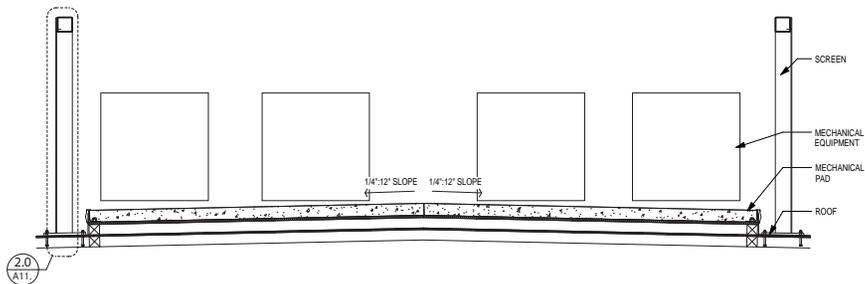
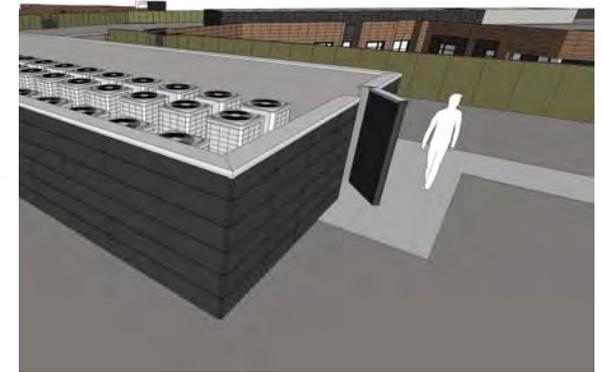
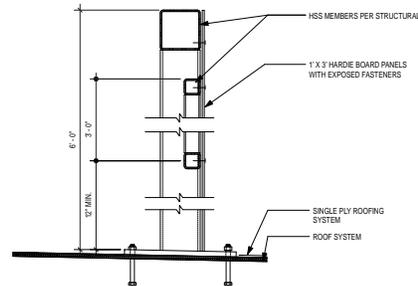


MECHANICAL SCREENING LOCATIONS

1.0 DETAIL SECTION



2.0 DETAIL SECTION



DRB COMMENT:

The idea of grouping the mechanical equipment on the roof and screening it is clever but would like to see more detail regarding the proposed screen, its material and height.

DESIGN TEAM RESPONSE:

The roof mechanical screen are proposed in hardie board panels and will be 6 feet high. A typical detail has been provided.

DRB COMMENT:

The courtyards do not appear to have a lot of change in color or detail. DRB is concerned about the quality of life of units facing courtyards. One member recommended the design team get creative with the use of hardie board like varying the size of the panels using accent colors.

DESIGN TEAM RESPONSE:

The courtyard façades are showing different hardie board panel modulations to show a variation in the scale of the material as well as a variety of colors.



