



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Houghton Community Council

From: Tony Leavitt, Associate Planner

Date: July 10, 2008

Subject: **NOTICE OF MINOR MODIFICATION REQUEST
NORTHWEST UNIVERSITY GREENHOUSE**

Per Kirkland Zoning Code Section 60.12.010 Special Regulation 3, Northwest University is requesting a Minor Modification to the approved Master Plan to allow the construction of a new greenhouse structure near the existing Maintenance Building (see Enclosure 1). The proposed greenhouse would be approximately 864 square feet and 14 feet in height (see Enclosure 2). The proposed greenhouse will replace a recently demolished greenhouse that was attached to the Ness Academic Center and would be in lieu of a proposed greenhouse that was originally planned and approved (as part of IIB-01-88) to be attached to the Academic Building, but was not constructed.

Staff will review the proposal to ensure that it complies with Kirkland Zoning Code Section 60.12.010 Special Regulation 3 (see Enclosure 3). Per this section, Staff is required to notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for modification. Northwest University has requested that this noticing period be reduced in order to allow enough time for construction of the greenhouse before classes begin in the fall.

Staff will be asking that the Houghton Community Council consider a reduction of the required noticing period from 40 days to 18 days at the July 28th Meeting. Please provide any comments to Staff prior to or at the July 28th Meeting.

It should be noted that Steve Sankey from Northwest University met with the neighbors abutting the proposed location on July 9th. According to Mr. Sankey, the meeting went well and the neighbors were not concerned with the proposal and location. He said that they would be sending a formal letter to Staff this week. This letter will be provided at the July 28th Meeting.

Please feel free to contact me with any questions that you may have.

Enclosures

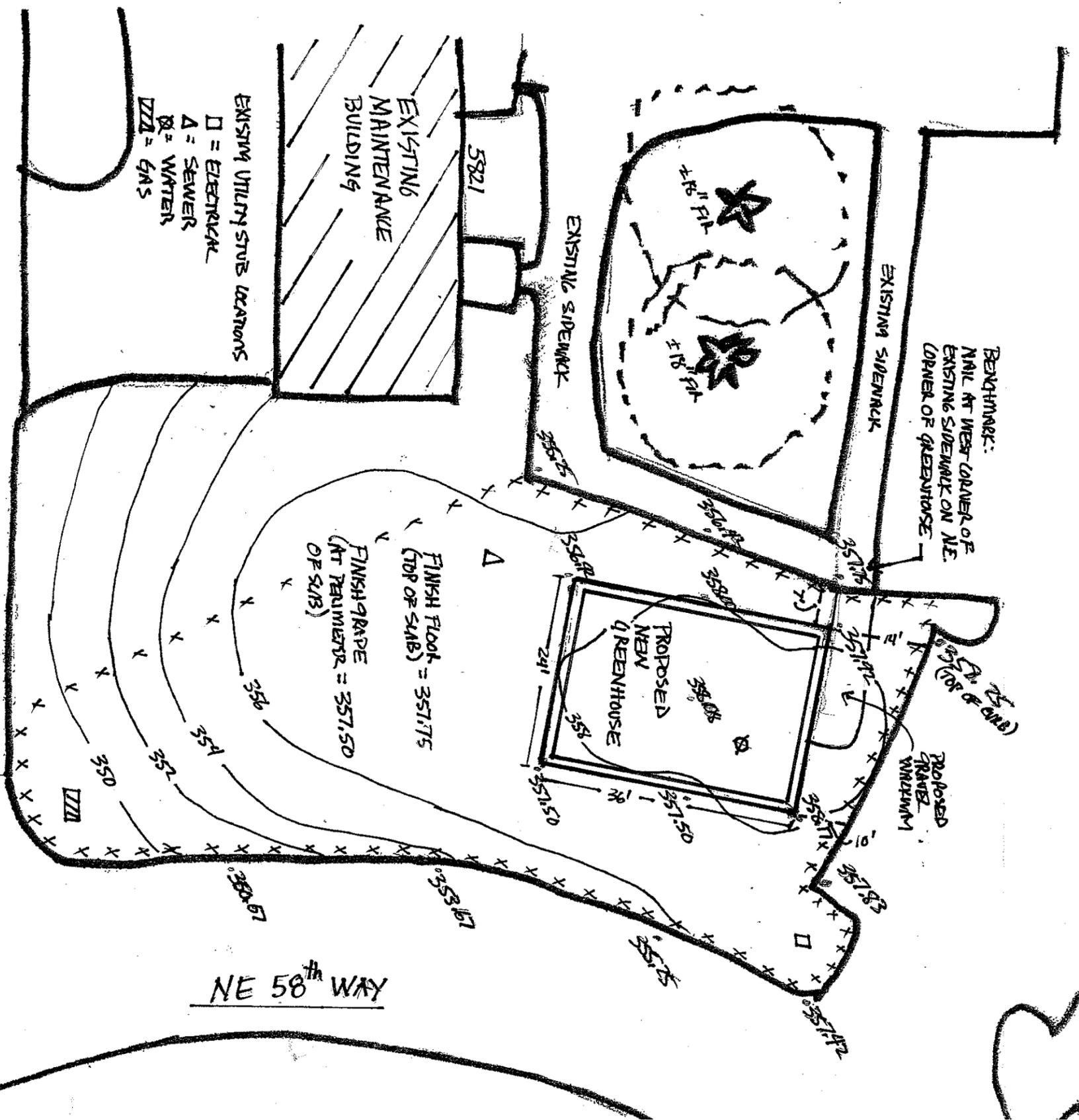
1. Site Plan
2. Development Plans
3. KZC Section 60.12.010 Special Regulation 3

