Lake Street Place

Kirkland, WA

DRB Modification 2 - January 20, 2014

CHESMORE | BUCK
architecture

27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004

FAX: 425-679-0804
PHONE: 425-679-0907

LOT COVERAGE CALCULATION:	UPPER STORY SETBACKS:
LOT A: KWM ADDITION LOT B: HECTOR'S EXPANSION LOT C: MAIN ST BUILDING ALLOWABLE LOT COVERAGE (KZC 50.12): 100% LOT SIZE: LOT A: 15,786 SF LOT B: 15,444 SF LOT C: 25,296 SF TOTAL: 56,526 SF LOT COVERAGE LOT A: ±99% LOT B: ±99% LOT C: ±99%	KWM BUILDING: 30'-0" SETBACK REQUIRED PER KZC 50.10.5.a, 30'-0 3/4" PROVIDED TO WINDOW MULLIONS HECTOR'S BUILDING: 30'-0" SETBACK REQUIRED PER KZC 50.10.5.a, 30'-0" PROVIDED TO FACE OF ROOF BEAMS MAIN STREET BUILDING: 10'-0" AVERAGE SETBACK REQUIRED PER KZC 50.10.5.c, 18'-2" PROVIDED ON 2 STORIES, EXACT CALCULATION TO BE PROVIDED WITH BUILDING PERMIT
MAXIMUM HEIGHT: LOT A: 32.88' MIDPOINT ELEV. + 55.0' = 87.88' MAX LOT B: 33.42' MIDPOINT ELEV. + 55.0' = 88.42' MAX LOT C: 38.70' MIDPOINT ELEV. + 55.0' = 93.70' MAX	

201 KIRKLAND AVE
(MERRILL GARDENS I)

VEHICULAR ACCESS TO PARKING

(SERVICE ACCESS)

(E) PARKING ENTRY

PORTSMITH COURTYARD

PORTSMITH CONDOMINIUMS

PROPOSED (N) PLANTER AREA TO BE COORDINATED W/ PORTSMITH CONDO'S

PUBLIC STAIRS

RIGHT-OF-WAY

MIDPOINT 38.38'

238'-3"

PUBLIC WAY (±25'-0" ABOVE GRADE)

3-STORY

MAIN STREET BUILDING
115 MAIN STREET

5-STORY

DINING DECK

ALLEY EASEMENT

124'-3"

PARKING GARAGE ENTRY/EXIT

K.W.M. EXPANSION

EXISTING
KIRKLAND WATERFRONT MARKET
150 LAKE STREET S

4-STORY

1-STORY

HECTOR'S PROPERTY EXPANSION

OLD HECTOR'S FOOTPRINT

3-STORY

2-STORY

COURTYARD

EXISTING HECTOR'S
112 LAKE STREET S

2-STORY

101 KIRKLAND AVE
(MERRILL GARDENS II /
BANK OF AMERICA)

(PEDESTRIAN-ORIENTED STREET)

(SERVICE ACCESS)

52'-11" EXISTING

85'-4"

58'-11"

40'-1"

32'-1.4"

PEDESTRIAN ACCESS

VEHICULAR ACCESS TO PARKING

62'-10" EXISTING

86'-6"

49'-6¾"

181'-9"

MIDPOINT ELEV. 33.42'

(N) STREET TREE'S

(E) STREET TREE

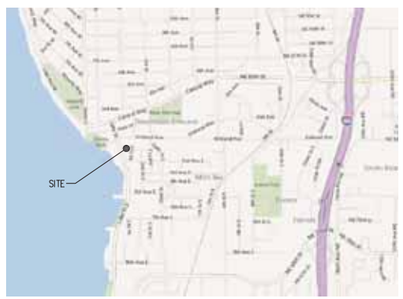
(E) AWNINGS

UPPER STORY SETBACK

MIDPOINT ELEV. 32.88'

SITE PLAN

1" = 20'



VICINITY PLAN

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
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1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

SITE PLAN

Sheet No. 1.0
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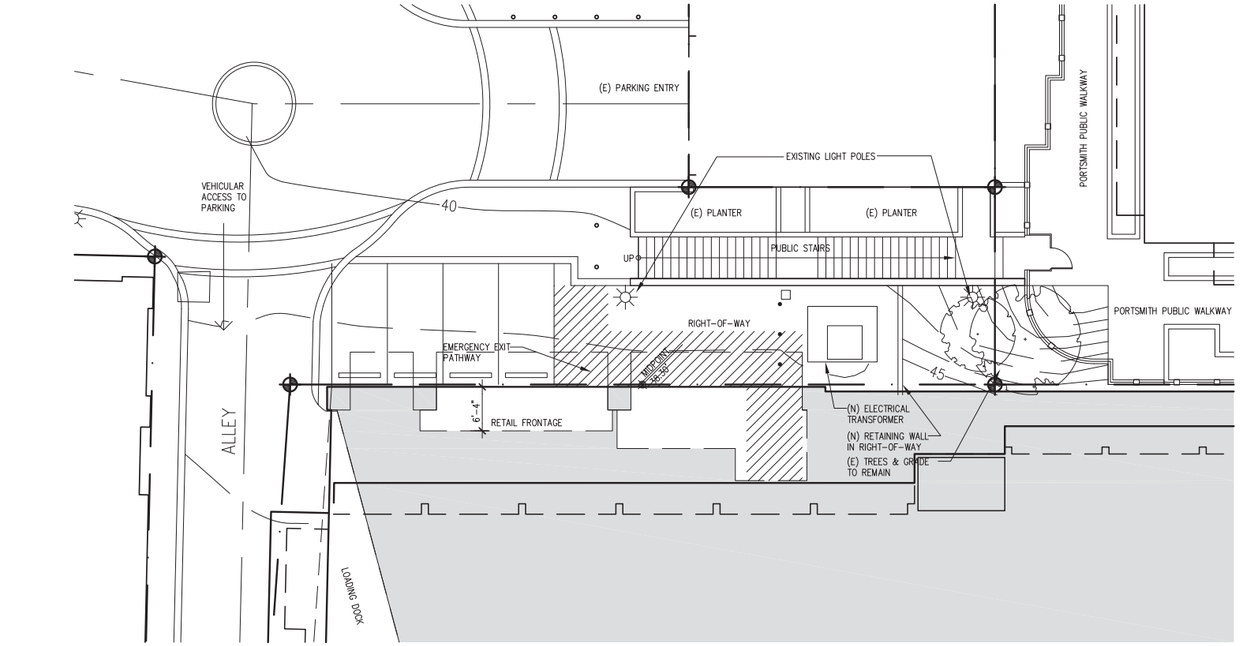
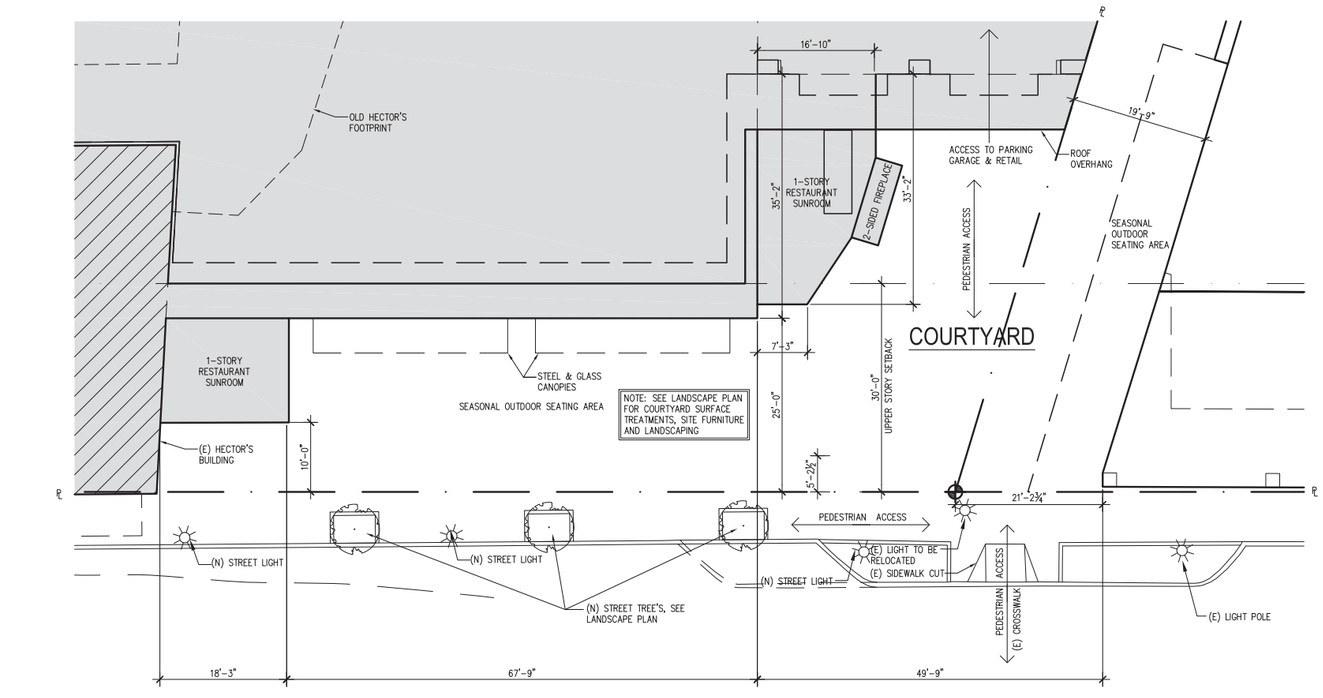
Date: 07/30/12



