



**CITY OF KIRKLAND**

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

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**ADVISORY REPORT  
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

**To:** Kirkland Hearing Examiner  
**From:** \_\_\_\_\_ Tony Leavitt, Project Planner  
\_\_\_\_\_ Eric R. Shields, AICP, Planning Director  
**Date:** September 23, 2010  
**File:** Lake View Manor Planned Unit Development (PUD), ZON10-00017  
**Hearing Date and Place:** September 30, 2010  
City Hall Council Chamber  
123 Fifth Avenue, Kirkland

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## **I. INTRODUCTION**

### **A. APPLICATION**

1. Applicant: Todd Kilburn of Kilburn Architects representing the Lake View Manor Condominium Home Owners Association
2. Site Location: 725 1<sup>st</sup> Street South (see Attachment 1)
3. Request: Preliminary and Final Planned Unit Development permit to allow an additional unit within an existing condominium development. The existing development contains 11 dwelling units and 1 common use unit. The PUD permit would allow the common use unit to be converted into another dwelling unit by increasing the allowed density on the subject property from 11 units to 12 units (see Attachment 2).
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Key Issues and Conclusions:
  - a. Compliance with PUD Approval Criteria (see Section II.D.1)
  - b. Compliance with Process IIB Zoning Permit Approval Criteria (see Section II.D.2)

### **B. RECOMMENDATIONS**

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
2. As part of the building permit application, the applicant shall submit plans that include the installation of 2 additional parking stalls (see Conclusion II.E.2).
3. Prior to issuance of the building permit application, the applicant shall submit a signed right-of-way improvement easement (see Conclusion II.D.1.d)
4. Prior to final inspection of the building permit, the applicant shall complete installation of the proposed landscaping of the hillside and provide a final as-built landscape plan and a signed landscape maintenance agreement to maintain and replace all landscaping that is being proposed as a PUD public benefit (see Conclusion II.D.1.d).

## II. FINDINGS OF FACT AND CONCLUSIONS

### A. SITE DESCRIPTION

#### 1. Site Development and Zoning:

##### a. Facts:

- (1) Size: 38,938 square feet (.89 acres)
- (2) Land Use: The property contains 11 multi-family stacked dwelling units and 1 common use unit.
- (3) Zoning: The subject property is zoned Residential Multi-family (RM) 3.6 (1 unit per 3,600 square feet), which is a medium density residential zone. The allowed base density for the subject property is of 10.8 units. Pursuant to KZC Section 125.30 (PUD Density), the applicant is seeking to increase the allowed density to 110% of the allowed base density.
- (4) Terrain: The subject property has a significant slope on the western half of the property. The existing condominium building is located on the flat eastern half.
- (5) Vegetation: Existing significant vegetation will not be impacted by the proposal.

##### b. Conclusions:

- (1) Size, land use, terrain, and vegetation are not relevant factors in the review of this application.
- (2) Zoning is a relevant factor in the review of this application as the applicant is proposing to increase the allowed density thru the Planned Unit Development permit application.

#### 2. Neighboring Development and Zoning:

##### a. Facts: The neighboring properties are zoned as follows and contain the following uses:

**East, North, & South:** RM 3.6. Properties are developed with attached and stacked dwelling unit uses.

**West:** WD I and P. Properties are developed with stacked dwelling units and park (David E Brink Park) uses.

##### b. Conclusion: Development and zoning of neighboring properties is not a relevant factor in the review of this application.

## **B. HISTORY**

1. Facts: According to applicant (see Attachment 2) and submitted building permit drawings, the existing structure was originally constructed in the mid-1980's as an 11 dwelling unit development. The developer built a 12<sup>th</sup> unit on the main floor for common use by the 11 dwelling unit owners.
2. Conclusion: The previously approved building permit is relevant in the review of the current application.

## **C. PUBLIC COMMENT**

The initial public comment period ran from August 11, 2010 until September 2, 2010. The Planning Department received no comments during the initial comment period or prior to the drafting of this memorandum.

## **D. APPROVAL CRITERIA**

1. Planned Unit Development (PUD)
  - a. KZC Chapter 125 Requirements
    - (1) Facts: KZC Chapter 125 establishes three decisional criteria with which the proposed PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 2. Sections II.F.2.b through 2.d contain staff's findings of fact and conclusions based on these three criteria.
    - (2) Conclusions: Based on the following analysis, the application meets the established criteria for approval of a Preliminary and Final PUD.
  - b. PUD Criterion 1: The proposed PUD must meet the requirements of Zoning Code Chapter 125.
    - (1) Facts:
      - (a) KZC Chapter 125 sets forth the procedures by which a PUD is to be reviewed, criteria for PUD approval, the Zoning Code provisions that may be modified through a PUD, and PUD density provisions.
      - (b) The proposal is being reviewed through the process established by Chapter 125.
      - (c) Staff finds that the proposal meets the criteria for PUD approval (see the following sections).
      - (d) The proposal meets PUD density requirements (see Conclusion II.E.1).
    - (2) Conclusion: The proposed PUD is consistent with the requirements of KZC Chapter 125.
  - c. PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the city.
    - (1) Facts:
      - (a) The applicant is seeking to increase the number of dwelling units on the subject property from 11 to 12 units.
      - (b) The proposed dwelling unit will be located within an existing building. There is no need to expand or alter the

size of the building to accommodate the dwelling unit. Additional required parking can be accommodated on the subject property.

- (c) The addition of one unit will generate minimal vehicle trips. The applicant will be required to pay traffic and park impact fees as part of the building permit issuance.
  - (d) The applicant is proposing the installation of a public community bench area along Lake Washington Boulevard and the installation of landscaping on the hillside above Lake Washington Boulevard (see Attachments 2 and 3).
- (2) Conclusions: The adverse impacts or undesirable effects of the proposed PUD have been minimized by a locating the proposed dwelling unit within an existing building, the installation of onsite parking stalls, and the future payment of impact fees. Additionally the applicant is mitigating these impacts thru specifically identified PUD benefits including the installation of a public community bench area and the installation of landscaping on the hillside above Lake Washington Boulevard.
- d. PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:
- The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.
  - The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance, or rehabilitate through development of the subject property without a PUD.
  - The design of the PUD incorporates active or passive solar energy systems.
  - The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:
    - Increased provision of open space or recreational facilities
    - Superior circulation patterns or location or screening of parking facilities
    - Superior landscaping, buffering, or screening in or around the proposed PUD
    - Superior architectural design, placement, relationship or orientation of structure(s)
    - Minimum use of impervious surfacing materials
- (1) Facts: The applicant is proposing the following benefits to the City as part of the proposed PUD:
- (a) Installation of a community bench area along Lake Washington Boulevard that will be available for use by all residents of Kirkland. The seating area will have a view of Lake Washington and David Brink Park to the west.

- (b) The hillside between the condominium building and Lake Washington Boulevard will be cleared of existing invasive species, grasses, and weeds. The applicant is proposing the installation of new landscaping to rehabilitate the existing hillside (see Attachment 3).
  - (c) If an applicant is proposing the installation of a public bench as a PUD public benefit, the City requires that the applicant submit a signed right-of-way improvement easement to ensure that the bench is continuously available for public use (see Attachment 5).
  - (d) If an applicant is proposing the installation of landscaping as a PUD public benefit, the City requires that the applicant submit a signed landscape maintenance agreement to ensure that the landscaping is maintained in perpetuity (see Attachment 6).
- (2) Conclusions:
- (a) Considering the minimal impact of adding the additional dwelling unit, the proposed PUD provides a sufficient number of benefits to the City. The PUD will benefit the city by providing a community bench area along Lake Washington Boulevard and rehabilitating the existing the hillside above the Boulevard.
  - (b) Prior to issuance of the building permit application, the applicant should submit a signed right-of-way improvement easement.
  - (c) Prior to final inspection of the building permit, the applicant should complete installation of the proposed landscaping of the hillside and provide a final as-built landscape plan and a signed landscape maintenance agreement to maintain and replace all landscaping that is being proposed as a PUD public benefit.

2. Process IIB Zoning Permit

- a. Facts: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
- (2) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
  - (3) It is consistent with the public health, safety, and welfare.
- a. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Section II.E) and the Comprehensive Plan (see Section II.F). In addition, it is consistent with the public health, safety, and welfare because the project will provide the City with an additional housing unit while meeting the goals of the Comprehensive Plan for this neighborhood (see section II.F).