NORTHWEST UNIVERSITY
 GREENHOUSE SITE PLAN
 5000 117th WAY NE
 KIRKLAND WA 98033

PARCEL # 172505-9171
 STEVE SANKEN
 425-889-5757

BLD 08 00363

117th LN NE



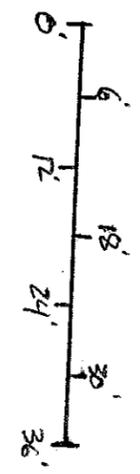
LEGEND

— EASTING CURB

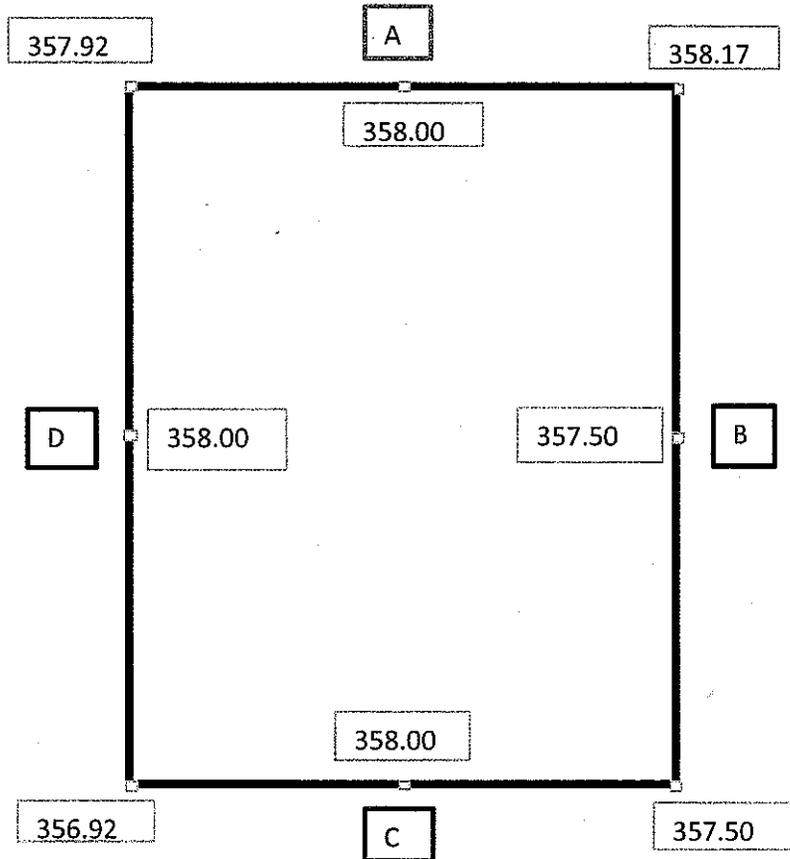
— 358 — EXISTING CONTOUR

— PROPOSED NEW GREENHOUSE

X X X SUT FENCE



Northwest University Greenhouse Average Building Elevation



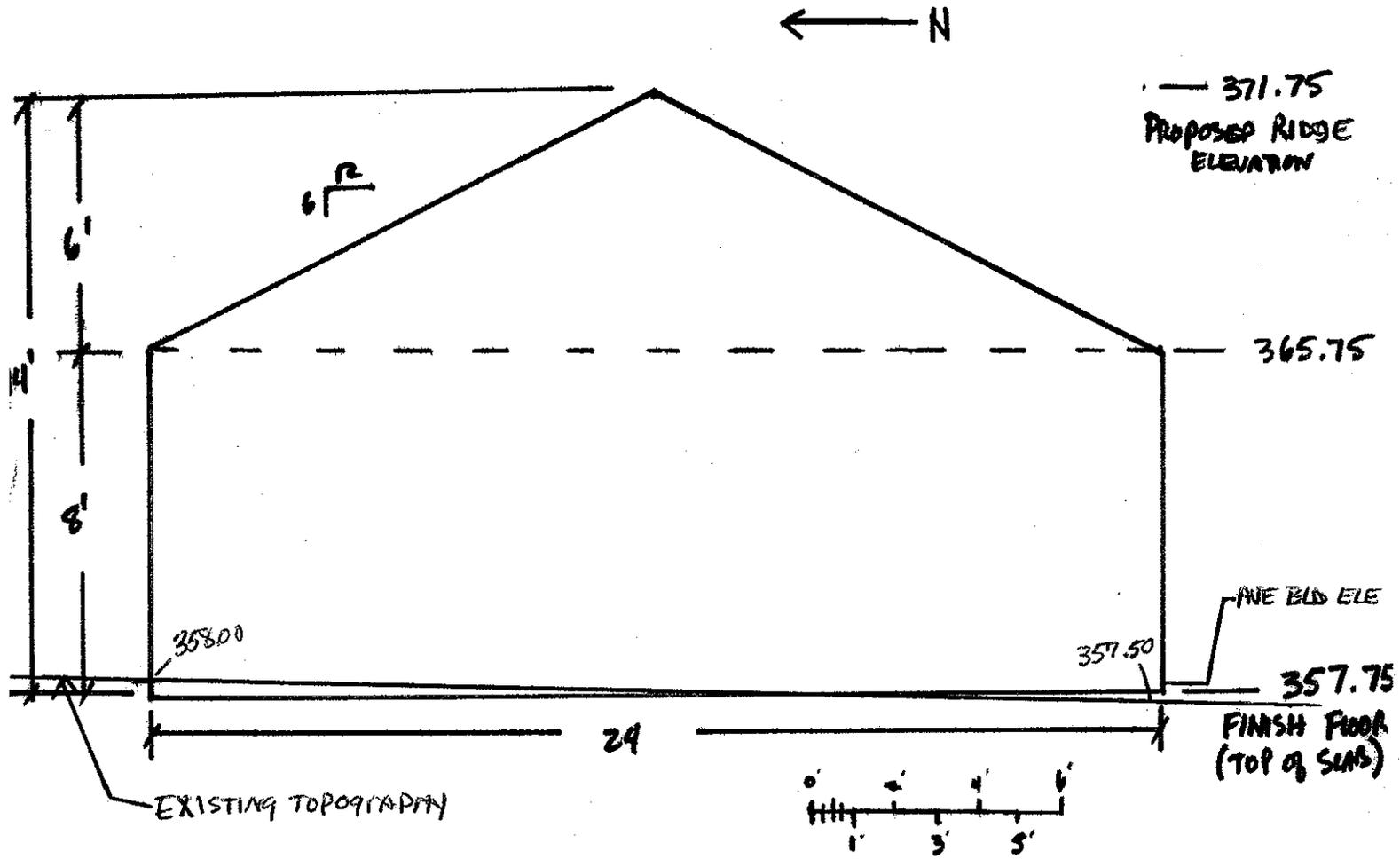
	Midpoint Elev	Wall Seg Length
A	358	24
B	357.5	36
C	358	24
D	358	36

$$\frac{(358 \times 24) + (357.5 \times 36) + (358 \times 24) + (358 \times 36)}{24 + 36 + 24 + 36} = \frac{42942}{120} = \boxed{357.85}$$