1 ENLARGED MAIN STREET PLAN

1" = 10'



2 ENLARGED COURTYARD PLAN

1" = 10'

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	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

ENLARGED COURTYARD

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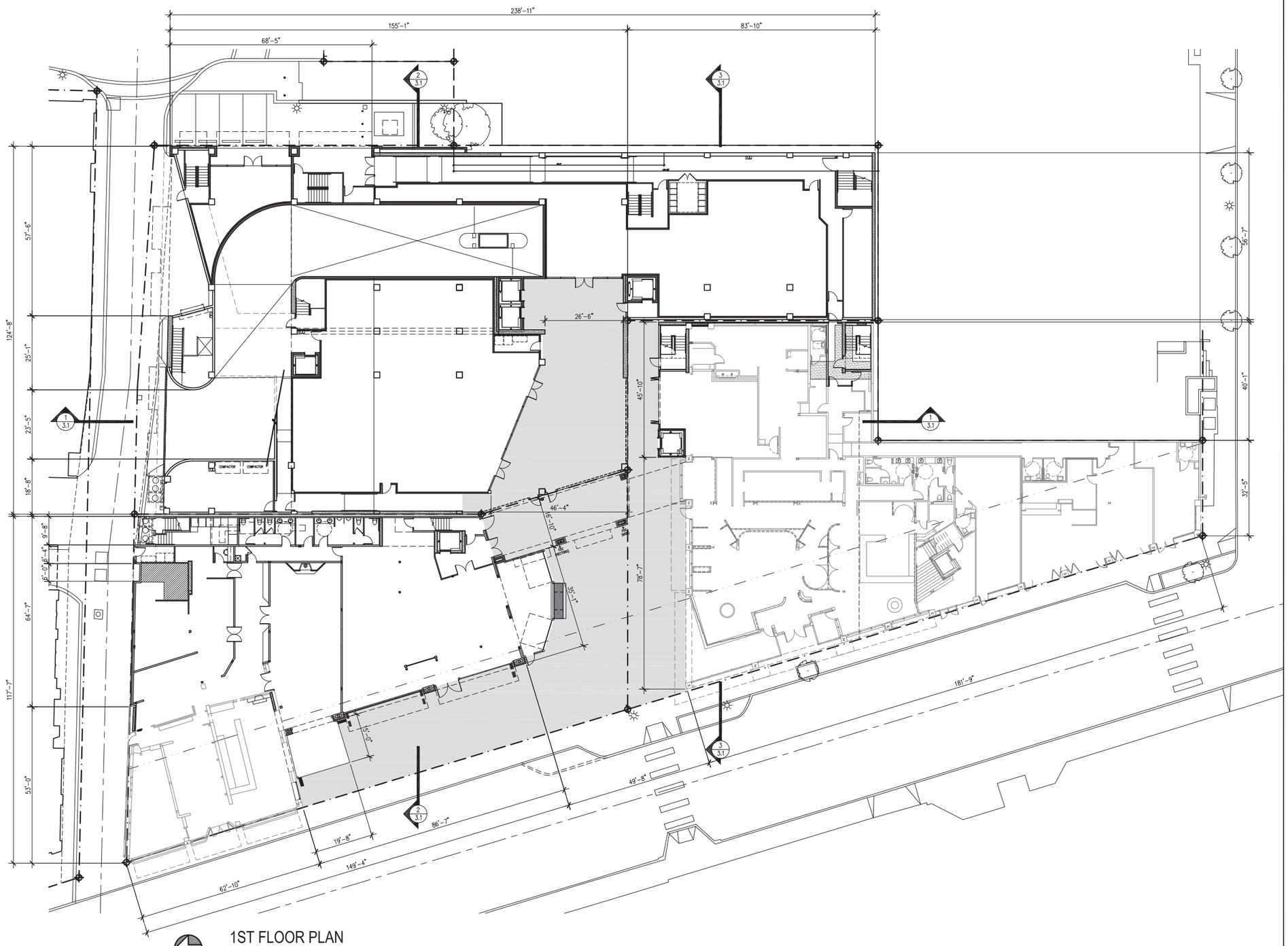

1ST FLOOR PLAN

1/16" = 1'-0"

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	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

1ST FLOOR PLANS

Sheet No.	2.0
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2ND FLOOR / PARKING 'A' FLOOR PLAN

1/16" = 1'-0"

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	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
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2ND FLOOR PLANS

