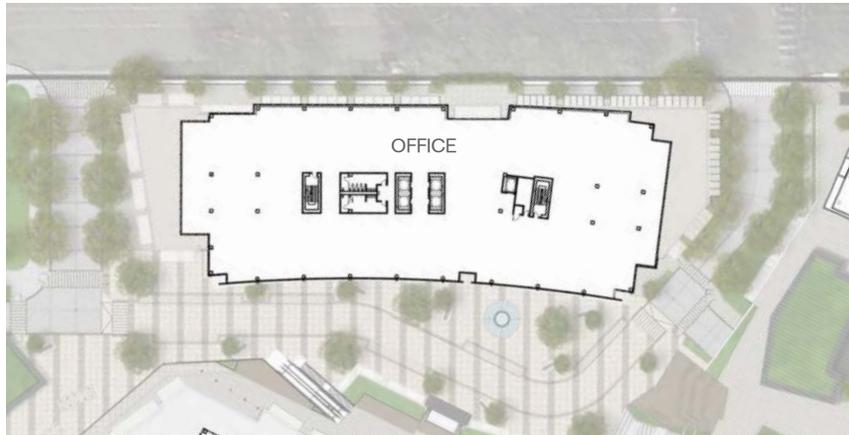


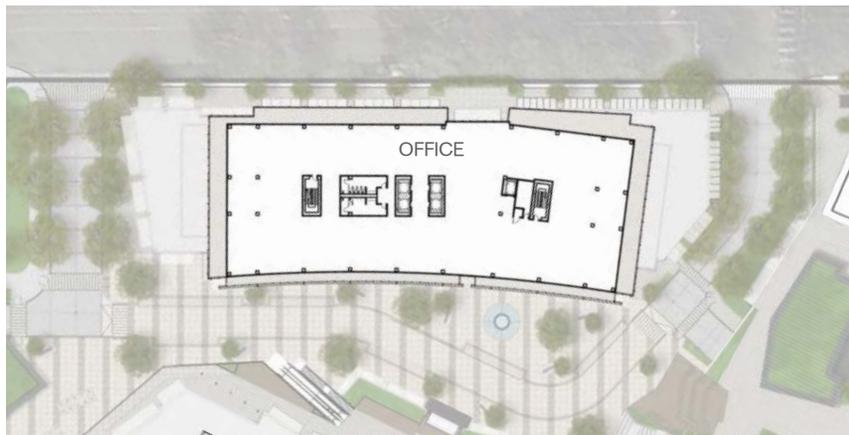
BUILDING E FLOOR PLAN



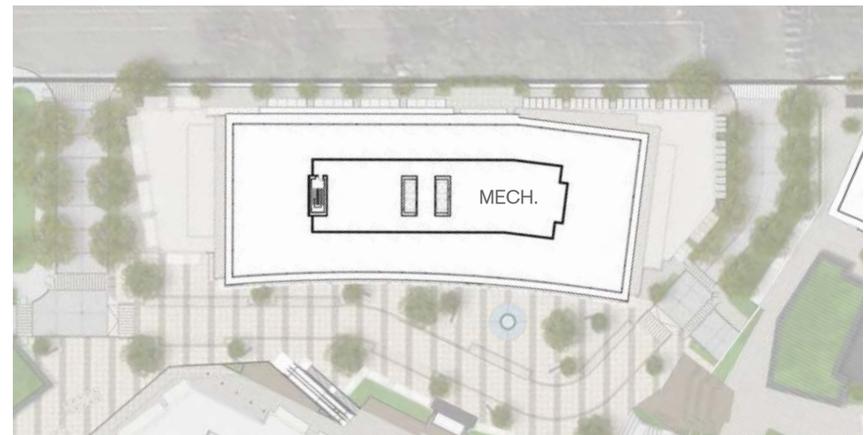
BUILDING E - LEVEL 3



BUILDING E - LEVEL 4-6 (TYP.)



BUILDING E - LEVEL 7



BUILDING E - LEVEL ROOF

## DESIGN CONCEPT | BUILDING E

Overview

### SUMMARY - GREAT ROOM

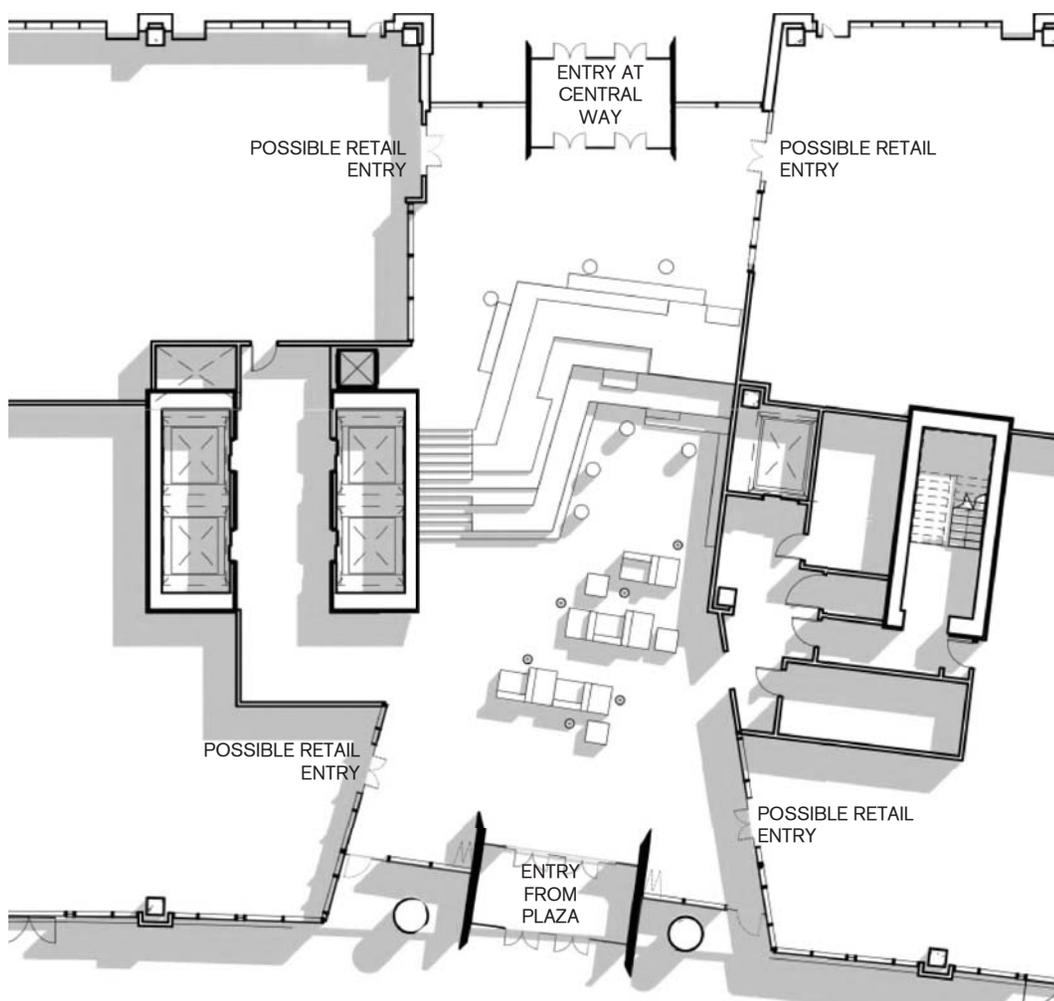
The great room will be a two story enclosed “room” that will serve as a multi-purpose space, accommodating office workers, public, retail patrons and pedestrians. It will incorporate a grand stair/bleacher area, recalling the bleachers above building F1, and providing a relaxed atmosphere to work, eat lunch, hang out or listen to a speaker or performer.

An accessible lift will be provided for an accessible route of travel from Central Way into the site. A skybridge will connect the east and west level two office areas, and provide additional animation to the space. Vestibules at either end will ensure comfort while operable windows/doors at the south façade extend the space to the internal main street plaza. Retail entries are possible at both upper and lower levels, depending on the tenant requirements.

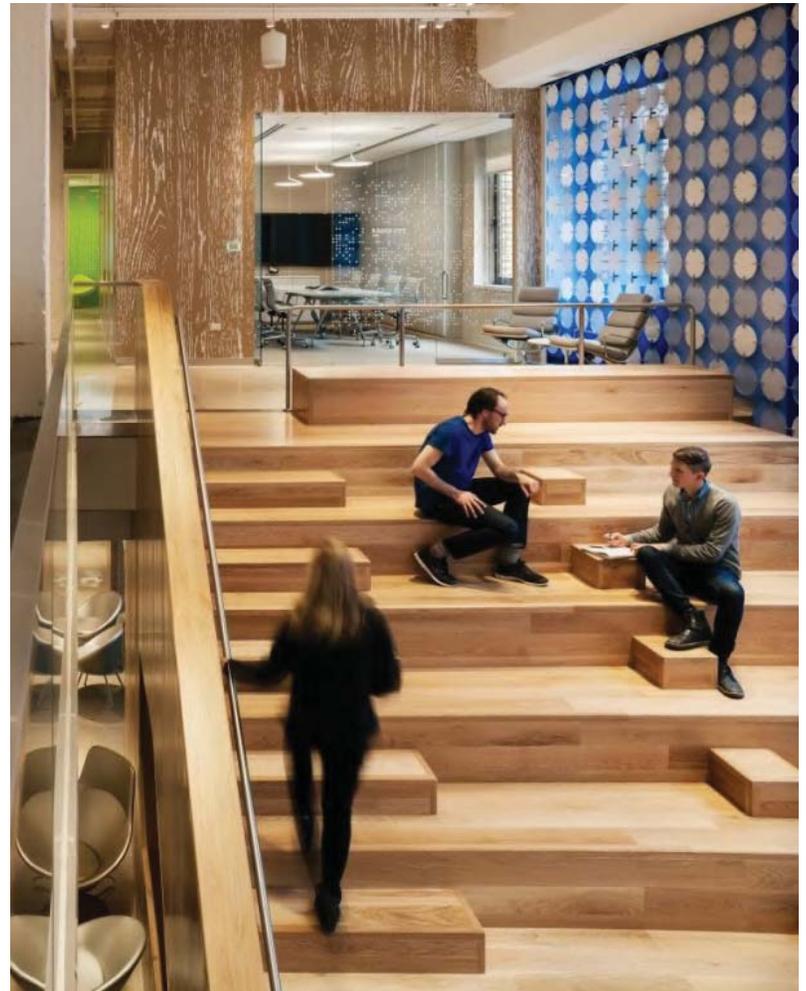
### LOCATOR MAP



CONCEPTUAL LAYOUT



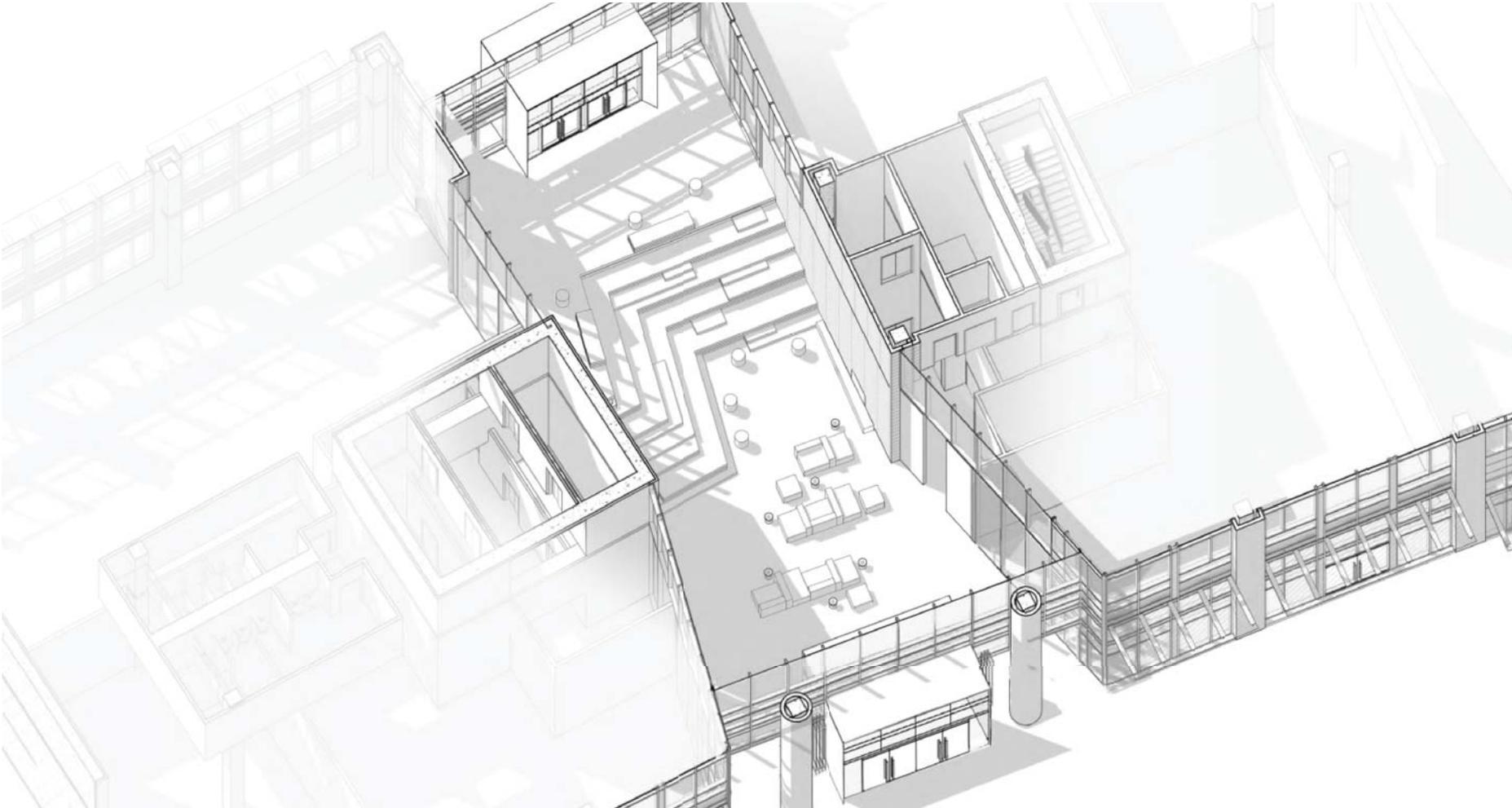
GREAT ROOM BLEACHER CONCEPT



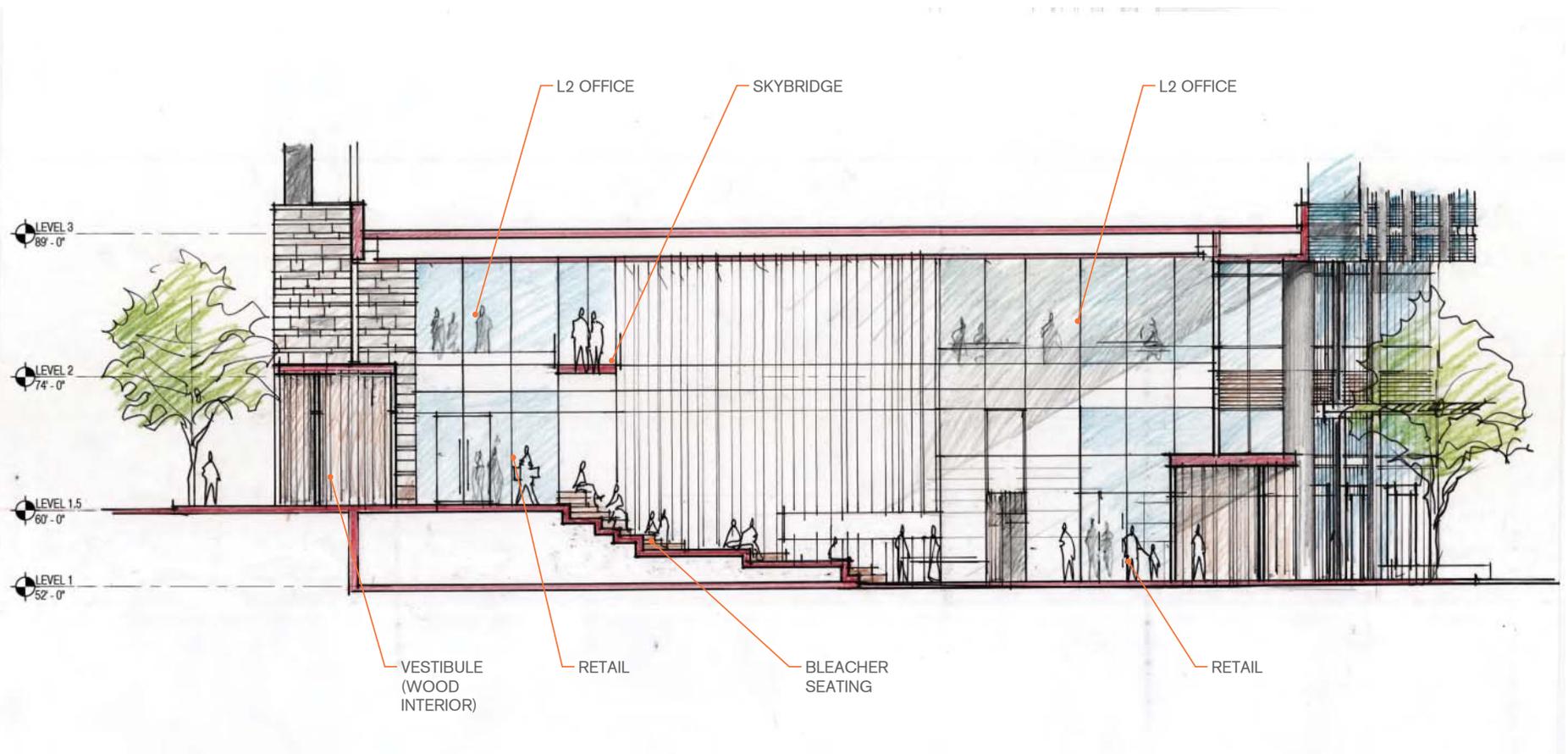
# DESIGN CONCEPT | BUILDING E

Axometric Diagram

DIAGRAM OF GREAT ROOM DESIGN CONCEPT



NORTH SOUTH SECTION (FACING EAST)