BLD 08 00 363

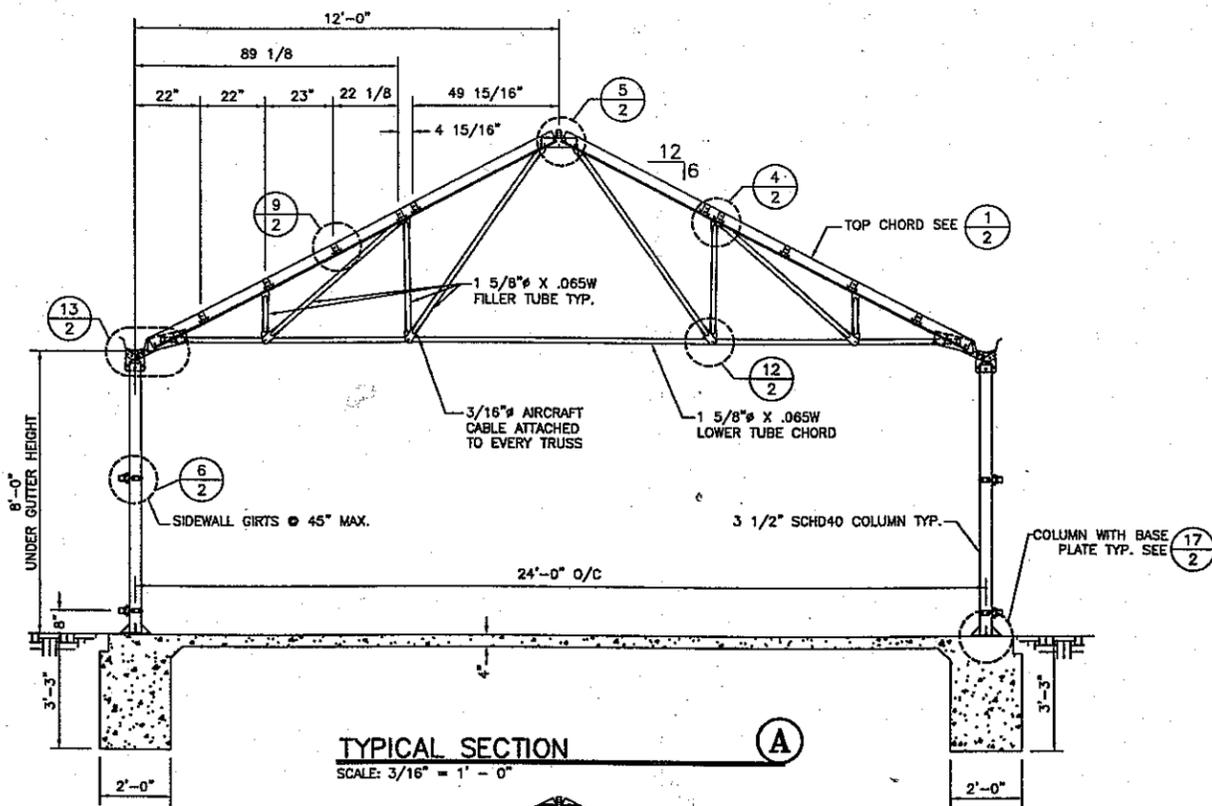
ABE. 102

AVERAGE BUILDING ELEVATION Z&Z

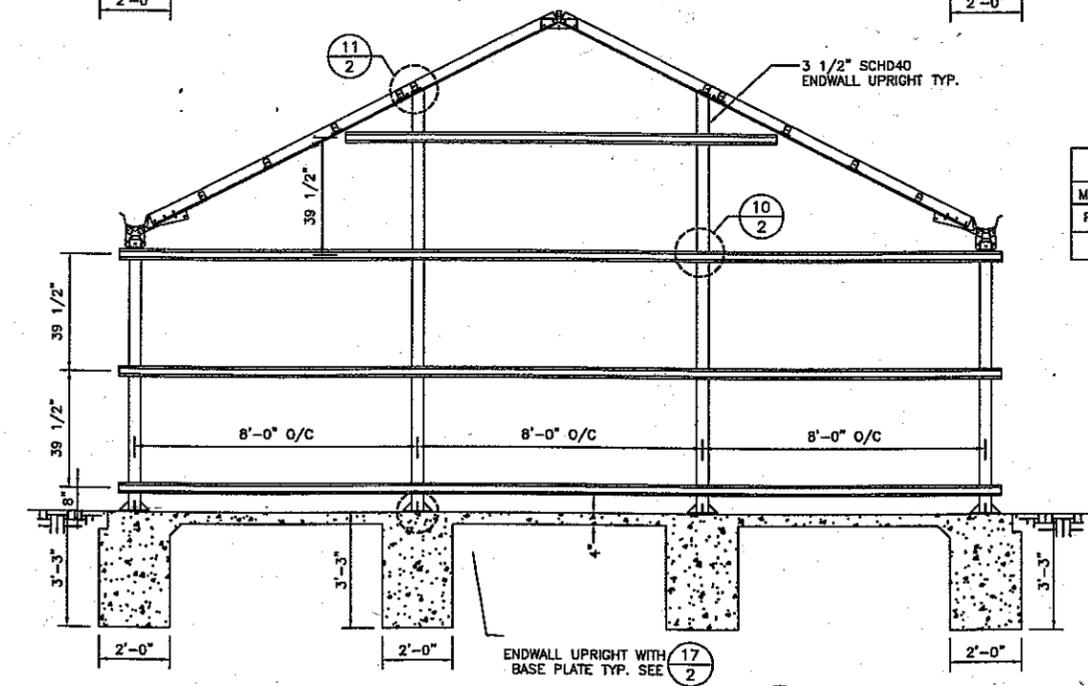