Sheet No.	2.1
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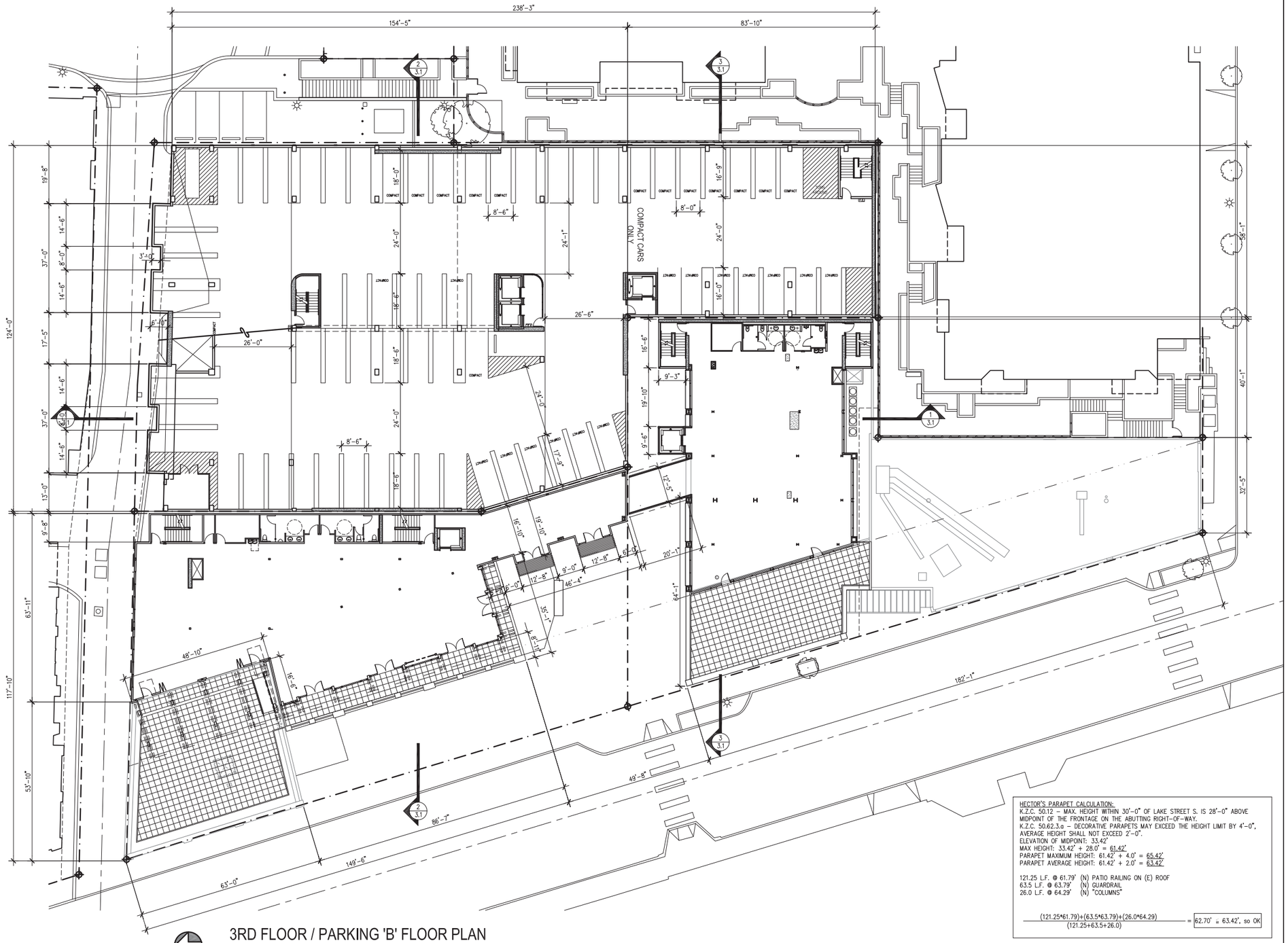

HECTOR'S PARAPET CALCULATION:
K.Z.C. 50.12 – MAX. HEIGHT WITHIN 30'-0" OF LAKE STREET S. IS 28'-0" ABOVE MIDPOINT OF THE FRONTAGE ON THE ABUTTING RIGHT-OF-WAY.
K.Z.C. 50.62.3.a – DECORATIVE PARAPETS MAY EXCEED THE HEIGHT LIMIT BY 4'-0", AVERAGE HEIGHT SHALL NOT EXCEED 2'-0".
ELEVATION OF MIDPOINT: 33.42'
MAX HEIGHT: 33.42' + 28.0' = 61.42'
PARAPET MAXIMUM HEIGHT: 61.42' + 4.0' = 65.42'
PARAPET AVERAGE HEIGHT: 61.42' + 2.0' = 63.42'

121.25 L.F. @ 61.79' (N) PATIO RAILING ON (E) ROOF
63.5 L.F. @ 63.79' (N) GUARDRAIL
26.0 L.F. @ 64.29' (N) "COLUMNS"

$$\frac{(121.25*61.79)+(63.5*63.79)+(26.0*64.29)}{(121.25+63.5+26.0)} = 62.70' \text{ ≤ } 63.42', \text{ so OK}$$

3RD FLOOR / PARKING 'B' FLOOR PLAN

1/16" = 1'-0"

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08/10/12		DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

3RD FLOOR PLANS

Sheet No.	2.2
Project No.	1105
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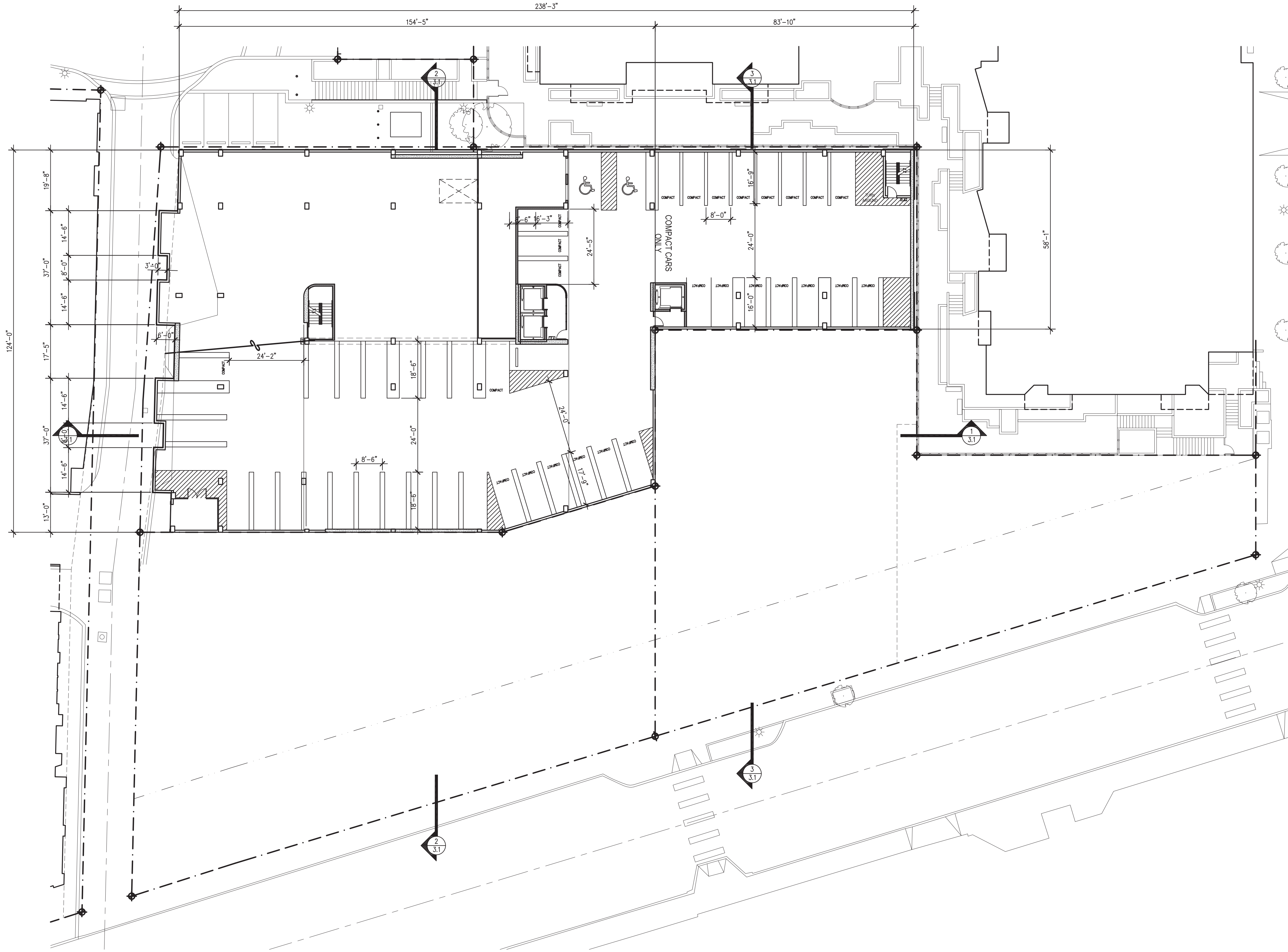

