Design Response Conference

DATE: 04-16-2018

Totem Lake Apartments
Terrene Urban, LLC

37

unit

projected roof / soffit at recessed bay

unit

balconies

unit

recessed bay with woodtone siding & accent

unit

attic story

unit

facade build-out for recessed bays

unit

 Juliette balconies

unit

canopy

unit

decorative screen panels

STREET FRONTAGE @ PORCH AMENITY

3:32" = 1'-0"

STREET FRONTAGE @ LOBBY / AMENITY

3:32" = 1'-0"

STREET FRONTAGE @ FIRE LANE

3:32" = 1'-0"

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JOHNSON BRAUND INC

53
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2 ENLARGED SECTION @ TERRACES / FIRE LANE
3/32" = 1'-0"

1 ENLARGED SECTION @ AMENITY SPACES
3/32" = 1'-0"
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Totem Lake Apartments
Terrene Urban, LLC

PLAZA / PEDESTRIAN CONNECTION VIEWS

PLAZA / POCKET PARK AND “PORCH”

LOOKING NORTH EAST NE 128TH STREETScape @ PLAZA ENTRY

128TH STREETScape @ PLAZA / POCKET PARK ENTRY

PLAZA / POCKET PARK AND “PORCH”

COVERED PORCH VIEW TO PLAZA

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OPEN SPACE VIEWS

PLAZA OVERLOOK TO PEDESTRIAN CONNECTION / LINEAR PARK BEYOND

WEST FACADE ALONG PEDESTRIAN PATHWAY

FIRE LANE & OUTDOOR RECREATION - DECORATIVE SCREEN GATE

FIRE LANE HARDSCAPE - LOOKING NORTH

JOHNSON BRAUN INC.
DISTINCTIVE ROOF TREATMENTS: PROJECTED ROOF EDGE AND ACCENT SOFFIT

VARIED PARAPET HEIGHTS AND TREATMENT

HORIZONTAL MODULATION @ ATTIC STORY OF WOODTONE LAPPED SIDING

4" RECESSED FACADE TO PROVIDE DEPTH

JULIETTE BALCONY @ RECESSED BAYS

12" RECESSED BAYS TO PROVIDE DEPTH

STEPPED FACADE ALONG STREETSCAPE

LARGE WINDOWS WITH VARIED SIZES

FEATURE ENTRY CANOPY

BRICK MASONRY BASE

LARGE STOREFRONT WINDOWS AT LEVEL ONE AMENITY SPACES

STEPPED FACADE ALONG STREETSCAPE

LARGE WINDOWS WITH VARIED SIZES

CORNER CANOPY AT PLAZA

BRICK MASONRY BASE

DECORATIVE SCREENS AT OUTDOOR ROOMS

WOOD PRIVACY SCREEnS AT TERRACE

2X2 MESH RAILINGS

ACCENT AT RECESSED BAY - WOODTONE LAPPED SIDING

4" RECESSED FACADES TO PROVIDE DEPTH

CORNER BALCONY W/ GLASS RAILINGS

ACCENT COLOR AT RECESSED BAY

ACCENT AT RECESSED BAY - WOODTONE LAPPED SIDING

ACCENT AT RECESSED BAY

RECESSED FACADES TO PROVIDE DEPTH

INSET BALCONY W/ GLASS RAILINGS

LARGE WINDOWS WITH VARIED SIZES

LAPPED SIDING @ BASE

ACCENT COLOR AT RECESSED BAY

ACCENT COLOR AT RECESSED BAY

WOOD PRIVACY SCREENS AT TERRACE

2X2 MESH RAILINGS

ACCENT COLOR AT RECESSED BAY

INSET BALCONY W/ GLASS RAILINGS

LARGE WINDOWS WITH VARIED SIZES

LAPPED SIDING @ BASE

ACCENT COLOR AT RECESSED BAY

WOOD PRIVACY SCREENS AT TERRACE

2X2 MESH RAILINGS

ACCENT COLOR AT RECESSED BAY
DETAILS - SIDING

OUTSIDE CORNER TRIM - WOODTONE LAPPED SIDING

INSIDE CORNER TRIM - PANEL & LAPPED SIDING

HORIZONTAL REVEAL TRIM - HARDI-PANEL SIDING

VERTICAL REVEAL TRIM - HARDI-PANEL SIDING

OUTSIDE CORNER TRIM - HARDI-PANEL SIDING

XtremeTrim® Horizontal Z

XtremeTrim® Vertical Reveal

XtremeTrim® Low Profile Inside Corner

JOHNSON BRAUND INC.

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ATTACHMENT 2
FEATURE ENTRY CANOPY & SIGNAGE

- Decorative screens provide texture and shadow
- Backlit at night for "Lantern Glow"

SIGNAGE

- Canopy mounted letter sign
- Internally lit

DETAILS - SIGNAGE & LIGHTING

- Simple geometric sconce lighting along street frontage
- Simple geometric bollard lighting along pathway and fire lane
- String lights over plaza to create outdoor room
- Laser cut metal panels with back/ up lighting

50

Totem Lake Apartments
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JOHNSON BRAUND INC

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White Rhino | CONTEMPORARY PATTERN

Paradell designers study composition, balance, form, and space beyond a level that would interest most people. We know why three of something often seems more inviting than four of it. What we cannot explain is why the white rhino needs to have three toes on each foot.

Terrene Urban, LLC

Totem Lake Apartments

JOHNSON BRAUND INC.