# DESIGN CONCEPT | BUILDING E

Materials and Finshes Palette

## BUILDING E PODIUM



E 01 STONE



E 10 VISION GLASS



E 09 WOOD RAINSCREEN



E 05 METAL PANEL DETAILS



E 03 METAL PANEL COLUMN COVER



E 02 BRICK



E 13 PATINATED METAL

BUILDING E TOWER



E 12 FRITTED SPANDREL GLASS



E 08 METAL DETAILS



E 04 METAL PANEL



E 15 GLAZED-IN METAL PANEL



E 11 OPAQUE SPANDREL GLASS



E 07 METAL DETAILS

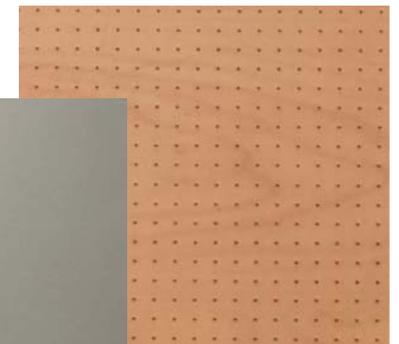


E 05 METAL PANEL



E 06 METAL PANEL

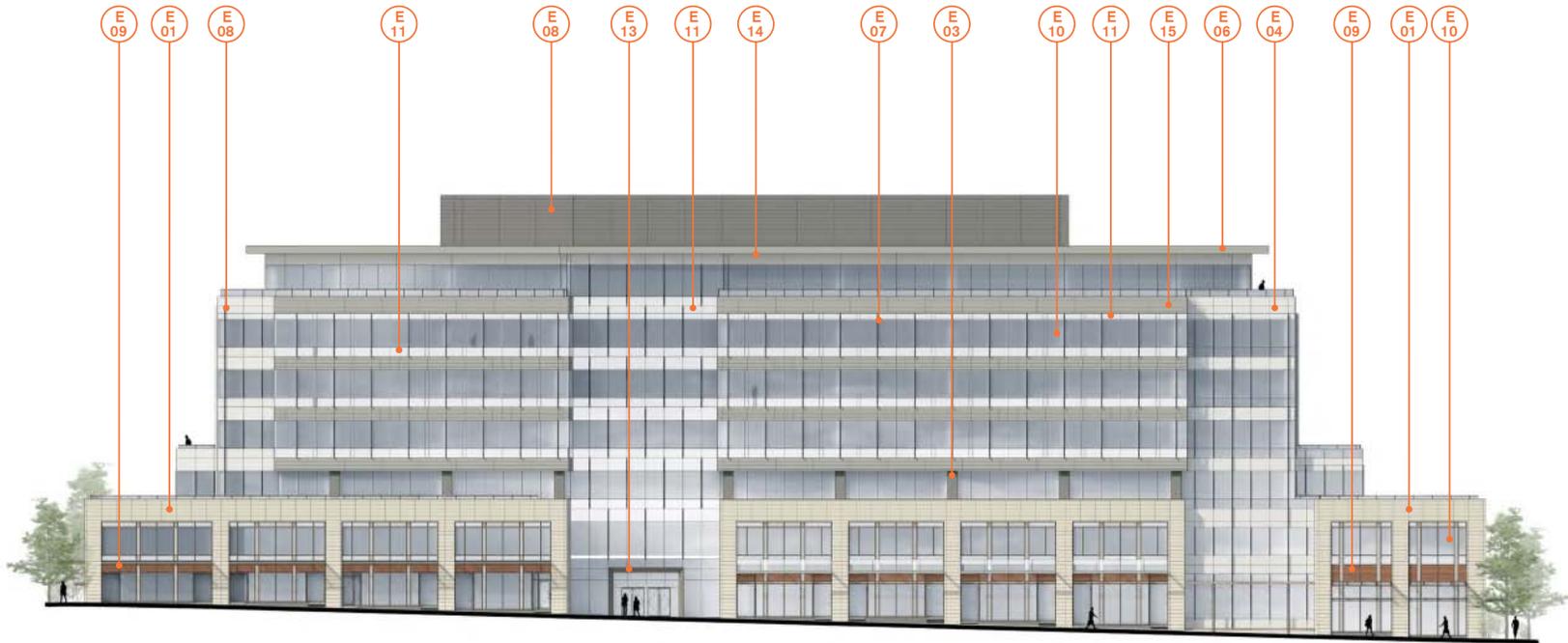
E 14 METAL SOFFIT



# DESIGN CONCEPT | BUILDING E

## Elevations

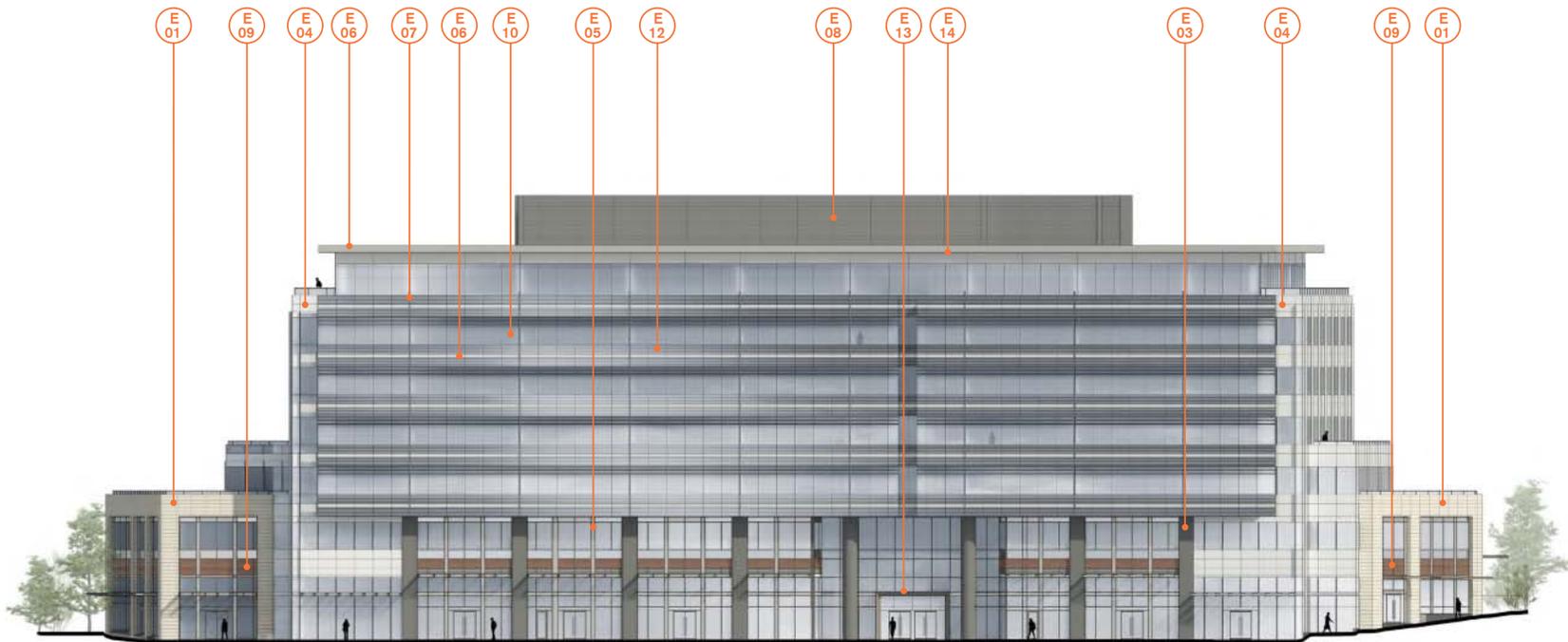
### NORTH ELEVATION



### LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                 | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)        | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY) | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) | <b>E 15</b> METAL PANEL            |
| <b>E 04</b> PEARL METALLIC METAL PANEL                | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

SOUTH ELEVATION



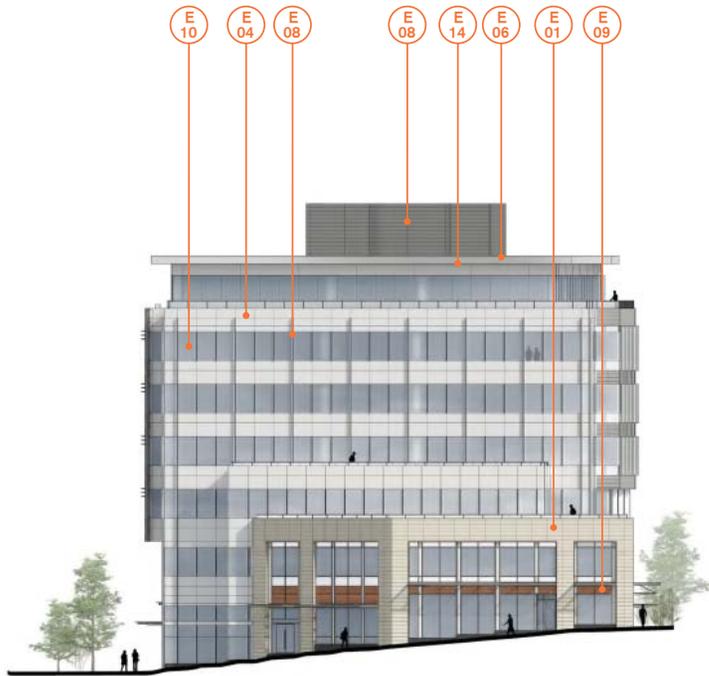
LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                 | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)        | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY) | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) | <b>E 15</b> METAL PANEL            |
| <b>E 04</b> PEARL METALLIC METAL PANEL                | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

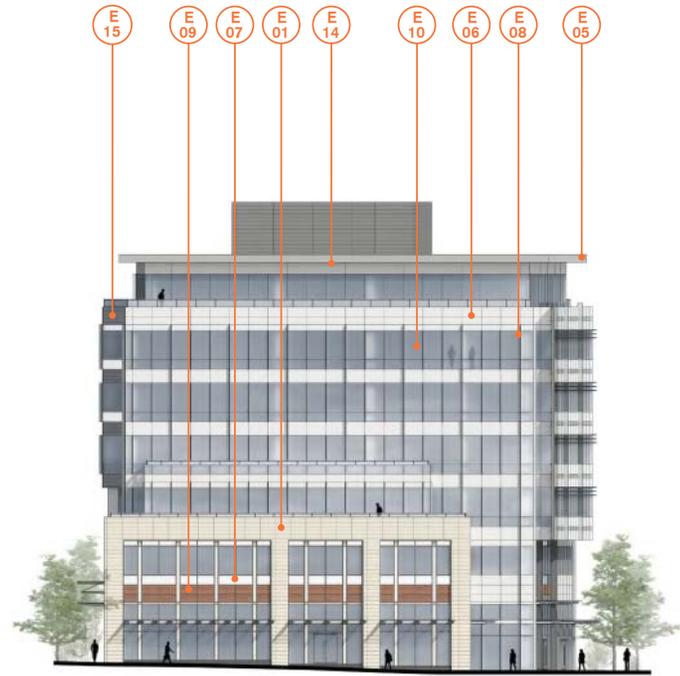
# DESIGN CONCEPT | BUILDING E

Elevations

## EAST ELEVATION



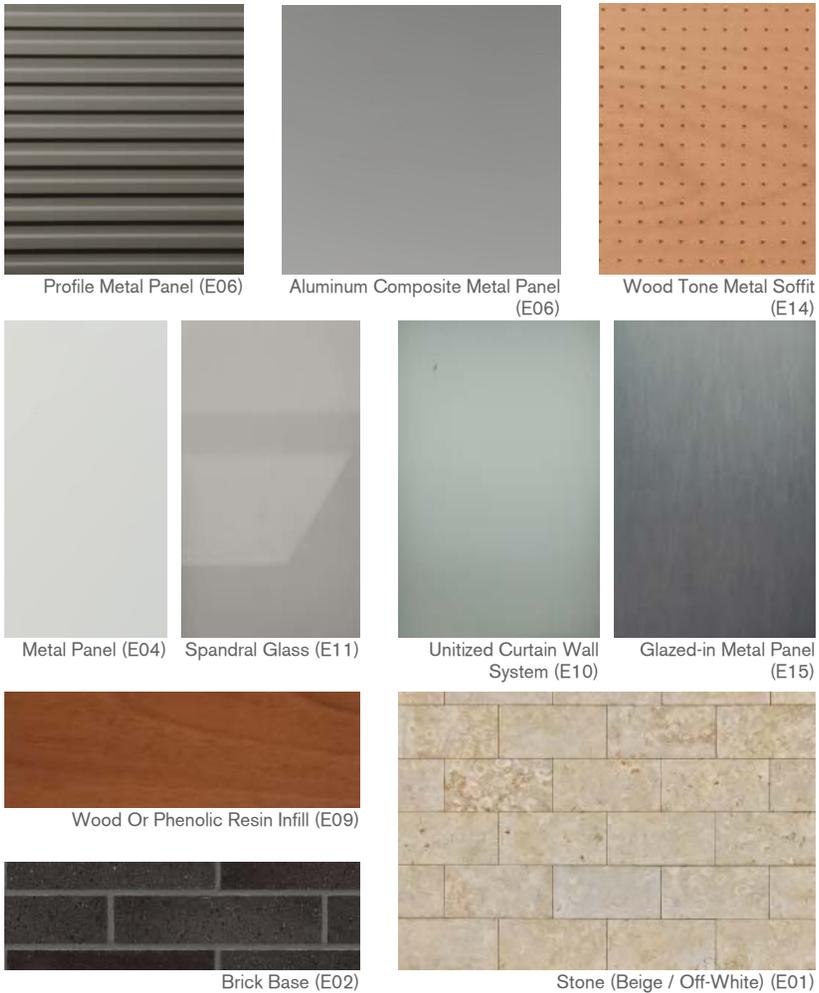
## WEST ELEVATION



### LEGEND

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <b>E 01</b> STONE (BEIGE / OFF-WHITE)                 | <b>E 05</b> METAL PANEL (SILVER GREY)          | <b>E 09</b> WOOD-TONED RAINSCREEN        | <b>E 13</b> PATINATED METAL        |
| <b>E 02</b> BRICK (NORMAN IRON SPOT / SIMILAR)        | <b>E 06</b> METAL PANEL (PEWTER)               | <b>E 10</b> VISION GLASS (NEUTRAL TONE)  | <b>E 14</b> WOOD TONE METAL SOFFIT |
| <b>E 03</b> METAL PANEL COLUMN COVER (WARM DARK GREY) | <b>E 07</b> METAL DETAILS (MATTE GREY)         | <b>E 11</b> OPAQUE SPANDREL GLASS (GREY) | <b>E 15</b> METAL PANEL            |
| <b>E 04</b> PEARL METALLIC METAL PANEL                | <b>E 08</b> METAL DETAILS (DARK GREY METALLIC) | <b>E 12</b> FRITTED SPANDREL GLASS       |                                    |

DETAIL ELEVATION NORTH FACADE



Scale: 1/16" = 1'-0"

# DESIGN CONCEPT | BUILDING E

Enlarged Elevations

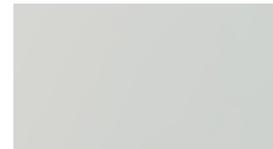
## DETAIL PERSPECTIVES OF NORTH FACADE



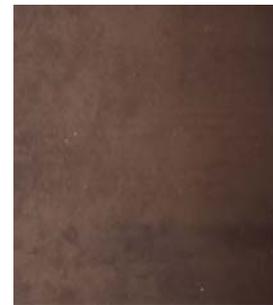
Glazed-in Metal Panel (E05)



Glazed-In Metal Panel (E15)



Metal Panel (E04)



Patinated Metal (E13)



Metal Fins (E07)



Vision Glass (E10)



Brick (E02)



Stone (E01)



Column Wrap (E03)



Wood Infill (E09)

DETAIL ELEVATION NORTH FACADE



Stone (E01)



Opaque Spandrel Glass (E11)



Glazed-in Metal Panel (E05)



Mullion Color (E08)



Mullion Color (E06)



Brick Base (E02)



Scale: 1/8" = 1'-0"

# DESIGN CONCEPT | BUILDING E

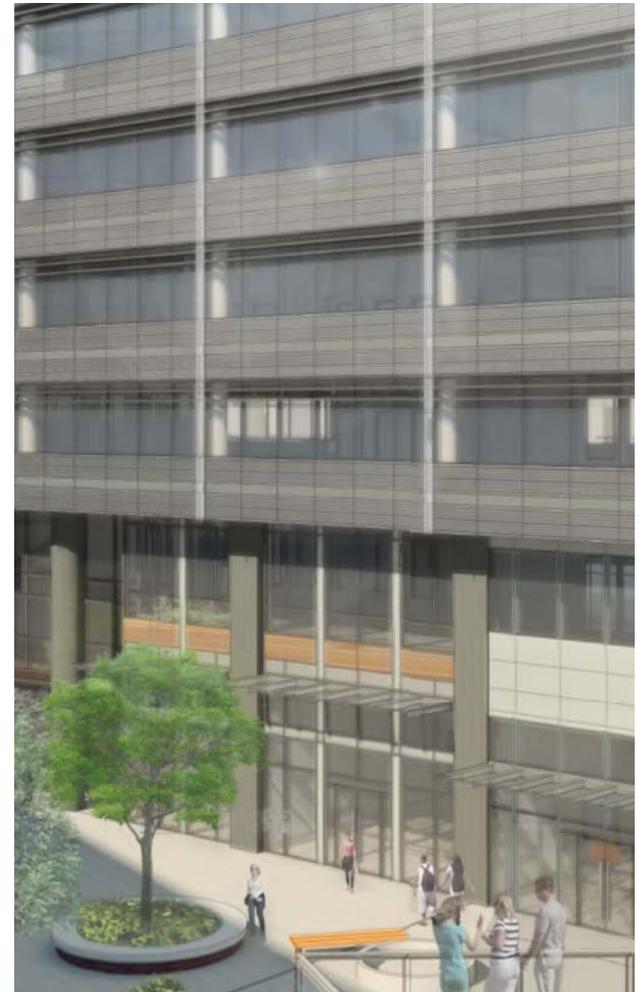
Enlarged Elevations

## DETAIL ELEVATION SOUTH FACADE

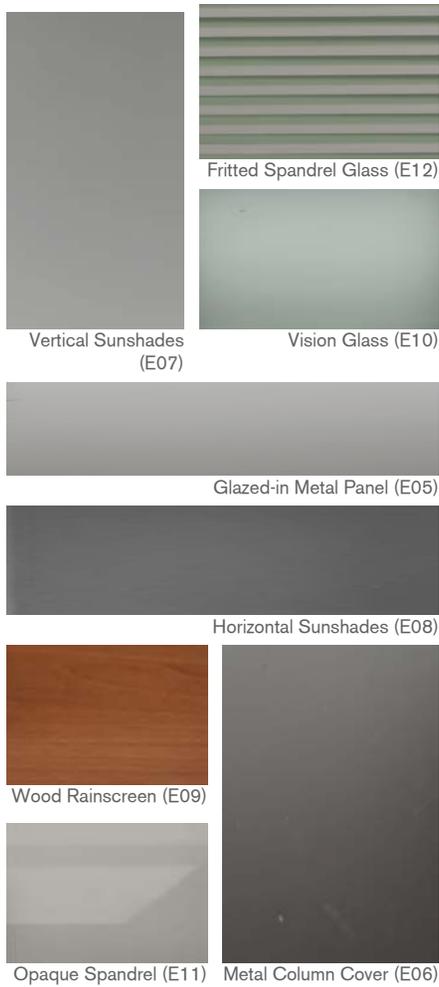


- E 06 Profile Metal Panel
- E 06 Metal Panel Eyebrow
- E 09 Metal Panel Soffit
- E 10 Vision Glass
- E 08 Metal Panel
- E 07 Vertical Fins
- E 12 Fritted Spandrel Glass
- E 08 Sunshades
- E 11 Spandrel Glass
- E 08 Metal Panel Column Cover
- E 09 Wood Infill