BEFORE



AFTER

CENTERCAL EVENTS
 CENTERCAL PROPERTIES

ATTACHMENT 1
 FILE NO. DRV16-00914
 APPLICANT DESIGN RESPONSE



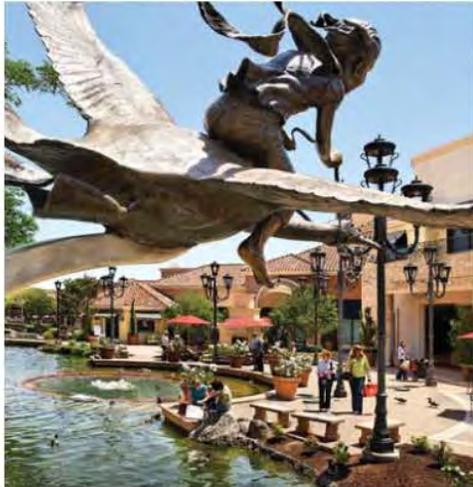
content CENTERCAL PLACEMAKING

/ project 5638.00 / date 09.12.2016

A11.10
 carrierjohnson + CULTURE

CENTERCAL FOUNTAIN
 CENTERCAL PROPERTIES

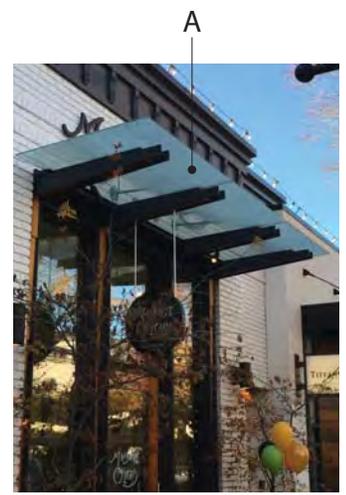
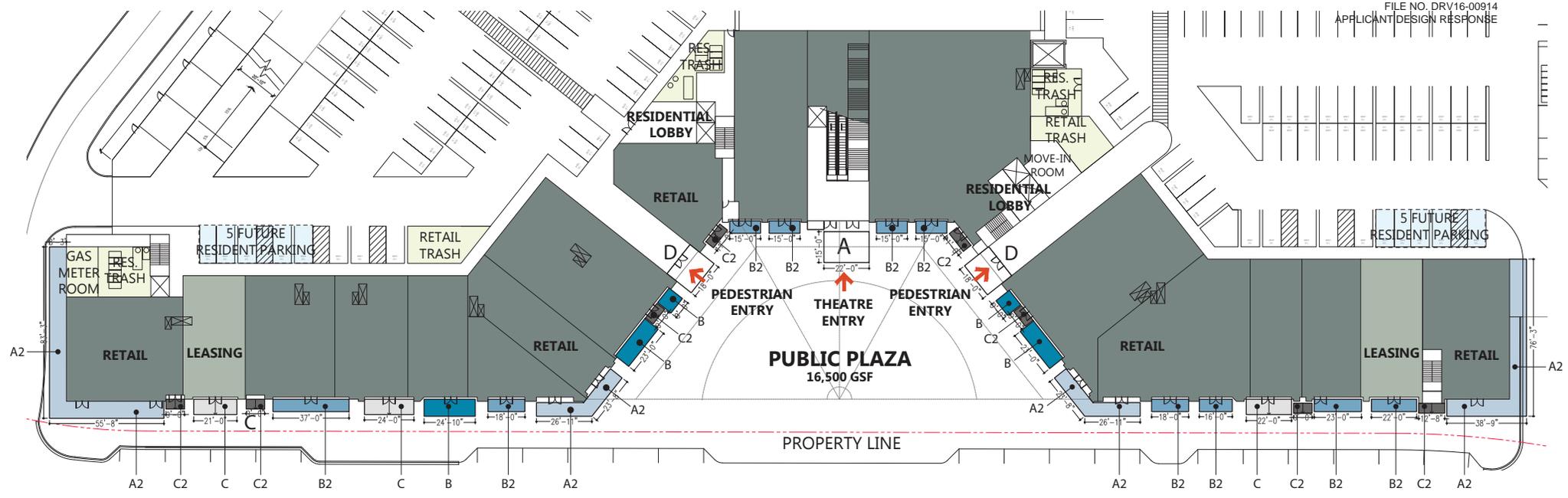
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 FILE NO. DRV16-00914
 APPLICANT DESIGN RESPONSE