**E. DEVELOPMENT REGULATIONS**

1. Density

a. Facts:

- (1) The subject property has a total lot area of 38,938 square feet.
- (2) KZC section 125.30.1 states the maximum permitted residential density is the greater of that recommended by the Comprehensive Plan or 110 percent of that permitted in the zone in which the PUD is located.
- (3) The Comprehensive Plan recommends 12 dwelling units per acre or 10.73 units for this subject property.
- (4) Based on the total lot area of 38,938 square feet, the permitted residential density for the subject property is 10.73 units. 110 percent of the permitted density in the RM 3.6 zone is 11.90 units. KZC Section 115.125 states that if the unit calculation results in a fraction above 0.66, the number shall be rounded up. As a result, the allowed density is 12 units.

- b. Conclusions: The proposed density is allowed pursuant to Kirkland Zoning Code section 125.30 if the PUD is approved.

2. Required Parking

a. Facts:

- (1) The subject property contains a total of 25 parking stalls for the existing 11 units.
- (2) KZC Section 20.10.020 requires 1.7 parking stalls per unit. Additionally, KZC Section 105.20 requires 0.5 stalls per unit for guest parking.
- (3) The proposed 12 unit development will require a total of 27 parking stalls. The applicant is proposing a total of 28 parking stalls.

- b. Conclusion: As part of the building permit application, the applicant should submit plans that include the installation of 2 additional parking stalls.

**F. COMPREHENSIVE PLAN**

1. Fact:
  - a. The subject property is located within the Moss Bay neighborhood. The Moss Bay Neighborhood Land Use Map designates the subject property for multi-family at 12 units per acre (see Attachment 7).
  - b. The applicant is proposing to increase the allowed density pursuant to KZC Chapter 125.30.1.
2. Conclusion: The proposal is consistent with the multi-family designation within the Comprehensive Plan.

#### **G. DEVELOPMENT STANDARDS**

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

### **III. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

### **IV. CHALLENGES AND JUDICIAL REVIEW**

The following is a summary of the deadlines and procedures for challenges and appeals. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

#### **A. CHALLENGE**

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., \_\_\_\_\_, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

#### **B. JUDICIAL REVIEW**

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

**V. LAPSE OF APPROVAL**

- A.** Under Section 152.115 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. Furthermore, the applicant must substantially complete construction approved under Chapter 152 and complete the applicable conditions listed on the Notice of Approval within six (6) years after the final approval on the matter, or the decision becomes void.

**VI. APPENDICES**

Attachments 1 through 7 are attached.

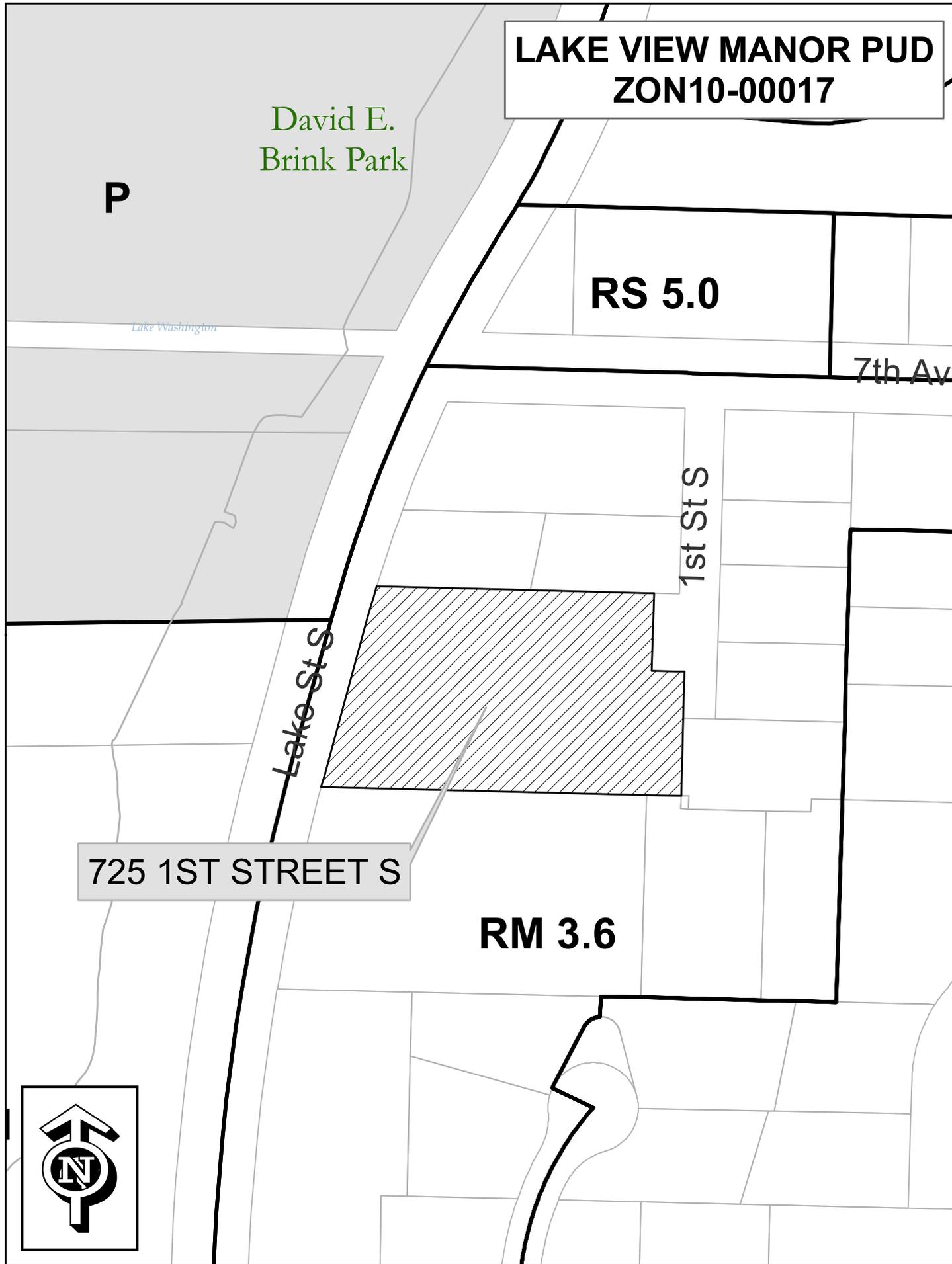
1. Vicinity Map
2. Development Plans
3. Landscape Plan
4. Development Standards
5. Right-of-way Improvement Easement
6. Maintenance and Retention Agreement for Trees and Required Landscaping
7. Moss Bay Neighborhood Land Use Map

**VII. PARTIES OF RECORD**

Applicant: Todd Kilburn, 1661 E. Olive Way, Suite 200, Seattle, WA 98102  
Property Owner: Larry Christensen, c/o Lake View Manor HOA, 725 1<sup>st</sup> Street South, Kirkland, WA 98033  
Department of Planning and Community Development  
Department of Public Works  
Department of Building and Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.







23 June 2010

Mr. Tony Leavitt  
Planner  
Kirkland Planning and Community Development  
123 Fifth Avenue  
Kirkland, WA 98033

RE: Lakeview Manor Condominiums PUD Permit  
725 1<sup>st</sup> Street South  
Kirkland, WA 98033  
Tax Parcel Number: 409850-0000

Dear Mr. Leavitt:

A brief summary of our proposed PUD submittal:

The zoning code allows eleven (11) residential units on the existing site. Eleven (11) residential units were originally approved by the City of Kirkland and constructed in the mid 1980's. The developer built a 12<sup>th</sup> unit on the main floor for common use by the eleven (11) condominium owners. The Condominium Association proposes a Planned Unit Development (PUD) project in order to allow up to 110% of the allowed density that would give them the ability to have, convert and sell the 12<sup>th</sup> condominium unit. Recently it has come to light that the condominium has had sewer water intrusion issues that have compromised the structural integrity of the building. The conversion of the common space into a residential unit and future sale will help them offset the high costs of the imminent building envelope remediation project. There will be three (3) additional parking stalls created on-site to comply with current parking standards.