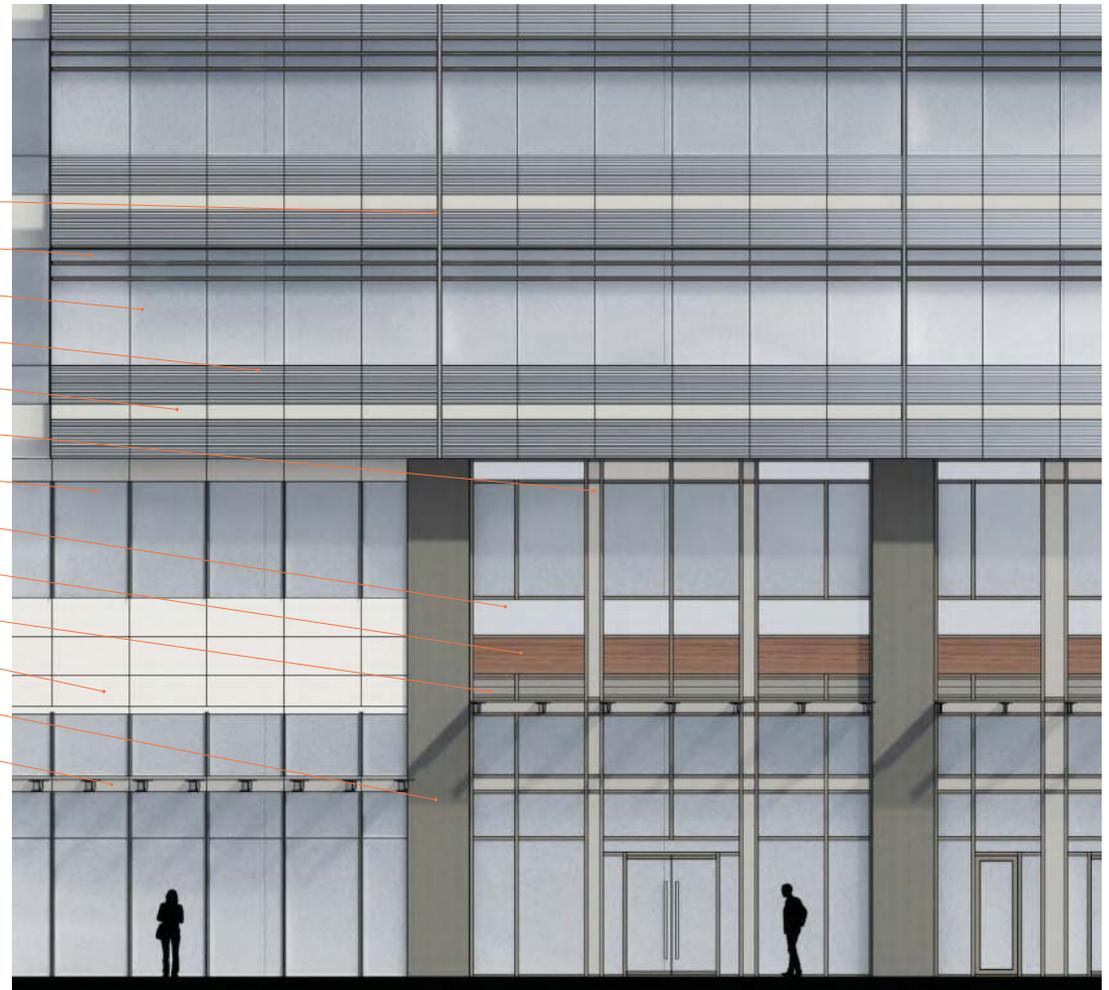
Scale: 1/16" = 1'-0"



DETAIL ELEVATION SOUTH FACADE



- Vertical Fin (E07)
- Sunshades (E08)
- Vision Glass (E10)
- Fritted Spandrel Glass (E12)
- Glazed-in Metal Panel (E05)
- Metal Panel Infill (E05)
- Vision Glass (E10)
- Opaque Spandrel Glass (E11)
- Wood Panels (E09)
- Louver Band (E06)
- Glazed-in Metal Panel (E04)
- Column Cover (Metal Panel) (E06)
- Glass and Steel Canopy (E06)



Scale: 1/8" = 1'-0"

# DESIGN CONCEPT | BUILDING E

Perspectives

## SOUTHEAST PERSPECTIVE





# DESIGN CONCEPT | BUILDING F

Overview

## LOCATOR MAP



## SUMMARY - BUILDING F MATERIALS

The base of Building F utilizes a variety of building materials, including natural stone, precast, brick and patinated metal panel as well as accents of wood rainscreen to create a rich textural experience. Neutral low-e glass will ensure visibility into retail spaces, and as in Building E, the tenants will be able to tailor their storefront to their requirements, which likely will include operable walls or windows, and custom canopies and signage.

The tower is comprised of curtainwall incorporating several metal panel colors in off white to light gray along with opaque and fritted spandrel glass, and contrasting fins and mullion extensions. As with Building E, the roofline is defined by an overhang with a wood look soffit, and is capped with a darker color metal panel roof screen.

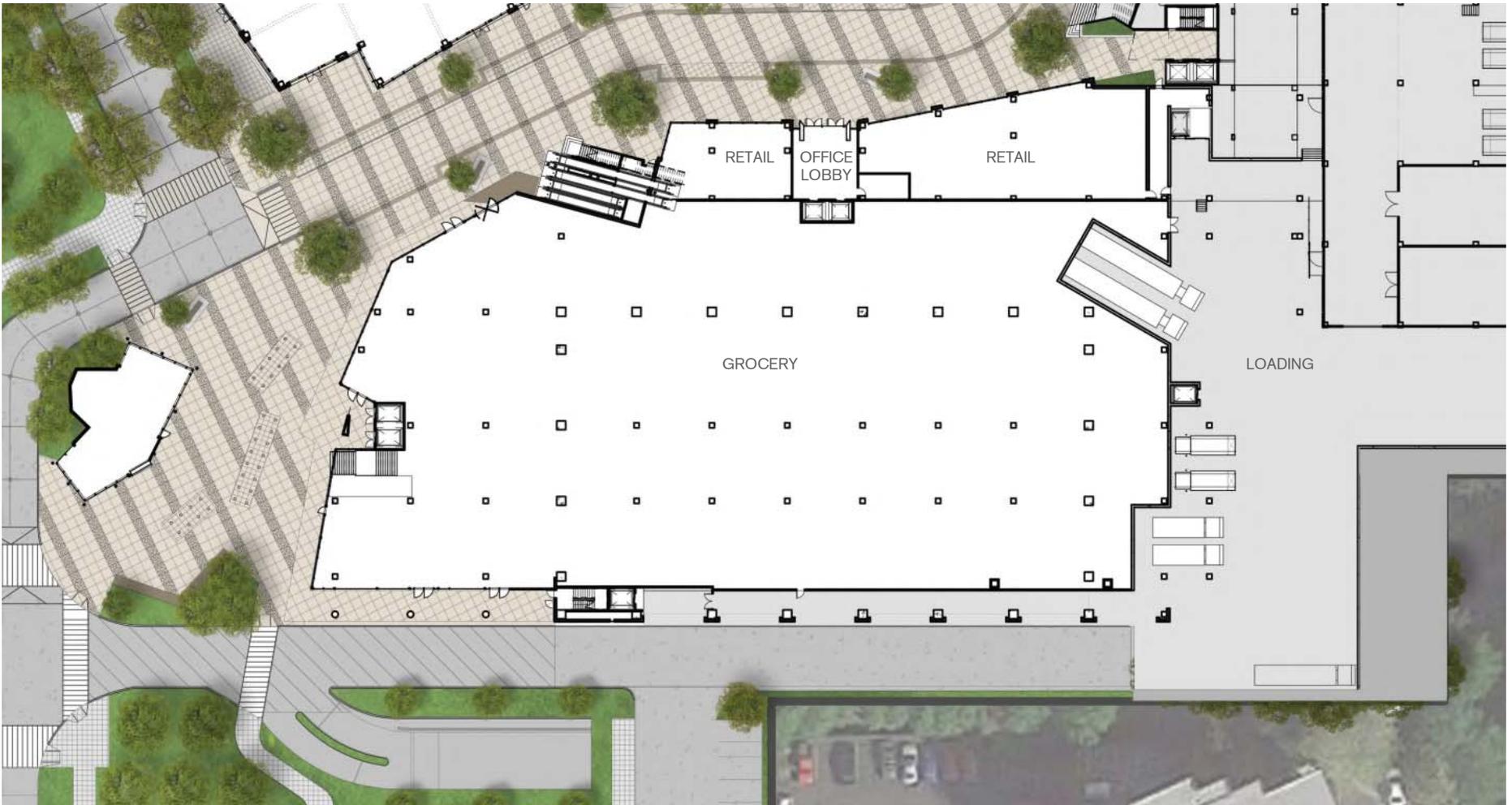


PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F (PHASE 1 SHOWN)





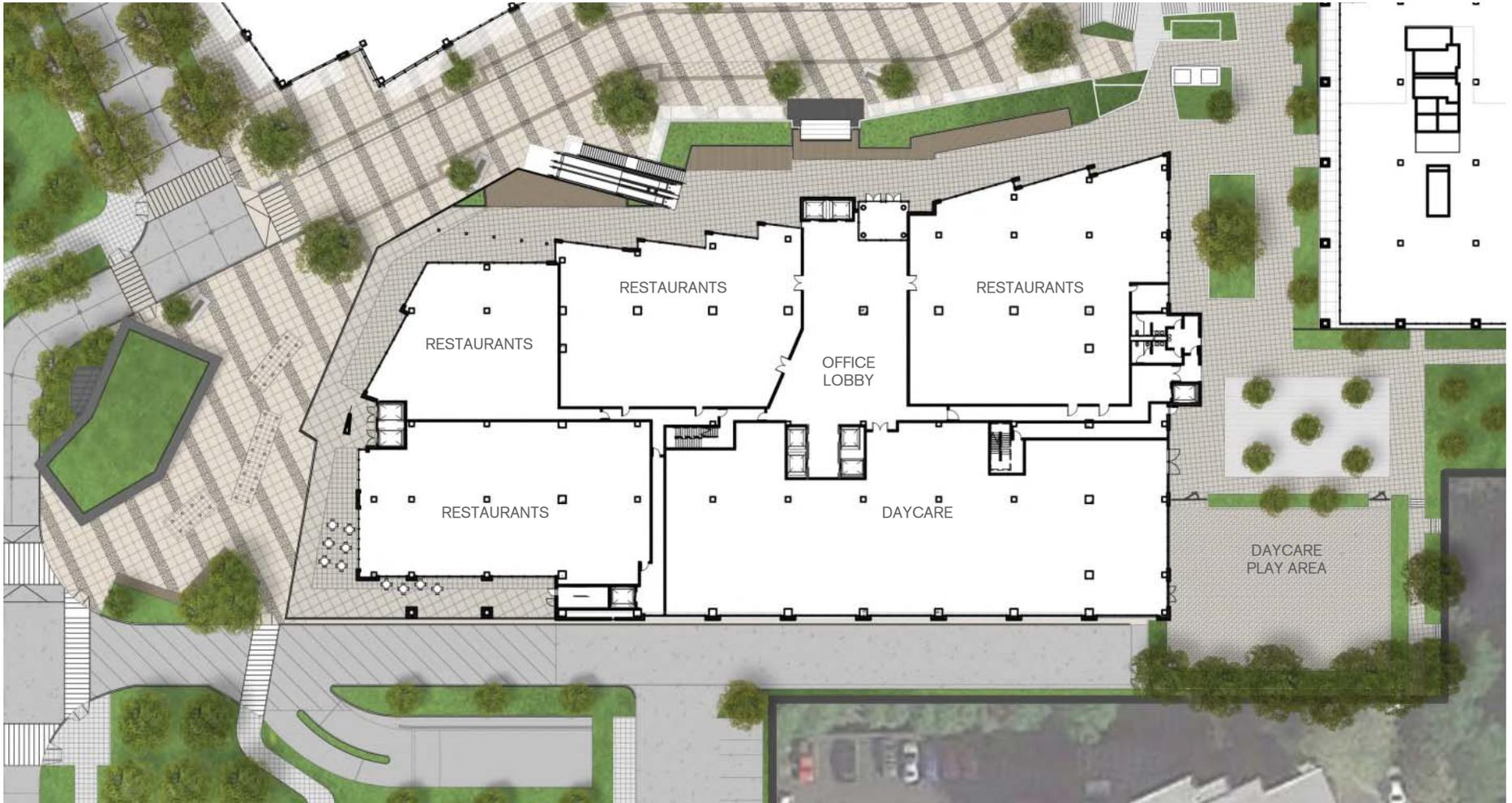
BUILDING F FLOOR PLAN (LEVEL 1)



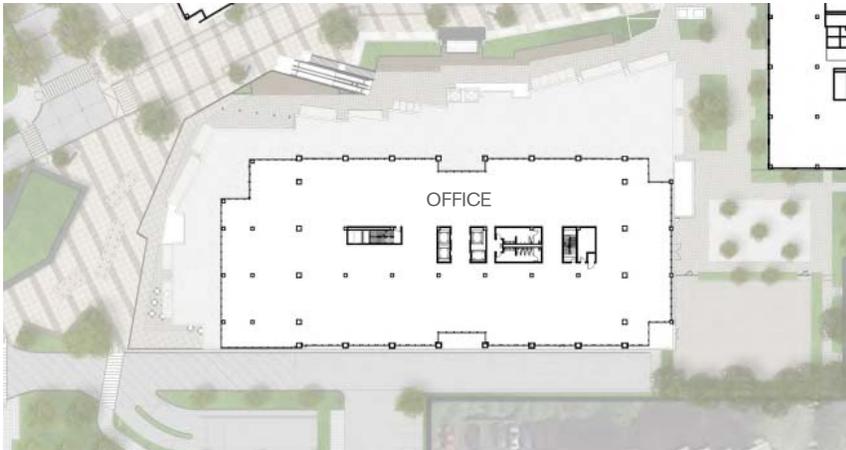
# DESIGN CONCEPT | BUILDING F

Floor Plans

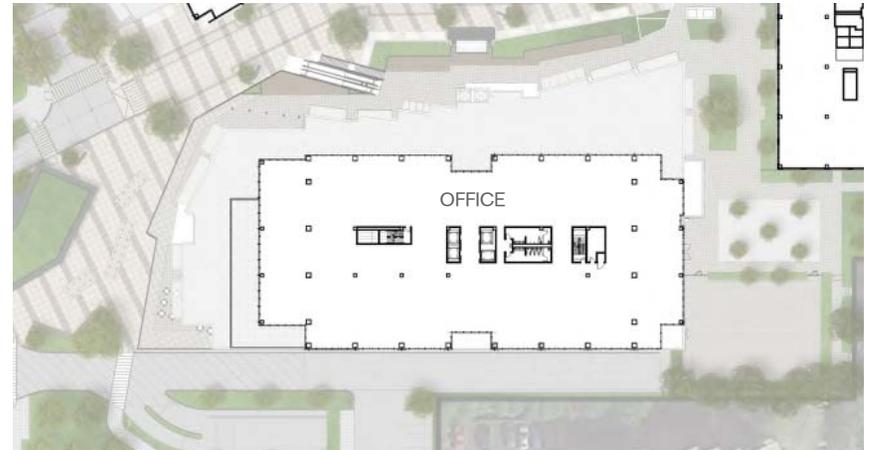
BUILDING F FLOOR PLAN (LEVEL 2)



