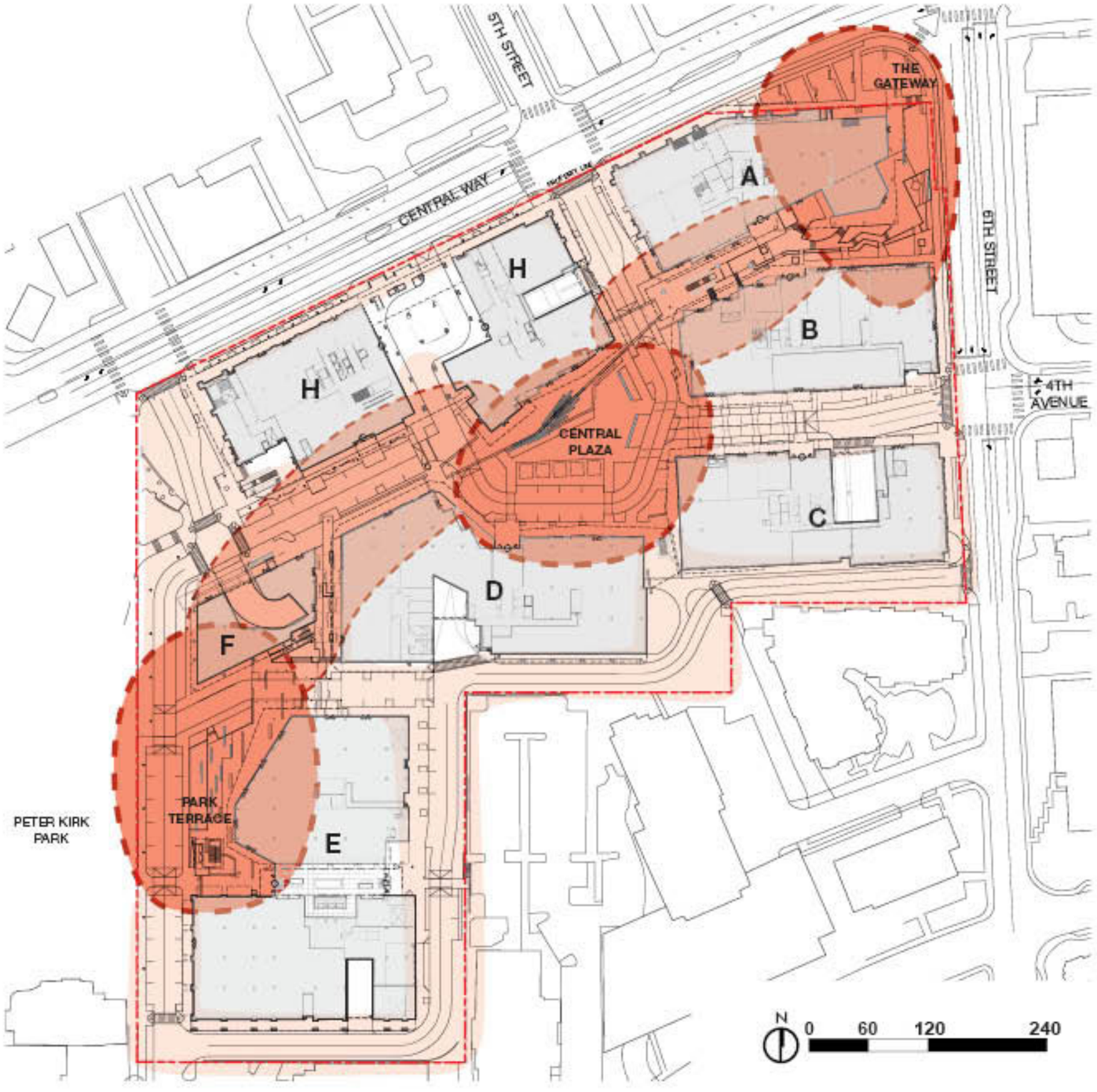
AMENITIES & PUBLIC ART DIAGRAM



AMENITIES AND PUBLIC ART - PRIMARY*

AMENITIES AND PUBLIC ART - SECONDARY*

AMENITIES AND PUBLIC ART - TERTIARY*

* FINAL LOCATIONS TO BE DETERMINED

SITE AMENITIES**

SEATING / SITE WALLS

BENCHES

KIOSK

BIKE RACK

SEASONAL COLOR

TABLES AND UMBRELLAS

MOVABLE FURNITURE

WASTE RECEPTACLE

**FINAL AMENITY MANUFACTURERS AND MODELS TO BE DETERMINED

SITE LIGHTING DIAGRAM

PRIMARY INTERNAL STREET*
- Vehicular and/or Pedestrian Pole Light
- Uplight (Landscape)

SECONDARY INTERNAL STREET*
- Vehicular and/or Pedestrian Pole Light

RIGHT-OF-WAY*
- Vehicular and/or Pedestrian Pole Light

(to be coordinated with City of Kirkland)

PEDESTRIAN PLAZAS*
- Vehicular and/or Pedestrian Pole Light
- Step Lighting
- Planter Wall Lights
- Lit Bollards
- Uplight (Landscape / In-Grade)
- Feature Lighting
- Stage Lighting
- Catenary Lighting (at Mews btwn. F & D)

REPRESENTATIVE MANUFACTURER'S*
LUMEC
KIM
POULSEN
BK LIGHTING
SISTEMALUX

* LIGHT TYPES SHOWN ARE REPRESENTATIVE OF STYLE AND QUALITY. FINAL SELECTIONS INCLUDING MANUFACTURER AND QUANTITY TO BE DETERMINED. TYPES OF LIGHTING WITHIN EACH ZONE MAY VARY DEPENDING ON FINAL LIGHTING PLAN.

POLE LIGHT - AT PRIMARY ROAD

POLE LIGHT - AT SECONDARY ROAD

FEATURE

STAGE

BOLLARD

STEP / WALL

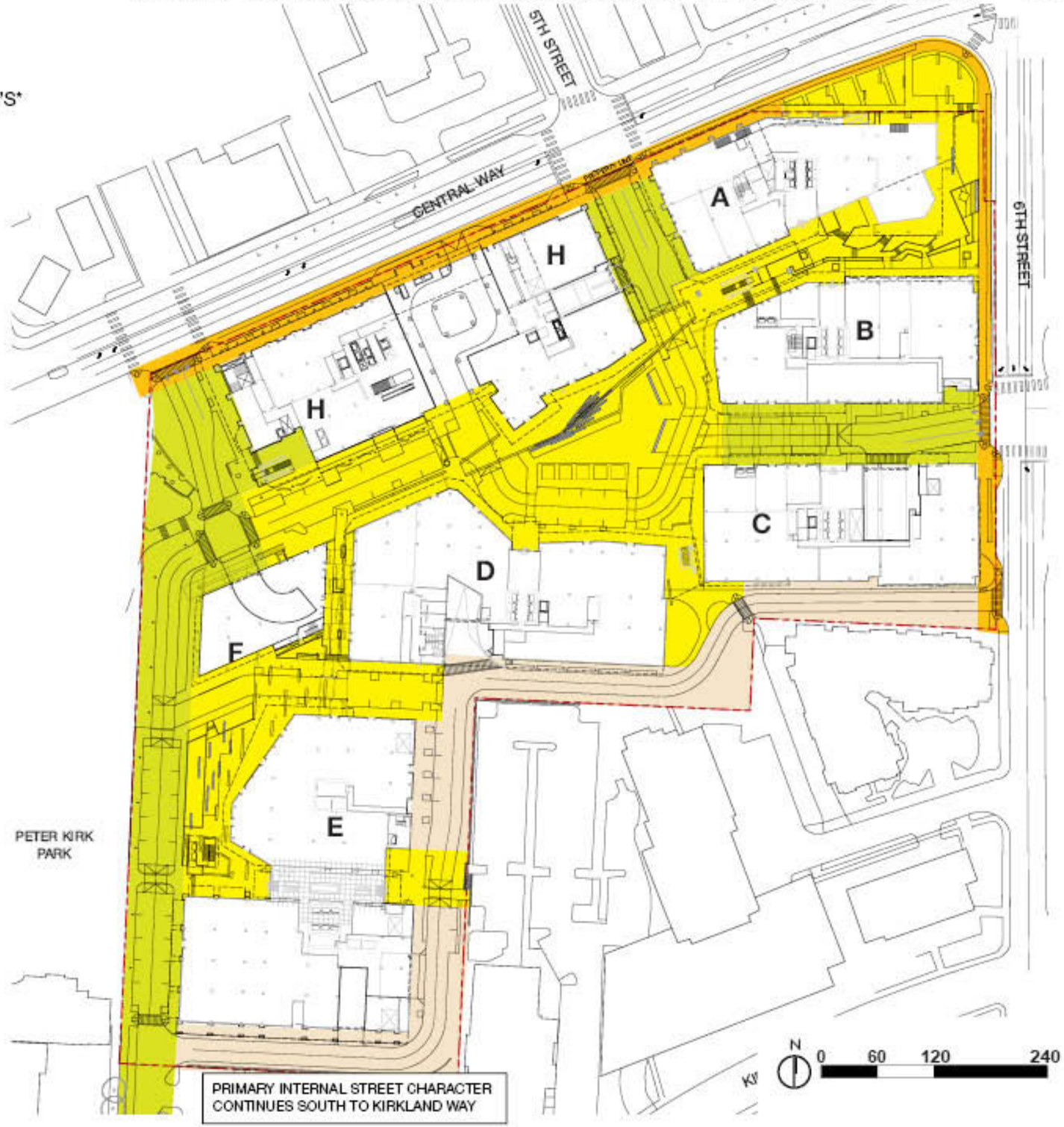
UPLIGHT - IN GRADE

UPLIGHT - IN LANDSCAPE

CATENARY

IN-GRADE (AT BLDG F ROOF ONLY)