KZC 125.35 Compliance:

1. The proposed PUD meets the requirements of this chapter.
2. There are no adverse impacts or undesirable effects of the proposed PUD. The proposed unit is within the existing footprint of the building. There is no need to expand or alter the size of the existing building to increase the density. Code required parking is available on-site. The Association proposes to create a community amenity and visually improve the portion of the site that can be viewed by the community. By adding a community area (a proposed bench) and landscaping the hillside (west half of the property towards Lake Washington Boulevard) the community and site is enhanced.
3. The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:
  - a. The proposed public facility is a bench community area along Lake Washington Boulevard beneath the site.  
The proposed PUD will preserve, enhance or rehabilitate natural features of the site by landscaping the hillside (west half of the property). The Association will enter into a long-term maintenance agreement with the City to ensure the hillside will remain an aesthetically pleasing landscaped area.

- b. N/A
- c. N/A
- 4. N/A

Sincerely,

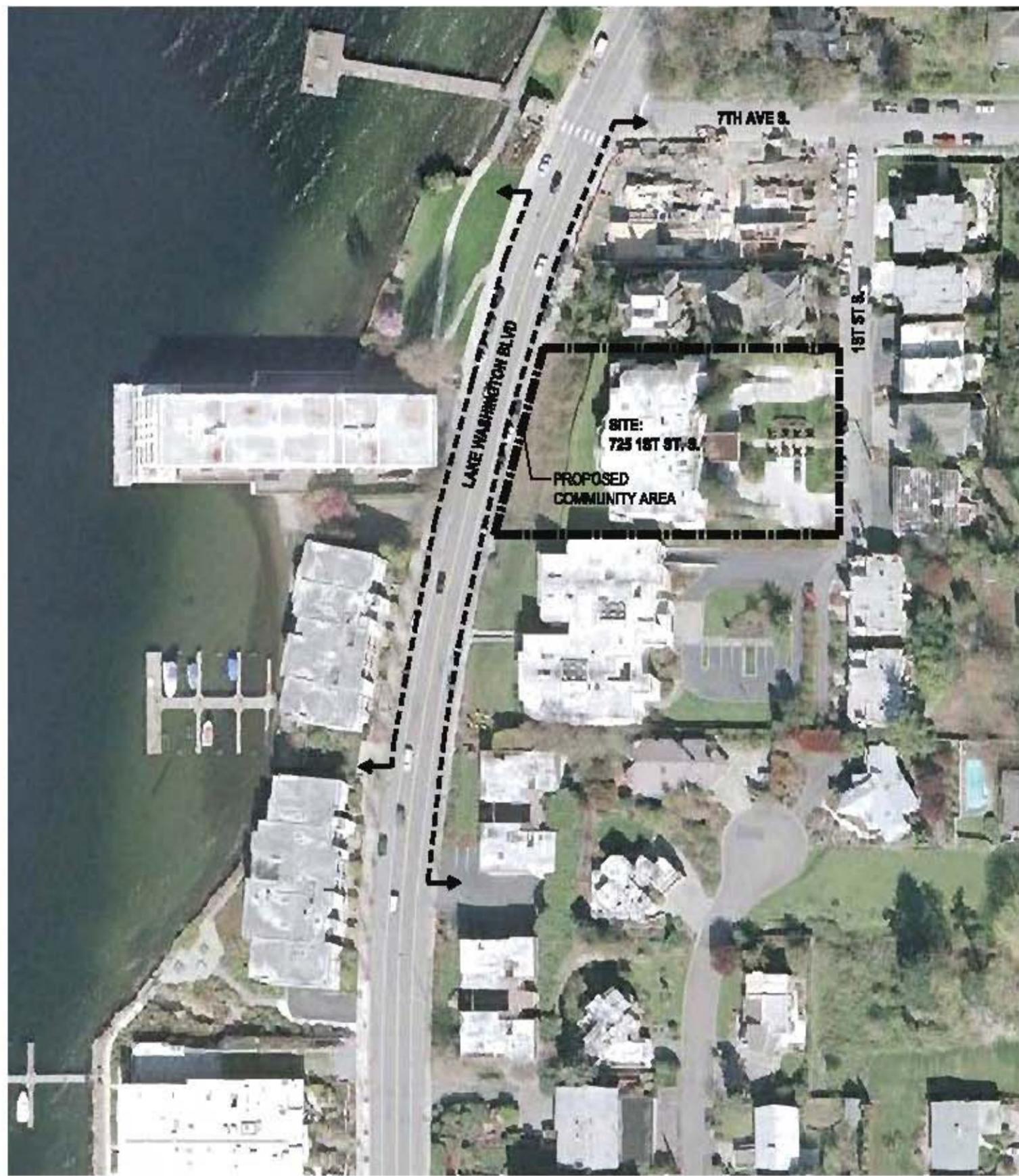
H. Todd Kilburn AIA  
Kilburn Architects LLC



**2 WEST ELEVATION**



**3 NORTH-WEST ELEVATION**



**1 AERIAL PHOTO**



**KILBURN**  
ARCHITECTS LLC

1831 East Olive Way  
Suite 200  
Seattle, WA 98102

Tel: 206.682.6211  
Fax: 206.682.1403

[www.kilburnarchitects.com](http://www.kilburnarchitects.com)

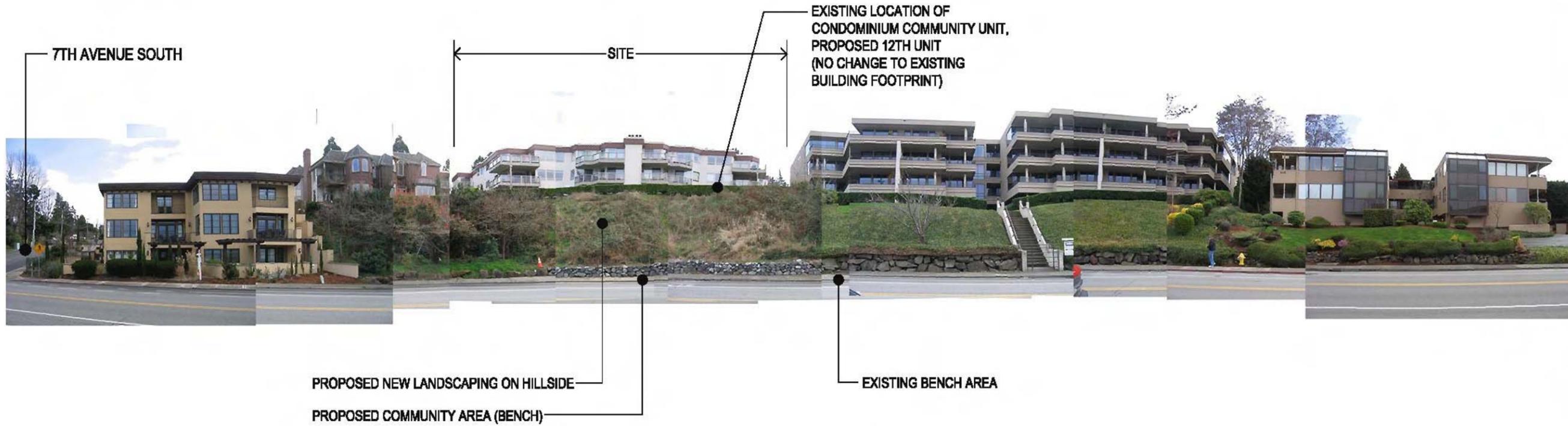
**Lake View  
Manor**

725 1st Street South  
Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	05.18.2010
PLD Permit Submittal	06.23.2010

**AERIAL PHOTOS &  
SITE PHOTOS**

**A1**



**1 LAKE WASHINGTON BLVD (EAST VIEW)**



**2 LAKE WASHINGTON BLVD (WEST VIEW)**



**KILBURN**  
ARCHITECTS LLC

1681 East Olive Way  
Suite 200  
Seattle, WA 98102

Tel: 206.682.5211  
Fax: 206.682.1403

[www.kilburnarchitects.com](http://www.kilburnarchitects.com)

**Lake View  
Manor**

725 1st Street South  
Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.16.2010
PUD Permit Submittal	06.23.2010

