2. PLAZA | RETAIL FRONTAGE

Guidelines require 50% min retail frontage at plaza

- Total Plaza Frontage = 169 LF
- Retail Frontage at Plaza = 94 LF

Retail Frontage % of Plaza = 55%
2. PLAZA | RETAIL FRONTAGE

Retail frontage is over the 50% required.

TOTAL PLAZA FRONTAGE

PLAZA RETAIL FRONTAGE = 55%
2. PLAZA | PLAZA & UPPER STORY SETBACK REDUCTION

PUBLIC PLAZA = 4,316 SF

This excludes the paved area in front of the residential lobby and the 435 sf area seasonally reserved as private restaurant seating.
2. PLAZA | PLAZA & UPPER STORY SETBACK REDUCTION

Balcony

Enclosed Building

Area of Encroachment within the 5'-0" setback reduction

<table>
<thead>
<tr>
<th>Level</th>
<th>Type of Encroachment</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>L3</td>
<td>BALCONY ENCROACHMENT</td>
<td>245 SF</td>
</tr>
<tr>
<td>L3</td>
<td>RESIDENTIAL ENCROACHMENT</td>
<td>115 SF</td>
</tr>
<tr>
<td>L4</td>
<td>BALCONY ENCROACHMENT</td>
<td>115 SF</td>
</tr>
<tr>
<td>L4</td>
<td>RESIDENTIAL ENCROACHMENT</td>
<td>115 SF</td>
</tr>
<tr>
<td>L5</td>
<td>BALCONY ENCROACHMENT</td>
<td>115 SF</td>
</tr>
<tr>
<td>L5</td>
<td>RESIDENTIAL ENCROACHMENT</td>
<td>115 SF</td>
</tr>
</tbody>
</table>

Encroachment for all levels:

TOTAL AREA = 1,769 SF

Plaza is more than twice the size req'd for the setback reduction
2. PLAZA | LANDSCAPE PLAZA PLAN

Typical Lake Street 2’ 2’ Side alk Pattern and 4’ 6’ Tree Grate

2’ 2’ Plant Pots at Building Columns

Street Trees

112 Lake Street - Kirkland, WA

Lake Street Frontage Landscape Plan

Date: 12-02-2019
3. LEVEL 3 PATIOS
Development of the patios that overlook the right of way.

1. Glass & Aluminum Guardrail
2. Privacy Screens Between Units
3. UPPER STORIES | COLOR PALETTE

COLOR 7

< ORIGINAL COLOR
SW 7006
EXTRA WHITE

< REPLACED WITH
SW 7551
GREEK VILLA

LAKE STREET
REVISED PALETTE >

METAL PANEL
DARK BRONZE

SW 7076
FCP

SW 7551
FCP

SW 7513
FCP

BALCONIES & RAILINGS / UNDERSIDE OF DECKS
3. UPPER STORIES | COLOR PALETTE

^ Detail At Metal Decks

BALCONIES & RAILINGS / UNDERSIDE OF DECKS

^ Detail At Pre-cast Concrete Decks

BALCONIES & RAILINGS / UNDERSIDE OF DECKS

SLIDING DOOR

POWDER COATED BLACK FINISH BALCONY FRAME AND DECKING

PRECAST CONCRETE

PAINTED BLACK
4. MATERIALS, COLORS, AND DETAILS | SITE PLAN

4. Materials, Colors, and Details
- Alley Elevation
- Main Street Color Palette
- Street Level Units
- Views from Neighboring Properties

Main Street and Elevated Walkway
4. MATERIALS, COLORS, AND DETAILS | ALLEY ELEVATION

^ALLEY ELEVATION (NORTH ELEVATION)
VIEW FROM MAIN STREET SOUTH TOWARDS ALLEY WITH PREVIOUSLY SUBMITTED COLOR PALETTE
4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

REVISED COLORS, PHYSICAL SAMPLES PHOTOGRAPHED IN SHADE:

COLOR 12
< ORIGINAL COLOR
COASTAL GRAY
< REPLACED WITH
WHITE GRANITE

COLOR 14
< ORIGINAL COLOR
ROASTED WALNUT
< REPLACED WITH
WINCHESTER BROWN

NORTH AND EAST ELEVATION
REVISED PALETTE >

SW 7513 FCP
SW 7036 FCP
CASCADE SLATE
WOODTONE FCP
SUMMER WHEAT
WOODTONE FCP
WHITE GRANITE
WOODTONE FCP
ROSEWOOD
WOODTONE FCP
WINCHESTER
BROWN
WOODTONE FCP
4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

REVISED MATERIAL BOARD PHOTOGRAPHED IN VARYING LIGHTING CONDITIONS:

DIRECT SUNLIGHT:  

IN SHADE:  

OVERCAST CONDITIONS:
4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

^ MAIN STREET ELEVATION - OVERCAST CONDITIONS: Images of physical material samples, photographed in overcast conditions

- [Cascade Slate Woodtone FCP](#)
- [Summer Wheat Woodtone FCP](#)
- [White Granite Woodtone FCP](#)
- [Rosewood Woodtone FCP](#)
- [Winchester Brown Woodtone FCP](#)
4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

^ MAIN STREET ELEVATION - SUNNY CONDITIONS: Images of physical material samples, photographed in sunny / shaded conditions