CANOPY (AT BLDG F ROOF ONLY



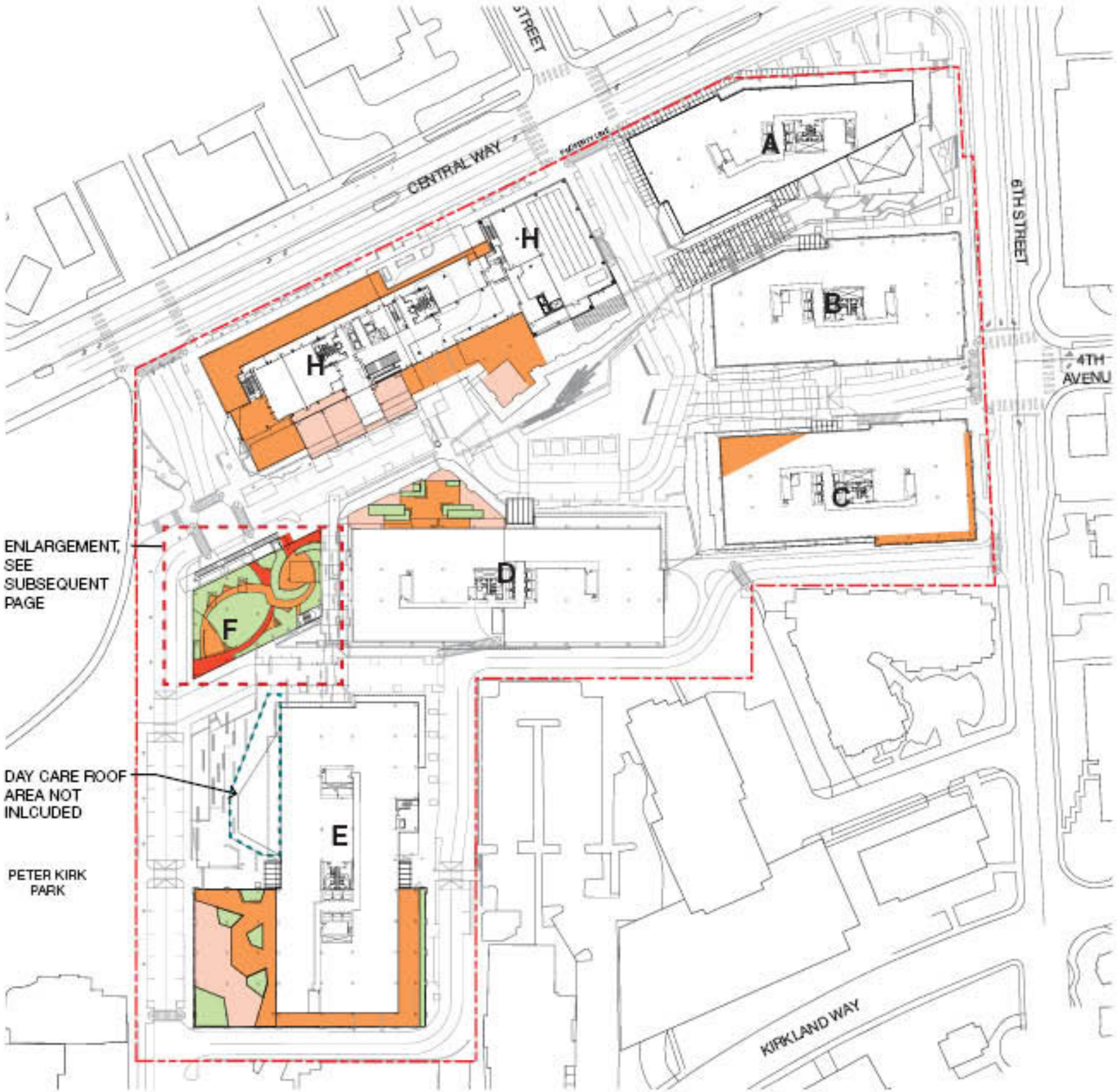
ROOFS PLAN - OVERALL SITE PLAN

STONE BALLAST

CONCRETE TOPPING SLAB OR CONCRETE PEDESTAL PAVER SYSTEM

CIP CONCRETE PLANTNG AREA (PLANTED AREAS CONTAINED BY CIP CONCRETE WALLS)

WOOD DECKING (AT BUILDING F ONLY)



ROOF PLAN - BUILDING F

HARDSCAPE

UNIT PAVERS

WOOD DECKING

PAVERS AT
SEATING AREAS

SITE AMENITIES

BENCH SEATING

BLEACHER SEATS

CANOPY

TABLES AND CHAIRS

PLANTING

Amelanchier grandifolia

Pinus contorta

Arbutus unedo

Physocarpus capitatus

Miscanthus sinensis

Cosmos bipinnatus

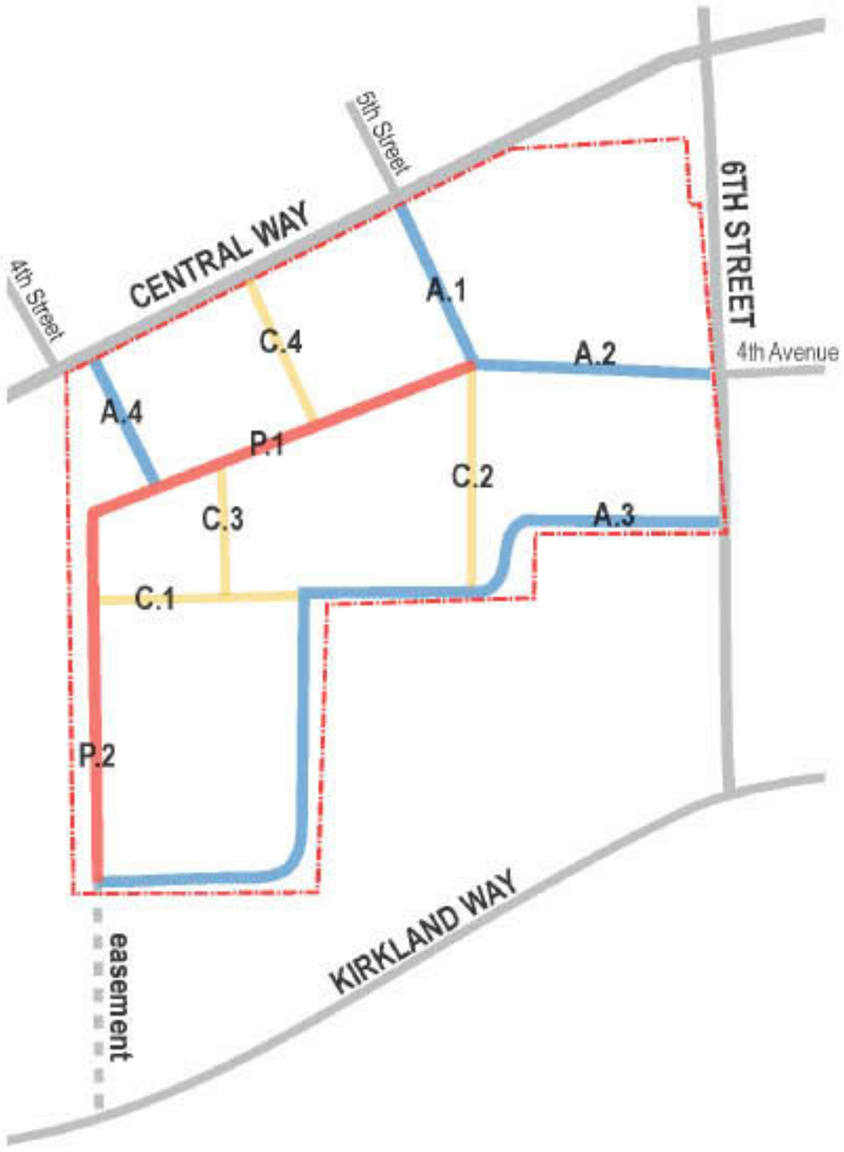
Crocosmia 'Lucifer'