**STREET VIEW  
PHOTOS**

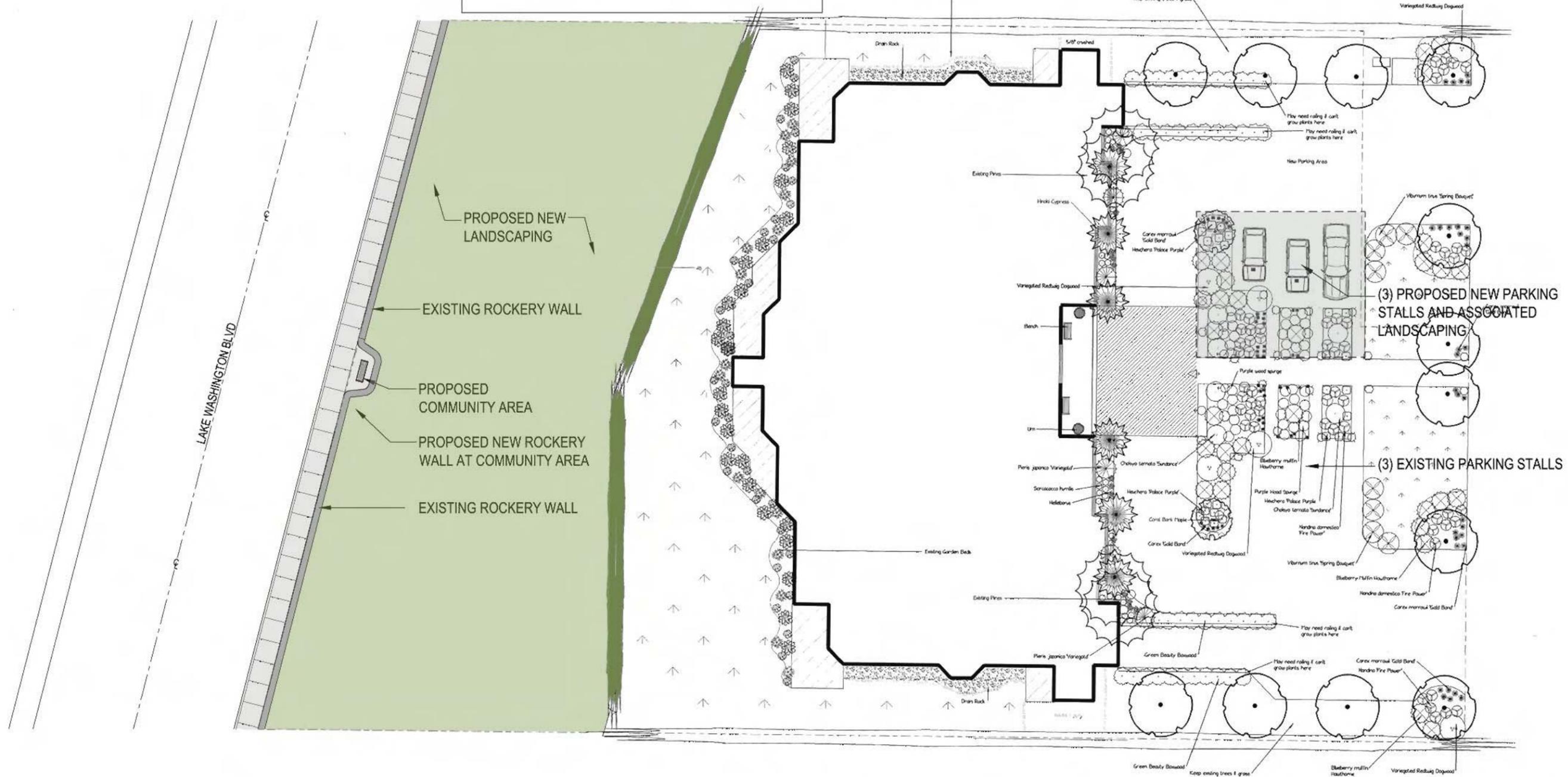
**A2**

**PARKING CALCULATIONS:**

1.7 REQUIRED PARKING STALLS PER UNIT  
 + .5 UNIT  
 = 2.2 REQUIRED PARKING STALLS PER UNIT

12 UNITS x 2.2 = 26.4 OR 27 REQUIRED PARKING STALLS

22 EXISTING BELOW GROUND PARKING STALLS  
 3 EXISTING PARKING STALLS AT GRADE  
 3 PROPOSED PARKING STALLS AT GRADE  
 = 28 PARKING STALLS



**KILBURN**  
 ARCHITECTS LLC

1661 East Olive Way  
 Suite 200  
 Seattle, WA 98102

Tel: 206.682.5211  
 Fax: 206.682.1403

www.kilburnarchitects.com

**Lake View Manor**

725 1st Street South  
 Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.16.2010
PUD Permit Submittal	06.23.2010

**LANDSCAPE PLAN**

**A3**



**KILBURN**  
ARCHITECTS LLC

1661 East Olive Way  
Suite 200  
Seattle, WA 98102

Tel: 206.682.5211  
Fax: 206.682.1403

[www.kilburnarchitects.com](http://www.kilburnarchitects.com)

# Lake View Manor

725 1st Street South  
Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.16.2010
PUD Permit Submittal	06.23.2010

## EXISTING SITE PLAN

# A4

### LEGAL DESCRIPTION

LOTS 4 THRU 13 INCLUSIVE, COMMERCIAL ADDN TO KIRKLAND AS RECORDED IN VOL. 0 OF PLATS PAGE 77 RECORDS OF KING COUNTY WASHINGTON AND PORTION OF VACATED 1ST ST SOUTH ADJOINING

7<sup>TH</sup> AVE SO.

2<sup>ND</sup> FL SO.

2<sup>ND</sup> ST SO.

1<sup>ST</sup> ST SO.

ADDRESS MUST BE POSTED

THE ADDRESS NUMBERS MUST BE POSTED BEFORE FINAL. NUMBERS TO BE MINIMUM 3 INCHES HIGH, ON A CONTRASTING BACKGROUND, AND VISIBLE FROM THE STREET. SECTION 21.08.120 KIRKLAND CODE.

MINIMUM 20' UNOBSTRUCTED WIDTH REQUIRED

CONCRETE MONUMENT POSITIONED FROM JOHN E DODD SURVEY DATED 5 APRIL 1964 JOB NO. 66014

PROPOSED COMMUNITY AREA

PROPOSED 12TH UNIT (ON FIRST FLOOR - NO CHANGE TO EXISTING BUILDING FOOTPRINT. INTERIOR REMODEL ONLY.)

NOTE: SHADED PORTION TO BE EXISTING HOUSE AND GARAGE THAT WILL BE REMOVED.

NORTH

**1** EXISTING SITE PLAN  
N.T.S.



**KILBURN**  
ARCHITECTS LLC

1661 East Olive Way  
Suite 200  
Seattle, WA 98102

Tel: 206.682.5211  
Fax: 206.682.1403

www.kilburnarchitects.com

**Lake View  
Manor**

725 1st Street South  
Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.18.2010
PUD Permit Submittal	06.23.2010