PARKING 'C' FLOOR PLAN

1/16" = 1'-0"

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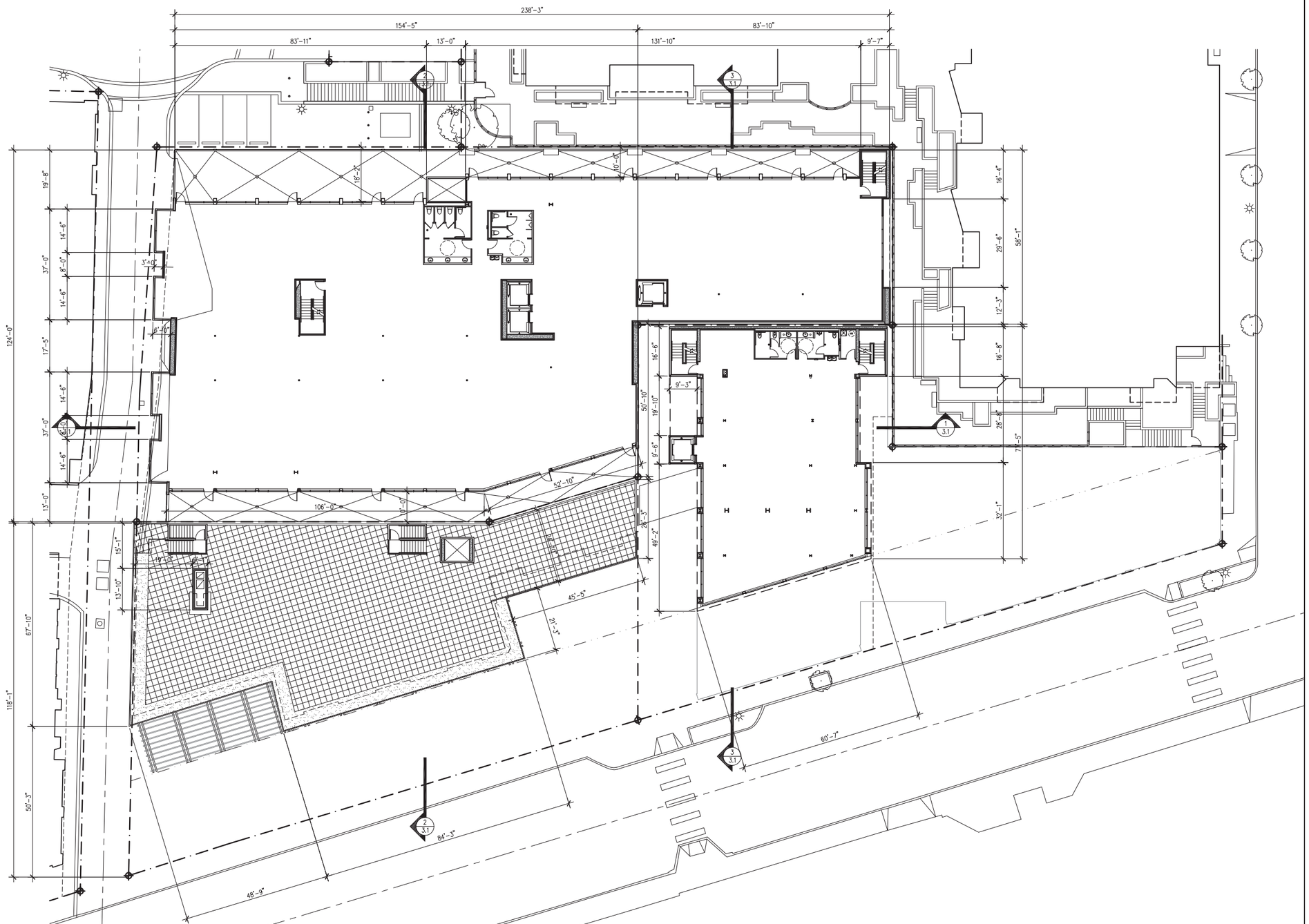
	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

4TH FLOOR PLANS

Sheet No. 2.3
Project No. 1105
Date: 07/30/12



4TH FLOOR PLAN

1/16" = 1'-0"

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	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