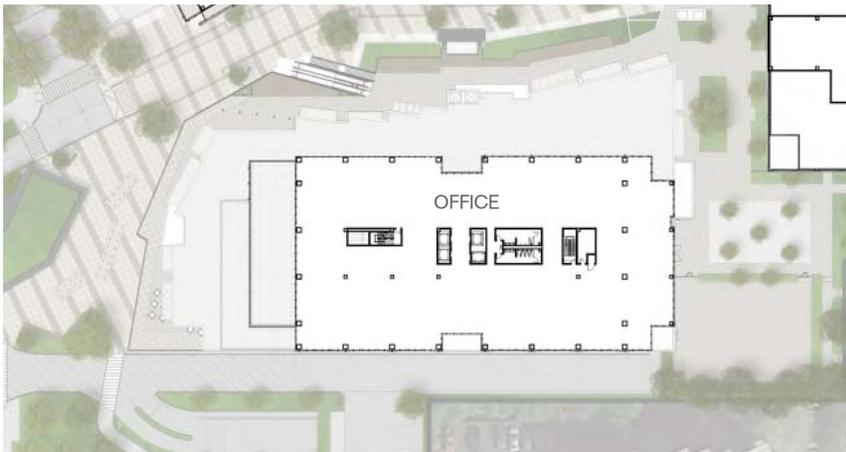
BUILDING F FLOOR PLANS



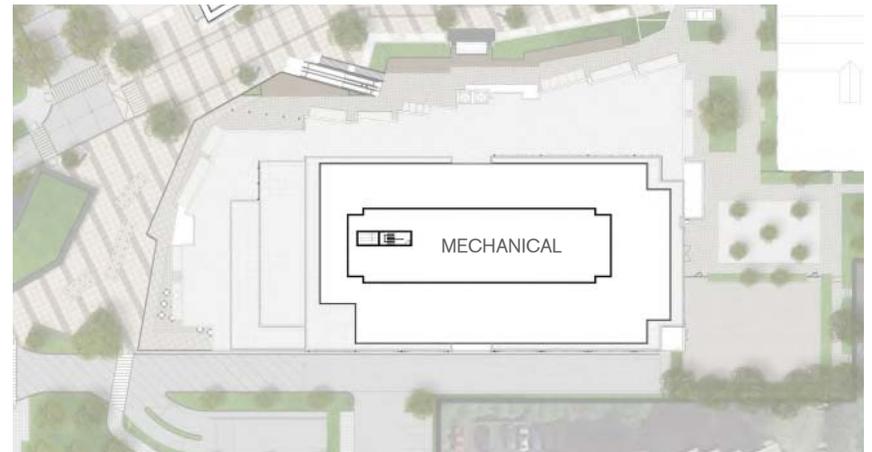
BUILDING F - LEVEL 3



BUILDING F - LEVEL 4-6



BUILDING F - LEVEL 7



BUILDING F - LEVEL ROOF

# DESIGN CONCEPT | BUILDING F

Materials and Finishes Palette

## BUILDING F PODIUM



F 09 TEXTURED RAINSCREEN



F 05 CMU



F 02 PRECAST CONCRETE



F 03 STONE



F 01 PRECAST CONCRETE



F 10 METAL DETAILS



F 06 CEMENT RAINSCREEN



F 11 METAL DETAILS



F 04 BRICK



F 08 PATINATED METAL - TAPERED PROFILE



F 09 WOOD RAINSCREEN

BUILDING F TOWER



F 17 FRITTED SPANDREL GLASS



F 16 VISION GLASS

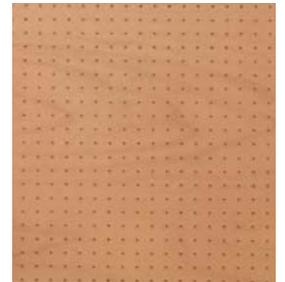


F 18 OPAQUE SPANDREL GLASS

F 14 METAL DETAILS



F 13 METAL PANEL



F 15 METAL SOFFIT



F 12 METAL PANEL

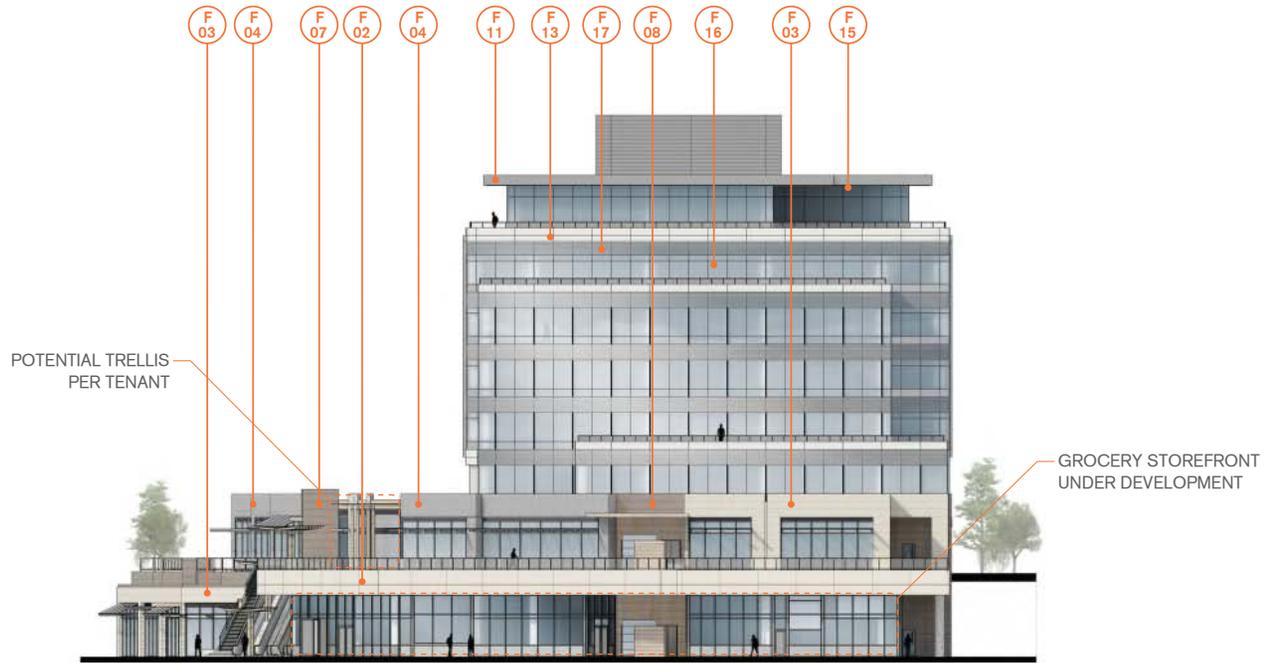


F 07 PATINATED METAL

# DESIGN CONCEPT | BUILDING F

## Elevations

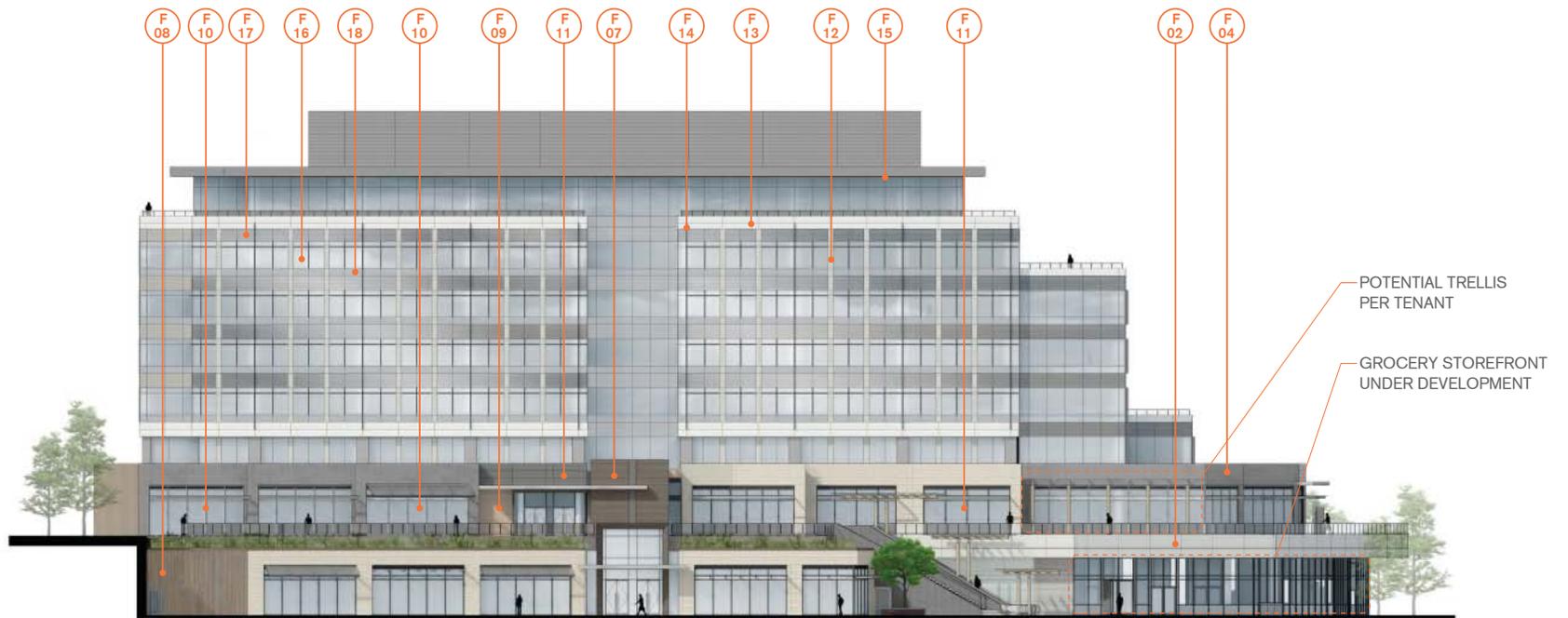
### WEST ELEVATION



### LEGEND

- |                                     |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| (F 01) PRECAST CONCRETE (GREY)      | (F 06) TEXTURED FIBER CEMENT RAINSCREEN    | (F 11) METAL DETAILS (MEDIUM GREY)   | (F 16) VISION GLASS (NEUTRAL TONE)  |
| (F 02) PRECAST CONCRETE (OFF-WHITE) | (F 07) PATINATED METAL (DEEP BROWN)        | (F 12) METAL PANEL (WARM LIGHT GREY) | (F 17) FRITTED SPANDREL GLASS       |
| (F 03) STONE (BEIGE / OFF-WHITE)    | (F 08) PATINATED METAL (RUSTICATED FINISH) | (F 13) METAL PANEL (OFF-WHITE)       | (F 18) OPAQUE SPANDREL GLASS (GREY) |
| (F 04) BRICK (IRON SPOT)            | (F 09) WOOD RAINSCREEN                     | (F 14) METAL DETAILS (GUNMETAL GREY) | (F 19) FIBER CEMENT RAINSCREEN      |
| (F 05) TEXTURED GREY CMU            | (F 10) METAL DETAILS (CHAMPAGNE TONE)      | (F 15) WOOD TONE METAL SOFFIT        |                                     |

NORTH ELEVATION



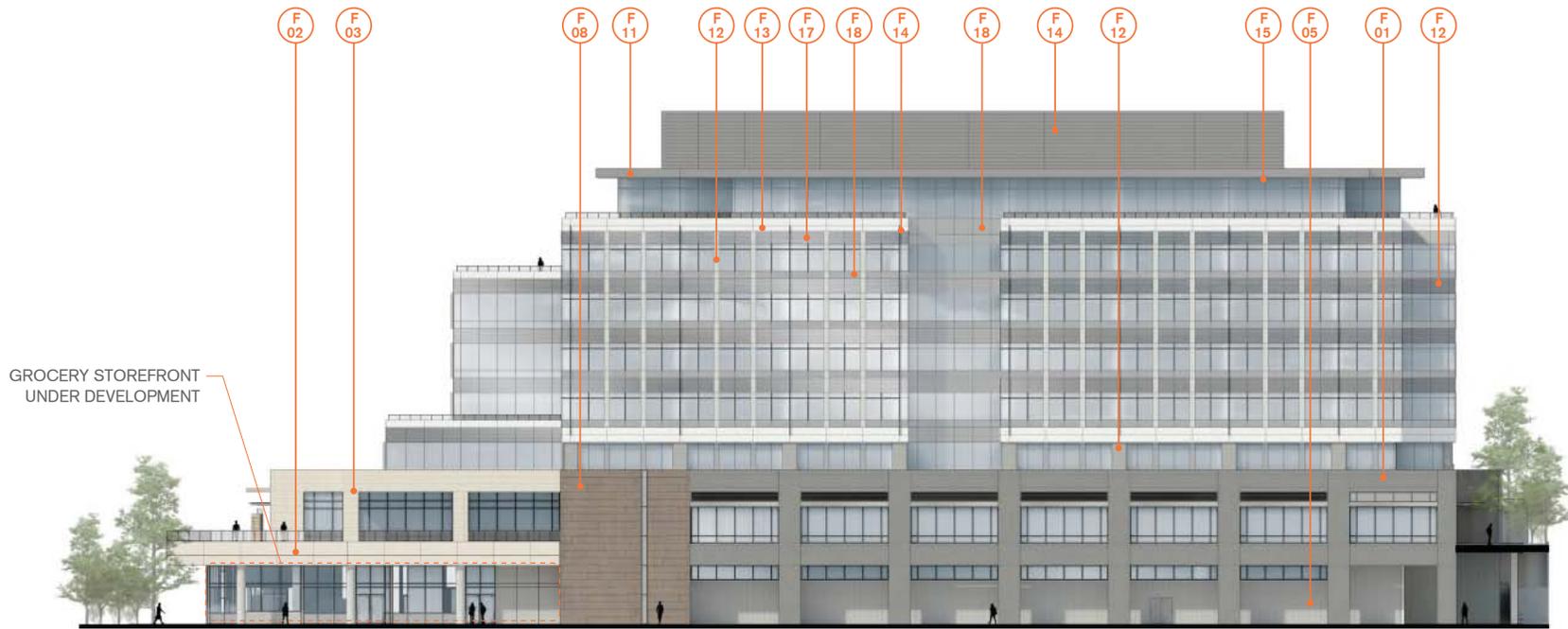
LEGEND

- |                                     |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| (F 01) PRECAST CONCRETE (GREY)      | (F 06) TEXTURED FIBER CEMENT RAINSCREEN    | (F 11) METAL DETAILS (MEDIUM GREY)   | (F 16) VISION GLASS (NEUTRAL TONE)  |
| (F 02) PRECAST CONCRETE (OFF-WHITE) | (F 07) PATINATED METAL (DEEP BROWN)        | (F 12) METAL PANEL (WARM LIGHT GREY) | (F 17) FRITTED SPANDREL GLASS       |
| (F 03) STONE (BEIGE / OFF-WHITE)    | (F 08) PATINATED METAL (RUSTICATED FINISH) | (F 13) METAL PANEL (OFF-WHITE)       | (F 18) OPAQUE SPANDREL GLASS (GREY) |
| (F 04) BRICK (IRON SPOT)            | (F 09) WOOD RAINSCREEN                     | (F 14) METAL DETAILS (GUNMETAL GREY) | (F 19) FIBER CEMENT RAINSCREEN      |
| (F 05) TEXTURED GREY CMU            | (F 10) METAL DETAILS (CHAMPAGNE TONE)      | (F 15) WOOD TONE METAL SOFFIT        |                                     |

# DESIGN CONCEPT | BUILDING F

Elevations

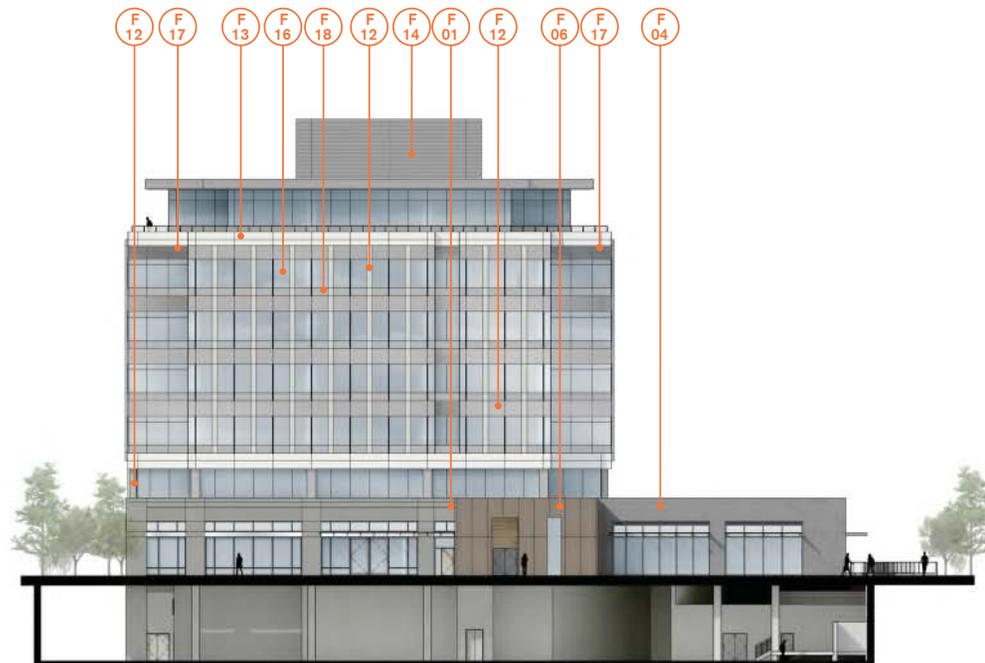
## SOUTH ELEVATION



### LEGEND

- |  |   |   |  |
|--|---|---|--|
| <b>F 01</b> PRECAST CONCRETE (GREY)      | <b>F 06</b> TEXTURED FIBER CEMENT RAINSCREEN    | <b>F 11</b> METAL DETAILS (MEDIUM GREY)   | <b>F 16</b> VISION GLASS (NEUTRAL TONE)  |
| <b>F 02</b> PRECAST CONCRETE (OFF-WHITE) | <b>F 07</b> PATINATED METAL (DEEP BROWN)        | <b>F 12</b> METAL PANEL (WARM LIGHT GREY) | <b>F 17</b> FRITTED SPANDREL GLASS       |
| <b>F 03</b> STONE (BEIGE / OFF-WHITE)    | <b>F 08</b> PATINATED METAL (RUSTICATED FINISH) | <b>F 13</b> METAL PANEL (OFF-WHITE)       | <b>F 18</b> OPAQUE SPANDREL GLASS (GREY) |
| <b>F 04</b> BRICK (IRON SPOT)            | <b>F 09</b> WOOD RAINSCREEN                     | <b>F 14</b> METAL DETAILS (GUNMETAL GREY) | <b>F 19</b> FIBER CEMENT RAINSCREEN      |
| <b>F 05</b> TEXTURED GREY CMU            | <b>F 10</b> METAL DETAILS (CHAMPAGNE TONE)      | <b>F 15</b> WOOD TONE METAL SOFFIT        |  |

EAST ELEVATION



LEGEND

- |                                     |  |                                      |                                     |
|-------------------------------------|--|--------------------------------------|-------------------------------------|
| (F 01) PRECAST CONCRETE (GREY)      | (F 06) TEXTURED FIBER CEMENT RAINSCREEN    | (F 11) METAL DETAILS (MEDIUM GREY)   | (F 16) VISION GLASS (NEUTRAL TONE)  |
| (F 02) PRECAST CONCRETE (OFF-WHITE) | (F 07) PATINATED METAL (DEEP BROWN)        | (F 12) METAL PANEL (WARM LIGHT GREY) | (F 17) FRITTED SPANDREL GLASS       |
| (F 03) STONE (BEIGE / OFF-WHITE)    | (F 08) PATINATED METAL (RUSTICATED FINISH) | (F 13) METAL PANEL (OFF-WHITE)       | (F 18) OPAQUE SPANDREL GLASS (GREY) |
| (F 04) BRICK (IRON SPOT)            | (F 09) WOOD RAINSCREEN                     | (F 14) METAL DETAILS (GUNMETAL GREY) | (F 19) FIBER CEMENT RAINSCREEN      |
| (F 05) TEXTURED GREY CMU            | (F 10) METAL DETAILS (CHAMPAGNE TONE)      | (F 15) WOOD TONE METAL SOFFIT        |                                     |

# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

## DETAIL ELEVATION WEST FACADE

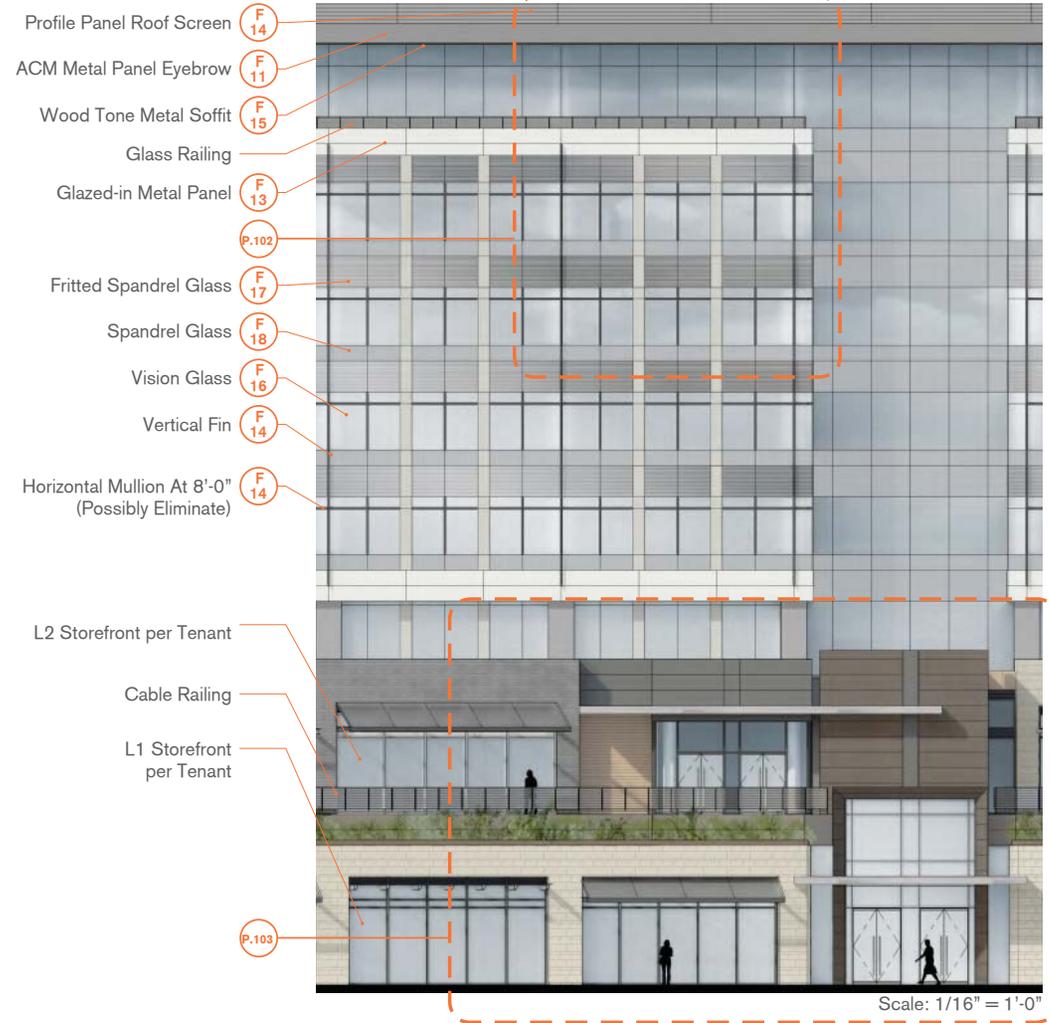


Scale: 1/16" = 1'-0"



COLLINSWOERMAN | TALON | KIRKLAND PARKPLACE | DECEMBER 7, 2015

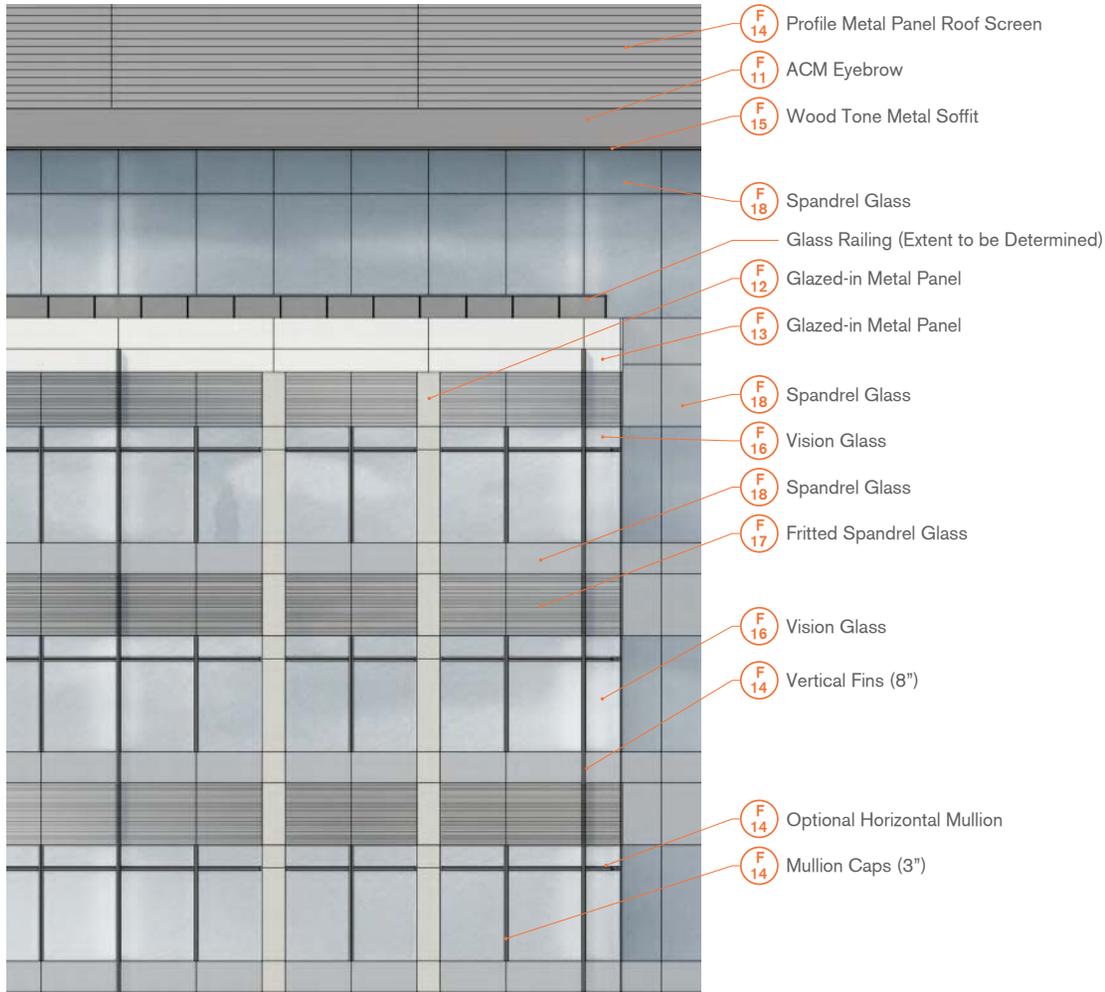
DETAIL ELEVATION NORTH FACADE



# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

## DETAIL ELEVATION NORTH FACADE



F14 Profile Metal Panel Roof Screen

F11 ACM Eyebrow

F15 Wood Tone Metal Soffit

F18 Spandrel Glass

Glass Railing (Extent to be Determined)

F12 Glazed-in Metal Panel

F13 Glazed-in Metal Panel

F18 Spandrel Glass

F16 Vision Glass

F18 Spandrel Glass

F17 Fritted Spandrel Glass

F16 Vision Glass

F14 Vertical Fins (8")

F14 Optional Horizontal Mullion

F14 Mullion Caps (3")



Profile Metal Panel (F14)



ACM Panel (F11)



Wood Tone Metal Soffit (F15)



Glazed-in Metal Panel (F12)



Fritted Spandrel Glass (F17)



Spandrel Glass (F18)



Glazed-in Metal Panel (F13)

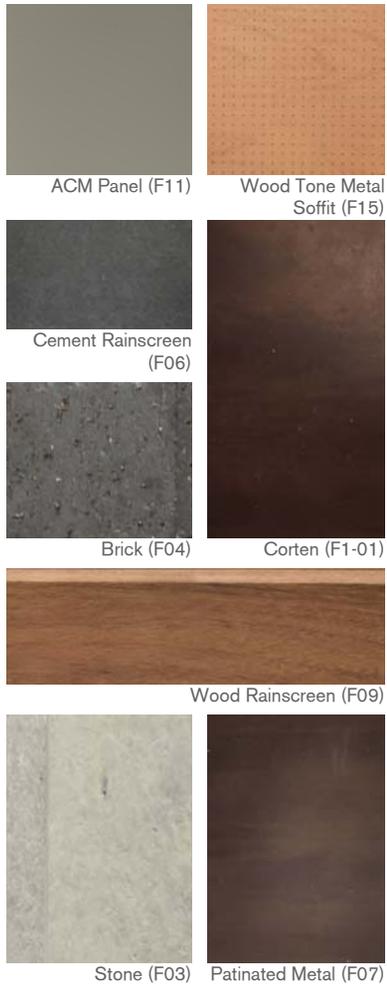


Vision Glass (F16)

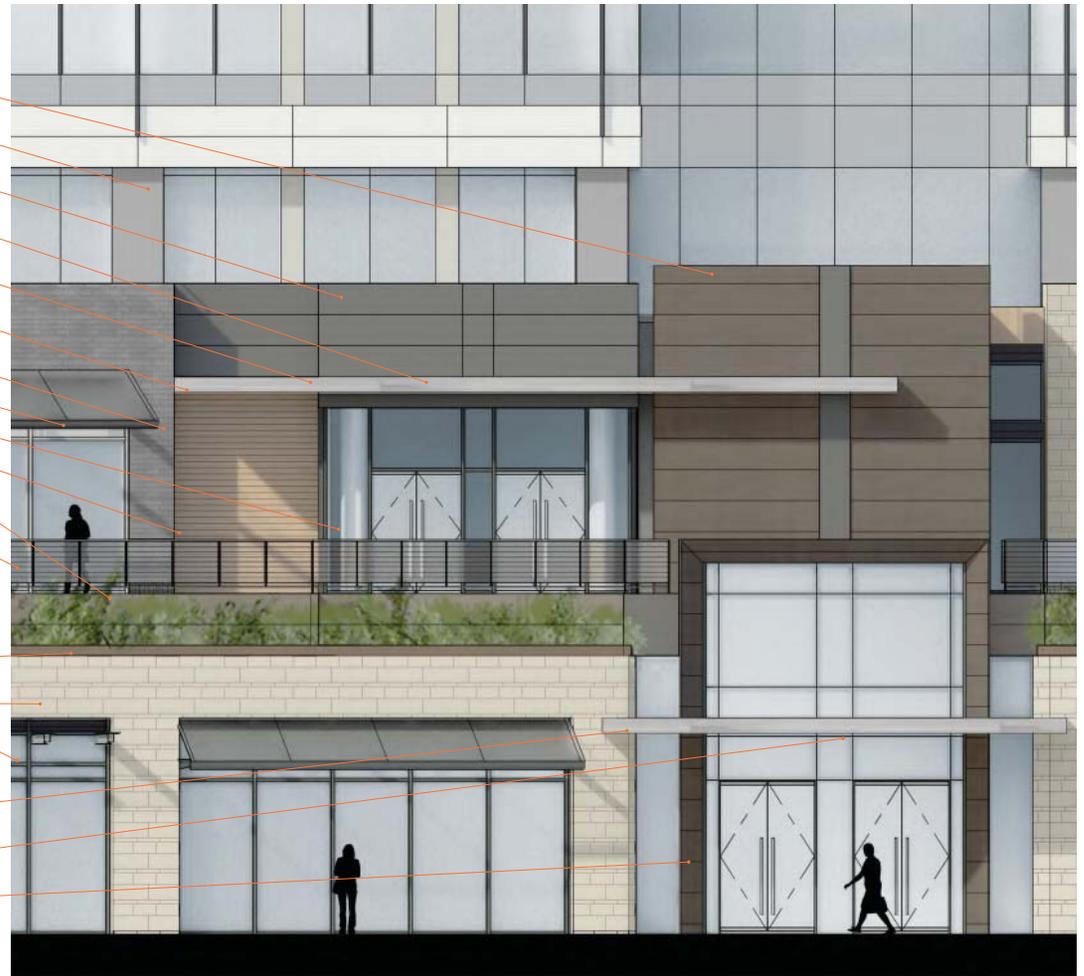


Scale: 1/8" = 1'-0"

DETAIL ELEVATION NORTH FACADE



- Patinated Metal Panel (F07)
- ACM Column Covers (F12)
- ACM Panel (F10)
- Metal Panel Fascia (F15)
- Solid Canopy (F14)
- Wood Soffit (F09)
- Brick (F04)
- Canopy / Storefront per Tenant
- L2 Office Entry
- Wood Rainscreen (F09)
- Fiber Cement Composite Rainscreen (F19)
- Cable Railing
- Corten/Patinated Metal Panel (F101)
- Stone (F03)
- Canopy / Storefront per Tenant
- Solid Canopy with Metal Panel Fascia (F15)
- Solid Canopy with Wood Soffit (F14)
- Patinated Metal Panel (F07)



Scale: 1/8" = 1'-0"

DESIGN CONCEPT | BUILDING F

Perspectives

VIEW TOWARD ESCALATOR AT NORTH FACADE OF BUILDING F



DETAIL ELEVATION NORTH FACADE



Brick (F04)



Wood Rainscreen (F09)



Metal Panel (F12)



Vision Glass (F16)



Precast (F02)



Stone (F03)

- Stone (F03)
- Steel Canopy Structure with Wood Accents
- Glass Railing
- Precast / Cast-in-place (F01)

- Precast (F02)
- Stone (F03)
- Colored Plaster Soffit
- Precast (Potential Artwall Installation) (F02)
- Metal Panel (F12)



Scale: 1/8" = 1'-0"

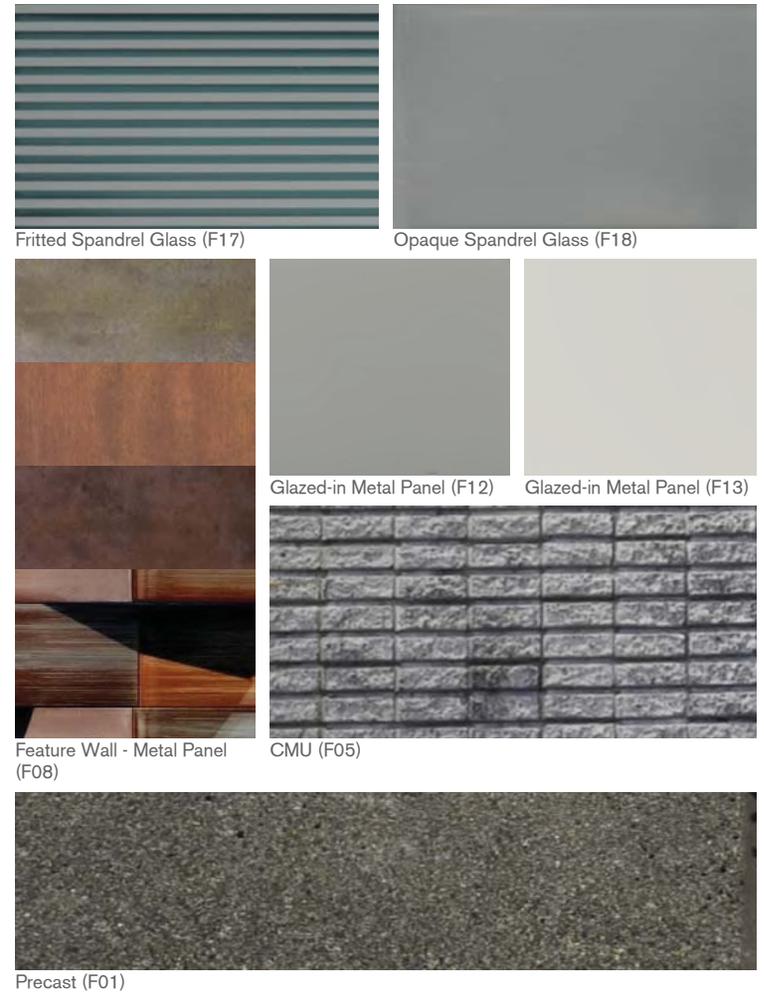
# DESIGN CONCEPT | BUILDING F

Enlarged Elevations

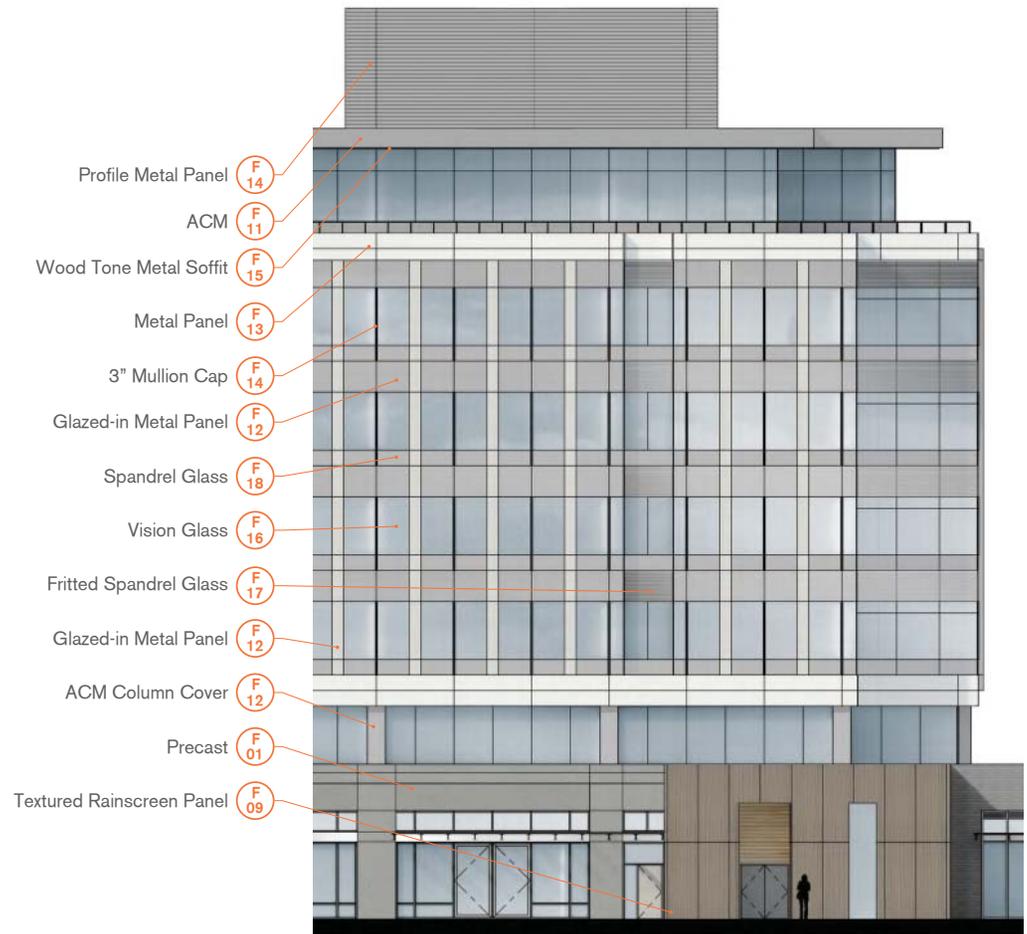
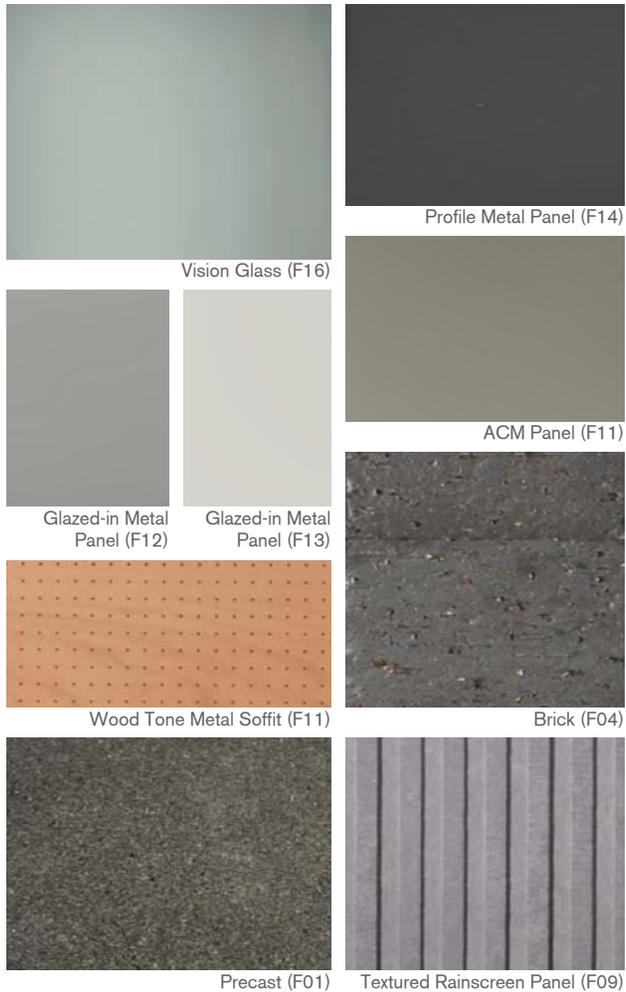
## DETAIL ELEVATION SOUTH FACADE



Scale: 1/16" = 1'-0"



DETAIL ELEVATION EAST FACADE



Scale: 1/16" = 1'-0"

# DESIGN CONCEPT | BUILDING F

Perspectives

## NORTHWEST PERSPECTIVE





## DESIGN CONCEPT | MINOR MODIFICATION

### Daycare Plaza At Setback

#### SUMMARY

A minor modification to the 25 foot setback is requested for the Plaza area over the loading dock at building F. The structured plaza will exceed the limits for height of structures within setbacks, in part because the grade at the adjoining property to the south (Continental Plaza) in this area is steeply sloped towards the property line from the face of the building.