MAX HEIGHT ABOVE ABE = 40'
PER KCC 60.12 SPECIAL REGULATIONS ZV.

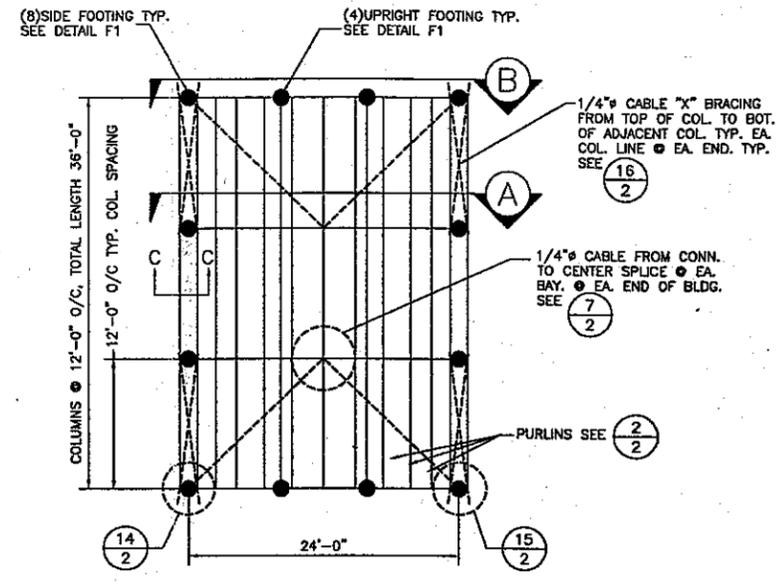
BLD 08 00363



TYPICAL SECTION
SCALE: 3/16" = 1" - 0"