5TH FLOOR PLANS

Sheet No.	2.4
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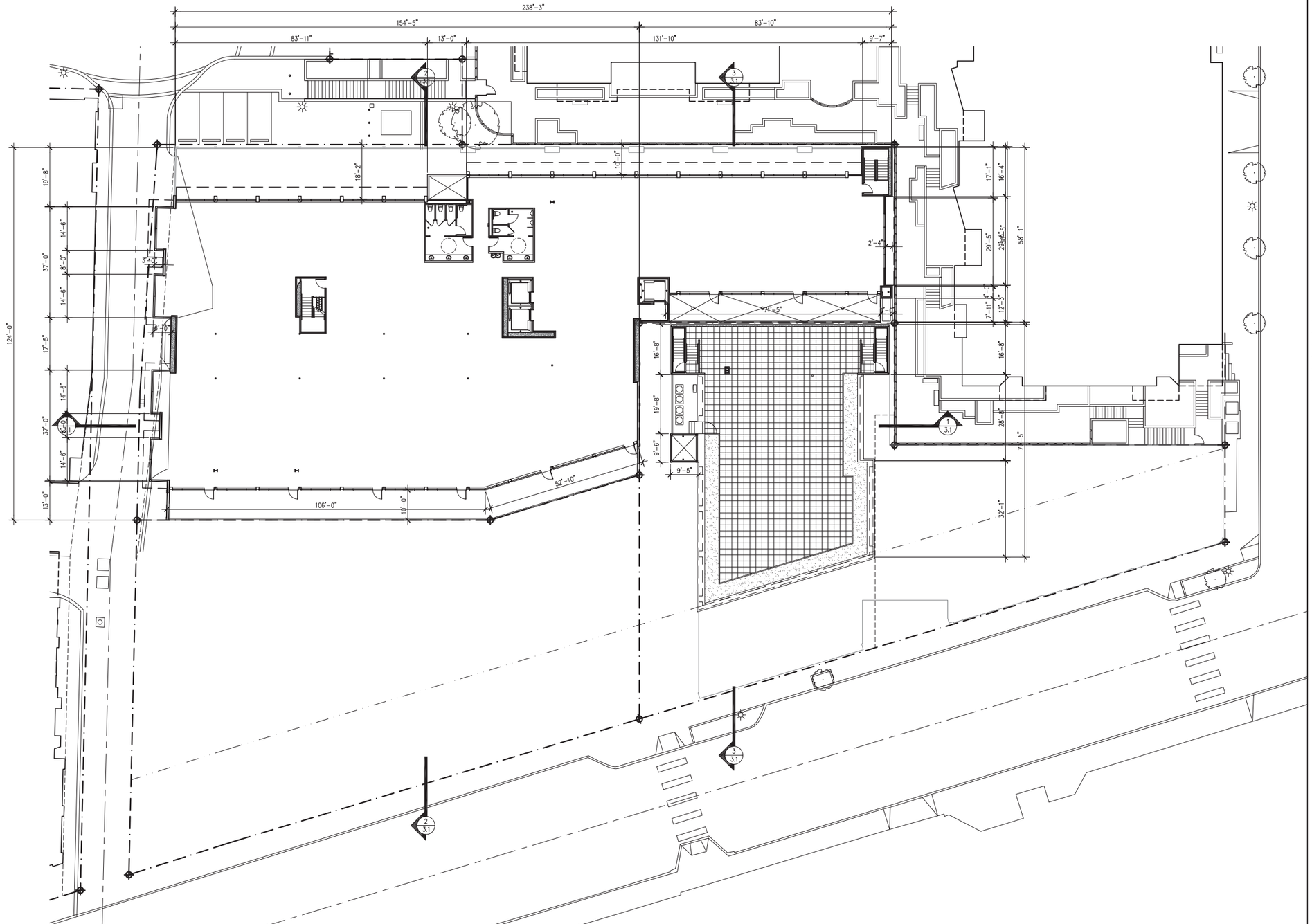

5TH FLOOR PLAN

1/16" = 1'-0"

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	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

6TH FLOOR PLANS

Sheet No.	2.5
Project No.	1105
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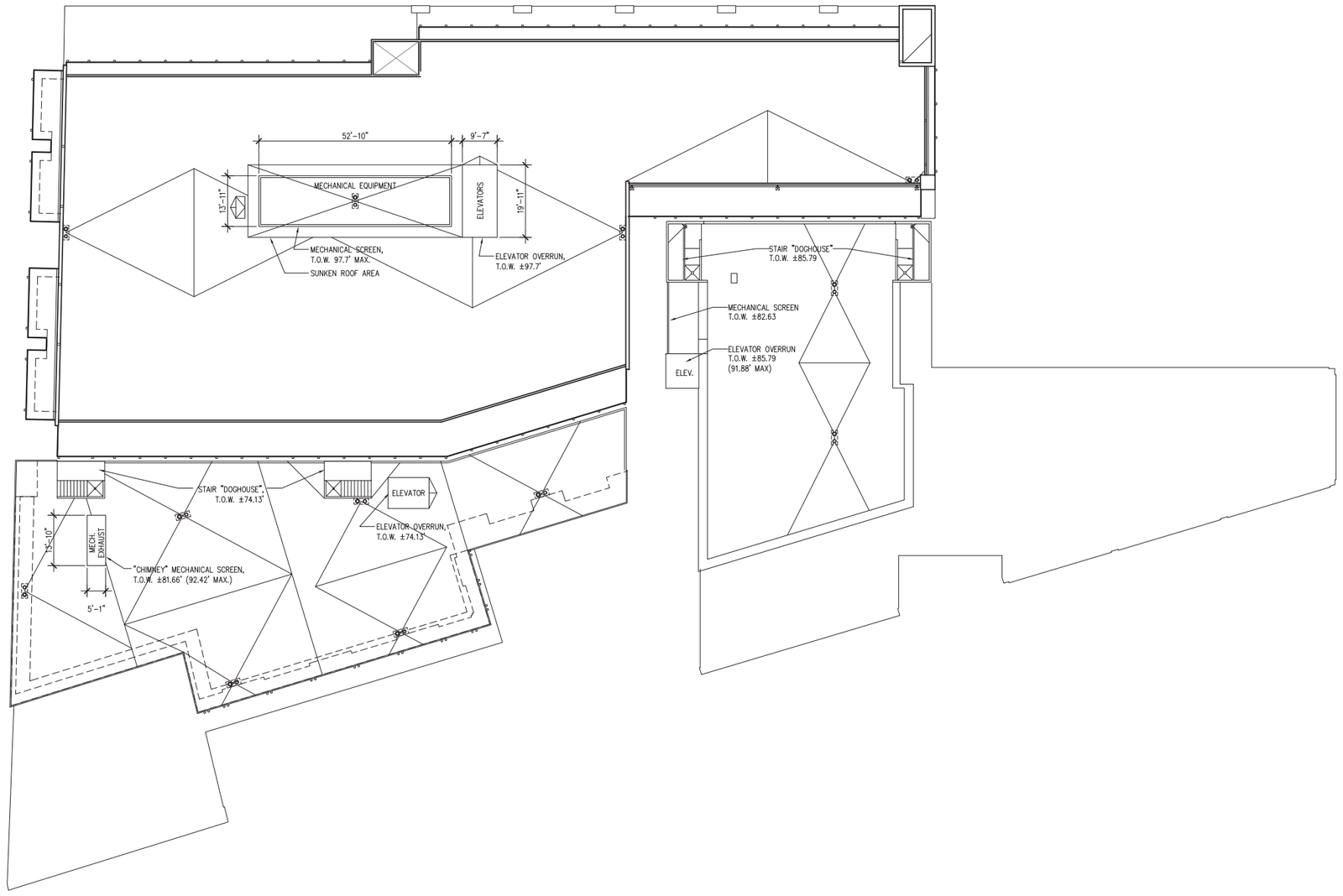

N

ROOF PLAN

1/16" = 1'-0"

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11/02/12		DRB SUBMITTAL 2
08/10/12		DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