The plaza will be used for outdoor play space for the Daycare adjacent to it in Building F. The daycare will require a minimum of 5,500 sf of area to support the enrollment, and the location is in a protected area of the site.

This portion of the site must accommodate pedestrian access from the adjoining office and residential properties through the site. Currently a pathway consisting of stairs connects from the Continental plaza building to a gravel path alongside the existing structured parking at Kirkland Park place, bypasses a dumpster area and connects the retail area at near the existing QFC.

The access from the Watermark apartments is along a paved parking access road and onto a set of concrete steps ending on top of the structured parking. A new pathway will be constructed on the east side of the Daycare play area that will connect to both pathways and potentially provide one additional connection. This pathway will then connect to the sidewalk/ plaza area between the existing office and building F, and eventually along the future access road to 6th street.

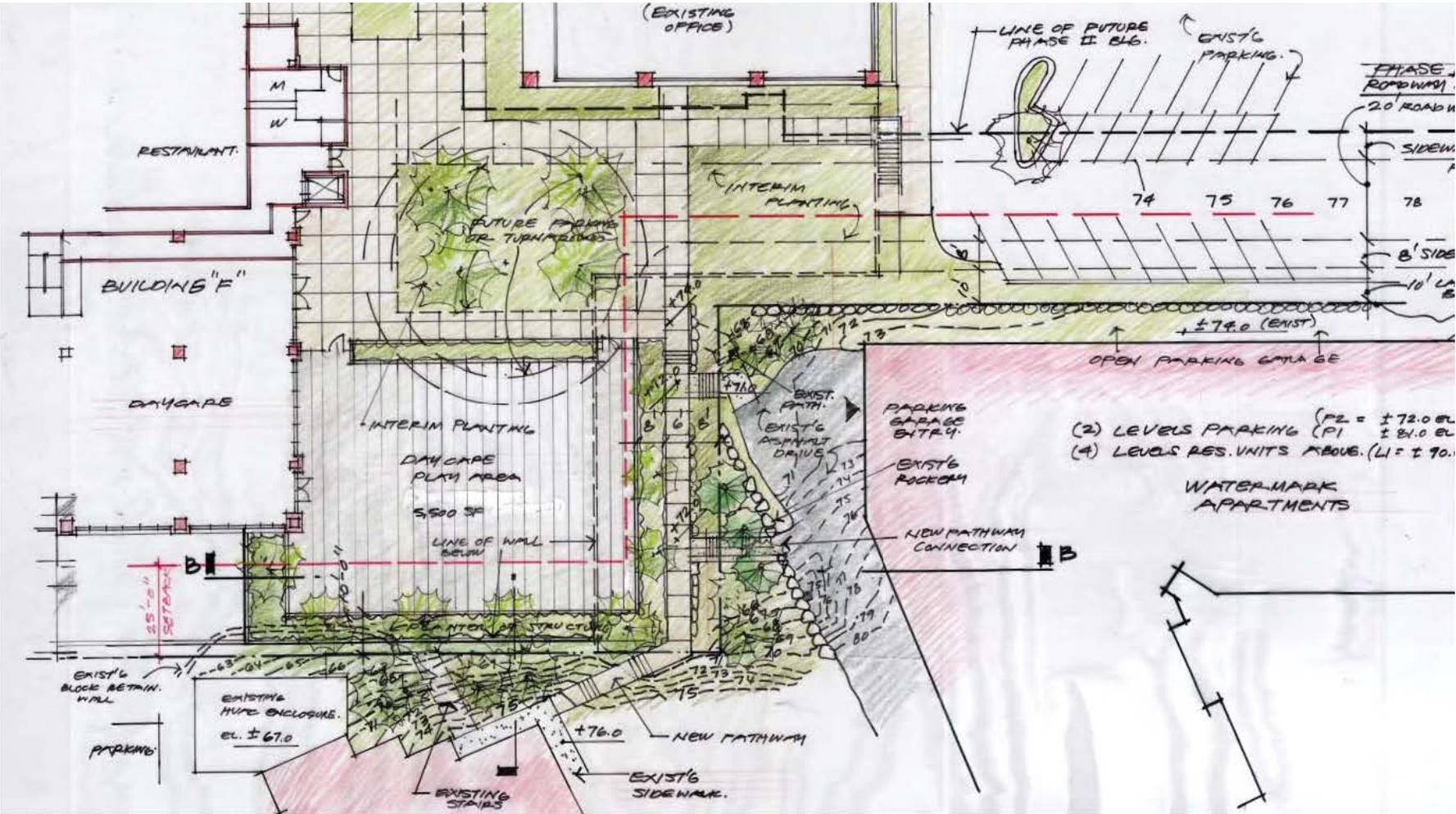
The plaza level will be several feet lower than the existing first floor of the Continental Plaza building and around 8 feet lower than the first floor of the Watermark apartments. The plaza will serve to screen the level one loading area adjacent to the grocery from view from the adjoining properties, enhance the pedestrian connection to both properties and create valuable space for the daycare.

Given the open maneuvering area and long spans required for the loading area, the plaza cannot be cut back to the south setback line, as the required supporting columns would prohibit truck movement in and out of the loading area. Leaving the loading area uncovered would be detrimental to the project and the adjoining properties as well.

#### LOCATOR MAP



DAYCARE PLAZA AT SETBACK

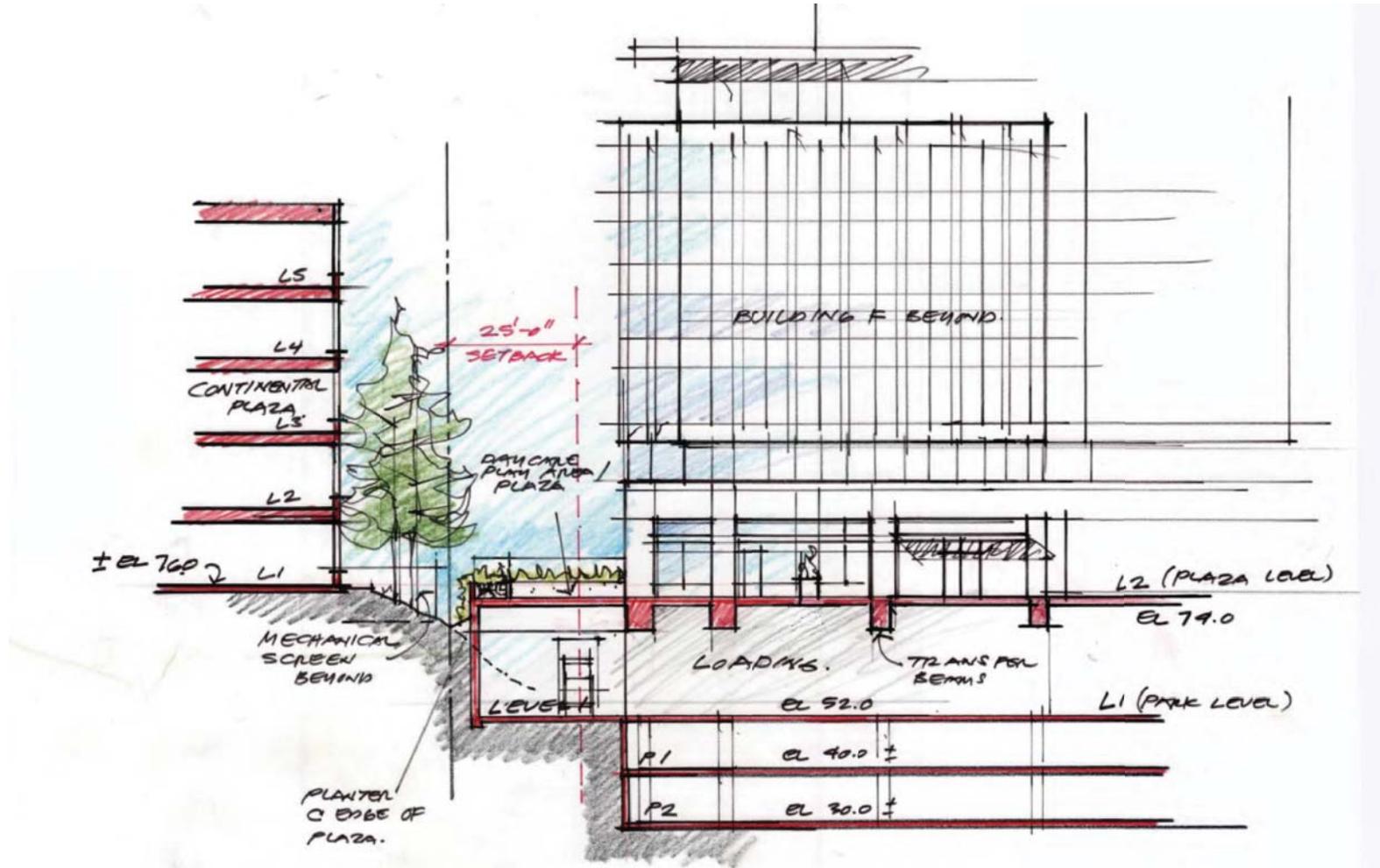


DECEMBER 7, 2015 | KIRKLAND PARKPLACE | TALON | COLLINSWOERMAN

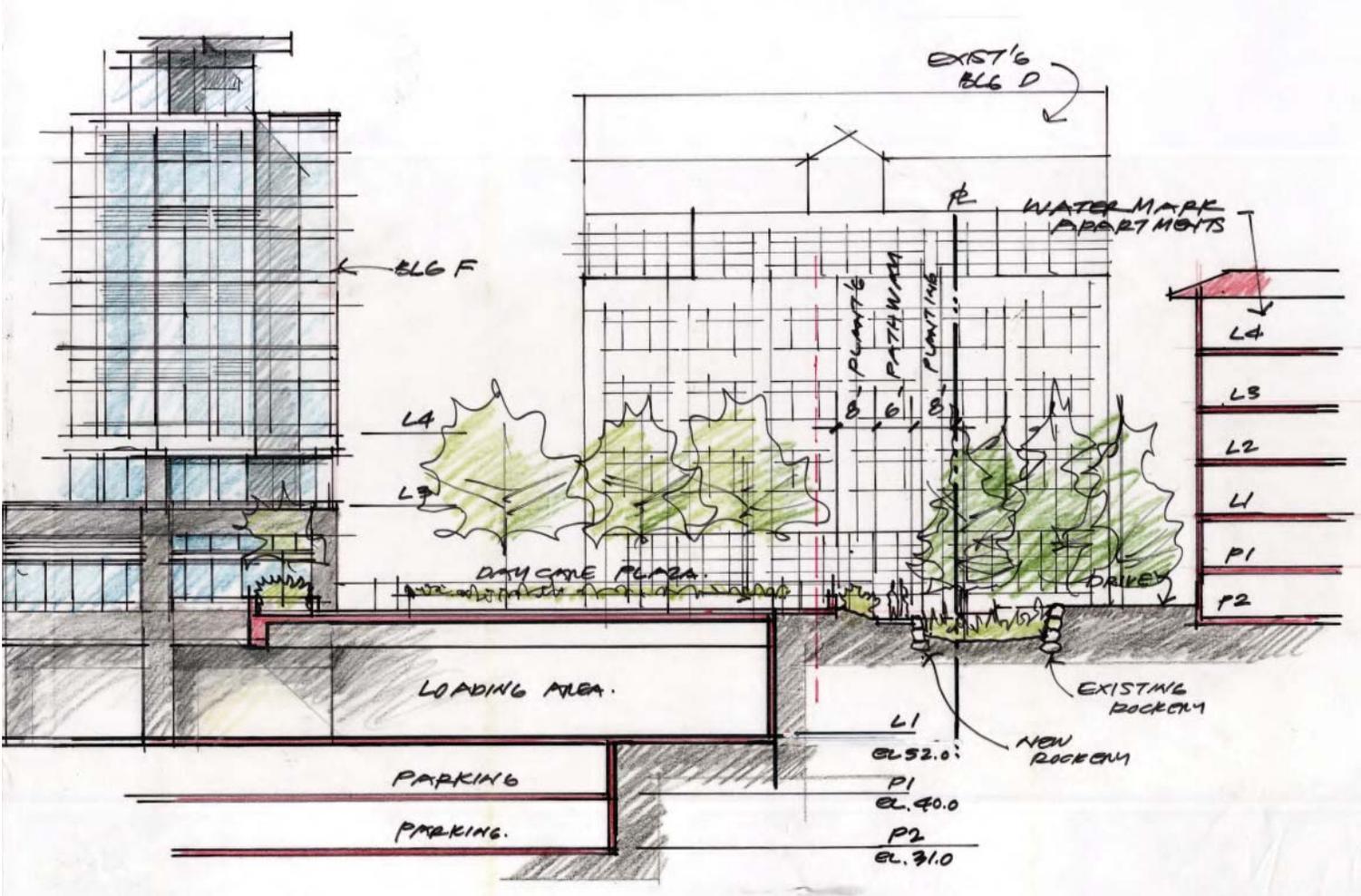
# DESIGN CONCEPT | MINOR MODIFICATION

## Sections

### NORTH SOUTH SECTION (FACING WEST)



EAST WEST SECTION (FACING NORTH)





PERSPECTIVE LOOKING ABOVE BUILDING G



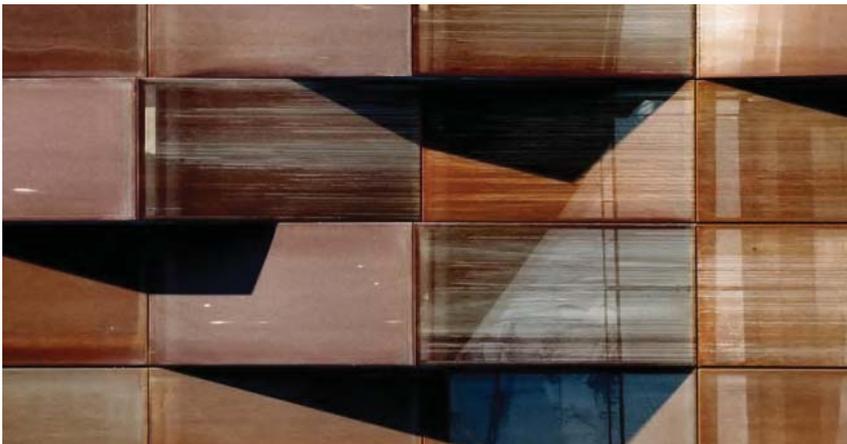
## DESIGN CONCEPT | BUILDINGS B, G, AND F1

### Materials and Finishes Palette

#### MATERIALS AND FINISHES PALETTE

A variety of materials will be used to create a vibrant urban community where shoppers, workers and residents will find craftsmanship, diversity, and a sense of place. Materials such as stone, wood, masonry, precast concrete and metal are juxtaposed with a modern glass

expression to accommodate the need for flexible office space and the desire for a tactile and visual experience. The material palette reflects the casual, accepting nature of Kirkland while embracing its vitality and forward thinking future.



#### BUILDINGS B, G, AND F1



AUXILIARY RETAIL BUILDINGS AND SITE FEATURES



F1 01 CORTEN PLANTER WALL

F1 02 CORTEN SCREEN WALL



B 06 VISION GLASS

G 06 VISION GLASS



B 01 PATINATED METAL PANEL RAINSCREEN

G 01 PATINATED METAL PANEL RAINSCREEN

B 04 METAL TRIM FASCIA/MULLION

G 04 METAL TRIM FASCIA/MULLION



B 02 WOOD RAINSCREEN

B 05 WOOD COLUMNS

G 02 WOOD RAINSCREEN

## DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Overview

### SUMMARY - BUILDING F1

Building F1, and the adjoining vertical circulation elements utilize materials from the palette established by Buildings E and F and the site paving and seating components. Neutral color low-e glass, grey metal panel, and light colored precast combine with natural wood and Corten steel planters to weave these elements into the fabric of the project.