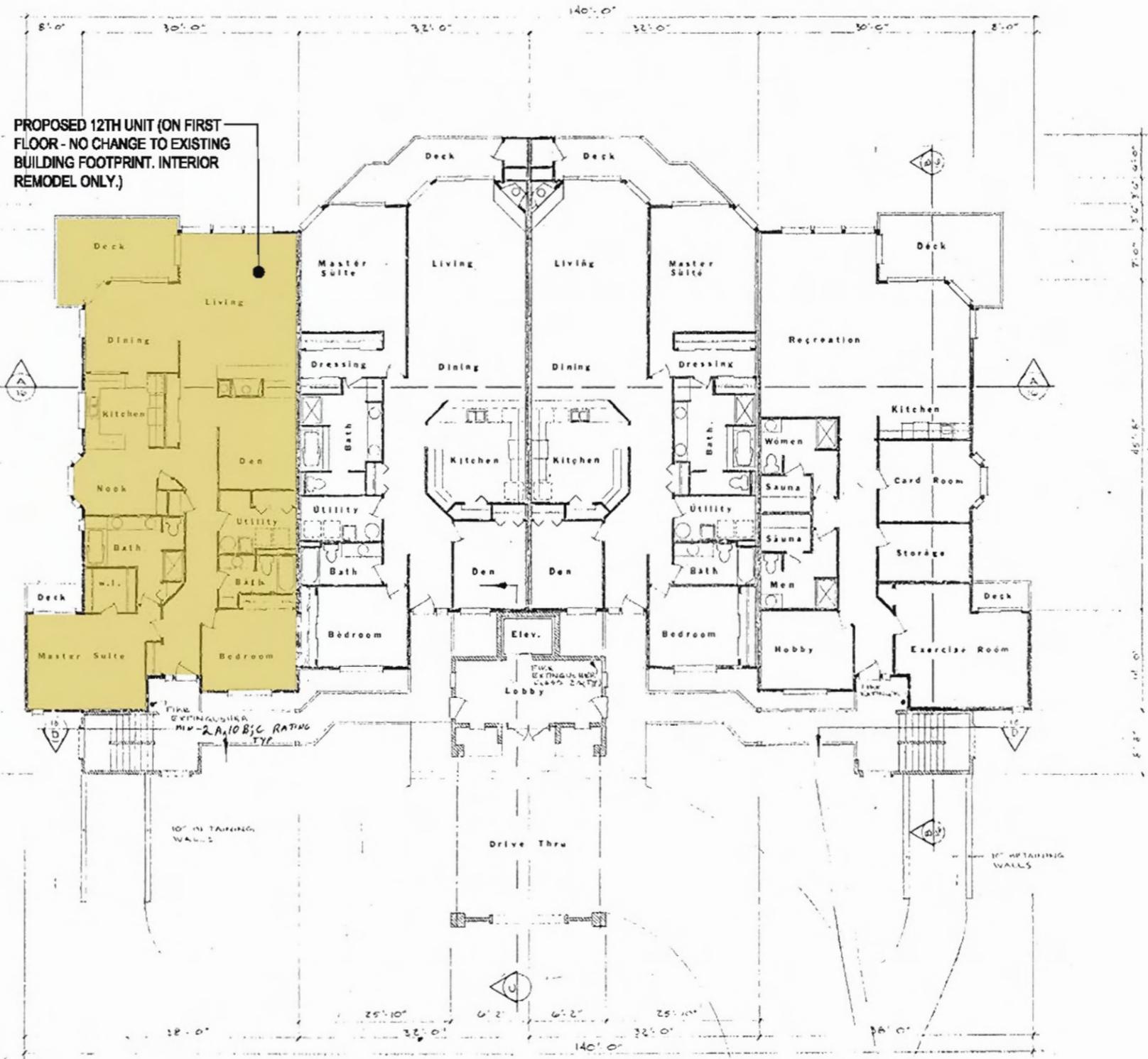
**FIRST FLOOR PLAN**

**A5**

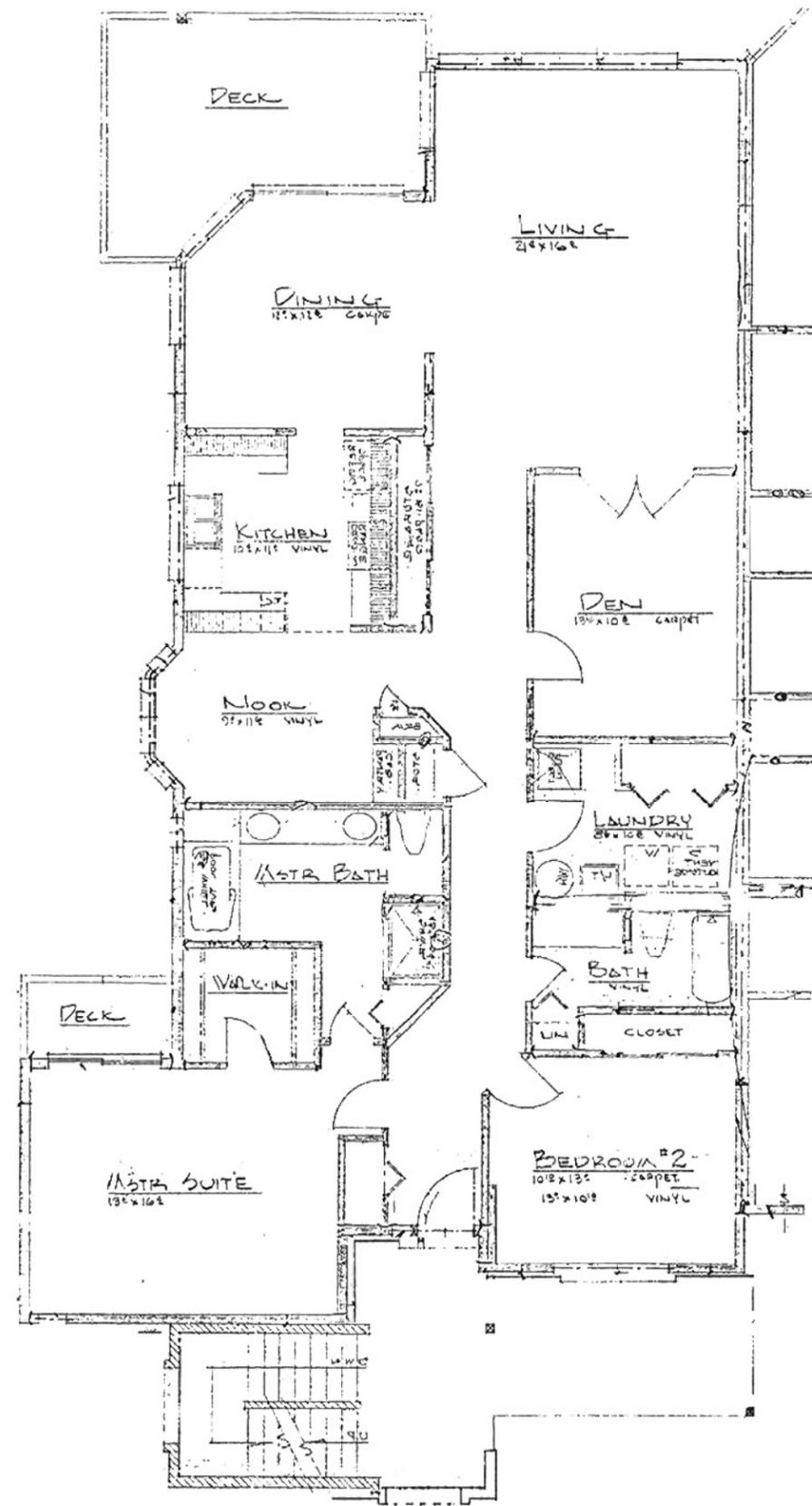
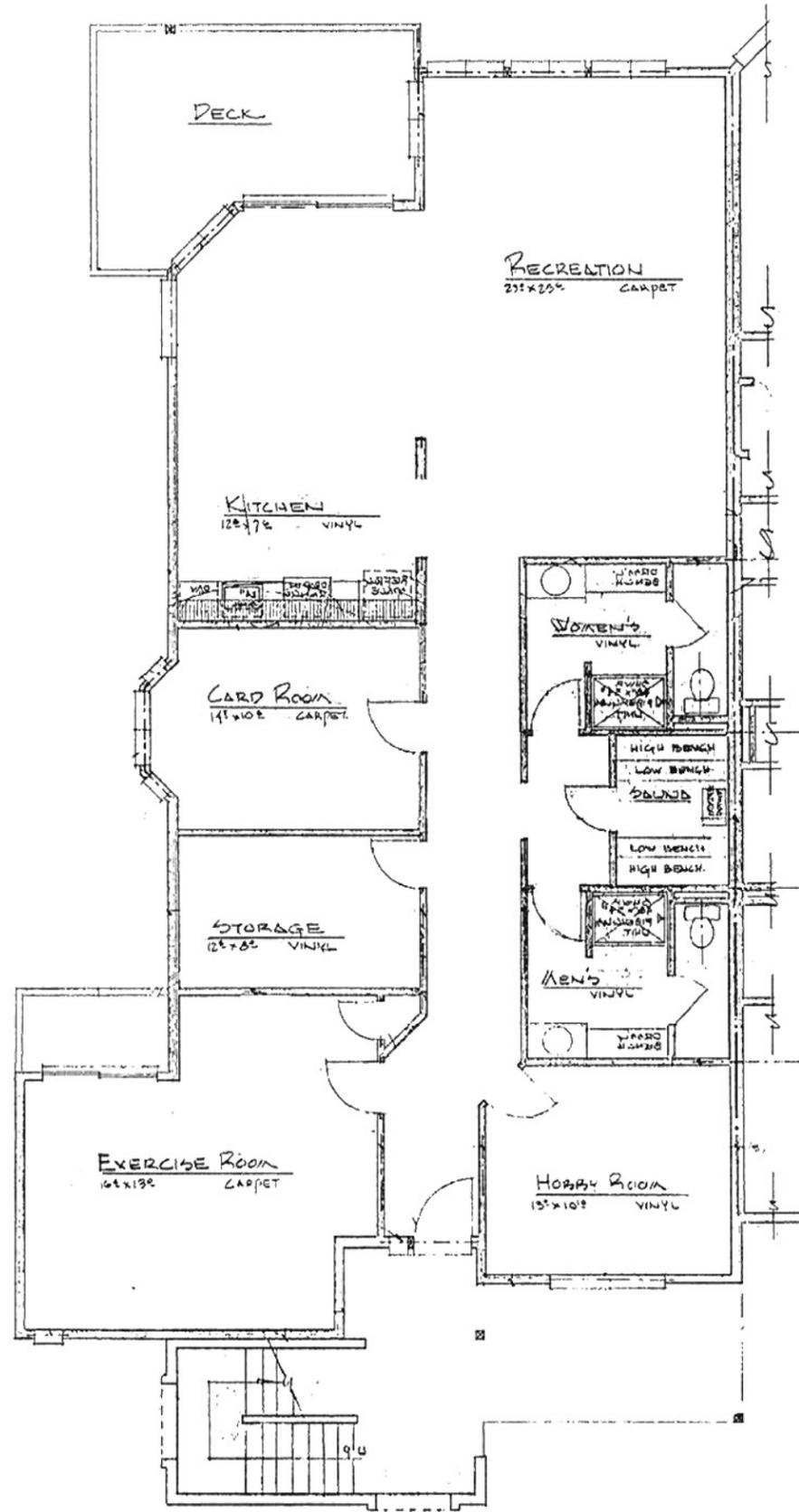
**STRUCTURAL NOTES**