DATE: 04-16-2018

Design Response Conference
<table>
<thead>
<tr>
<th>Code Requirement (KZC 10.13.3)</th>
<th>Providing</th>
<th>Exceeding with:</th>
</tr>
</thead>
<tbody>
<tr>
<td>All areas. Must provide at least 175 square feet of pedestrian-oriented space at the main building entrance in a central location, or adjacent to a parking area.</td>
<td>X</td>
<td>Development of 12 ft. setback as a pedestrian-oriented space provides 1,258 SF at building entry and stormwater treatment, the public place at through block pedestrian connection provides 267 SF and the covered porch provides 114 SF, for exceeding the 175 SF requirement.</td>
</tr>
</tbody>
</table>

**Public Improvements Matrix**

<table>
<thead>
<tr>
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</tr>
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<td>Pedestrian access shall be provided by means of dedicated sidewalks, paths, or easements at the City's option.</td>
<td>X</td>
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<tbody>
<tr>
<td>The width of the access right of way, traffic lanes, easement, and the sidewalk material and width, shall be determined by the Public Works Five-Pointed Plan.</td>
<td>X</td>
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</tr>
</tbody>
</table>

**Design Guidelines for Pedestrian-Oriented Business Districts**

- Public art is encouraged.
- Private screen panels are provided at Plaza, at the lane gate, and dispersed along the street facing façade. The art panels at a Plaza are positioned in the landscape to visually draw pedestrians into the space, to screen from adjacent driveway and to act as a way finding element. Art panels in gate at Fire lane anchors the east corner of the property while allowing visibility of resident activity beyond. The art panels also demarcate the residential building entry along the stormwater.

- Pedestrian Elements such as arches, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornice, trees, art concepts, and courts yards should be encouraged.

- Architectural Features at corners, juliet balconies over looking street, landscaping along street and through site pathway, art pieces, and public place are provided. Balconies and porch / deck provide "eyes on the street", while the landscape / green belt design enhances the pedestrian experience. Canopies along street frontage at an plaza provide weather protection for pedestrians. Art pieces provide aesthetic interest and way finding systems.

- Upper Story Artists encouraged.

- Upper level balconies and terraces provide "eyes on the street" as well as "eyes on the plaza and through site pathway."
OVERALL LANDSCAPE PLAN

DRV18-00149 ATTACHMENT 2

CIP CONCRETE BENCH WITH WOOD VENEER

CURVED BENCH AT SEATING NODES

DARK GREY SEMI GLOSS FIBERGLASS POTS - 24" Sq x 32" H

ENHANCED PLANTING IN POTS ALONG STREET FRONTAGE AND PLAZA

TIVOLI STRING LIGHTS IN PLAZA

SCORED COLORED CONCRETE AT STREET FRONTAGE AND PLAZA

BOLLARD LIGHT AT PATH

METAL ART PANELS AT PLAZA TO MATCH ARCH. DETAIL

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Design Response Conference

DATE: 04-16-2018 MEETING

Totem Lake Apartments

Terrene Urban, LLC

LANDSCAPE ENLARGEMENTS

ENTRY DRIVE

NE 128TH STREET

STREET TREES, TYP.
BENCH AND AT GRADE PLANTER

STREETS CAP PLANTING
STRIP, TYP.

FIRELANE ACCESS:

TOTAL LAKE APARTMENTS

MEETING

PLANter POTS
AND BENCH
BIKE RACK

PEDESTRIAN AMENITY ENLARGEMENT

SECOND LEVEL UNIT TERRACE WITH PRIVACY SCREENS AND PLANTERS.

DOUBLE-SIDED FIREPLACE

ENHANCED PLANTING ALONG PATH CORRIDOR
5' WIDE CONCRETE PATH

ROLLARD PATH LIGHTS, TYP.

WOOD DECK PANELS AT SPECIALTY SEATING AREAS ON ROOF TERRACE

OVER SCALED CHESS GAME AT ROOF TERRACE

TWO-SIDED FIREPLACE AT ROOF TERRACE SEATING AREAS

PEDESTAL PAVERS ON ROOF TERRACE AND PRIVATE PATIOS

TOPL AP TIONS

BBQ GRILLS
UNDER CANOPY

LOUNGE AREA, TYP.

IPE ACCENT PAVERS, TYP.

DOUBLE-SIDED FIREPLACE

PLANTER POTS ALONG RAILING, TYP.

PEDESTAL PAVERS, TYP.

LG SCALE CHESS
ELEVATOR PENTHOUSE

RAISED PLANTER, TYP.

BAR HEIGHT TABLE AND SEATING ALONG RAILING, TYP.

CORN HOLE COURT

ROOF ENLARGEMENT

SCALE 1/40

PEDESTRIAN AMENITY ENLARGEMENT

ENTRY DRIVE

NE 128TH STREET

STREET TREES, TYP.
BENCH AND AT GRADE PLANTER

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BAR HEIGHT TABLE AND SEATING ALONG RAILING, TYP.

CORN HOLE COURT

ROOF ENLARGEMENT

SCALE 1/40

At a glance:

- **Street Trees**
- **Benches and at-grade planters**
- **Streetcape planting strips**
- **Firelane access**

**Entry Drive**

**NE 128th Street**

- **Enhanced paving at plaza and street frontage**
- **Planter pots and bench with bike rack**

**Pedestrian Amenity Enlargement**

- **Second level unit terrace** with privacy screens and planters.
- **Double-sided fireplace**

**Total Lake Apartments**

**Terrene Urban, LLC**

**Design Response Conference**

DATE: 04-16-2018 MEETING

**70**