Gaultheria shallon

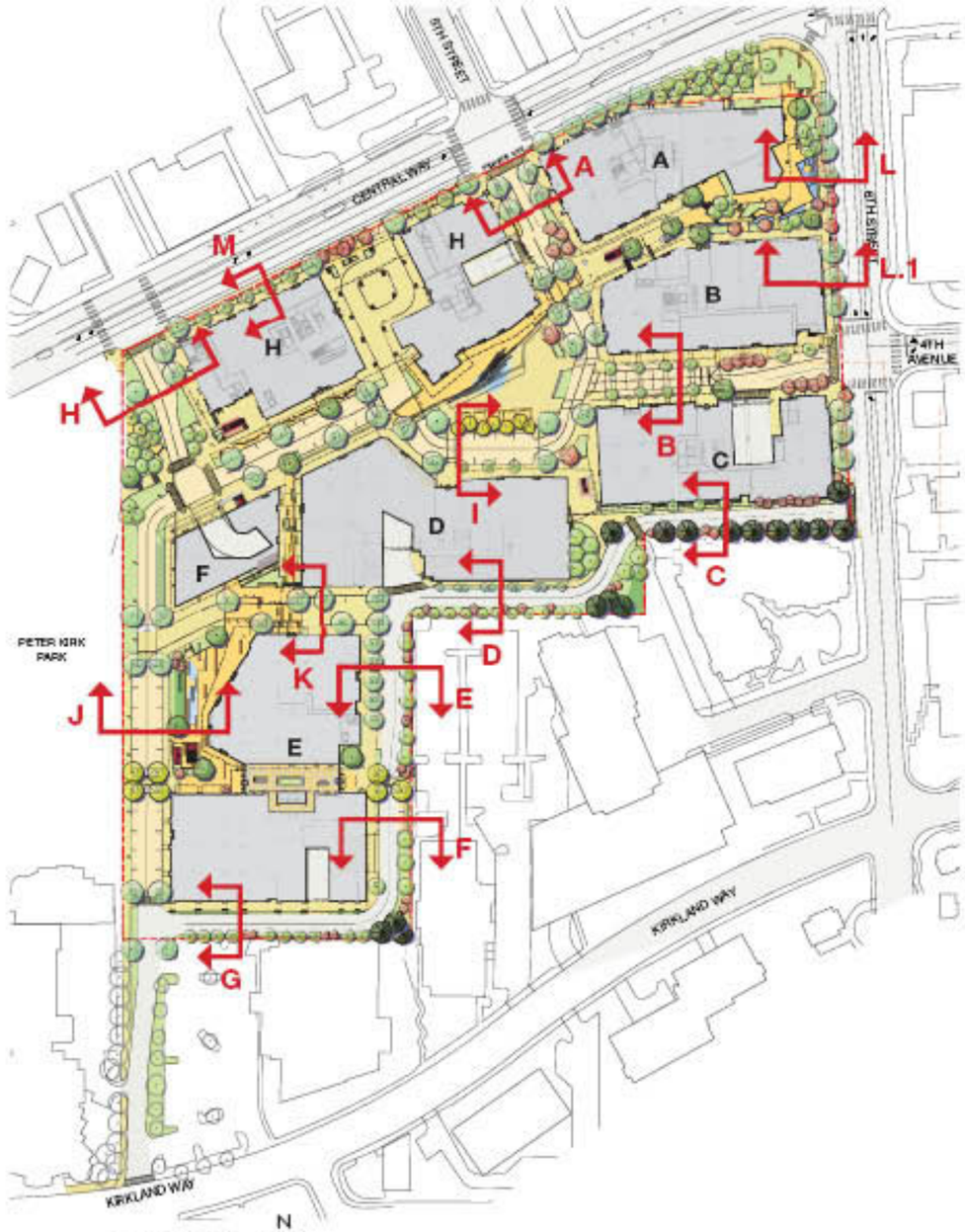
Iris germanica

Liriope spicata

SITE PLAN & STREET SECTION KEY

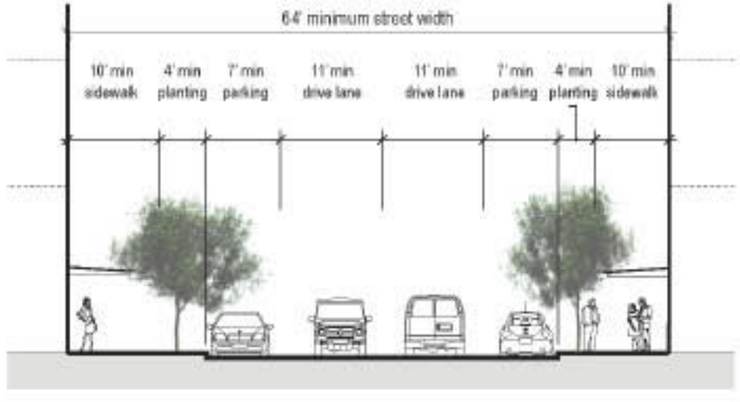


SITE DIAGRAM PER DESIGN GUIDELINES (PAGE MP-8)

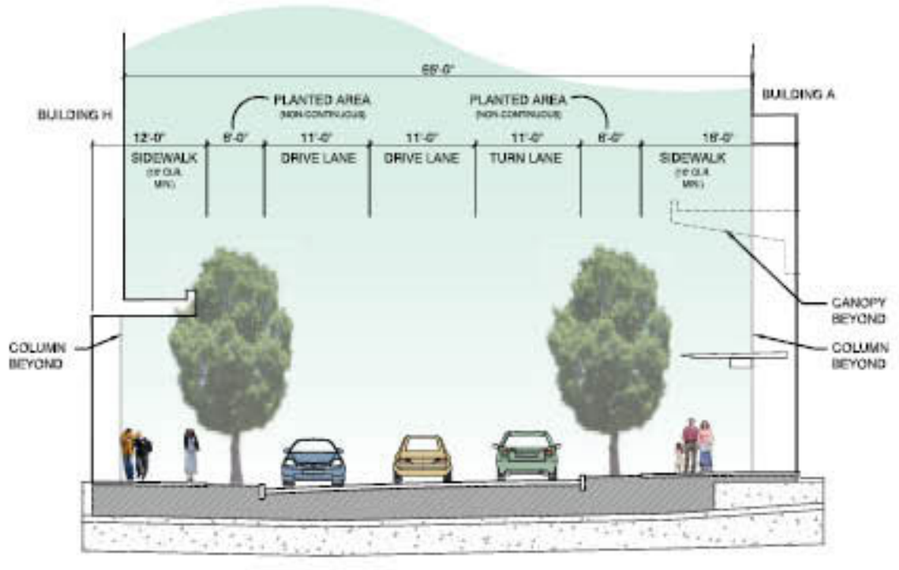


SITE PLAN N

STREET SECTIONS



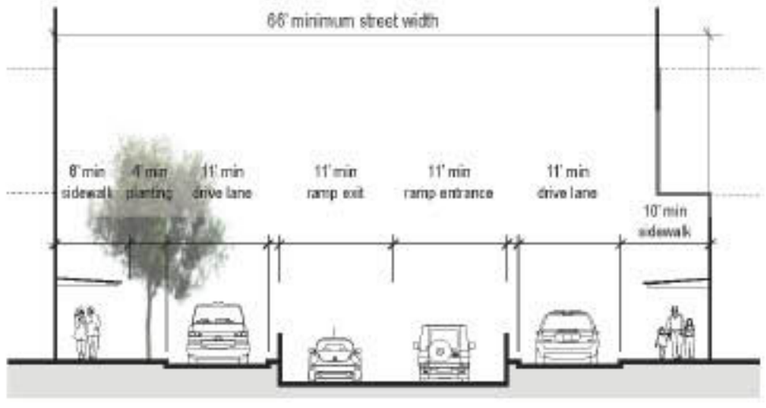
A.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-10)



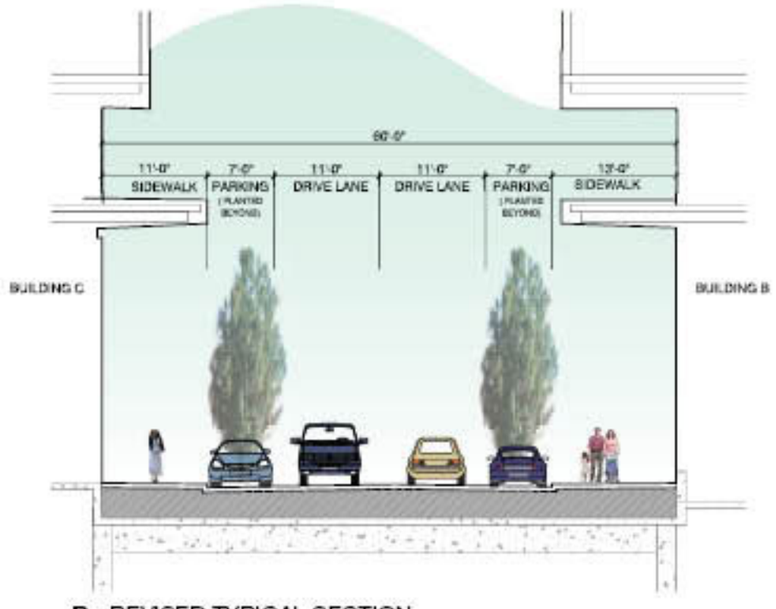
A - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 3/1/2010)

Section A
- increased sidewalk widths both sides of street
- eliminated parallel parking and added turn lane to aid with traffic movements
- increased planted area both sides of street

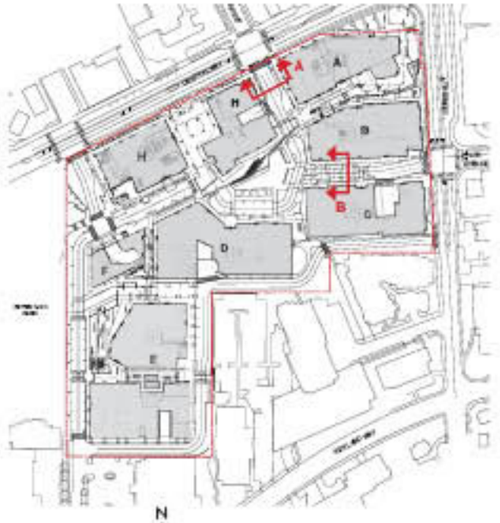
Section B
- parking garage ramp relocated under Building C
- increased sidewalk widths both sides of street
- added parallel parking both sides of street
- added raised mid-block pedestrian crossing
- added trees to North side of street
- re-oriented planted areas to be in alignment with parallel parking spaces



A.2 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-10)

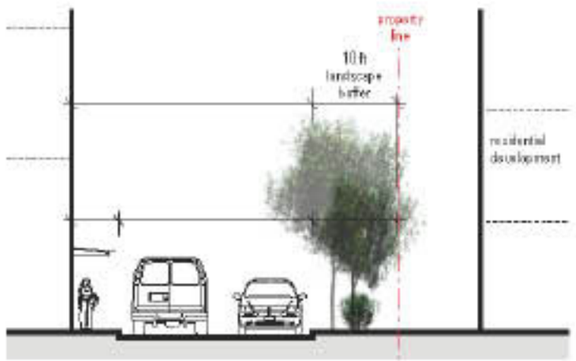


B - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 2/1/2010)

