4. MATERIALS, COLORS, AND DETAILS | STREET LEVEL UNITS

^ VIEW FROM MAIN STREET SOUTH TOWARDS ELEVATED WALKWAY

^ GUARDRAIL AT STREET LEVEL
### 4. MATERIALS, COLORS, AND DETAILS | STREET LEVEL UNITS

#### Light Wells

Windo- wells outside to home unit to empha- size plantings that are tolerant of shade and damp soil. To maintenance due to limited access, it still provide ornamental interest for view of home units from Main Street level, and from the neigh- bouring Portsmouth Condominiums. Plant size is limited to preserve available sunlight, and the plant palette in- cludes plants with right foliage color e.g. Bo- le's Golden Sedge and stem color e.g. Arctic Flame Dogwood to brighten the shady areas. Concrete retaining walls are softened by Veitchii Boston Ivy, which provides summer green foliage and orange-red fall color.

- **Shrubs and Groundcovers**
  - **Shrubs**
    - Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood
    - Corylopsis spicata 'Aurea' / Golden Winter Hazel
    - Mahonia repens / Creeping Oregon Grape
  - **Groundcovers**
    - Epimedium × perralchicum / Hybrid Epimedium
    - Carex elata 'Aurea' / Bo- le's Golden Sedge
    - Ferns: Sord Fern, Deer Fern, Autumn Fern, and Japanese Tassel Fern

- **Small Trees / Large Shrubs**
  - Acer circinatum 'Pacific Fire' / Red-Bark Vine Maple
  - Corylus cornuta / Beaked Hazelnut

#### Stairways

- **Stairway with Retaining Wall**
- **Wall Climber**
  - Parthenocissus tricuspidata Veitchii / Veitchii Boston Ivy

#### Property Line

- **Common Area Patio**
- **Small Ornamental Tree**
- **Conference Room**
- **Retaining Wall, All Sides**
- **Vegetation Retaining Wall**
- **Spill Over Wall**
- **Shrubs Along Windows to Allo- late Outside View**
- **Groundcover**

---

112 Lake Street - Kirkland, WA

Continental Properties

---

East Side Landscape Plan

DATE: 12-02-2019
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

SECTION THROUGH MAIN STREET S

PORTSMITH
BEYOND

PROPERTY LINE

MERRILL GARDENS

UNIT
UNIT
UNIT
UNIT
UNIT

^ SECTION THROUGH MAIN STREET S
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

^ SECTION THROUGH PORTSMITH
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

SECTION THROUGH PORTSMITH CONDOMINIUMS

UNIT
UNIT
UNIT
UNIT
UNIT
AMENITY

ROOF
T.O. PLATE
ELEVATED WALKWAY
PROPERTY LINE
PORTSMITH CONDOMINIUMS

L5
77.50
L4
68.08
L3
58.87
L2
48.17
L1b
37.50
L1
33.17
C市教育局
26.17
CRT
23.17

^ SECTION THROUGH PORTSMITH

ATTACHMENT 2
VIEW FROM MERRILL GARDENS ENTRANCE TOWARDS MAIN STREET
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

^ VIEW FROM ELEVATED WALKWAY 1ST AVE S
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

^ VIEW FROM ELEVATED WALKWAY LOOKING WEST FROM THE PORTSMITH EXERCISE ROOM
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES

^ VIEW FROM PORTSMITH COURTYARD
5. ROOF ELEMENTS | PARAPET HEIGHT CALCULATION

5. Roof Elements | Parapet Heights at Upper Roof

- 4' - 0" parapet height locations
- 4'-0" guardrail at Roof Option A
  OR 4'-0" parapet at Roof Option B
- 2' - 8" parapet height locations
- 0' - 4" parapet height locations (minimal curb)

Average Parapet Height Above Height Limit = 1.8'
(2.0' Average Allowed)

### AVG. PARAPET HEIGHT - UPPER ROOF

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<thead>
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<th>Elevation</th>
<th>Length</th>
<th>Total</th>
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<tr>
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Total: 977.8 / 1782.5

AVG Parapet Height

1782.52 / 977.8 = 1.8
5. ROOF ELEMENTS | PARAPET HEIGHT CALCULATION

5. Roof Elements | Parapet Heights at Lake Street

2'-11” privacy screen locations
1'-10” privacy screen height locations
1'-10” parapet height locations

Average Parapet Height Above 28’ Height Limit = 1.8’
(2.0’ Average Allowed)

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<td>10.3</td>
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<td>G</td>
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Total: 204.2 367.3

AVG Parapet Height = 1.8

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<tr>
<td>G</td>
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</table>

Total: 238.4 435.5

AVG Parapet Height = 1.8
5. ROOF ELEMENTS | MATERIAL & SCREENING

5. Roof Elements | Mechanical Layout & Material

Mechanical Equipment Location

Building Footprint Total Area: 32,951 SF
10% of Rooftop Area = 3,295 SF
5. ROOF ELEMENTS | MATERIAL & SCREENING