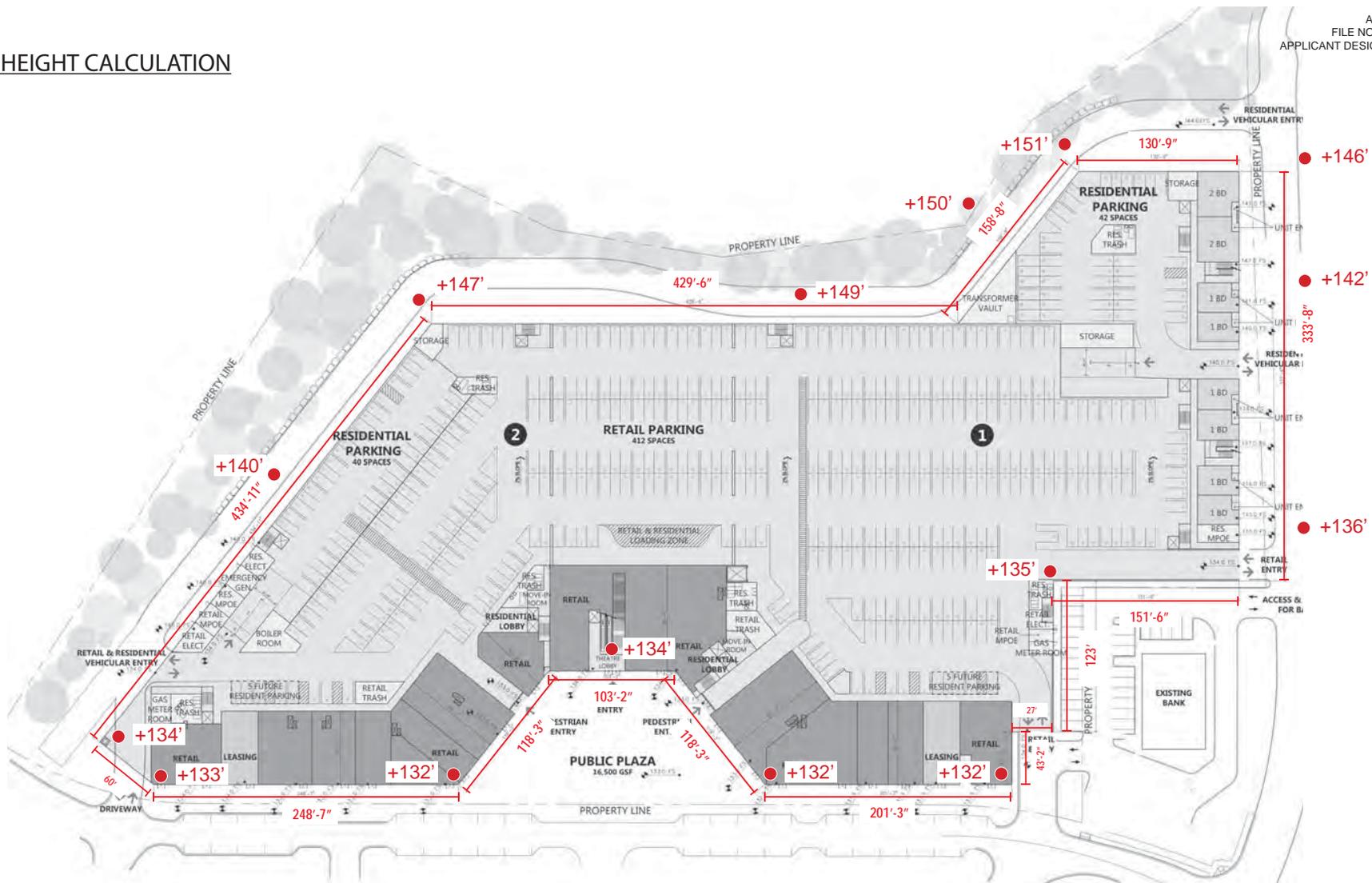
CENTERCAL PAVILION BUILDINGS
CENTERCAL PROPERTIES

ATTACHMENT 1
FILE NO. DRV16-00914
APPLICANT DESIGN RESPONSE





LEVEL HEIGHT CALCULATION



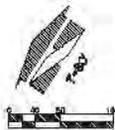
$$(103'-2" \times 134') + (118'-3" \times 133') + (201'-3" \times 131.8') + (43'-2" \times 131.5') + (27' \times 132') + (123' \times 135') + (151'-6" \times 135') + (333'-8" \times 141') + (130'-9" \times 148.5') + (158'-8" \times 150') + (429'-6" \times 148.5') + (434'-11" \times 141.5') + (60' \times 134') + (248'-7" \times 133.5') + (118'-3" \times 133.5')$$

$$103'-2" + 118'-3" + 201'-3" + 43'-2" + 27' + 123' + 151'-6" + 333'-8" + 130'-9" + 158'-8" + 429'-6" + 434'-11" + 60' + 248'-7" + 118'-3"$$