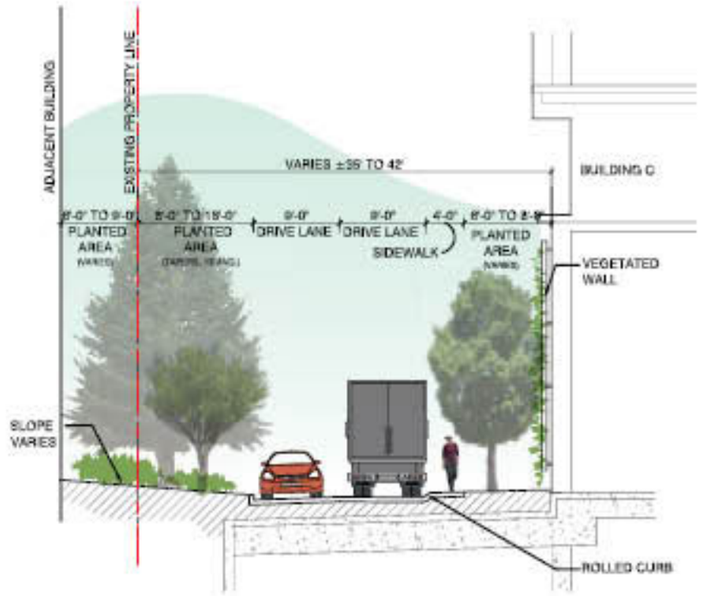


KEY MAP N

STREET SECTIONS



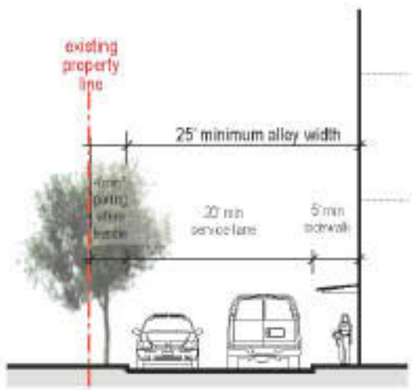
A.3 AT ADJACENT RESIDENTIAL USE - DESIGN GUIDELINE TYPICAL SECTION (PAGE DG-28)



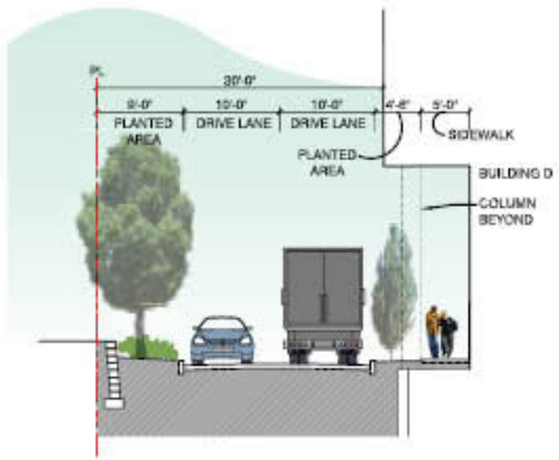
C - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 2/1/2010)

Section C
- increased planted area both sides of street
- added trees to North side of street
- added vegetated wall
- narrowed drive lane and sidewalk; added rolled curb to accommodate fire department access

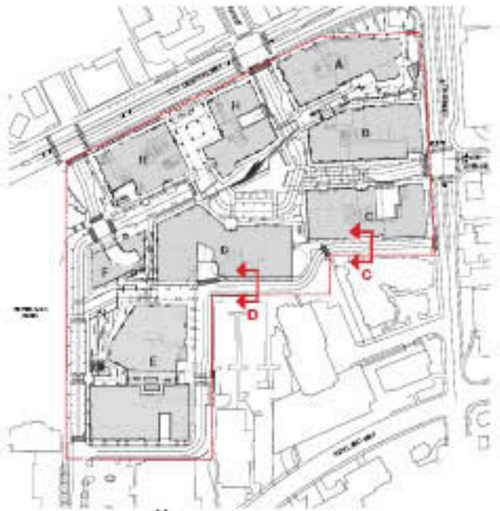
Section D
- increased planted area on South side of street
- added building colonnade with landscape planted area and trees to seperate sidewalk from street



A.3 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)

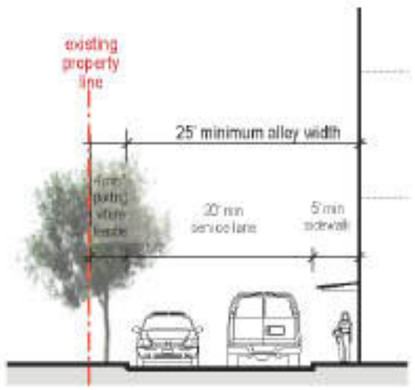


D - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 4/19/2010 AND 5/3/2010)

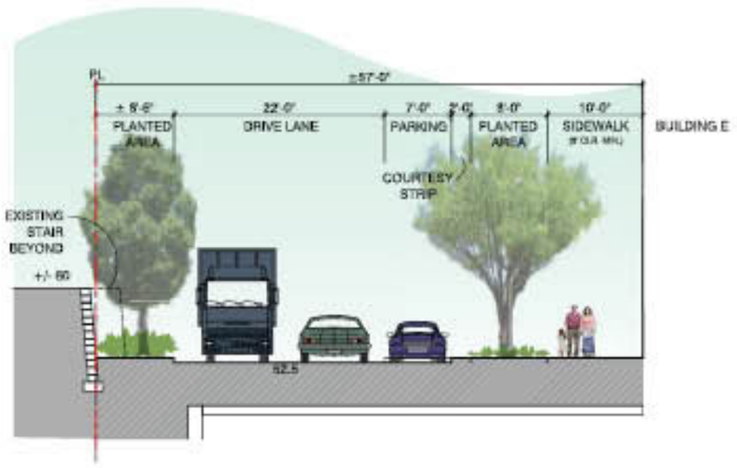


KEY MAP

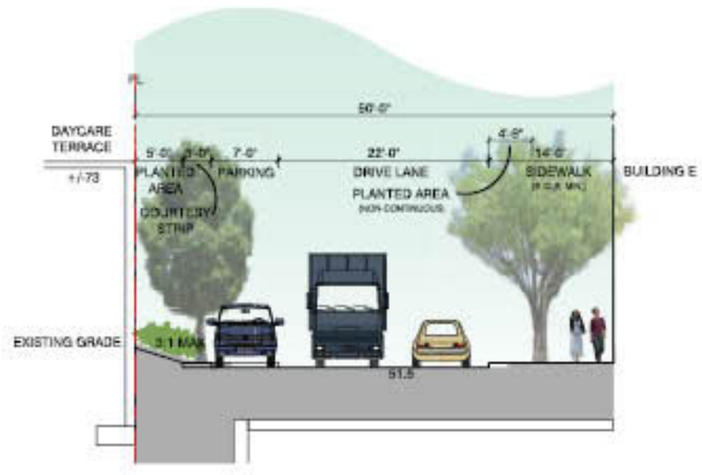
STREET SECTIONS



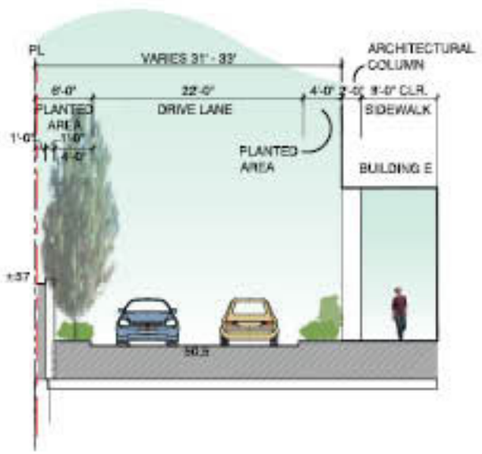
A.3 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



E - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



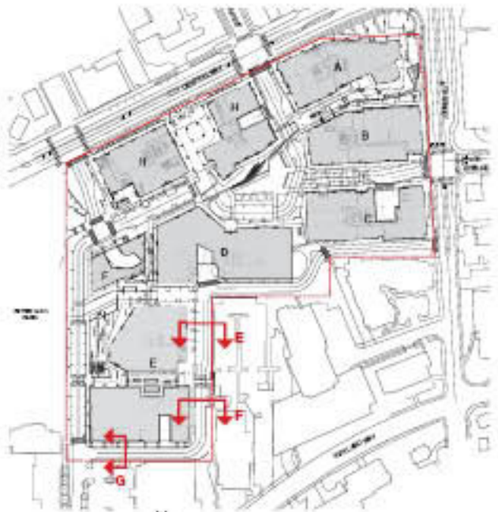
F - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)



G - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)

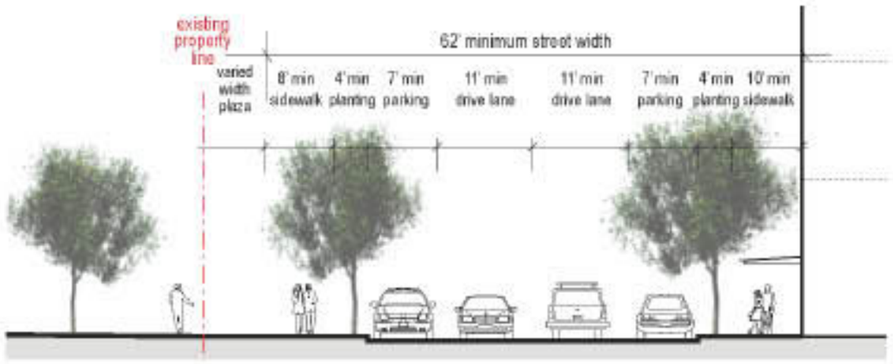
Section E and F
- increased drive lane width to accommodate truck turning movements
- added parallel parking
- increased sidewalk width West side of street
- increased planted area width and added trees to West side of street
- increased building setback from property line

Section G
- increased drive lane width to accommodate truck turning movements
- added planted area to seperate sidewalk from street
- added building colonnade
- increased building setback from property line