- DESIGN CRITERIA: UNIFORM BUILDING CODE 1982  
ROOF LIVE LOAD 20 p.s.f. DECK 60 p.s.f.  
FLOOR LIVE LOAD 40 p.s.f.  
STAIR LIVE LOAD 100 p.s.f.  
WIND 80 m.p.h.  
EARTHQUAKE ZONE 3  
ALLOWABLE SOIL PRESSURE 2000 p.s.f.  
EQUIV. FLUID PRESSURE: BASEMENT WALLS 30 p.s.f.  
OTHER RETAINING WALLS 10 p.s.f.
- CONCRETE CONSTRUCTION OF BASEMENT WALLS &/OR ALL FOOTINGS SHALL BE TAKEN DOWN TO UNDISTURBED EARTH.
- CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF  $f_c = 1999$  p.s.f. THE MIX SHALL CONTAIN NOT LESS THAN 5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND NOT MORE THAN 6 3/4 GALLONS OF WATER PER-SACK OF CEMENT. ALL CONCRETE WORK EXPOSED TO EARTH OR WEATHER SHALL CONTAIN ENTRAINMENT AIR, 5% ± BY VOLUME. ALLOWABLE CONCRETE STRESS  $f_c = 900$  p.s.f. EXCEPT FOR FL BEAMS, WELDER PRECAST OR BURED WHICH SHALL BE SUPERVISED STRENGTH DESIGN METHOD (AS PER ACI 318-08). REINFORCING STEEL SHALL CONFORM TO ASTM A615-72, GRADE 60 LAP ALL CONTINUOUS REINFORCEMENT 3/8 BAR DIAMETERS OR 1/4" MIN. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS TO MATCH HORIZONTAL REINFORCEMENT. ALL HOOK AND BENDS OF REINFORCING BARS SHALL CONFORM TO A.C.I. 318-71 UNLESS SHOWN OTHERWISE ON THE DRAWINGS OR AS NOTED ON PLANS. STRESS  $f_s$  AS ALLOWABLE FOR NO SUPERVISION.
- EMBEDMENT (COVER) OF REINFORCING STEEL SHALL BE AS FOLLOWS:  
FOOTINGS AND OTHER UNFORMED SURFACES: EARTH FACE - 3"  
FORMED SURFACES IN DIRECT CONTACT WITH EARTH - 1 1/2"  
SURFACES EXPOSED TO WEATHER - 1 1/2" OR AS SHOWN ON PLANS.
- STRUCTURAL STEEL INCLUDING PLATES, ANGLES AND MISCELLANEOUS SHAPES, SHALL CONFORM TO ASTM A-36, F<sub>y</sub> = 36 k.s.i./DESIGN F<sub>s</sub> = 19.2 k.s.i.. BOLTS USED IN CONNECTIONS SHALL CONFORM TO ASTM A-307 OR AS NOTED IN PLANS.
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.B.C. STANDARD NO. 25-18 AND 25-21. ALL BEAMS SHALL BE OF DOUGLAS FIR COMBINATION 22F, F<sub>b</sub> = 2200 p.s.f., 221V4 OR AS NOTED.
- GLU-LAM MATERIAL MUST BE OBTAINED FROM AN APPROVED FABRICATOR WHO MUST SUBMIT DETAILS AND SPECIFICATIONS TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION (SUBMIT 3 SETS).
- FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO.16, LATEST EDITION, FURNISHED TO THE FOLLOWING MINIMUM STANDARDS:  
JOISTS: DOUGLAS FIR NO.2 MINIMUM BASIC GRADE. DESIGN STRESS, F<sub>b</sub> = 1450 p.s.f. UNLESS SHOWN OTHERWISE ON THE PLANS.  
POSTS & TIMBER: DOUGLAS FIR NO.1 MINIMUM BASIC GRADE. DESIGN STRESS, F<sub>b</sub> = 1250 p.s.f. / 6" THICK BEAMS DOUGLAS FIR / LARCH NO.1 F<sub>b</sub> = 1200 p.s.f.  
STUDS, PLATES AND MISCELLANEOUS LIGHT FRAMING: DOUGLAS FIR COMBINATION 22F OR STUD GRADE, EXCEPT BEARING WALL PLATES BELOW THE UPPER FLOOR SHALL BE DEV/L.
- PLYWOOD WALL SHEATHING SHALL BE GRADE D/C - EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE. PLYWOOD THICKNESS SHALL BE AS SHOWN ON PLANS AND ROOF PLYWOOD SHALL HAVE A MINIMUM PANEL IDENTIFICATION INDEX OF 32/16. NAIL ALL PLYWOOD AS DESCRIBED IN THE WOOD FRAMING NOTES: ITEM 19.
- ALL WOOD PLATES AND BLOCKING IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
- SEE WOOD FRAMING NOTES FOR ADDITIONAL INFORMATION.
- CONCRETE PLANS SHALL BE MANUFACTURED / ERECTED ACCORDING TO SUGGESTED GUIDE SPECS OF CENTRAL PRE-MIX CONCRETE TECH OR EQUIV. MANUFACTURE TO PROVIDE DESIGN / SHOP DRAWINGS TO BE APPROVED BY CONTRACTOR, FIRST, THEN ENGINEER, AFG OF UNITS TO FOLLOW APPROVALS, ALL DETAILS & ACCESSORIES MUST BE INCLUDED.
- LUMBER SPECIES & GRADES AS FOLLOWS (UNLESS NOTED OTHERWISE ON DRAWINGS)  
2" TO 4" WIDE, 5" AND DEEPER OF 2E BY 1,700,000 P.S.F. CUT BEAMS 4" AND WIDER OF 1" @ 1,600,000 P.S.F. STUDS AND PLATES, DEL CONSTRUCTION GRADE, W-1 500,000 P.S.F. ALL LUMBER SHALL CONFORM TO WPA 95 20-70 WITH GRADE STAMP. IT SHALL BE SEASONED WITH A MOISTURE CONTENT OF NOT OVER 12%.
- PROVIDE BLOCKING FOR FLOOR AND ROOF. CONTINUE SHEAR AND BEARING WALLS TO FLOOR AND ROOF DRAINING. CONNECT CONTINUOUS FROM SHEAR WALL TO SHEAR WALL WITH LACE AND OR TOP NAILS AS APPROXIMATE 10A @ 12" O.C. MAX. SPACING OTHERWISE NAIL PER TABLE 25.2 UBC 05 EXCEPT AS NOTED.
- STUD WALLS - EXTERIOR AND 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED EXCEPT 1" FL. 2X4 @ 16" O.C. PROVIDE TREATED PLATES ON CONCRETE WITH 1/2" DIA. @ 48" O.C. AT 48" O.C. (OR AS NOTED) AND 1/2" X 4" QUICK EXITS AT SLAB AT 48" O.C. THESE PLATES TO BE PRESSURE TREATED WITH A WATER BORNE PRESERVATIVE IN ACCORDANCE WITH UBC STANDARD 25.12-7G. NAIL CUTS AFTER TREATMENT WITH 2 BRUSH COATS OF THE PRESERVATIVE.
- WATER RESISTANT SHEATHING 1/2" X 4" GYPSON SHEATHING BOARD UNBLOCKED WITH NAILS PER TABLE 25.2 UBC AT 6" O.C. INTERIOR MINIMUM 5/8" GYPSON WALLBOARDS UNBLOCKED WITH NAILS PER TABLE 25.2 UBC AT 6" O.C. OR EXTERIOR (60 COMPLY WALLS) 7/8" GYPSON.
- PLYWOOD STRUCTURAL PLYWOOD SHALL BE IF OUT EXTERIOR (OR AS NOTED) WITH 1/4" STAMP ON EACH SHEET:  
1" X 4" MINIMUM 2X10 T&G WITH 8A COMMON NAILS @ 6" O.C. EDGES AND 10" O.C. INTERMEDIATE  
2" O. MINIMUM 1/2" MINIMUM 2X10 WITH 8A COMMON NAILS @ 6" O.C. EDGES AND 10" O.C. INTERMEDIATE WITH PLYCLIPS.