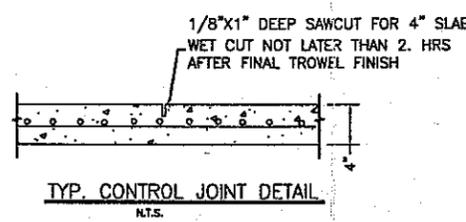
TYPICAL ENDWALL
SCALE: 3/16" = 1" - 0"



TYPICAL PLAN VIEW
SCALE: NTS

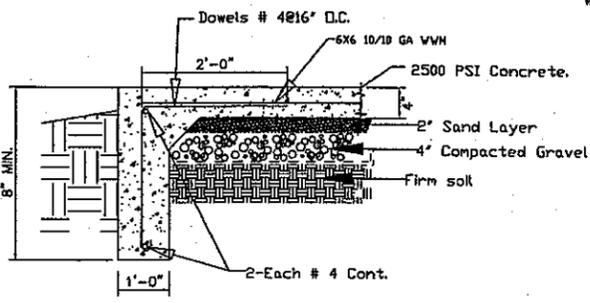
FOOTING SCHEDULE

MK	SIZE	REINFORCEMENT
F1	2' or 2'x2' SQ X 3'-3" DEEP	(4) #5 REBAR(VERTICAL) & #3 TIES @ 3" O/C.

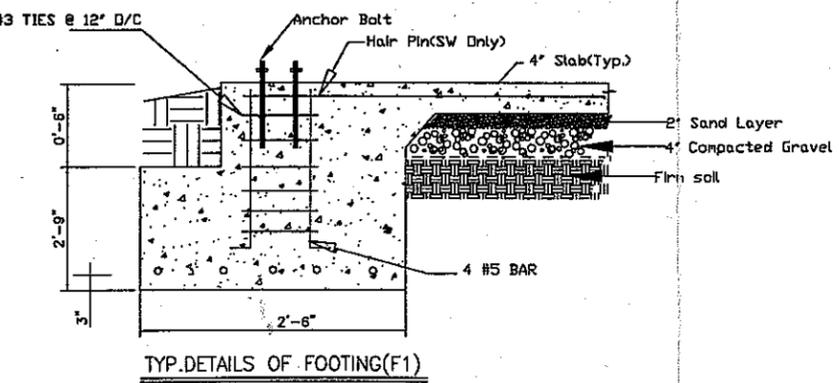


ANCHOR BOLT SUMMARY

Qty	Dia (in)	Length (in)	Proj (in)
96	3/4"	12.00	3.00



SECTION C-C
Gradebeam Detail NTS.



TYP. DETAILS OF FOOTING(F1)
NTS.

JOB SITE:
5520 108th AVE. N.E.
KIRKLAND, WA 98033

BUILDING SPECIFICATIONS:

THIS STRUCTURE HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE AND DIRECTION OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. CONLEY'S MANUFACTURING & SALES WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS METAL BUILDING IS DESIGNED WITH CONLEY'S MANUFACTURING & SALES DESIGN PRACTICES WHICH ARE BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES, AND ARE ACCEPTED PRACTICES IN THE LOW RISE METAL AND AGRICULTURAL BUILDING INDUSTRY.

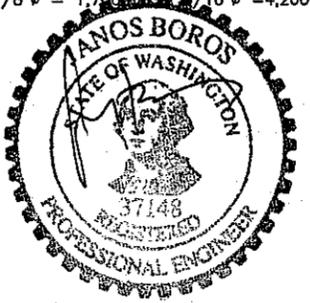
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 9TH EDITION
- AMERICAN IRON AND STEEL INSTITUTE: "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" 1986 WITH 1989 ADDENDUM
- INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS: "INTERNATIONAL BUILDING CODE"(IBC) LATEST EDITION
- AMERICAN WELDING SOCIETY: "STRUCTURAL WELDING CODE" A.W.S D1.1-84
- METAL BUILDING MANUFACTURER'S ASSOCIATION: "METAL BUILDING SYSTEMS MANUAL" 1996

CONCRETE NOTES:

- ALL CONCRETE SHALL WITHSTAND 2500 LBS. PER SQUARE INCH ULTIMATE COMPRESSIVE STRESS AT 28 DAYS.
- CONTRACTOR SHALL INFORM CONLEY'S MANUFACTURING & SALES OF ANY DISCREPANCIES, OMISSIONS, OR ERRORS ON THE PLANS BEFORE BEGINNING CONSTRUCTION, OTHERWISE, IT SHALL BE DONE AS INTENDED BY THE ENGINEER.
- THE ENGINEER AND/OR CONLEY'S MANUFACTURING & SALES ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL.
- ALL CONSTRUCTION SHALL COMPLY WITH THE I.B.C. LATEST EDITION AS AMENDED BY THE LOCAL AGENCY HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW AND SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED ENGINEER.
- ALL PLUMBING, ELECTRICAL OR MISCELLANEOUS STUB OUT SHALL BE A MINIMUM OF NINE (9) INCHES CLEAR OF THE OUTSIDE CONCRETE IN ORDER TO CLEAR THE WALLS.
- FOOTINGS SHALL BE CENTERED ON THE CENTERLINE OF THE COLUMN ABOVE UNLESS OTHERWISE NOTED.
- ALL FOOTINGS SHALL BEAR AGAINST FIRM NATURAL UNDISTURBED SOIL OR CERTIFIED COMPACTED FILL. SOIL BEARING PRESSURE TO EQUAL 1000 PSF.
- THE MINIMUM REQUIREMENTS AND LOCAL FROST LINE REQUIREMENTS MAY SUPERSEDE THE DESIGN CALL OUTS. CONTACT THE LOCAL BUILDING DEPARTMENT FOR MINIMUM DEPTH REQUIREMENTS.

STEEL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF THE I.B.C. AND A.I.S.C.
- ALL MACHINE BOLTS TO COMPLY WITH A.S.T.M. A-307*. HOLES SHALL BE BOLT DIAMETER PLUS 1/16". (* UNLESS OTHERWISE NOTED)
- ALL HOT ROLLED OR COLD ROLLED SHEETS AND STRIPS USED IN THE FABRICATION OF COLD FORMED STRUCTURAL MEMBERS SHALL HAVE A MINIMUM YIELD STRENGTH OF 55 K.S.I.
- LIGHT GAGE - COLD FORMED STRUCTURAL STEEL MEMBERS SHALL CONFORM TO A.S.T.M. SPEC. A-500 GRADE "D" (Fy=50 K.S.I.), UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL STEEL MEMBERS SHALL BE GALVANIZED.
- ROUND TUBES SHALL CONFORM TO A.S.T.M. SPEC. A-500 GRADE "C" (Fy=46K.S.I.).
- CABLES SHALL BE OF AIRCRAFT TYPE CABLE WITH THE FOLLOWING BREAKING STRENGTHS: 1/8" = 1,700 LBS., 3/16" = 4,200 LBS., 1/4" = 7,000 LBS.



EXPIRES 01/22/09
MAY 22 2007

REVISIONS

1	EDL 05-15-07
2	
3	
4	

DATE 05-15-07
SCALE NOTED
JOB NO 38729-38642
DRAWN BY EDL
APPROVED

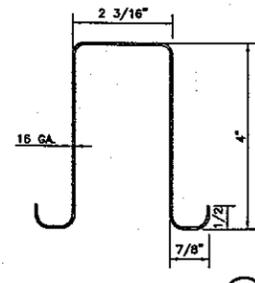
24'-0" (7500 SERIES)
NORTHWEST UNIVERSITY

ENGINEER
21262-07
LOADING
25RS-85-C
DRAWING NO.
DE127540A
DRAWING SET
DE127540A
DE127541A
SHEET 1 OF 2

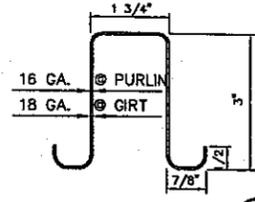
BLD 08 00 363

CERTIFICATION

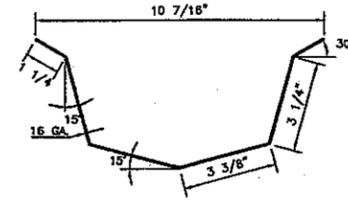
05-15-07 U.A. ENGINEERED 7500 SERIES 20-29 FT BLDGS DE127540A