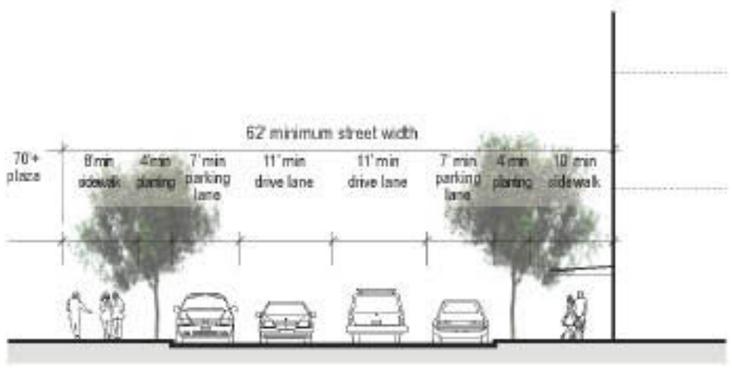


KEY MAP N

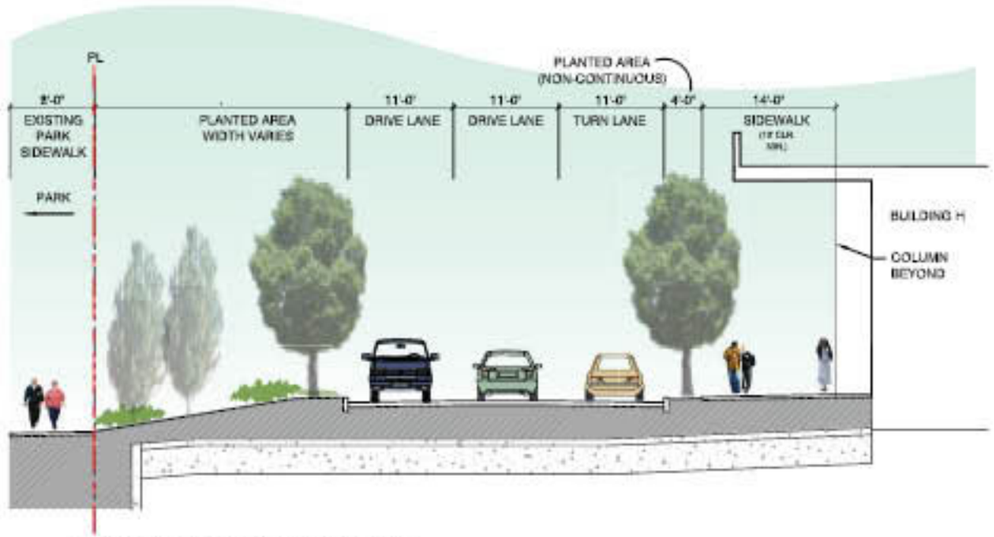
STREET SECTIONS



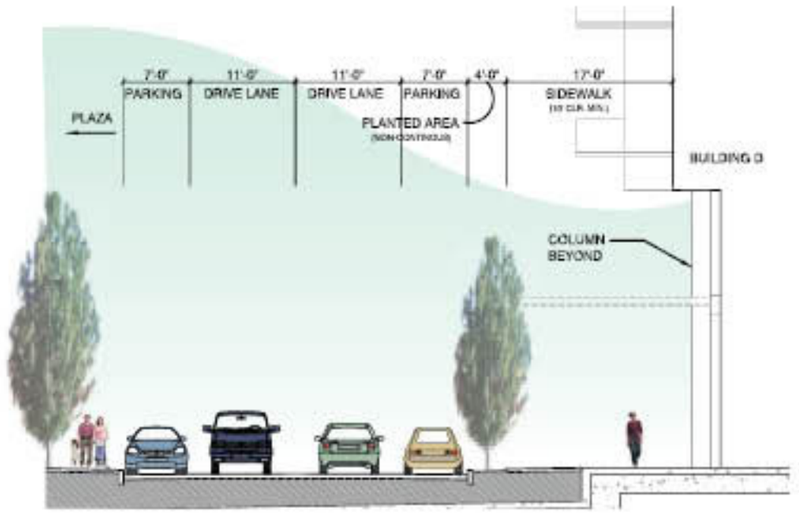
A.4 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-11)



P.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-12)



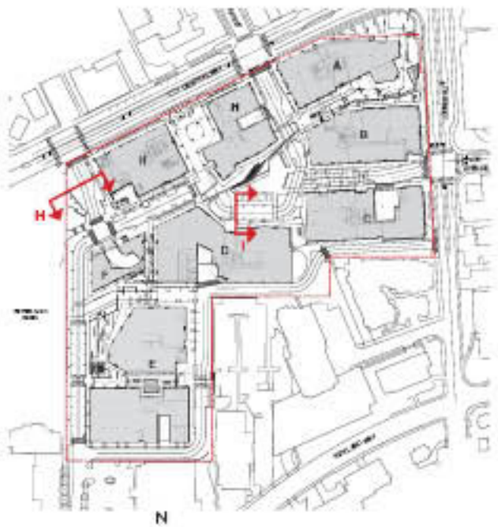
H - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 3/1/2010)



I - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 4/19/2010)

Section H
- eliminated parallel parking and added turn lane to aid with traffic movements
- increased sidewalk width on East side of street
- re-routed sidewalk on West side of street and added significant planted area and trees between street and sidewalk

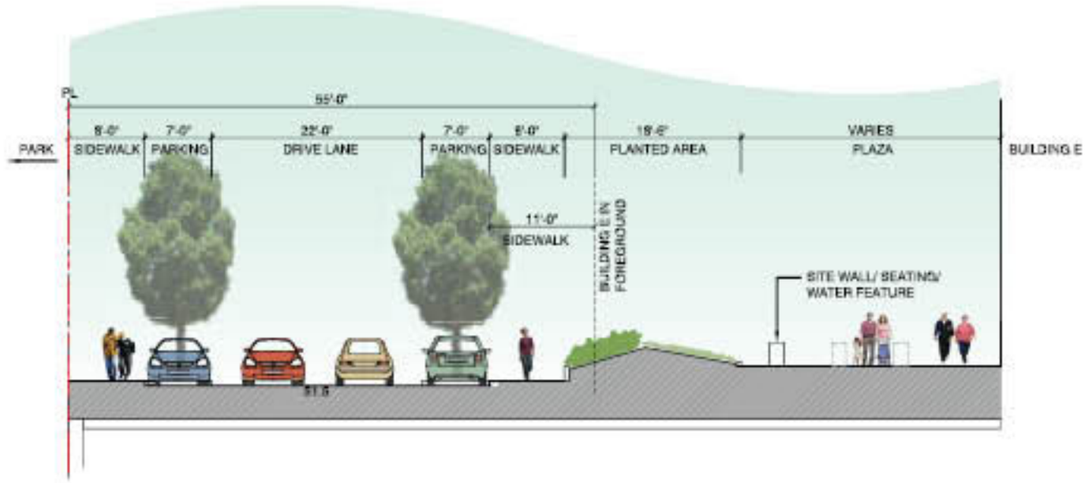
Section I
- increased sidewalk width on South side of street



KEY MAP

STREET SECTIONS

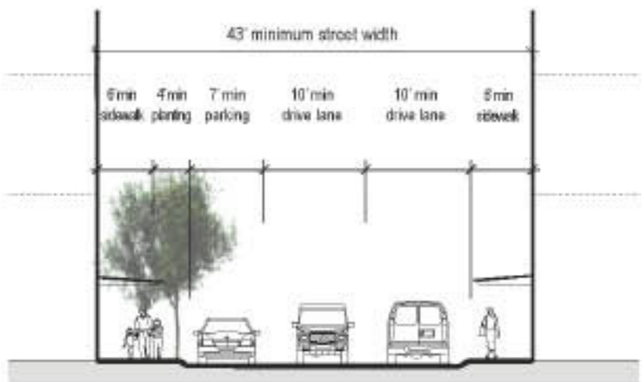
P.2 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-12)



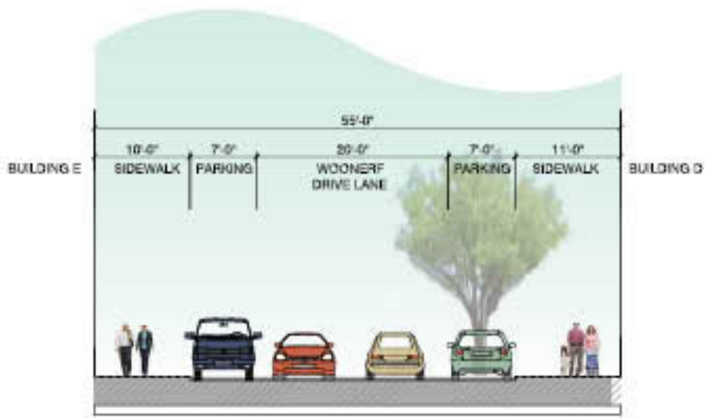
J - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/7/2010)

Section J
- added parallel parking to West side of street
- re-oriented planted areas to be in alignment with parallel parking spaces

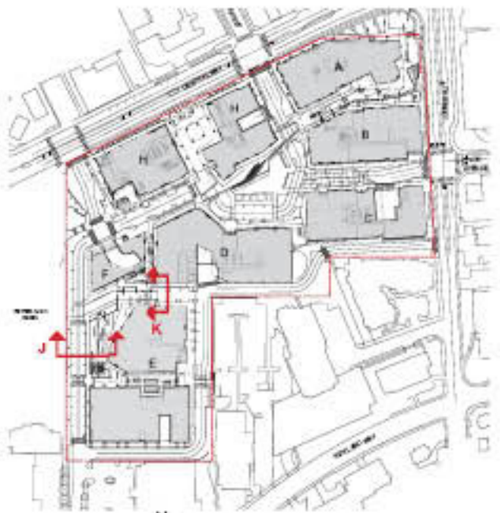
Section K
- added parallel parking to North side of street
- increased sidewalk width both sides of street
- increased overall building to building street width
- re-oriented planted areas to be in alignment with parallel parking spaces



C.1 - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP13)