PROPOSED 12TH UNIT (ON FIRST FLOOR - NO CHANGE TO EXISTING BUILDING FOOTPRINT. INTERIOR REMODEL ONLY.)



**1** EXISTING 1ST FLOOR PLAN  
N.T.S.



**1** EXISTING 101 UNIT PLAN  
N.T.S.

**2** PROPOSED UNIT 101 PLAN - TO MATCH EXISTING UNIT ABOVE  
N.T.S.



**KILBURN**  
ARCHITECTS LLC

1661 East Olive Way  
Suite 200  
Seattle, WA 98102

Tel: 206.682.5211  
Fax: 206.682.1403

www.kilburnarchitects.com

**Lake View  
Manor**

725 1st Street South  
Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.18.2010
PUD Permit Submittal	06.23.2010

**UNIT 101 PLAN**

**A6**



**1** VIEW FROM SOUTH  
N.T.S.



**2** VIEW FROM SOUTH  
N.T.S.



**3** VIEW FROM WEST  
N.T.S.



**4** VIEW FROM NORTH  
N.T.S.



**5** VIEW FROM NORTH  
N.T.S.



**6** VIEW FROM ABOVE  
N.T.S.



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[www.kilburnarchitects.com](http://www.kilburnarchitects.com)

**Lake View  
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Kirkland, WA 98033

Release	Date
Pre-Submittal Conference	03.16.2010
PIUD Permit Submittal	06.23.2010

**3D MODEL  
CONCEPTUAL  
DESIGN**

**A7**

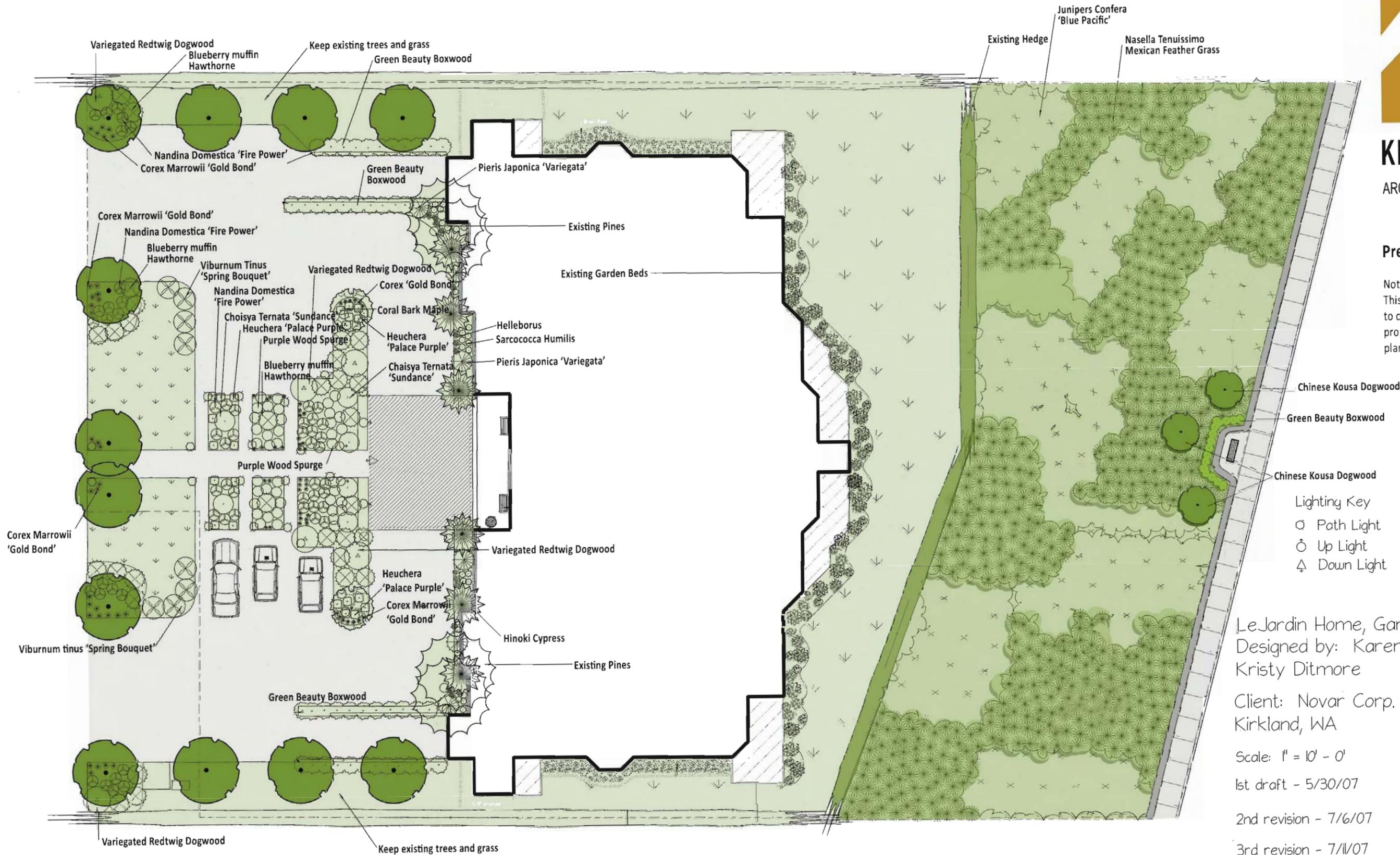




**KILBURN**  
ARCHITECTS LLC

**Preliminary Landscape Plan**

Note:  
This plan is preliminary and is intended to convey the general intent of the proposed landscaping. Final landscape plan is subject to change.



LeJardin Home, Garden & Ranch Design  
Designed by: Karen Stefonick & Kristy Ditmore

Client: Novar Corp.  
Kirkland, WA

Scale: 1" = 10' - 0"

1st draft - 5/30/07

2nd revision - 7/6/07

3rd revision - 7/11/07





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

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**DEVELOPMENT STANDARDS LIST**  
**FILE: LAKE VIEW MANOR PUD, ZON10-00017**

**ZONING CODE STANDARDS**

**95.51.2.a Required Landscaping.** All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

**95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**105.20 Required Parking.** 27 parking spaces are required for this use.

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

**105.60.2 Parking Area Driveways.** Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

**105.60.3 Wheelstops.** Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

**105.77 Parking Area Curbing.** All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

**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.

**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.

**115.115.3.p HVAC and Similar 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.

**115.115.5.b Driveway Setbacks.** For attached and stacked dwelling units in residential zones, driveways shall have a minimum 5' setback from all property lines except for the portion of any driveway, which connects with an adjacent street. Vehicle parking areas shall have a minimum 20-foot setback from all front property lines and meet the minimum required setbacks from all other property lines for the use.

**115.120 Rooftop Appurtenance Screening.** New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

**115.135 Sight Distance at Intersection.** Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

**152.22.2 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:***

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Date: 9/23/2010

DEVELOPMENT STANDARDS  
CASE NO.: ZON10-00017  
PCD FILE NO.:ZON10-00017

**PUBLIC WORKS CONDITIONS:**

The additional condo unit will trigger a traffic and park impact fee. Impact fees shall be paid with the Building Permit for the remodel of the unit

The drainage from the new parking areas shall be collected and conveyed to the existing storm system. The Building Permit shall include a design for this collection system.