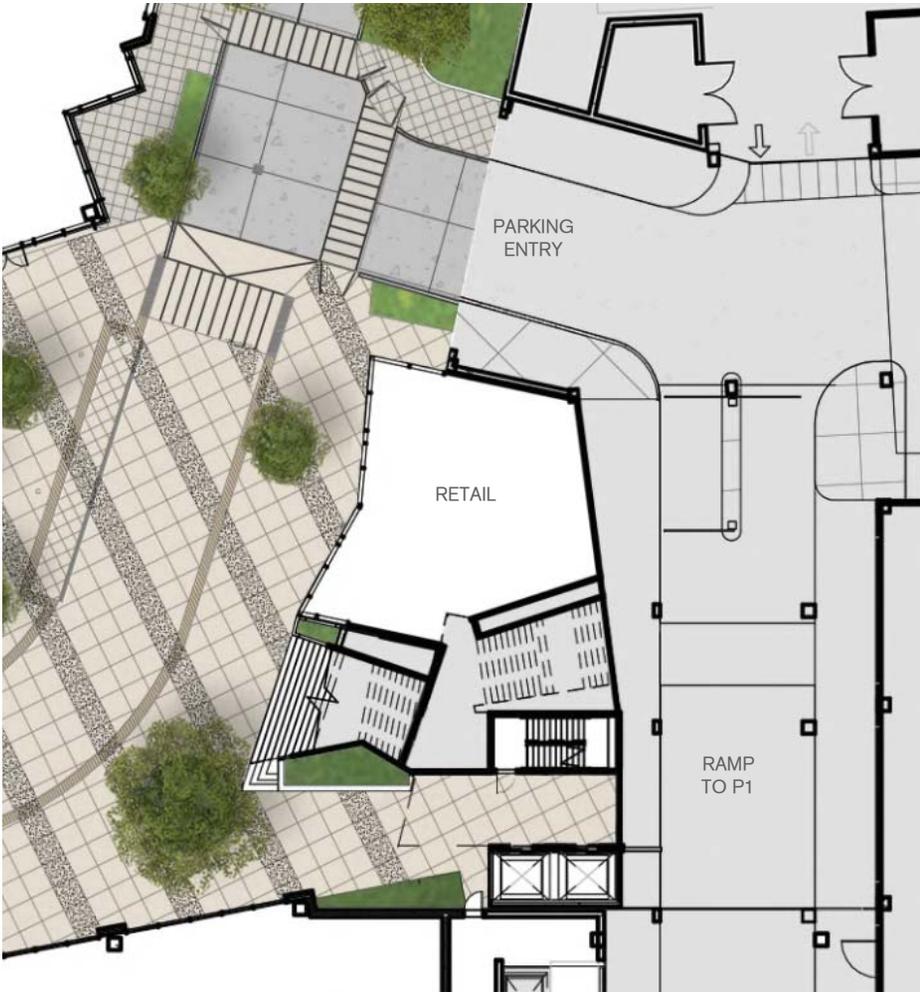
The tapering garage wall leading into the project along the sloped entry drive from Central Way is clad with perforated sheets of Corten steel to act as a floating screen in front of the concrete garage wall, adding texture and richness to the entry experience.



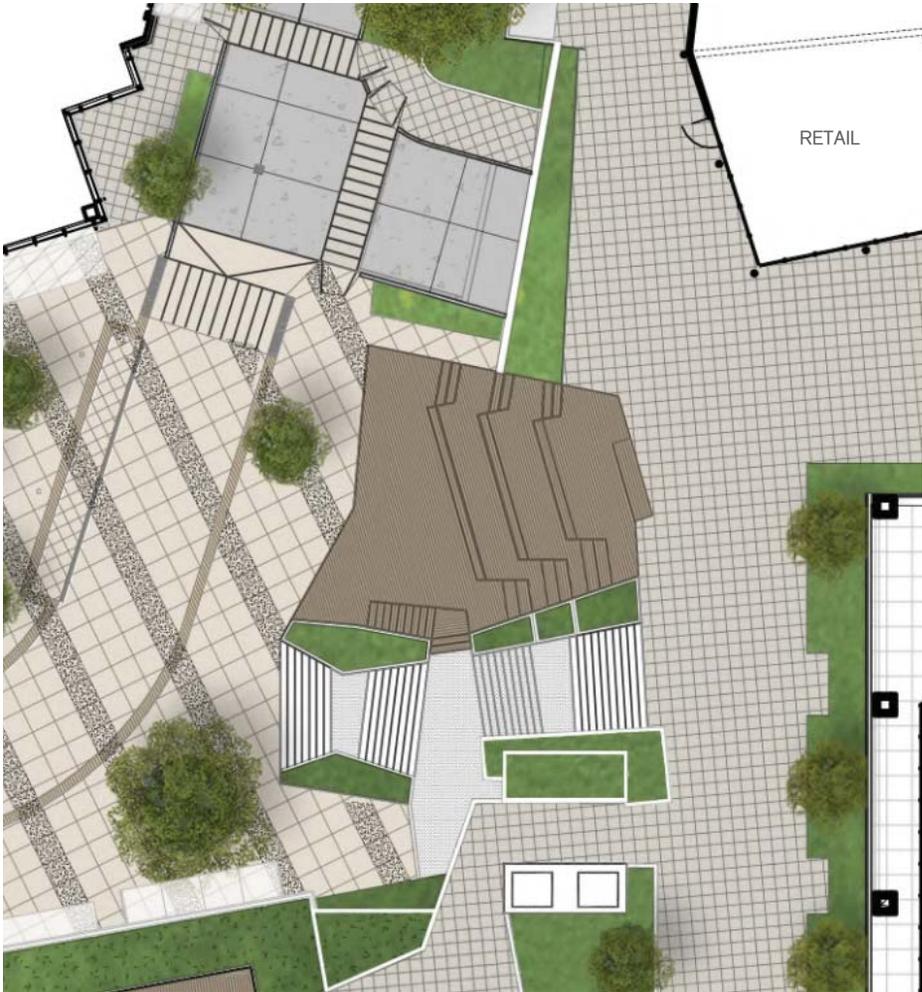
DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Floor Plans

LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Design Review Feedback Response

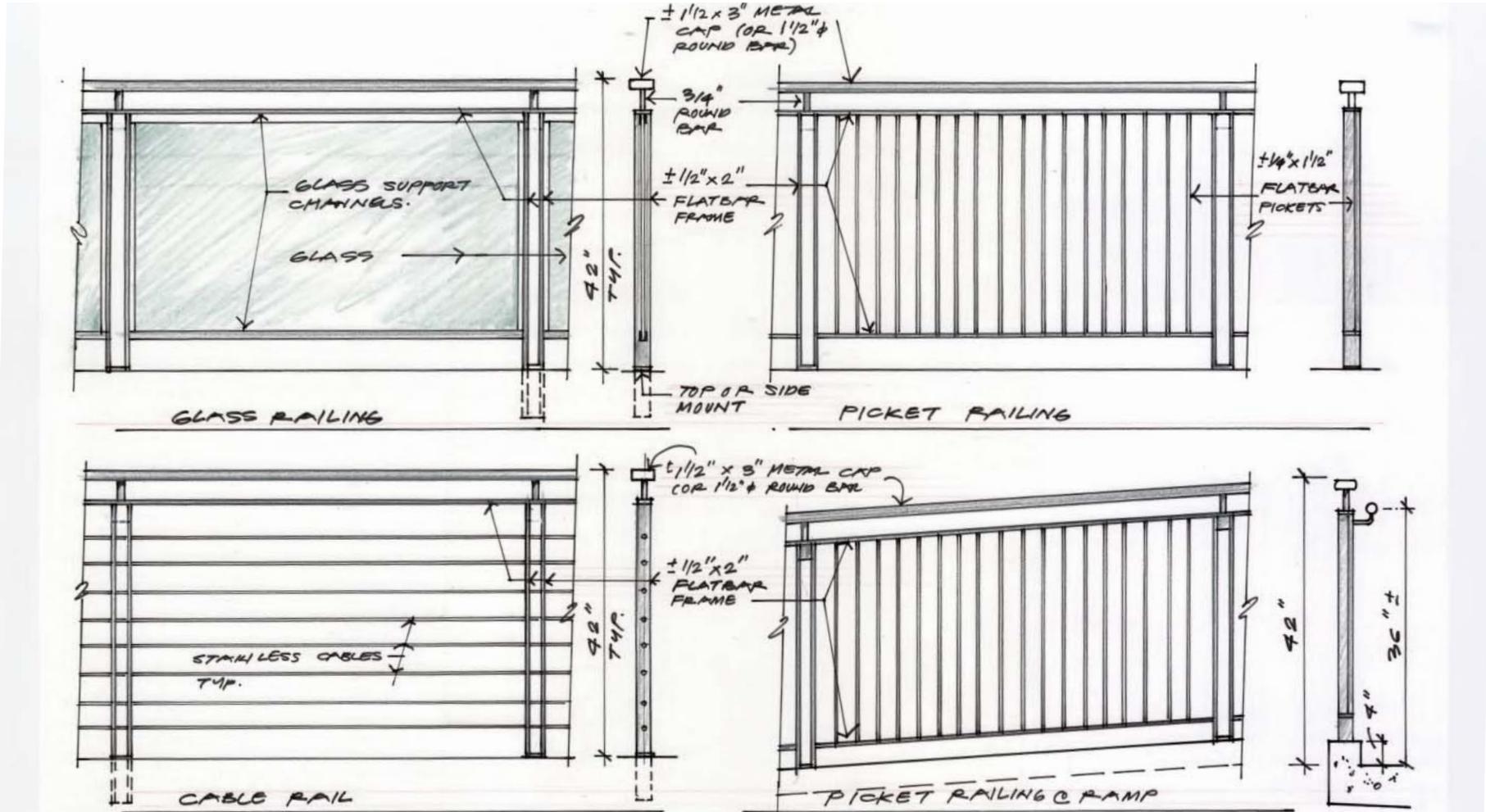
DETAILED PERSPECTIVE OF RAIL



AERIAL PERSPECTIVE VIEW OF BUILDING F1 AND GRAND STAIR (PLATE GLASS RAIL OPTION)



RAILING DETAILS AND ELEVATIONS



# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Conceptual Details

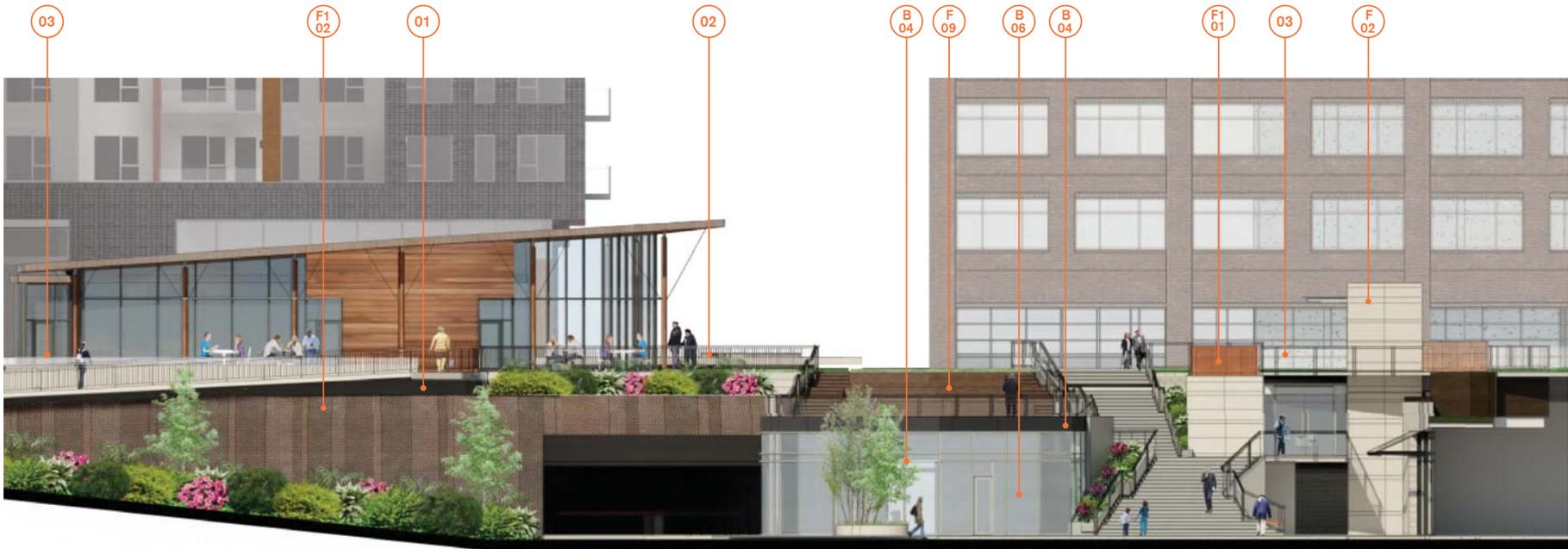
## RAIL TYPE AREA PLAN



# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Elevations

## WEST ELEVATION



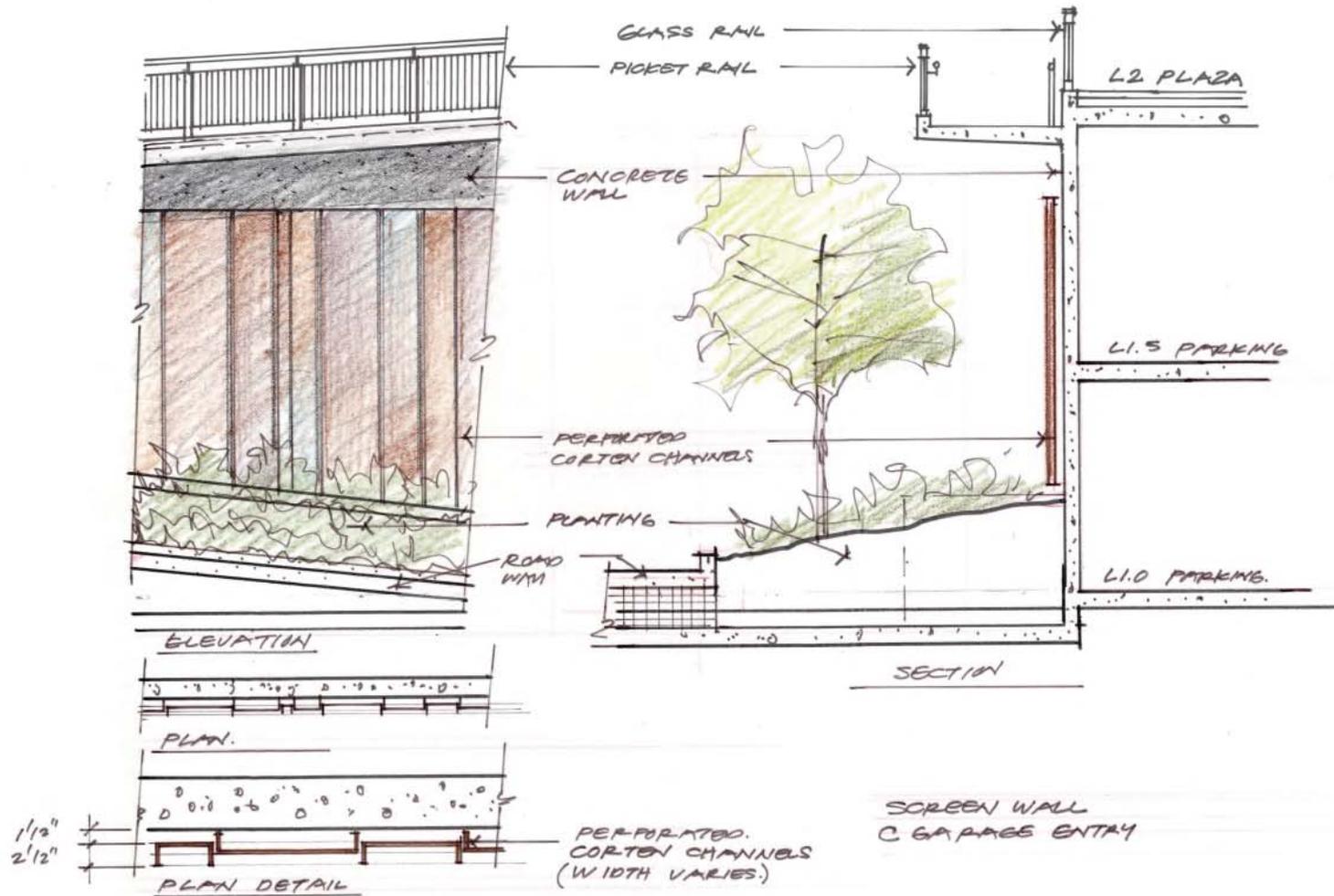
### LEGEND

- 01 CONCRETE WALL
- 02 VERTICAL PICKET RAILING
- 03 GLASS RAILING
- B 04 METAL PANEL (DARK GREY)
- B 04 MULLIONS (DARK GREY)
- B 06 VISION GLASS
- F 09 WOOD BLEACHERS
- F 02 PRECAST
- F1 01 CORTEN SHEET PLANTER
- F1 02 PERFORATED CORTEN SCREEN WALL (CONCRETE BEHIND)

# DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Conceptual Details

## CONCEPTUAL DETAIL OF CONDITION AT ENTRY WALL ADJACENT TO GARAGE ENTRY



CONCEPTUAL DETAIL OF CONDITION AT ENTRY WALL ADJACENT TO GARAGE ENTRY

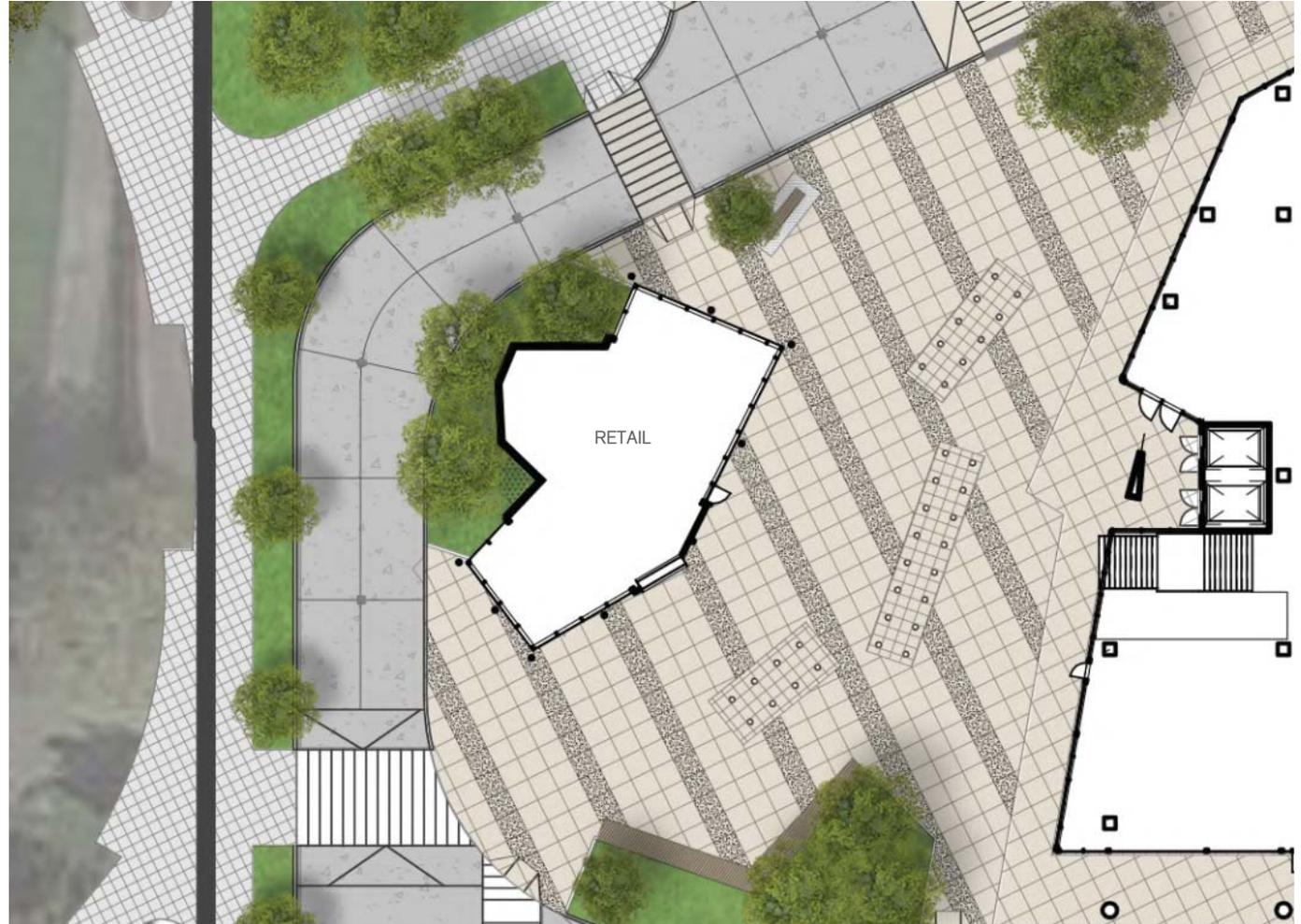


## DESIGN CONCEPT | BUILDING G

Overview

### SUMMARY - BUILDING G

Building G is a retail pavilion with extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas. The protective finish used on the wood, and the tone of the patinated metal will be slightly different between Buildings B and G.