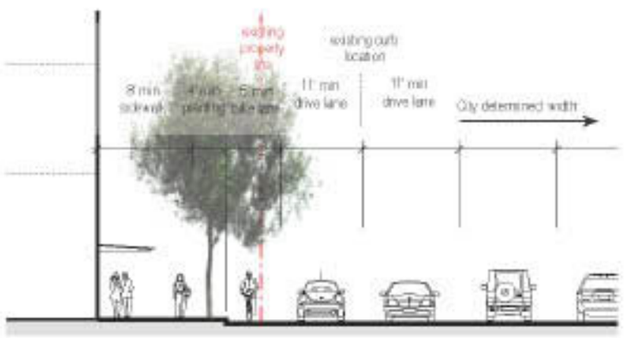


K - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 6/28/2010)

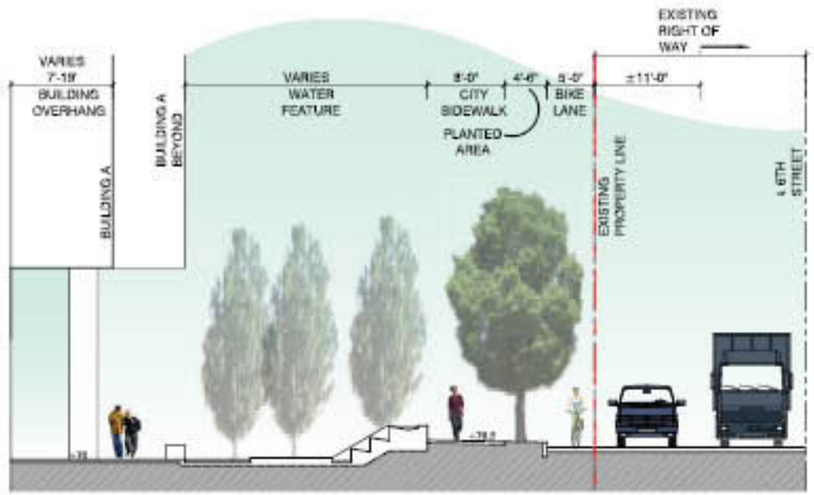


KEY MAP

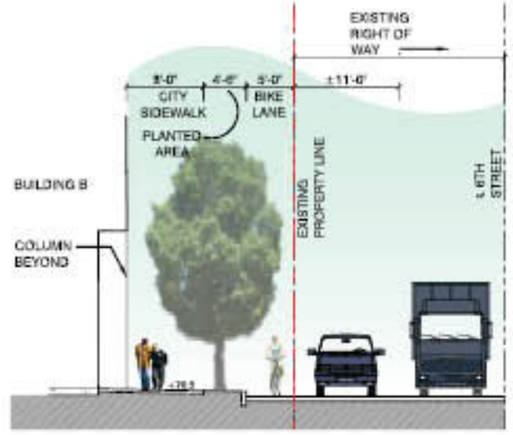
STREET SECTIONS



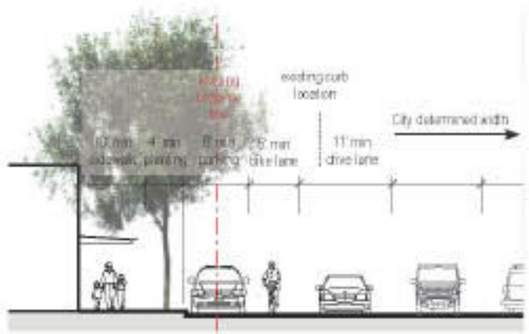
6TH STREET - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-9)



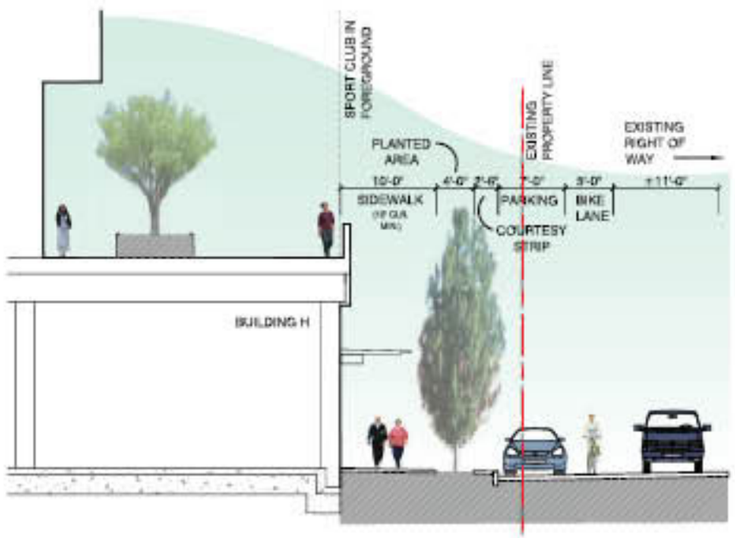
L - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 11/16/2009)



L.1 - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 11/16/2009)



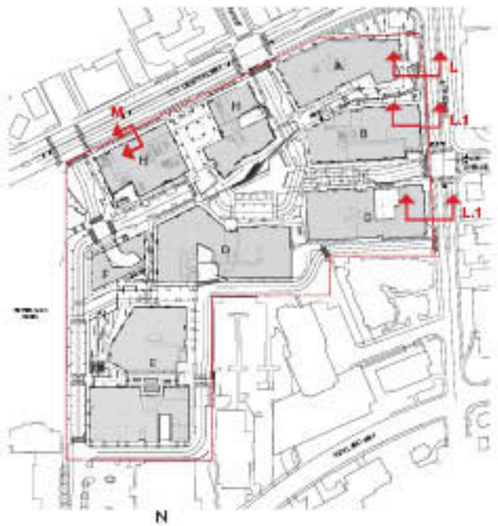
CENTRAL WAY - DESIGN GUIDELINE TYPICAL SECTION (PAGE MP-9)



M - REVISED TYPICAL SECTION
(SEE DRB RESPONSE CONFERENCE 3/1/2010)

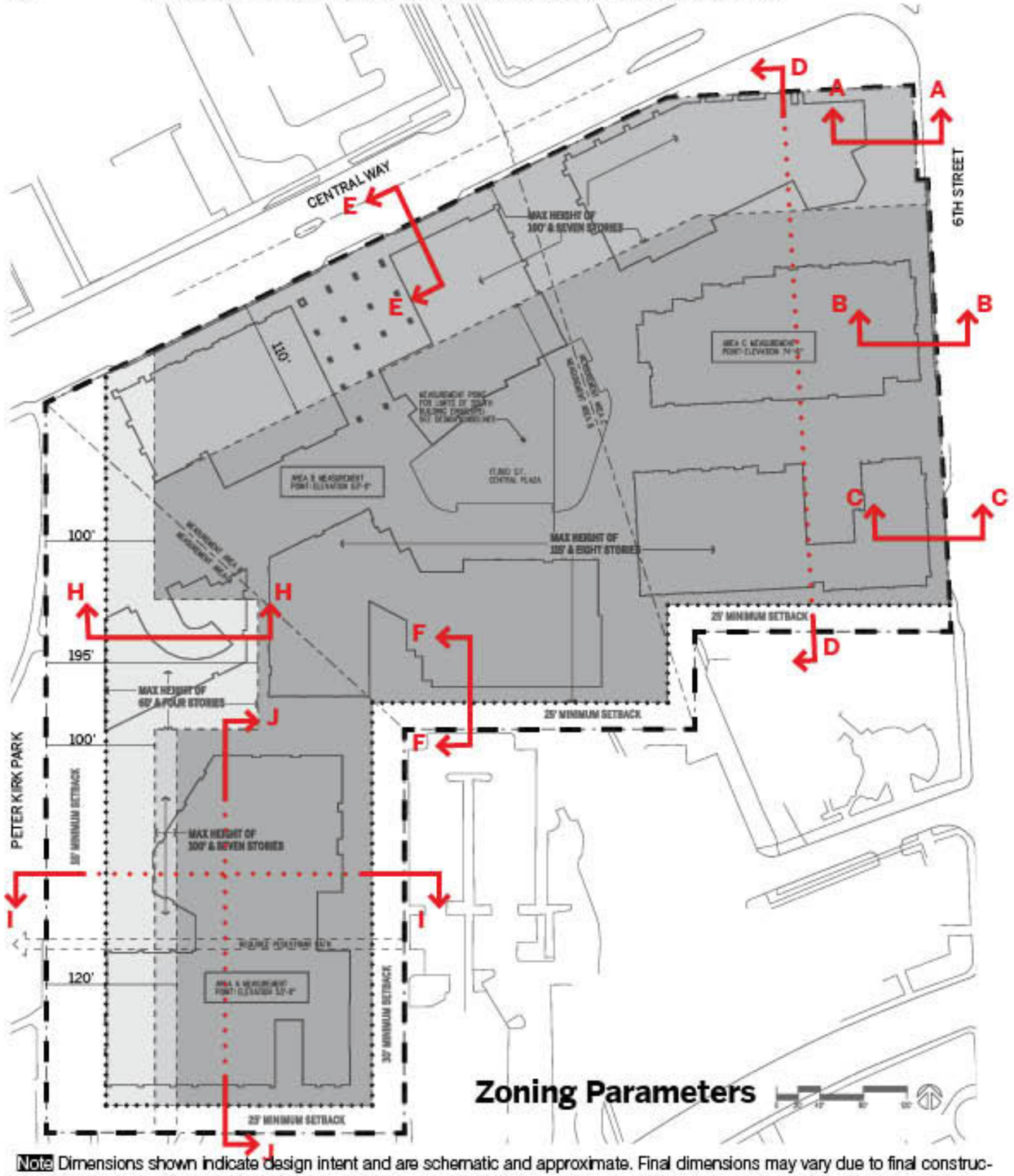
Section L and L.1
- increased planted area on West side of street