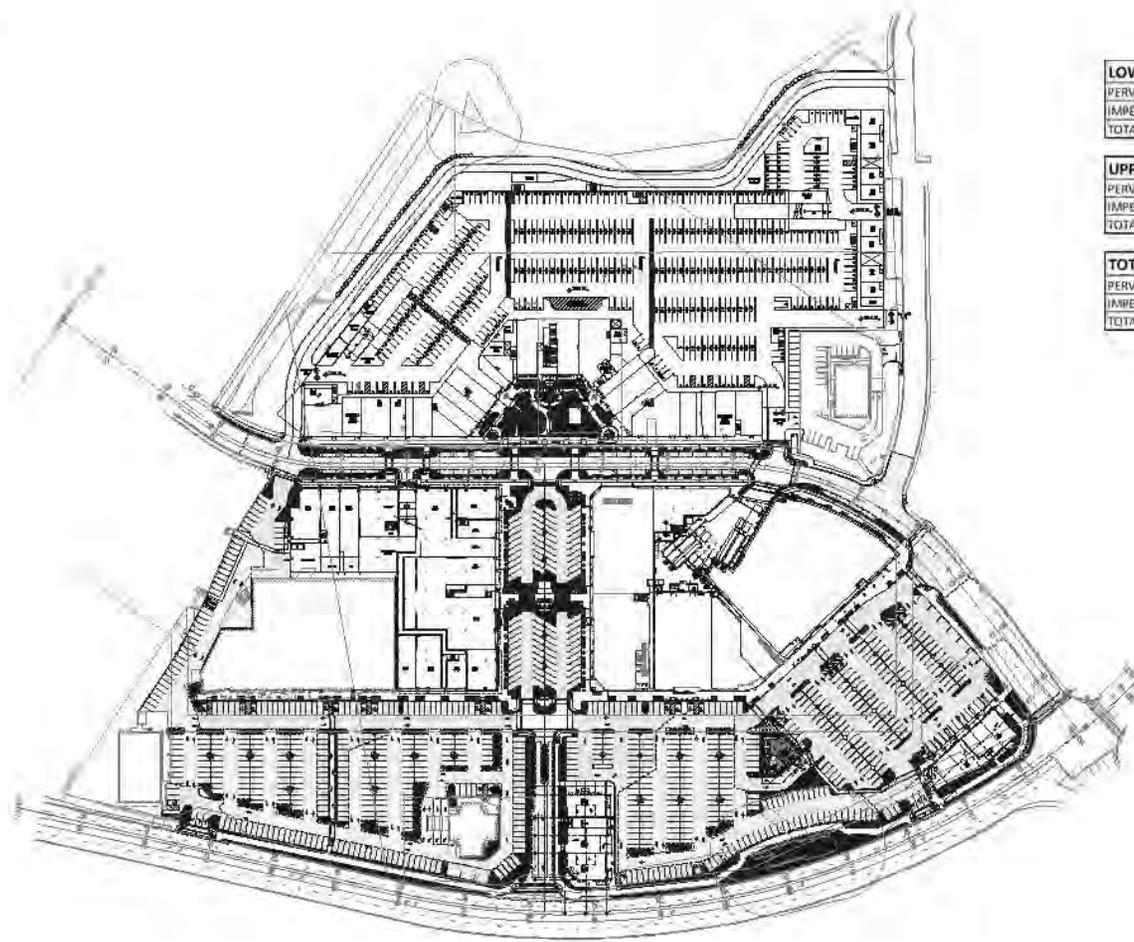
= 139.83' AVERAGE BUILDING ELEVATION
PARAPET = 216'-0" BUILDING HEIGHT



FAIRFIELD
RESIDENTIAL



SITE AREA EXHIBIT
 FOR
THE VILLAGE AT TOTEM LAKE
 A PORTION OF THE SE1/4 + SW1/4, OF THE NW1/4 OF SEC. 28,
 AND A PORTION OF THE NW1/4 + NE1/4, OF THE SW1/4 OF SEC. 28,
 TWP. 26 N., RANGE 6 EAST, W. M.
 CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON



LOWER SITE			
PERVIOUS:	65,000 SF	1.5 AC	9.0%
IMPERVIOUS:	655,729 SF	15.1 AC	91.0%
TOTAL SITE:	720,729 SF	16.5 AC	

UPPER SITE			
PERVIOUS:	98,500 SF	2.3 AC	22.8%
IMPERVIOUS:	334,084 SF	7.7 AC	77.2%
TOTAL SITE:	432,584 SF	9.9 AC	

TOTAL SITE:			
PERVIOUS:	163,500 SF	3.8 AC	14.2%
IMPERVIOUS:	989,813 SF	22.7 AC	85.8%
TOTAL SITE:	1,153,313 SF	26.5 AC	

Site
 Title
 BITE AREA EXHIBIT

For: **CENTERCAL PROPERTIES, INC**
1600 EAST FRANKLIN AVENUE
EL SEGUNDO, CA 90246



Scale:
 Overall: 1"=50'
 Detail: 1"=10'

Design Date: 09/12/2016
 Design By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]

18115 7240 AVENUE SOUTH
 KENT, WA 98032
 (253) 851-4522
 (253) 851-7676 FAX
 C/O EMPRESS LAND PLANNING
 COMPANY, L.L.C. (KING COUNTY, WASHINGTON)