ROOF PLANS

Sheet No.	2.6
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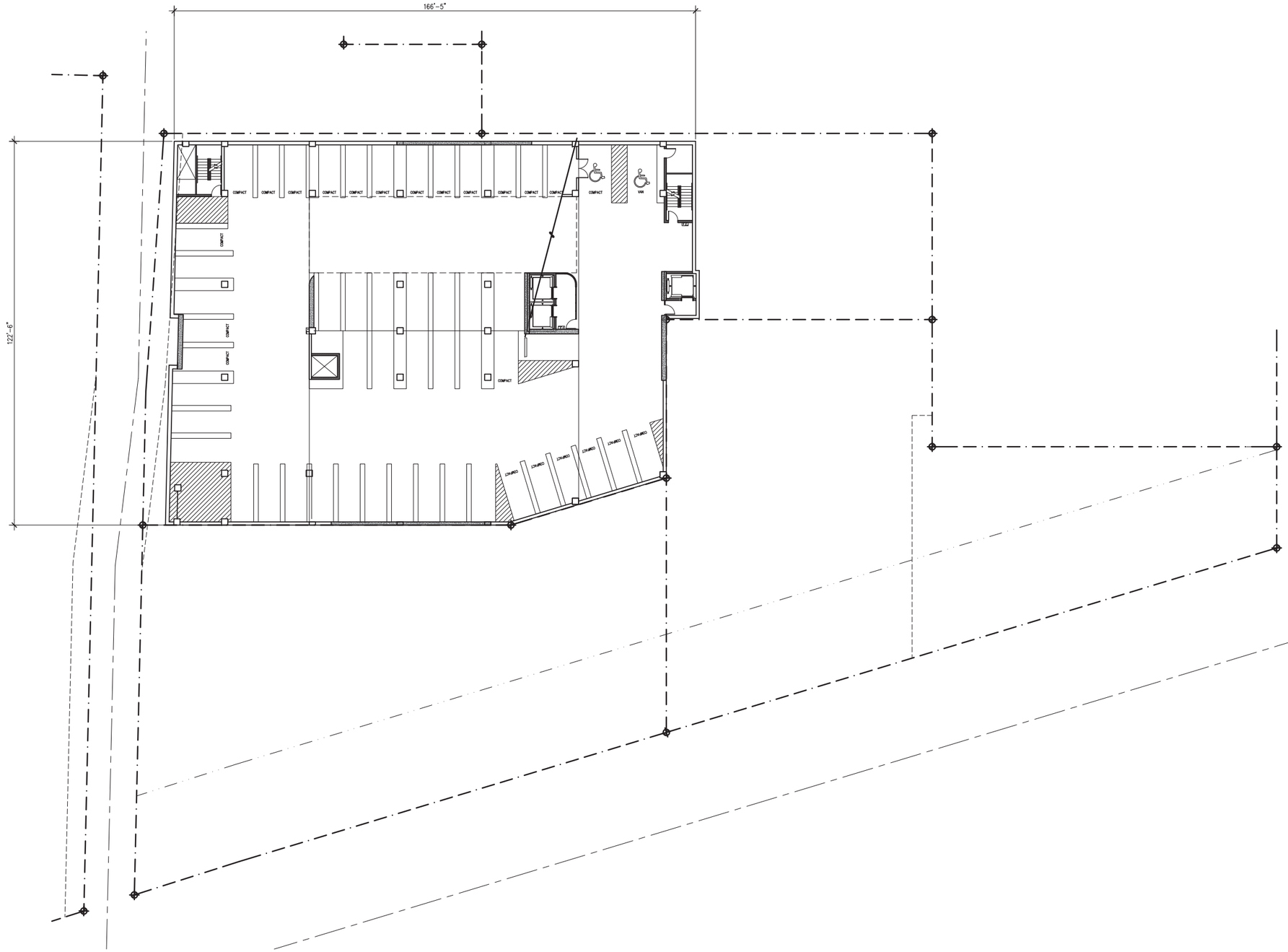
Date:	07/30/12



PARKING 'P1' FLOOR PLAN

1/16" = 1'-0"

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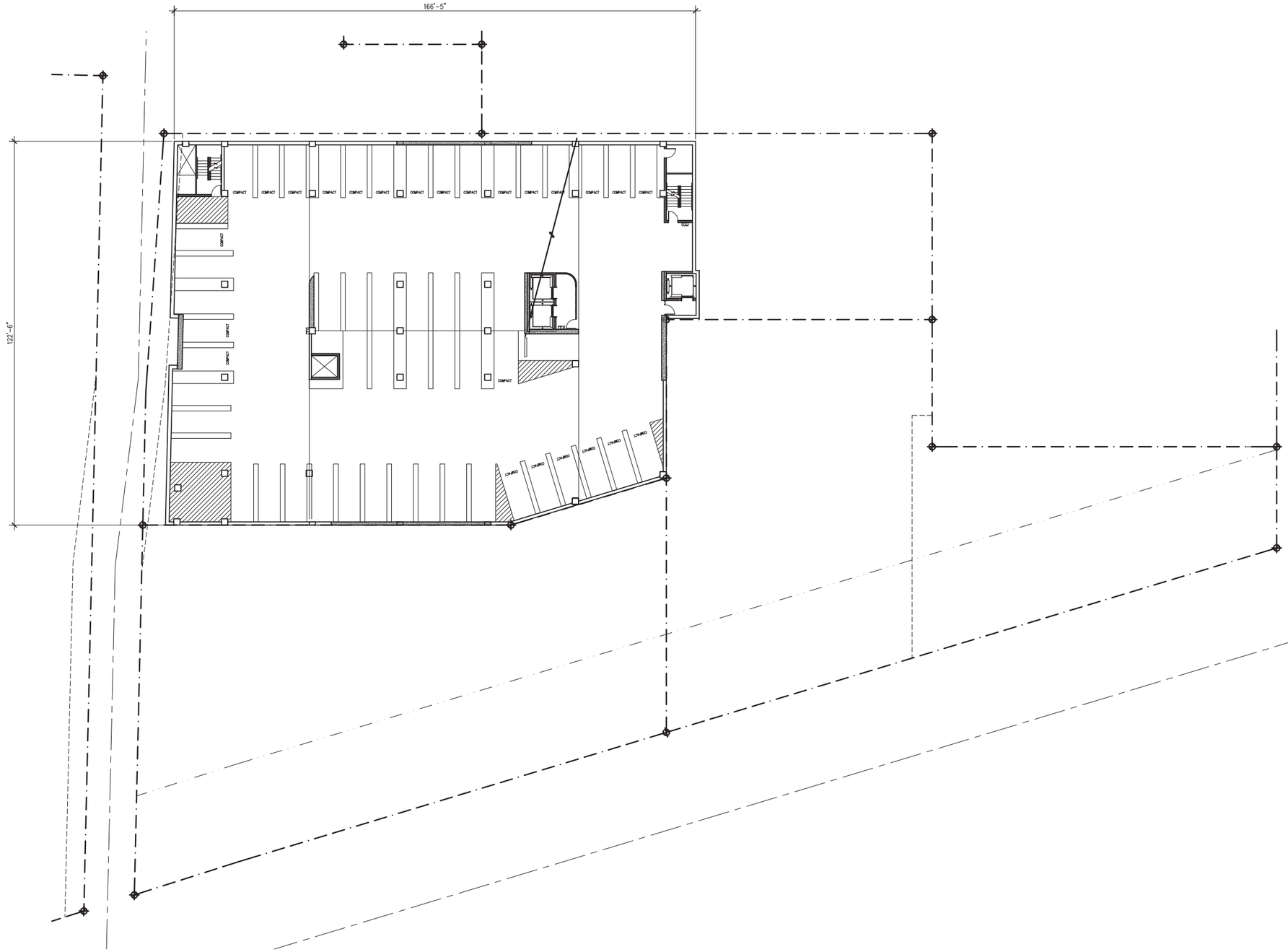
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