Section M
- added courtesy strip for parallel parking access
- added planted roof top terrace areas at Building H



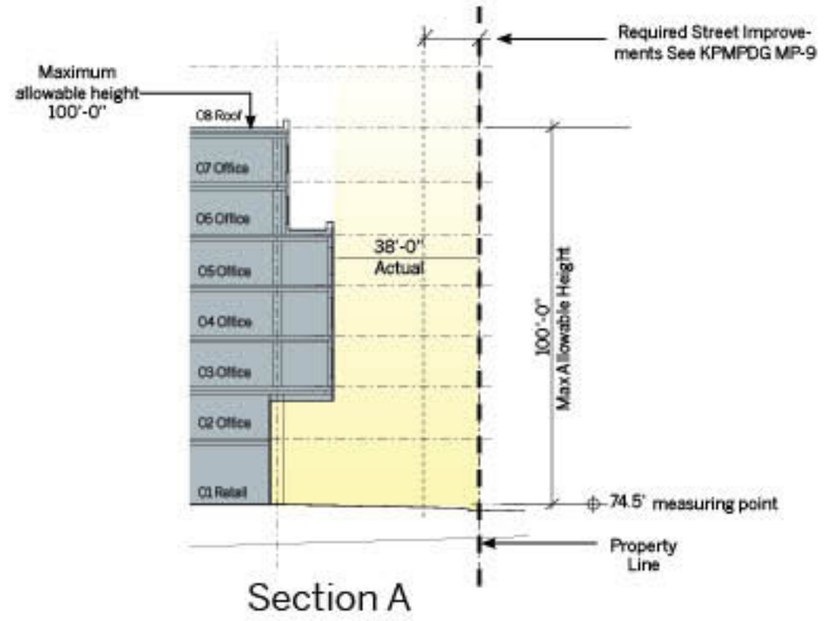
KEY MAP N

Appendix

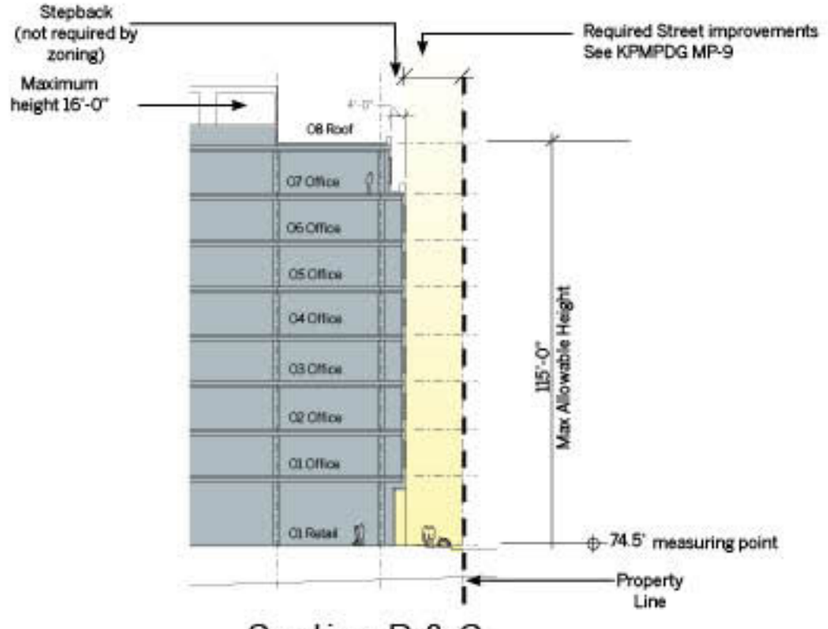


Zoning Parameters

Note Dimensions shown indicate design intent and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6" - 12". However, in no case will final dimensions cause the building to intrude into required yards/setbacks unlesspreviously approved by the DRB.

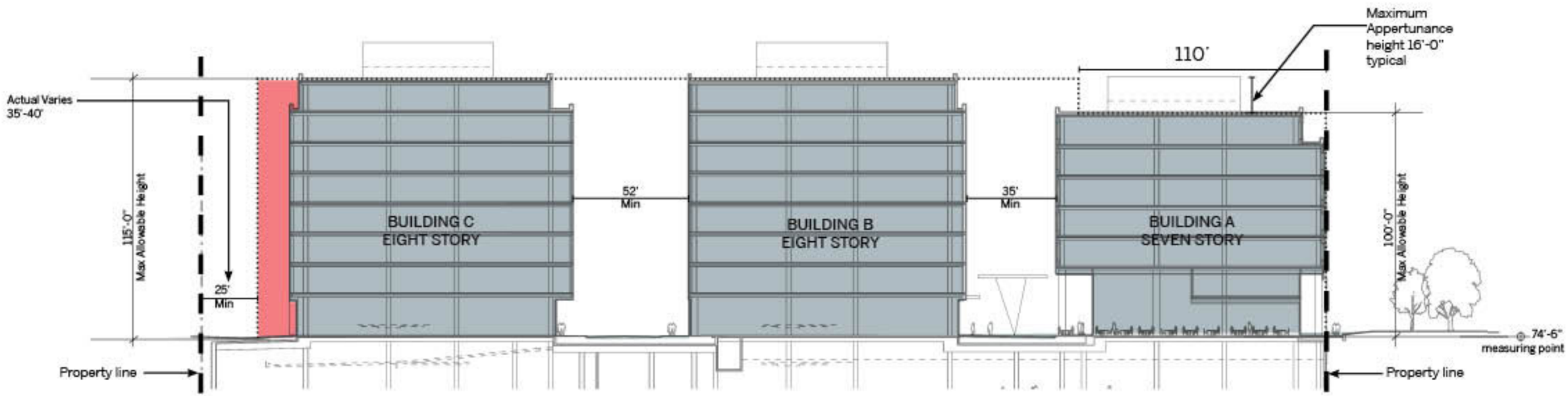


Section A

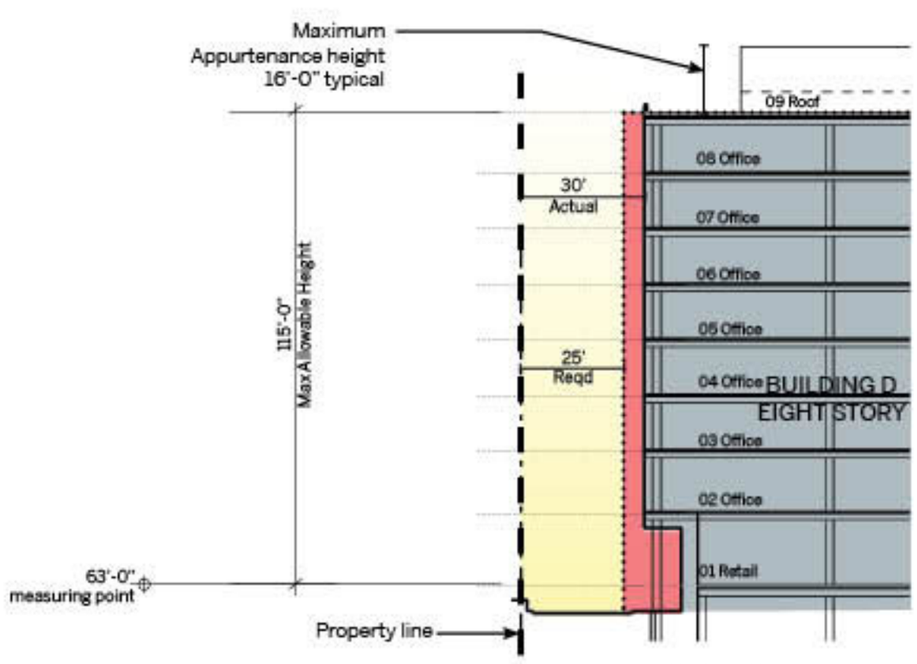


Section B & C

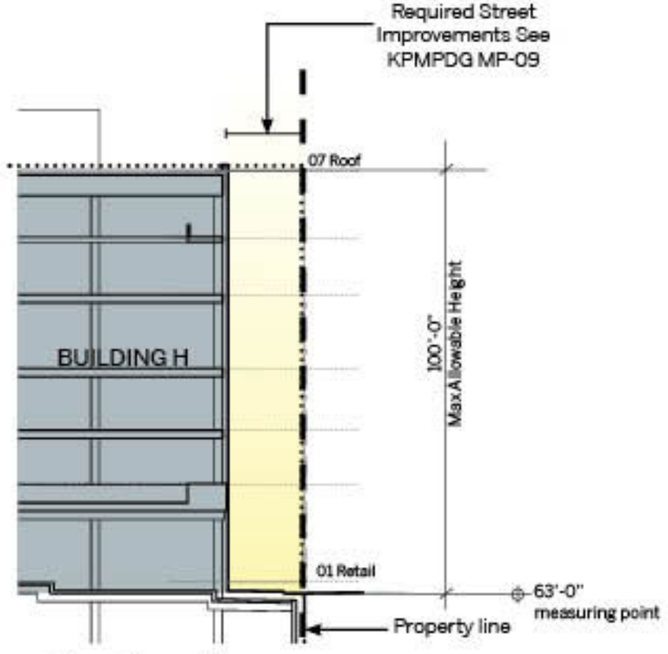
Zoning Sections: Zoning Parameters and Sections



