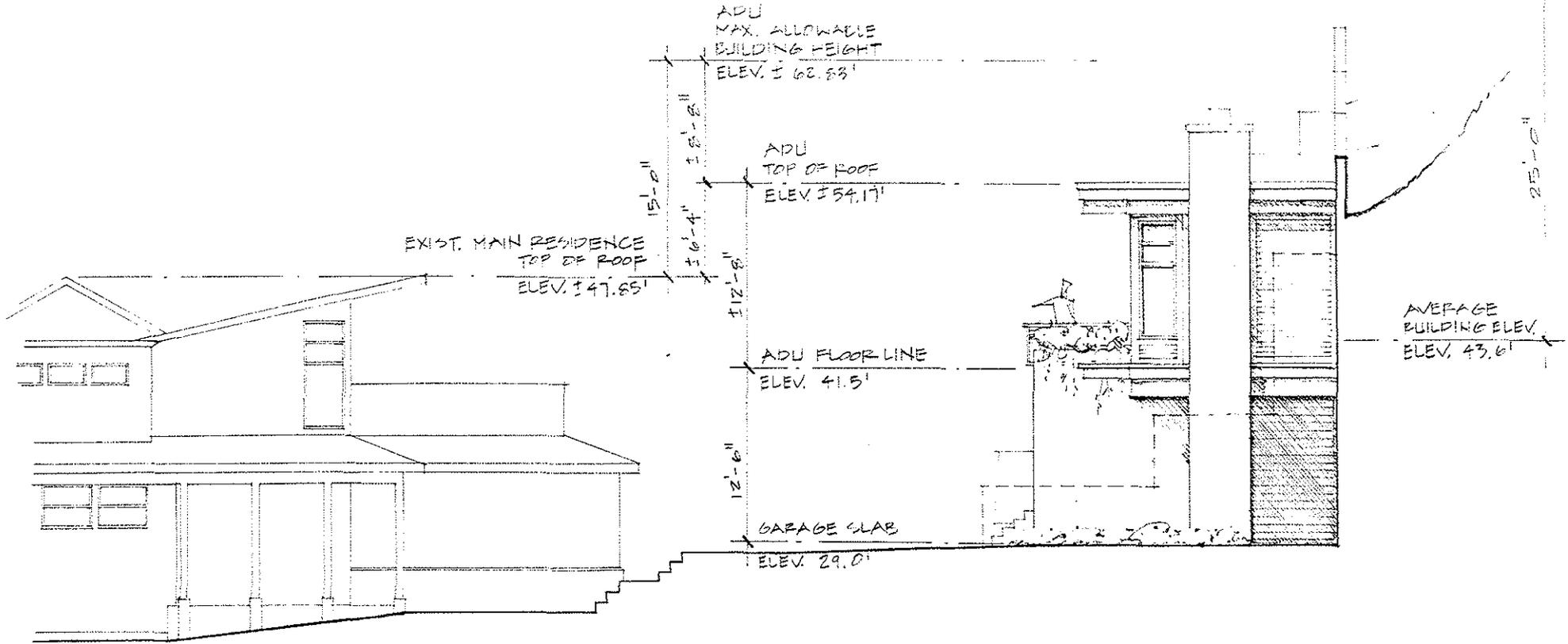
$\frac{1}{2}'' = 1'-0''$

NOV. 14, 2006

CHRISTIAN ADU  
437 5TH AVE. WEST  
KIRKLAND, WA

**Thielsen**  
ARCHITECTS

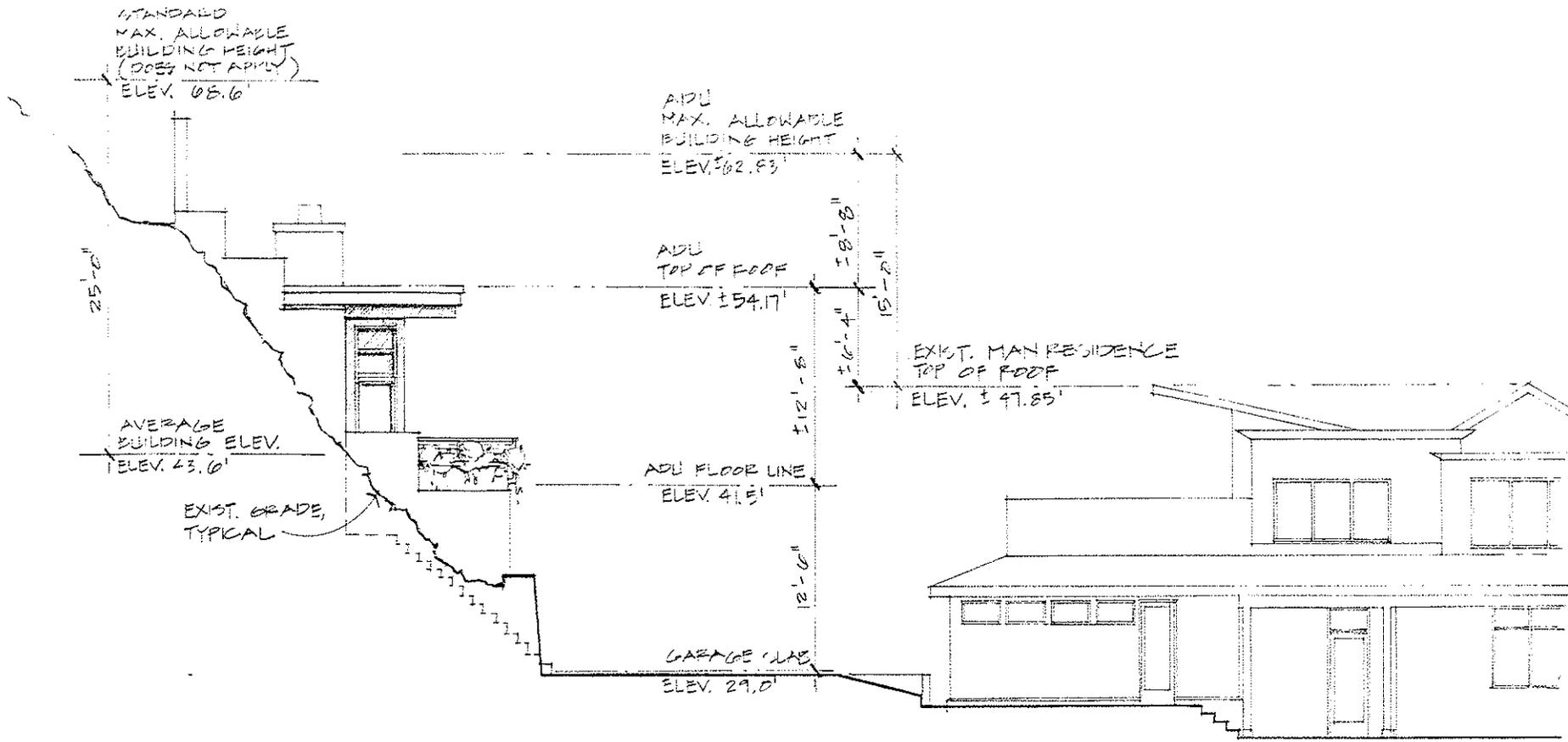
STANDARD  
MAX. ALLOWABLE  
BUILDING HEIGHT  
(DOES NOT APPLY)  
ELEV. 68.6'



SOUTH ELEVATION  
1/8" = 1'-0" Nov. 14, 2006

CHRISTIAN ADU  
437 5TH AVE. WEST  
KIRKLAND, WA





N O R T H   E L E V A T I O N

1/8" = 1'-0"

NOV. 14, 2006

CHRISTIAN ADU  
 437 5TH AVE. WEST  
 KIRKLAND, WA





## CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225

[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

### DEVELOPMENT STANDARDS LIST

#### File: Christian Shoreline and Zoning Variance (SHR07-00002)

##### Shoreline Master Program Standards

WAC173-27-190 Substantial development, conditional use, or variance permits. Construction pursuant to a substantial development, conditional use, or variance permit shall not begin and is not authorized until 21 days from the date of filing, or until all review proceedings initiated within 20 days from the date of filing have been terminated, except as provided in RCW90.58.140(5)(a) & (b).

##### Zoning Code Standards

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in the report by Geotech Consultants dated January 2, 2004 shall be implemented.

85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

105.20 Required Parking. 2 parking spaces are required for this use.

105.47 Required Parking Pad: Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

ATTACHMENT 3

SHR07-00002

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards: This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.p HVAC equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

150.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

***Prior to issuance of a grading or building permit:***

85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

85.40 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County (see Attachment 7).

Date: 6/27/2007

DEVELOPMENT STANDARDS

CASE NO.: SHR07-00002  
PCD FILE NO.: ZON07-00006

\*\*\*FIRE DEPARTMENT CONDITIONS\*\*\*

Due to impaired access, all new construction on 5th Avenue West (involving a residential component) requires sprinklers.

A 13D sprinkler system is required to be installed throughout the residential portion of the building (sprinklers are NOT required in the garage portion). The system shall be designed and the plans stamped by a person holding a Washington State Certificate of Competency. The system shall be installed by a state licensed sprinkler contractor.

\*\*\*Building Department Comments\*\*\*

Buildings must comply with 2006 editions of the International Residential, Building, Mechanical and Fire Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.

Structure must comply with Washington State Energy Code (WAC 51-11); and the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13).

Structures must be designed for seismic design category D, wind speed of 85 miles per hour and exposure C.

Geotechnical report required to address development activity. Recommendations contained within the report shall be incorporated into the design of the subsequent structures. Prior report may be used if the same Geotechnical Engineer is retained.

Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.050