P1 FLOOR PLAN

Sheet No. 2.7
Project No. 1105
Date: 07/30/12



PARKING 'P2' FLOOR PLAN

1/16" = 1'-0"

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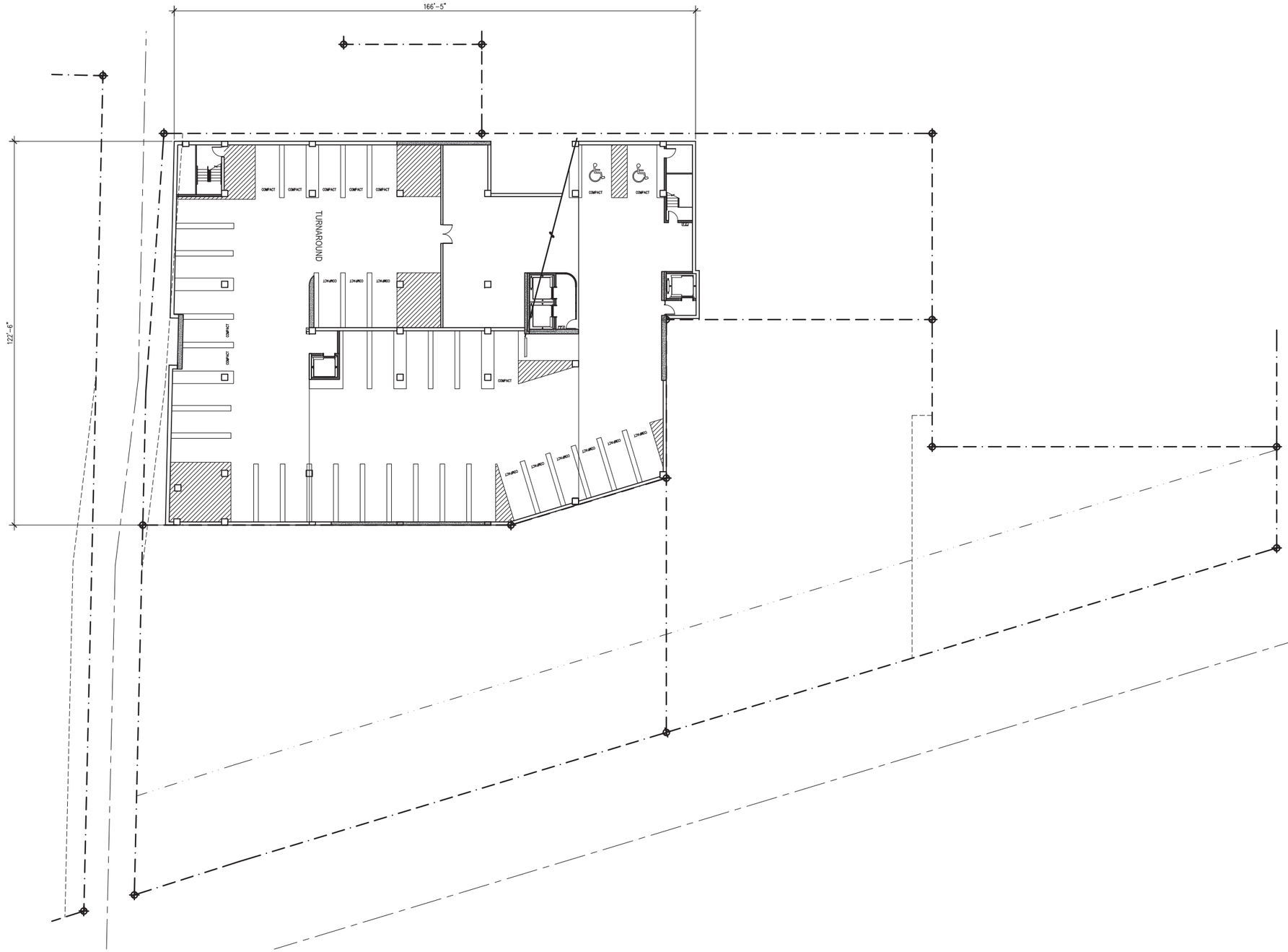
	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

P2 FLOOR PLAN

Sheet No. 2.8
Project No. 1105
Date: 07/30/12



PARKING 'P3' FLOOR PLAN

1/16" = 1'-0"

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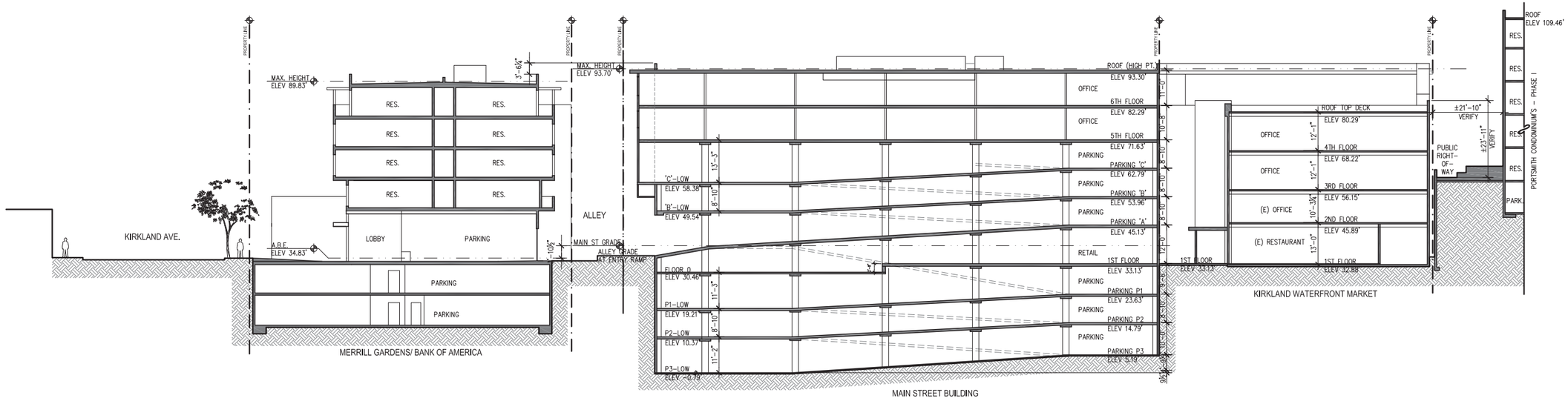
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