The design for the proposed bench, sidewalk widening, and retaining wall along Lake St. shall be included in the Building Permit.

**\*\*\*BUILDING DEPARTMENT CONDITIONS\*\*\***

Building permits must comply with the 2009 editions of the International Building and Mechanical 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.

Plumbing meter and service line shall be sized in accordance with the UPC.





## RIGHT-OF-WAY IMPROVEMENT EASEMENT

THIS RIGHT-OF WAY IMPROVEMENT EASEMENT ("Easement") is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between \_\_\_\_\_ ("Grantor") and City of Kirkland, a Washington Municipal Corporation ("Grantee").

Grantor is the owner of the real property legally described as follows:

Insert legal description of the entire parcel in this field.

Grantor, for and in consideration of valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys unto Grantee, its successors and assigns, a perpetual, nonexclusive easement for a street, sidewalk, and related appurtenances now in place or hereafter constructed over, under, in, along, across, together with the right of ingress and egress upon the property that is described above for access to said easement area described as follows:

Insert legal description of the easement area in this field.

Grantor also grants to Grantee and those acting under or on behalf of Grantee the use of such additional area immediately adjacent to the above easement as shall be required for the construction or maintenance of said sidewalk and related appurtenances in the easement, such additional area to be held to the minimum necessary for that purpose.

In case of emergency, Grantee shall have the right, without prior notice or proceeding at law, to enter upon the property for purpose of construction, repair and/or reconstruction of said street, sidewalk and related appurtenances or making any connections therewith. In all other cases, Grantee shall notify Grantor of the need to enter onto the easement area prior to doing so.

Grantee shall, upon completion of any work within the property, restore the surface of the easement and any private improvements disturbed or destroyed during the execution of the work, as nearly as practicable, to the condition they were in before commencement of the work or entry by Grantee.

Grantor may continue to use and enjoy the property , including the right to use the surface of the property, provided that (1) such use shall not in any way interfere with construction, installation, maintenance, repair, alteration, or reconstruction of Grantee's street, sidewalk, and related appurtenances; (2) Grantor shall not construct any structures or improvements upon the easement area; and (3) Grantor shall not plant vegetation having deep root patterns which may cause damage to or interfere with the street, sidewalk, and related appurtenances placed within the easement by Grantee.

In any legal action between the parties hereto to enforce any of the terms of this Easement, the prevailing party shall be entitled to recover all its expenses incurred in connection therewith, including reasonable attorney's fees, including and in connection with appeals.

This Easement contains the entire understanding between the parties and supersedes any prior understanding and agreements between the parties respecting the Easement. There are no representations, agreements, arrangements, or understandings, oral or written, between and among the parties hereto relating to the subject matter of this Easement which are not fully expressed herein.

This Easement shall be recorded with the King County Recorder, shall run with the land described herein, and shall be binding upon the parties, their heirs, successors-in-interest, and assigns.

Dated at Kirkland this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



**MAINTENANCE AND RETENTION AGREEMENT  
FOR TREES AND REQUIRED LANDSCAPING**

*Project Name:* Lake View Manor PUD  
*Address:* 725 1<sup>st</sup> Street South  
*Parcel No:* 409890-0000

This agreement is entered into between each undersigned owner of the real property and the City of Kirkland, in consideration of approval by the City of a permit under City of Kirkland File No. ZON10-00017 for the hereinafter described real property in Kirkland, King County, Washington.

Each undersigned owner jointly and severally hereby agrees to maintain and retain the trees and other vegetation required by the City to be planted or retained on the real property described below, in accordance with the final approved landscaping plan/site plan (on file in the Kirkland Department of Planning and Community Development) throughout the life of the project, pursuant to Chapter 95 of the KZC unless written approval for removal is granted by the Kirkland Department of Planning and Community Development.

Each of the undersigned agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said trees and other said vegetation on said owner's property or out of the actions of the undersigned in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This Agreement shall be binding upon the heirs, successors and assigns of each of the undersigned and shall run with the land. This Agreement shall, at the expense of the undersigned, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Failure to maintain and retain said trees and other said vegetation in accordance with this agreement may subject the undersigned to civil penalties as authorized by Chapter 95 of the KZC.

The real property owned by the undersigned and the subject property of this Agreement is situated in Kirkland, King County, Washington and described as follows:

Exhibit A

DATED at Kirkland, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_



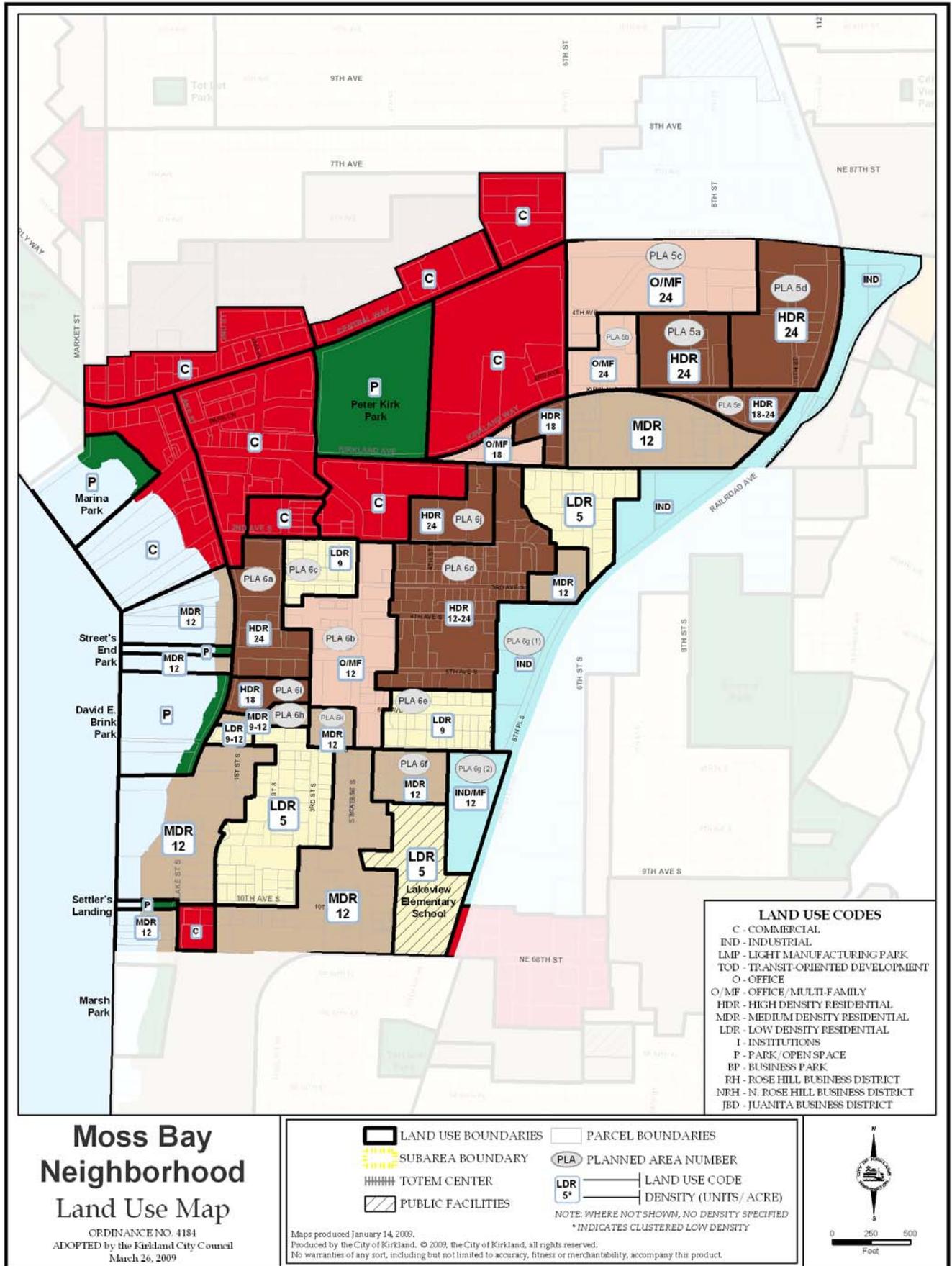


Figure MB-2: Moss Bay Area Land Use