PERSPECTIVE LOOKING NORTHWEST TOWARD BUILDING G



# DESIGN CONCEPT | BUILDING G

Elevations

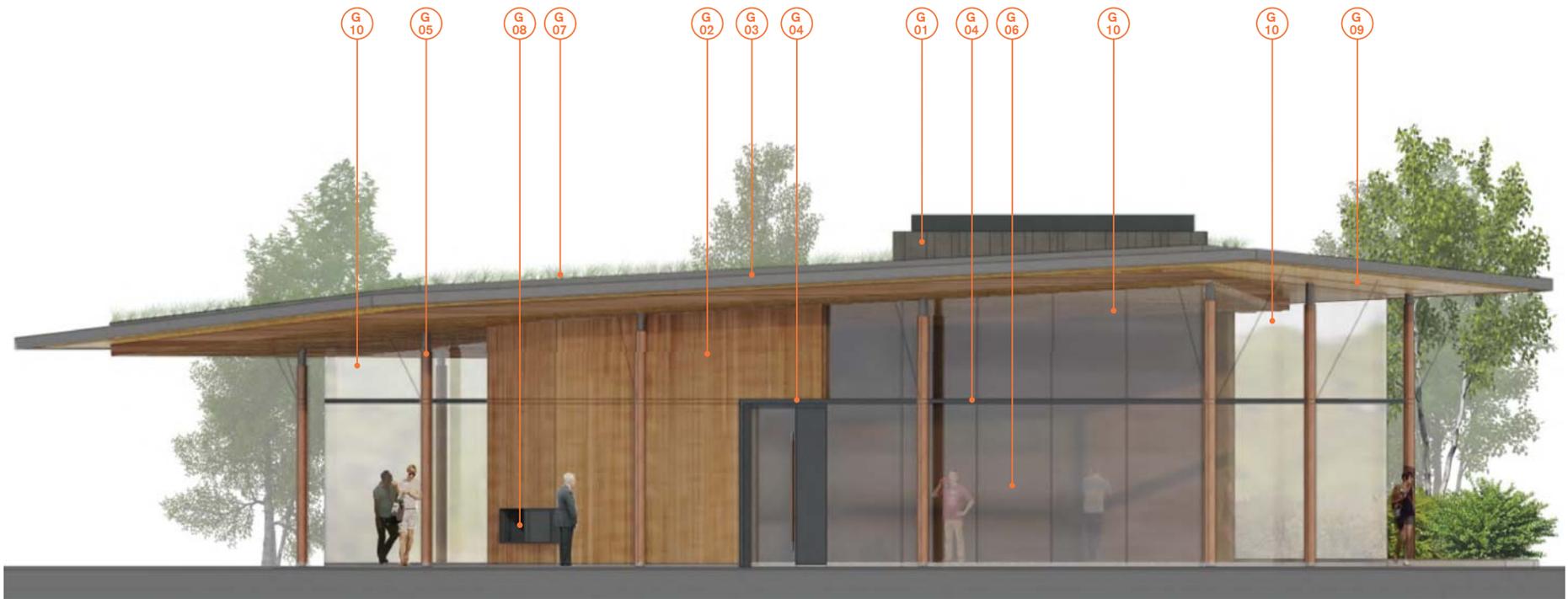
## NORTH ELEVATION



### LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

EAST ELEVATION



LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

# DESIGN CONCEPT | BUILDING G

Elevations

## SOUTH ELEVATION



### LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

WEST ELEVATION



LEGEND

- |  |   |                        |   |
|--|---|------------------------|---|
| <b>G 01</b> PATINATED METAL PANEL RAINSCREEN | <b>G 04</b> METAL TRIM FASCIA / MULLION | <b>G 07</b> GREEN ROOF | <b>G 09</b> WOOD SOFFIT                                     |
| <b>G 02</b> WOOD RAINSCREEN                  | <b>G 05</b> WOOD COLUMNS                | <b>G 08</b> FIREPLACE  | <b>G 10</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| <b>G 03</b> METAL PANEL (MEDIUM GREY)        | <b>G 06</b> VISION GLASS (NEUTRAL TONE) |                        |   |

## DESIGN CONCEPT | BUILDING G

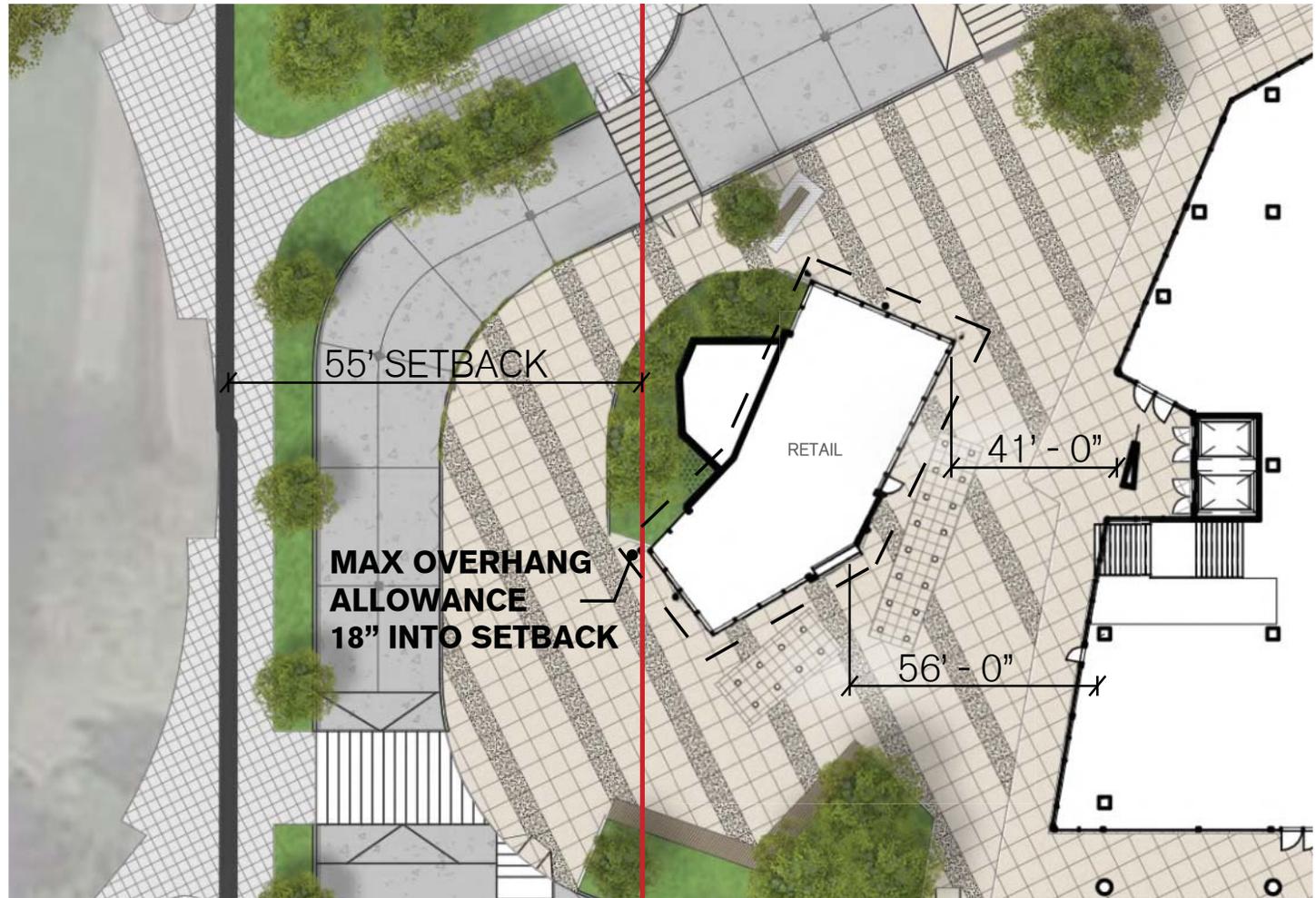
Minor Modification Request

### MINOR MODIFICATION REQUEST

A minor modification to the required 55'-0" setback from the park edge is requested for building G. This building as shown encroaches into the 55 foot setback by approximately 13 and half feet as measured to the building face. The roof overhang would encroach approximately 21 feet.

The preferred building placement allows for a properly scaled plaza with space for seating at building G as well as space for outdoor display and circulation adjacent to the grocery. In addition, the plaza fountains will need appropriate space around them to allow full utilization and enjoyment without compromising seating and circulation. Moving the building and overhang out of the setback completely would eliminate a significant portion of the fountains and compromise the plaza width.

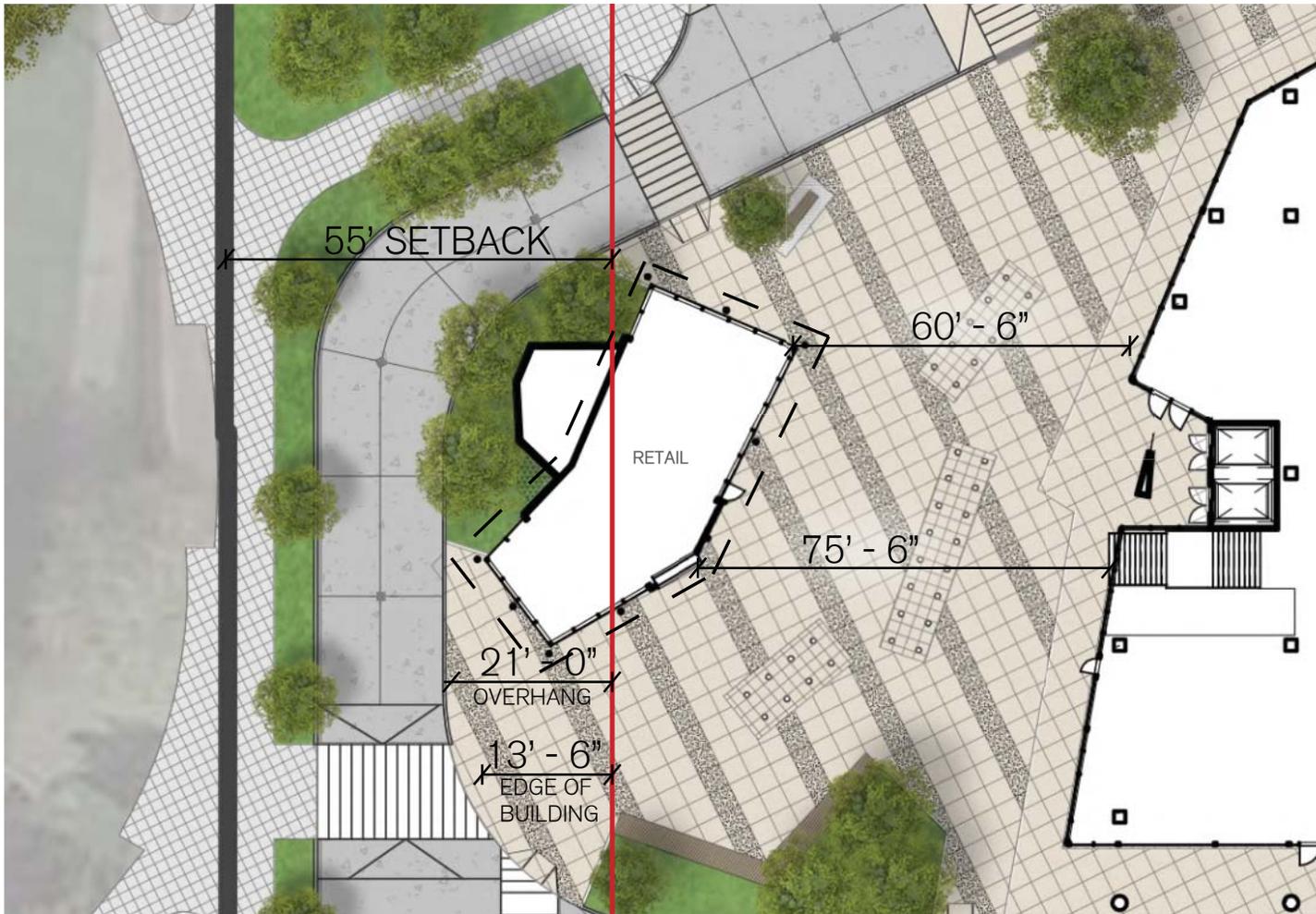
The current distance from the face of building G to the grocery at the narrowest



## DESIGN CONCEPT | BUILDING G

Minor Modification Request

### MINOR MODIFICATION REQUEST (CONT.)



point is approximately 60 feet, and moving the building out of the setback would reduce this plaza width to approximately 41 feet (roof overhangs can encroach 18 inches into setbacks). The allowed building height in this portion of the site is 60 feet and four stories. At one story and twenty two feet in height, this building is significantly lower than allowed.

The building configuration places a landscape buffer and the more solid, back of house portion of the building at the roadway bend, where there is no pedestrian crossing, while opening up the north, south and east facades to the plaza. The northern and southern portions of the west facades also open up to views of the park.

Keeping the building closer to the roadway allows the cross walks at the north and south ends of the building to pass by the glassy ends of the building and connect directly to the plaza.

## DESIGN CONCEPT | BUILDING G

Perspectives

PERSPECTIVE LOOKING NORTH ABOVE BUILDING G





## DESIGN CONCEPT | BUILDING B

Overview

### SUMMARY - BUILDING B

Building B is another free standing retail pavilion which also employs extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas.



PERSPECTIVE LOOKING EAST TOWARD BUILDING B



# DESIGN CONCEPT | BUILDING B

Elevations

## NORTH ELEVATION



### LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

EAST ELEVATION



LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

# DESIGN CONCEPT | BUILDING B

Elevations

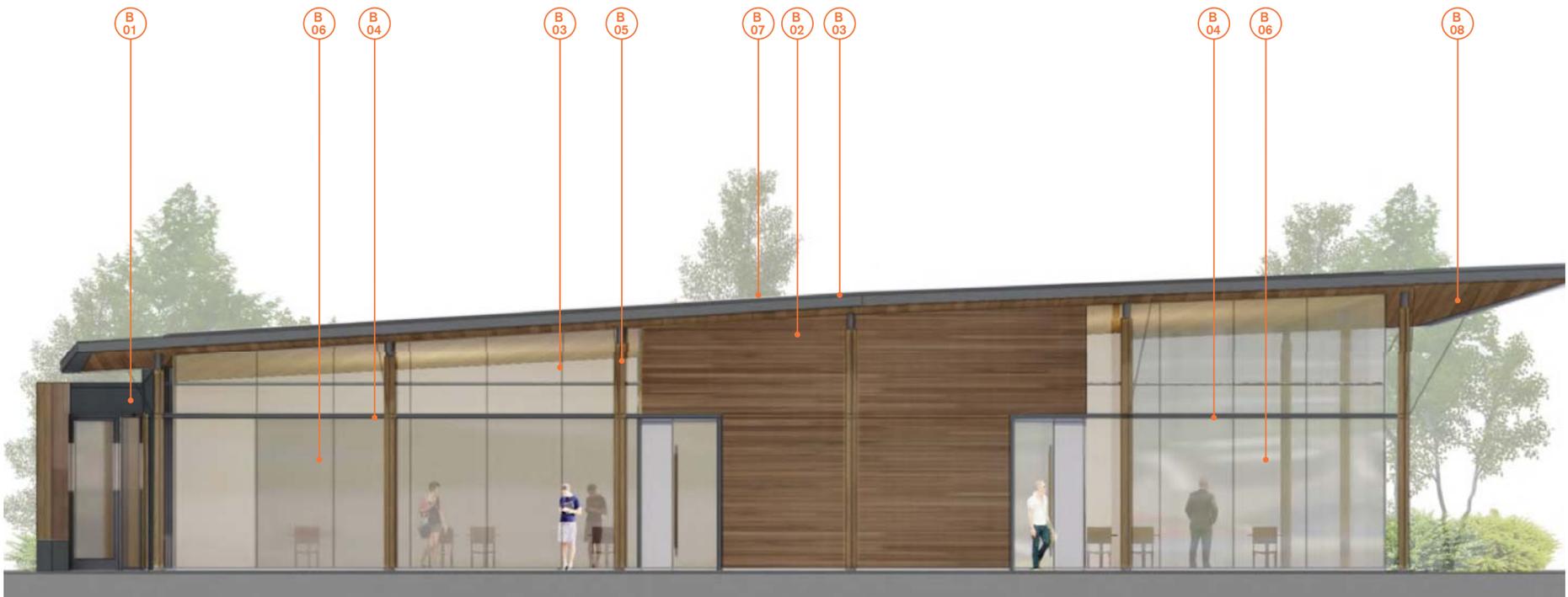
## SOUTH ELEVATION



### LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

WEST ELEVATION



LEGEND

- |  |   |   |
|--|---|---|
| <b>B 01</b> PATINATED METAL PANEL RAINSCREEN | <b>B 04</b> METAL TRIM FASCIA / MULLION | <b>B 07</b> GREEN ROOF                                      |
| <b>B 02</b> WOOD RAINSCREEN                  | <b>B 05</b> WOOD COLUMNS                | <b>B 08</b> WOOD SOFFIT                                     |
| <b>B 03</b> METAL PANEL (MEDIUM GREY)        | <b>B 06</b> VISION GLASS (NEUTRAL TONE) | <b>B 09</b> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

## DESIGN CONCEPT | BUILDING B

Perspectives

PERSPECTIVE LOOKING WEST ABOVE BUILDING B







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