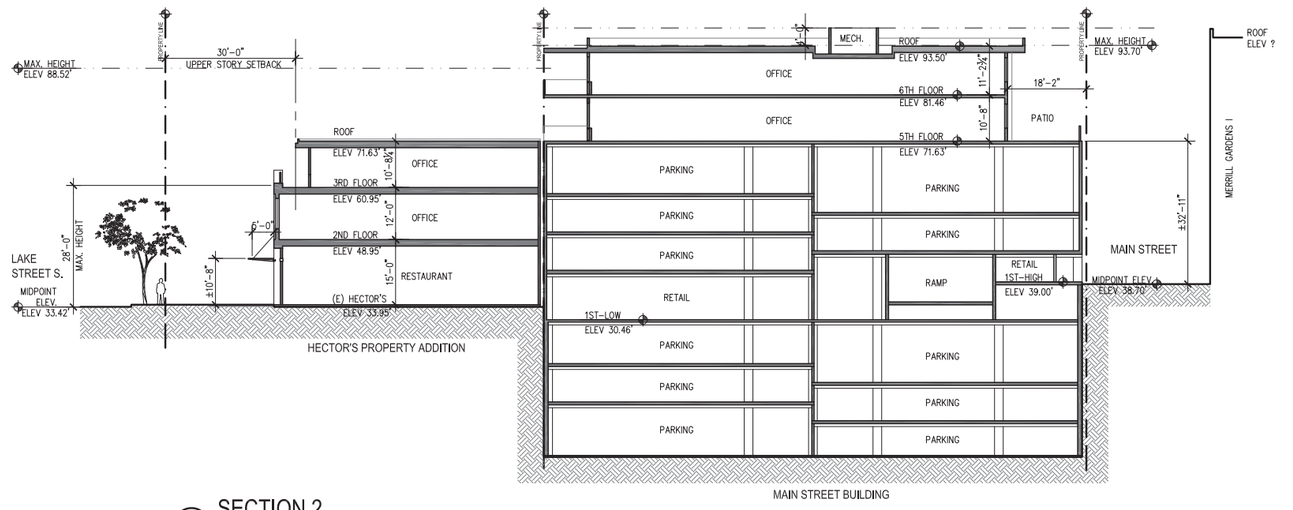
112-150 LAKE STREET S
KIRKLAND, WA 98033

P3 FLOOR PLAN

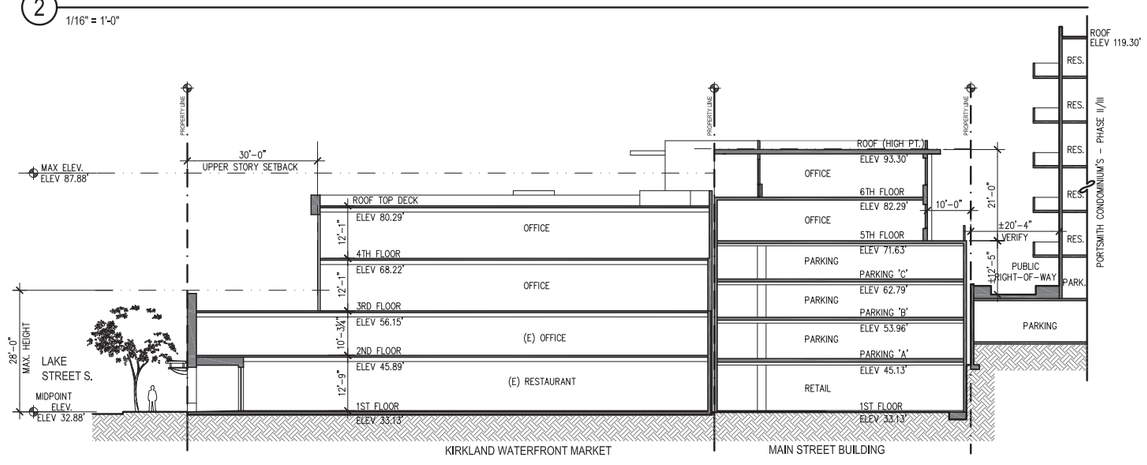
Sheet No. 2.9
Project No. 1105
Date: 07/30/12



1 SECTION 1
1/16" = 1'-0"



2 SECTION 2
1/16" = 1'-0"



3 SECTION 3
1/16" = 1'-0"

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LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

SECTIONS

Sheet No.	3.6
Project No.	1105
Date:	07/30/12

LAKE STREET PERSPECTIVE - APPROVED

N.T.S.

LAKE STREET PERSPECTIVE - MODIFIED

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.0
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Date: 07/30/12

SW AERIAL PERSPECTIVE - APPROVED

N.T.S.

SW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.1
Project No. 1105
Date: 07/30/12

NW AERIAL PERSPECTIVE - APPROVED

N.T.S.

NW AERIAL PERSPECTIVE - MODIFIED

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
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PERSPECTIVES

Sheet No. 4.2
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NE AERIAL PERSPECTIVE - APPROVED

N.T.S.

NE AERIAL PERSPECTIVE - MODIFIED

N.T.S.

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LAKE STREET PLACE

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KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.3
Project No. 1105
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COURTYARD PERSPECTIVE FROM WEST - APPROVED

N.T.S.

COURTYARD PERSPECTIVE FROM WEST - MODIFIED

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
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PERSPECTIVES

Sheet No. 4.4
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LAKE STREET PERSPECTIVE FROM NORTH - MODIFIED

N.T.S.

LAKE STREET PERSPECTIVE FROM SOUTH - MODIFIED

N.T.S.

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LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.41
Project No. 1105
Date: 07/30/12

PUBLIC STAIR & MAIN STREET RETAIL SPACE - APPROVED

N.T.S.

ALLEY FROM MAIN STREET - APPROVED

N.T.S.

PUBLIC STAIR & MAIN STREET RETAIL SPACE - MODIFIED

N.T.S.

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2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.5
Project No. 1105
Date: 07/30/12

ALLEY FROM MAIN STREET - MODIFIED

N.T.S.

CHESMORE|BUCK architecture
27 100TH AVENUE NE, SUITE 100
BELLEVUE, WA 98004
PHONE: 425-679-0907
FAX: 425-679-0804

No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.51
Project No. 1105
Date: 07/30/12

ALLEY PERSPECTIVE - APPROVED

N.T.S.

ALLEY PERSPECTIVE - MODIFIED

N.T.S.

CHESMORE|BUCK architecture
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FAX: 425-679-0804

No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.6
Project No. 1105
Date: 07/30/12

PUBLIC WALKWAY FROM TOP OF PUBLIC STAIR - APPROVED

N.T.S.

PUBLIC WALKWAY FROM TOP OF PUBLIC STAIR - MODIFIED

N.T.S.

CHESMORE|BUCK architecture
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FAX: 425-679-0804

No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.7
Project No. 1105
Date: 07/30/12

MSB & PUBLIC WALKWAY FROM SOUTH - APPROVED

N.T.S.

MSB & PUBLIC WALKWAY FROM SOUTH - MODIFIED

N.T.S.

CHESMORE|BUCK architecture
27 100TH AVENUE NE, SUITE 100
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FAX: 425-679-0804

No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.8
Project No. 1105
Date: 07/30/12

WEST FROM PORTSMITH COURTYARD - APPROVED

N.T.S.

WEST FROM PORTSMITH COURTYARD - MODIFIED

N.T.S.

CHESMORE|BUCK architecture
27 100TH AVENUE NE, SUITE 100
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PHONE: 425-679-0907
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No.	Date	Revision
5	01/26/15	MODIFICATION 2
4	12/22/14	MODIFICATION
3	01/02/13	DRB SUBMITTAL 4
2	12/03/12	DRB SUBMITTAL 3
1	11/02/12	DRB SUBMITTAL 2
	08/10/12	DRB SUBMITTAL

LAKE STREET PLACE

112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. 4.9
Project No. 1105
Date: 07/30/12