Section D



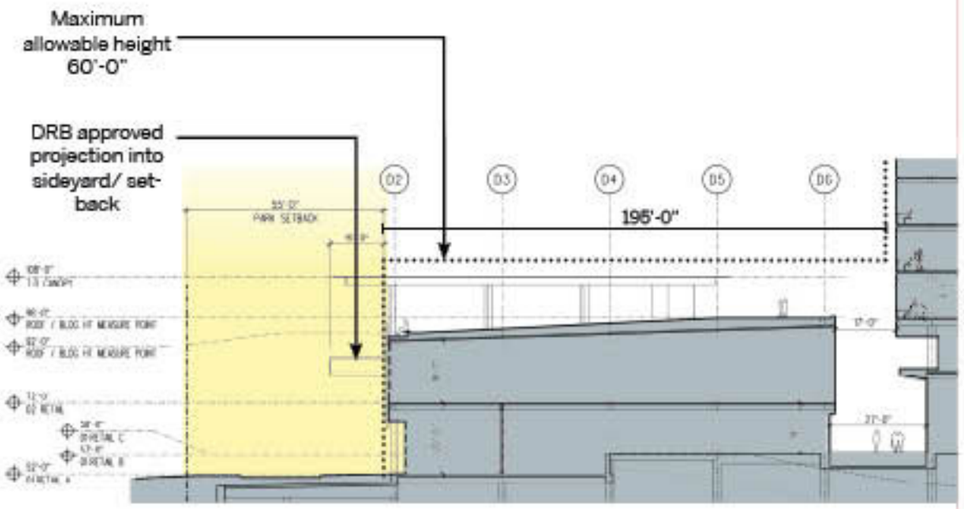
Section F



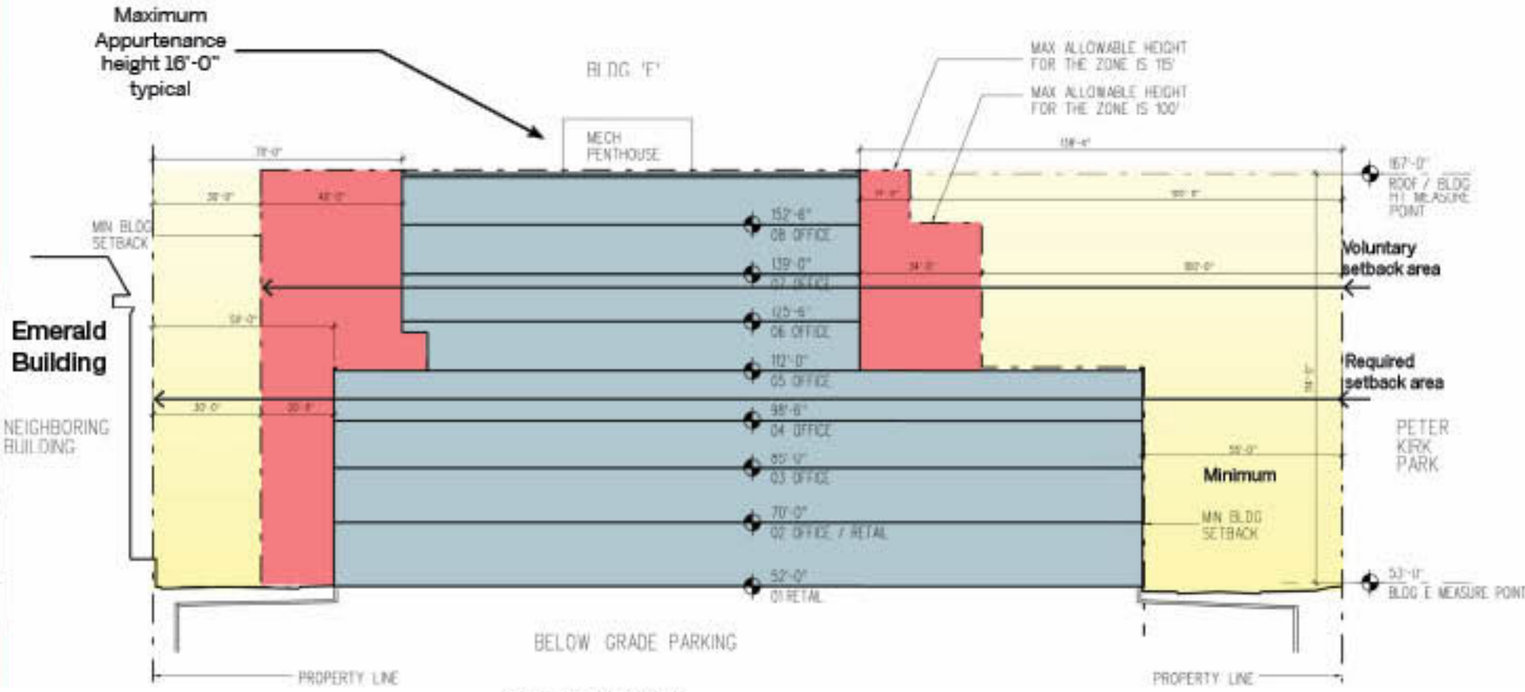
Section E

Note Dimensions shown indicate design intent and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6" - 12". However, in no case will final dimensions cause the building to intrude into required yards/setbacks unless previously approved by the DRB

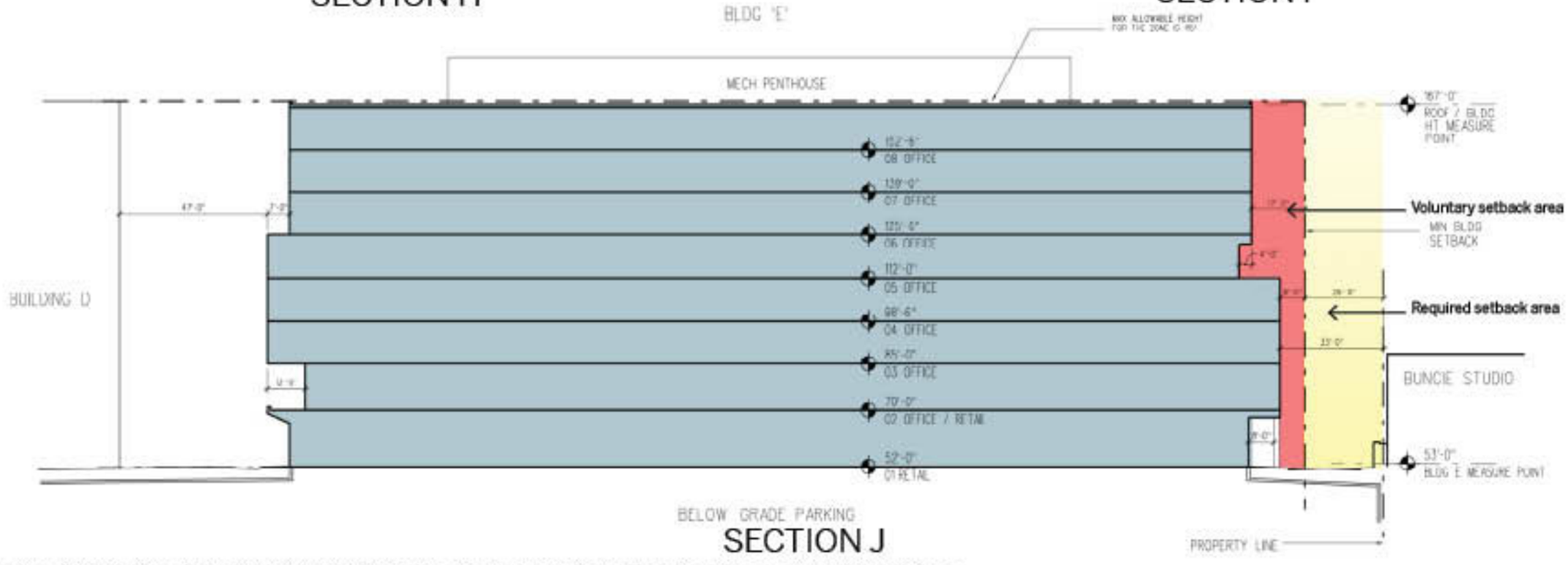
Zoning Sections: Zoning Parameter Sections



SECTION H



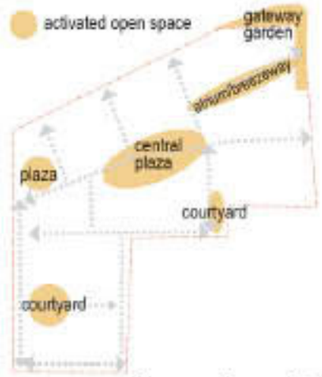
SECTION I



SECTION J

Note Dimensions shown indicate design intent in text and are schematic and approximate. Final dimensions may vary due to final construction detailing in the range of 6" - 12". However, in no case will final dimensions cause the building to intrude into required yards/setbacks unless opreviously apporved by the DRB.

Zoning Sections: Zoning Parameter Sections



Open space diagram from Kirkland Parkplace Design Guidlines MP-7

REQUIRED PUBLIC/PEDESTRIAN SPACE [Refer to KP MP/DG MP-7]

SPACE / LOCATION	REQUIRED	PROVIDED
CENTRAL PLAZA [1]	15,000 SF	17, 530 SF
COURTYARD (C/D) [2]	2,500 SF	4,014 SF
COURTYARD (E- WEST) [3]	2,500 SF	5,930 SF
PLAZA [4]	2,500 SF	5,000 SF
ROOF TOP TERRACE [5]	10,000 SF	10,388 SF
TOTALS	**32,500 SF**	**42,862 SF**

BUILDING AREA

BUILDING AREA	ALLOWABLE	PROVIDED
OFFICE AREA	1,200,000 SF (MAX)	1,170,000 SF
RETAIL AREA	300,000 SF (MIN)	305,000 SF
OTHER (HOTEL, DAY CARE, SPORT CLUB)	300,000 SF	200,000 SF
TOTALS	**1,800,000 SF**	**1,675,000 SF**

NOTES:

1. Areas provided are gross measured area to the outside of exterior wall.
2. Retail areas include below grade areas of the QFC and Theatre as well as Level 2 areas proposed for retail purposes
3. Gross square feet of Retail area required to be equal to or greater than 25% of gross square feet of Office area per KZC CBD 5A
4. Area calculations are based on the schematic plans provided as part of this DRB final approval submission package. Final area summaries for the buildings and open spaces will be provided as part of the building permit process.

Area Summary