^ Rooftop Mechanical Screen Detail

^ SBS Plaza Membrane Top Coat
6. OUTDOOR ROOF DECK | OPTION A
6. OUTDOOR ROOF DECK | OPTION A

6. Roof Amenity Option A
Allowance of an occupiable rooftop amenity space with the revision of the Kirkland Zoning Code

Rooftop amenity space
6. OUTDOOR ROOF DECK | OPTION A

112 Lake Street - Kirkland, WA
Continental Properties

**Roof Terrace Concept Plan**

**DATE:** 12-02-2019

**SCALE:** 1/8" = 1'-0"
6. OUTDOOR ROOF DECK | OPTION B
6. Outdoor Roof Deck | Option B

6. Roof Amenity Option B
Option B demonstrates compliance with the existing zoning code in the event rooftop amenity spaces are not incorporated.

Access to unoccupied roof via roof hatches
6. OUTDOOR ROOF DECK | OPTION B

6. Roof Amenity Option B
Residential amenity space will be located on the Level 3 patio, north of the public plaza.

Level 3 residential amenity space
6. OUTDOOR ROOF DECK | OPTION B

Fernleaf Full-Moon Maple

Sitch Grass

Hee Purple Shamrock

Russian Sage

Sedum 'Angelina'

English Lavender

Concrete Pedestal Pavers

Casual Seating

Total Usable Area: 343 SF
Excludes planters

2' 10" 2' High Fiberglass Planter, Typ

2' 6' 2' High Fiberglass Planter

2' 6' 2' High Fiberglass Planter

2' 6' 2' High Fiberglass Planter

2' 6' 2' High Fiberglass Planter

Porta le Bar esquc

Movable Dineiing Ta les
& Chairs, Typ

6.8. OUTDOOR ROOF DECK | OPTION B

112 Lake Street - Kirkland, WA
Continental Properties

Level 3 Terrace Concept Plan
DATE: 12-02-2019

SCALE: 1/8" = 1'-0"
APPENDIX
SUN ANGLE STUDY - OPTION 3 - CORNER DECKS AND PLAZA (PREFERRED)

9:00 AM 12:00 PM 3:00 PM

SUMMER SOLSTICE

9:00 AM 12:00 PM 3:00 PM

EQUINOX

9:00 AM 12:00 PM 3:00 PM

WINTER SOLSTICE
(4) PARKING STALLS TO REMAIN

EXISTING BUILDING TO REMAIN
APPENDIX | MAXIMUM ZONING DIAGRAM WITH PUBLIC PLAZA

10'
AVG SETBACK

55'
HEIGHT

PUBLIC
PLAZA

LAKE STREET SOUTH

25'
SETBACK
APPENDIX | FLOOR PLAN - P2
APPENDIX | FLOOR PLAN - LEVEL 1

HEIGHT LIMIT CALCULATION

FINISHED GRADE AT MIDPOINT
ELEV. 33’ 2”
ZONING HEIGHT ALLOWED
+ 55’ 0”
MAX BUILDING HT ELEVATION
ELEV. 88’ 2”

MIDPOINT OF PROPERTY LINE ABUTTING LAKE STREET S

<table>
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- ATTACHMENT 2
APPENDIX | ELEVATIONS

WEST ELEVATION (LAKE STREET S)

EAST ELEVATION (MAIN STREET S & ELEVATED WALKWAY)
APPENDIX | ELEVATIONS

^ NORTH ELEVATION (ALLEY)

^ SOUTH ELEVATION
APPENDIX | BUILDING SECTIONS

^ SECTION THROUGH NEW CONSTRUCTION AND EXISTING BUILDING
### APPENDIX | MATERIAL PALETTE

#### RETAIL FRONTAGE

- **A** RETAIL FRONTAGE A (EXISTING BLDG) MEDIUM BROWN BRICK
- **B** RETAIL FRONTAGE B (EXISTING BLDG) WARM WHITE STUCCO
- **C** RETAIL FRONTAGE C ASPEN BRICK
- **D** LIGHT ADOBE FCP
- **E** ADOBE WINDOW FRAMES
- **F** RETAIL FRONTAGE D MEDIUM BROWN STUCCO
- **G** BRONZE METAL PANEL & WINDOW FRAMES
- **H** WHITE FCP

#### LAKE STREET

- **G** BRONZE WINDOW FRAMES
- **J** CHARCOAL GRAY FCP
- **K** LIGHT BROWN FCP
- **L** BALCONIES & RAILINGS
- **D** LIGHT ADOBE FCP

#### MAIN STREET

- **M** CASCADE SLATE WOODTONE FCP
- **N** WHITE GRANITE WOODTONE FCP
- **O** SUMMER WHEAT WOODTONE FCP
- **P** WINCHESTER BROWN WOODTONE FCP
- **Q** ROSEWOOD WOODTONE FCP
- **H** WHITE FCP OR WINDOW FRAMES
- **H** WHITE FCP OR WINDOW FRAMES