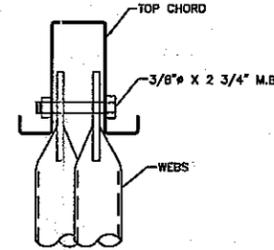
TOP CHORD
SCALE: NTS



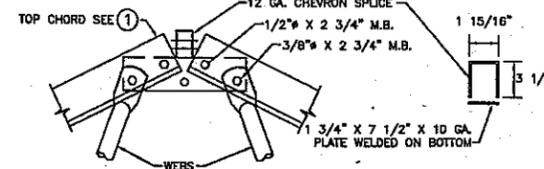
PURLIN / GIRT
SCALE: NTS



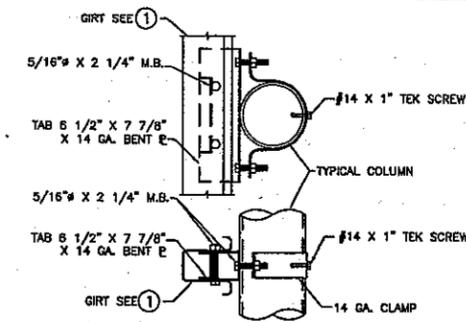
GUTTER
SCALE: NTS



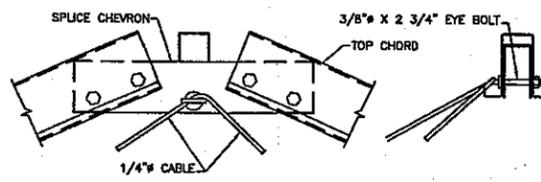
WEBS TO TOP CHORD
SCALE: NTS



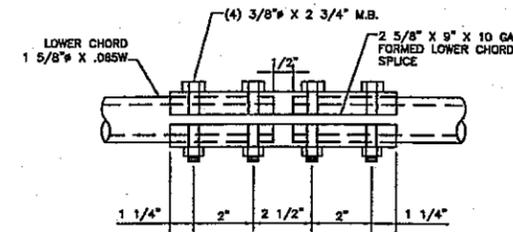
SPLICE CHEVRON
SCALE: NTS



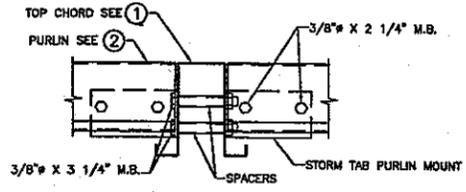
SIDEWALL GIRT CONN.
SCALE: NTS



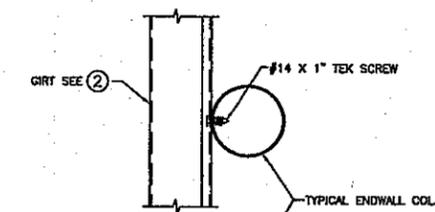
CABLE CONN. @ SPLICE CHEVRON
SCALE: NTS



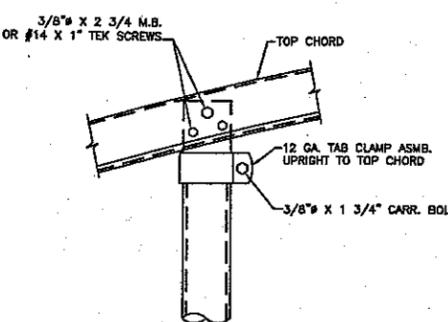
LOWER CHORD SPLICE
SCALE: NTS



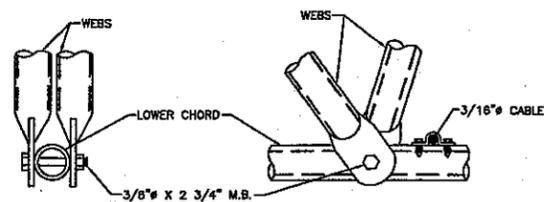
PURLIN TO TOP CHORD CONN.
SCALE: NTS



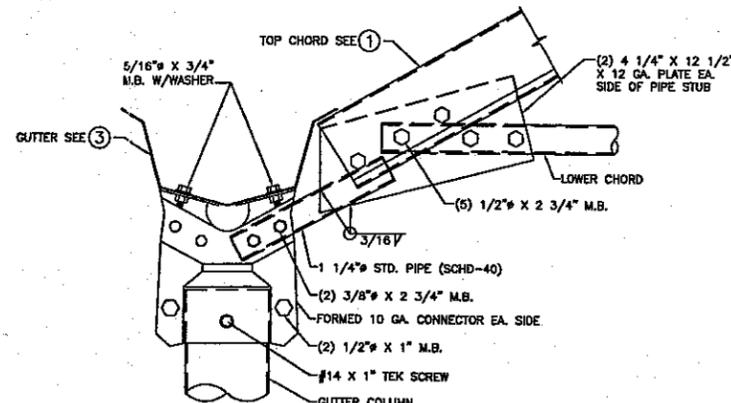
ENDWALL GIRT CONN.
SCALE: NTS



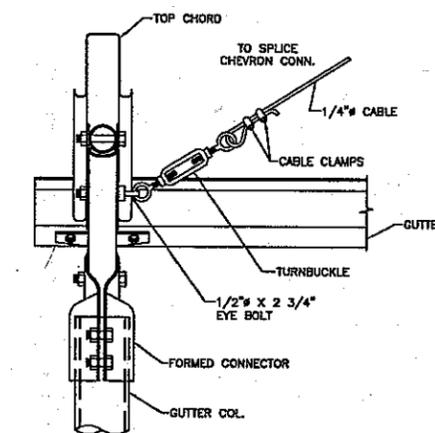
UPRIGHT @ TOP CHORD CONN.
SCALE: NTS



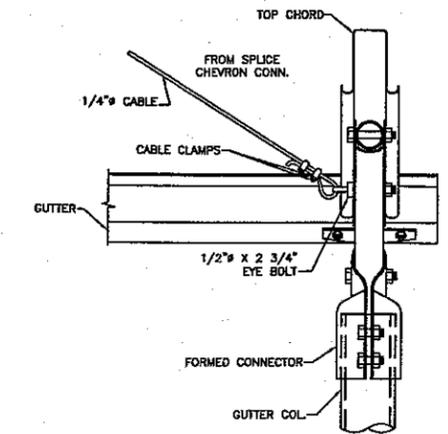
WEBS TO LOWER CHORD
SCALE: NTS



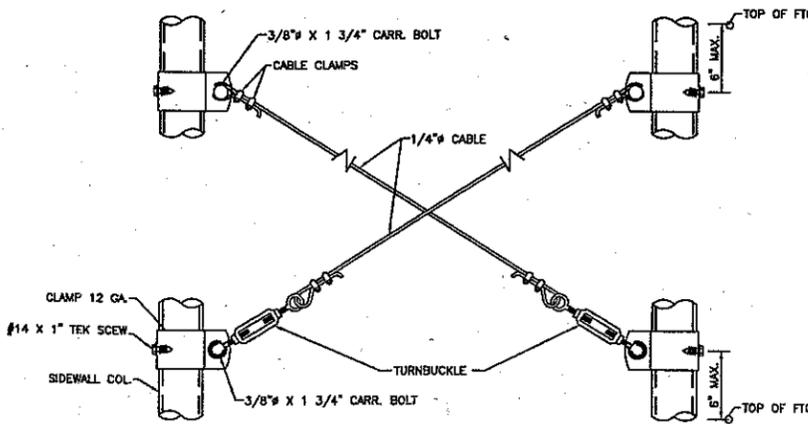
TOP CHORD / COLUMN CONN.
SCALE: NTS



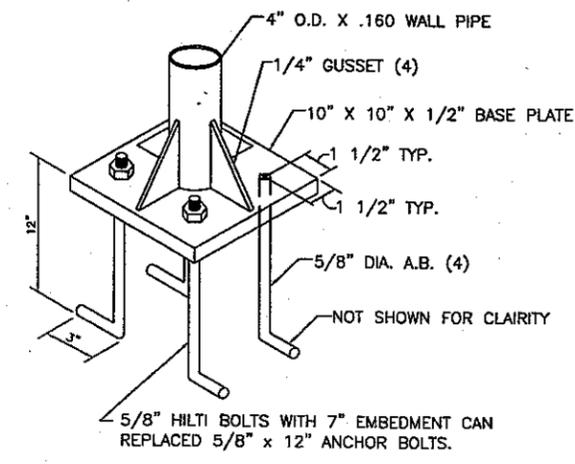
CABLE CONN. @ TERMINATION ENDS
SCALE: NTS



CABLE CONN. @ TERMINATION ENDS
SCALE: NTS



COLUMN 'X' BRACING
SCALE: NTS



1/2 inch BASE PLATE CONN.
SCALE: NTS

REVISIONS
 EDL 05-15-07
 NGMA
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 CONLEY'S MANUFACTURING & SALES
 4544 S.W. 10th St. Ft. Lauderdale, FL 33309
 (954) 877-0001 FAX (954) 877-0774
 SERVING AGRICULTURE SINCE 1948

DATE	05-15-17
SCALE	NOTED
JOB NO	38729, 38842
DRAWN BY	EDL
APPROVED	

TITLE
 DETAILS
 NORTHWEST UNIVERSITY

ENGINEER
 21262-07
 LOADING
 25RS-85-C
 DRAWING NO.
 DE127541A
 DRAWING SET
 DE127540A
 DE127541A
 SHEET 2 OF 2



EXPIRES 01/22/09

MAY 22 2007

05-15-07-01-ENGINEERED 7500 SERIES 20-29FBLDGS DE127541A

KZC Section 60.12.010 Special Regulation 3

- A. Deviations from the approved master plan may be administratively approved by the Planning Director, Unless:
 - 1. There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use.
 - 2. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change; and

- B. The proposed modification or deviation satisfies all of the following:
 - 1. No vehicular ingress or egress from surrounding streets may be changed.
 - 2. No roadways, parking lots or structures within 100 feet of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College.
 - 3. No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation.
 - 4. Reconfigurations of the footprint of the structures shown in the approved plan may be permitted; provided, that such changes are not apparent off-site and do not increase building height.
 - 5. Minor new structures not shown on the approved site plan may be permitted; provided, that they are at least 200 feet from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements.

- C. The Planning Director shall notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for a modification of the Master Plan.