AK Number: 17301
 Date: 09/12/2016

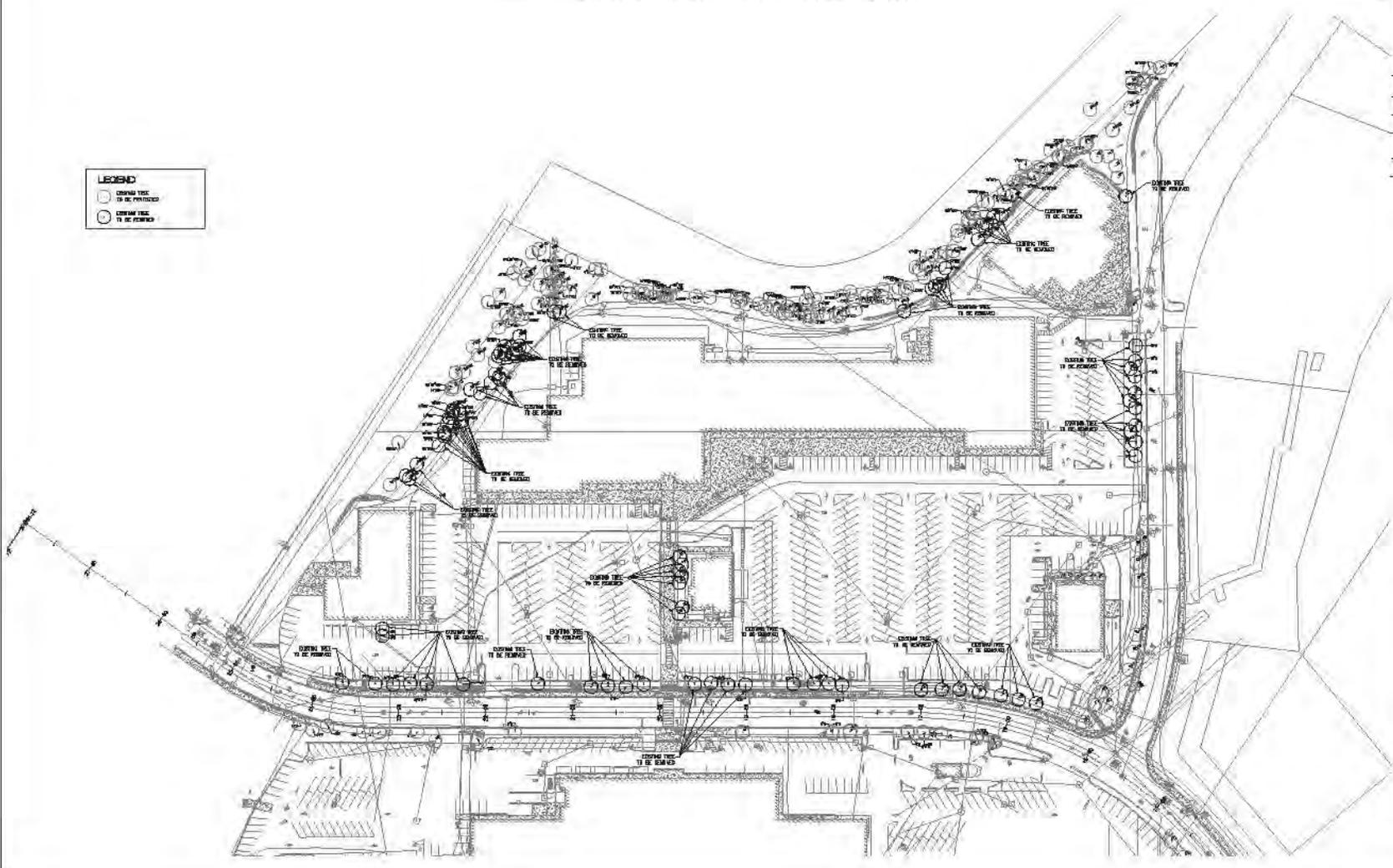


FAIRFIELD
 RESIDENTIAL

TREE RETENTION PLAN
 FOR
THE VILLAGE AT TOTEM LAKE - UPPER SITE
 A PORTION OF THE SE1/4 + SW1/4, OF THE NW1/4 OF SEC. 28,
 AND A PORTION OF THE NW1/4 + NE1/4, OF THE SW1/4 OF SEC. 28,
 TWP. 26 N., RANGE 5 EAST, W. M.
 CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

LEGEND

- CONSERVE TREE TO BE PROTECTED
- CONSERVE TREE TO BE REMOVED



TITLE: TREE RETENTION PLAN

FOR: CENTERCAL PROPERTIES, INC
 1000 EAST FRANKLIN AVENUE
 EL SEGUNDO, CA 90245



DATE: 09/12/2016

PROJECT: 5638.00

1810 72ND AVENUE SOUTH
 KENT, WA 98032
 (206) 835-8222
 (206) 835-9482 FAX
 ONE PROFESSIONAL LAND PLANNING
 ARCHITECTURE, ENVIRONMENTAL SERVICES



NO. 17301



FAIRFIELD
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