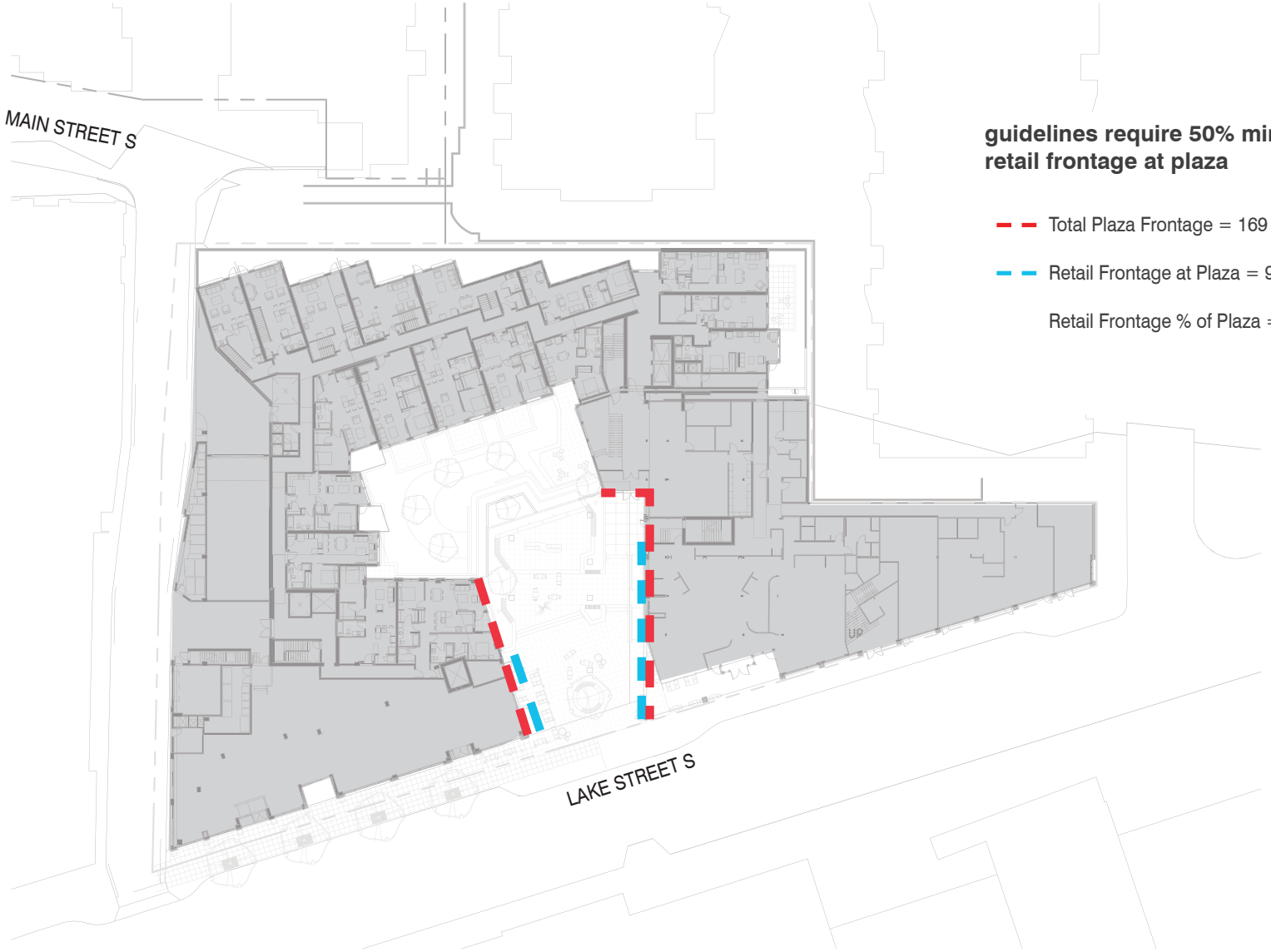
## 2. PLAZA | RETAIL FRONTAGE



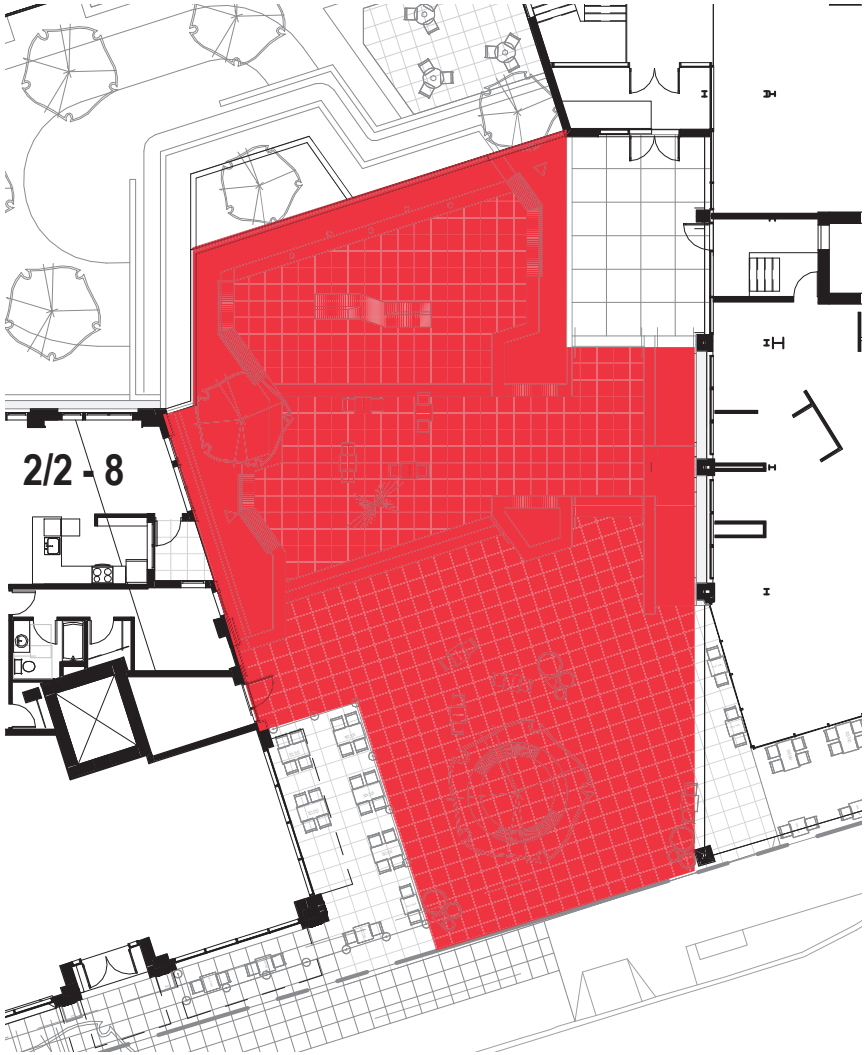
## 2. PLAZA | RETAIL FRONTAGE

**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

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

Balcony

Enclosed Building

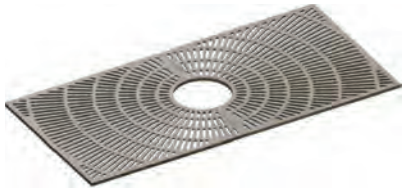
| LAKE ST UPPER LVL SF IN SETBACK | | |
|---|---|---|
| Level | Name | Area |
| L3 | BALCONY ENCROACHMENT | 435 SF |
| L3 | RESIDENTIAL ENCROACHMENT | 155 SF |
| L4 | BALCONY ENCROACHMENT | 435 SF |
| L4 | RESIDENTIAL ENCROACHMENT | 155 SF |
| L5 | BALCONY ENCROACHMENT | 435 SF |
| L5 | RESIDENTIAL ENCROACHMENT | 155 SF |
| | | 1769 SF |

Encroachment for all levels:

**TOTAL AREA = 1,769 SF**

**Plaza is more than twice the size req'd for the setback reduction**

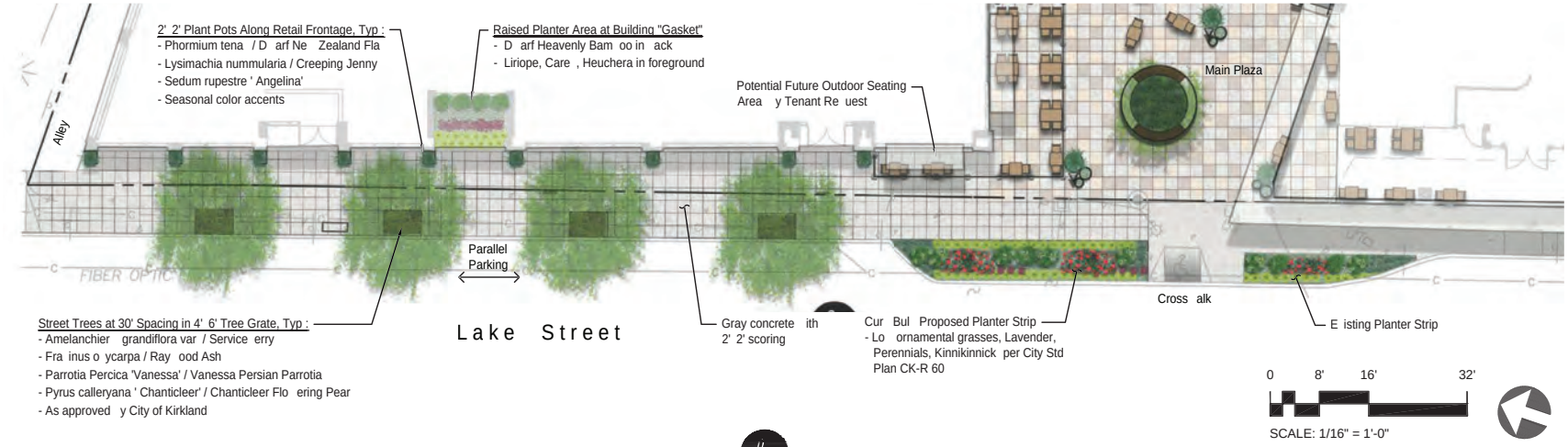
## 2. PLAZA | LANDSCAPE PLAZA PLAN



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

Continental Properties

BLUELINE

Lake Street Frontage Landscape Plan

DATE: 12-02-2019

## 2. PLAZA | RENDERING

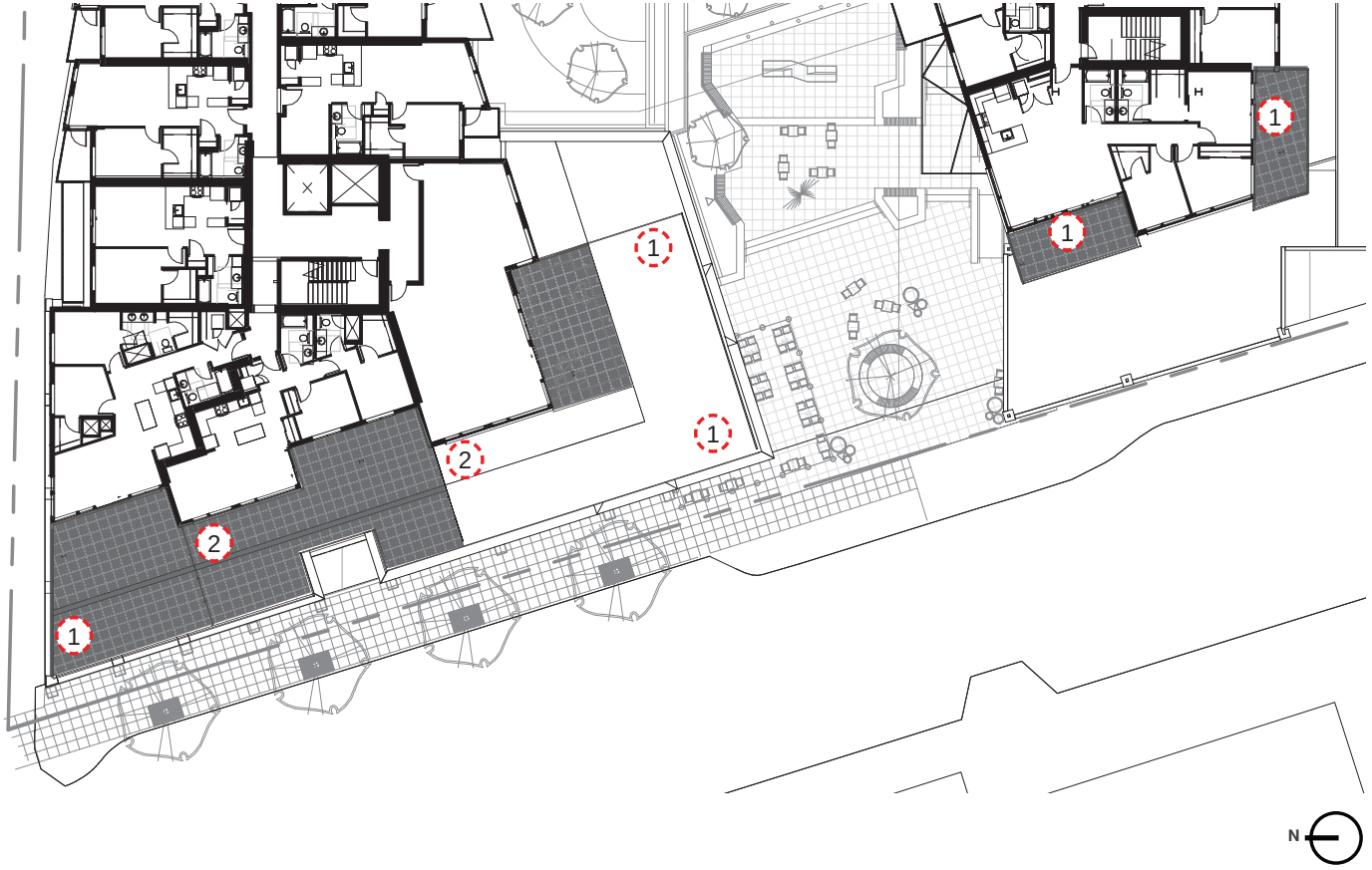
## 2. PLAZA | RENDERING

## 2. PLAZA | RENDERING

## 2. PLAZA | RENDERING

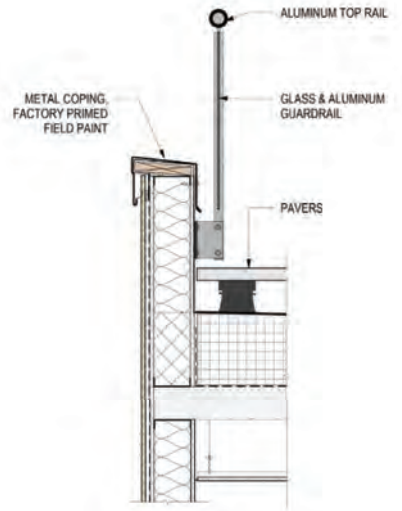
## 2. PLAZA | RENDERING

## 3. UPPER STORIES | LEVEL 3 PATIOS

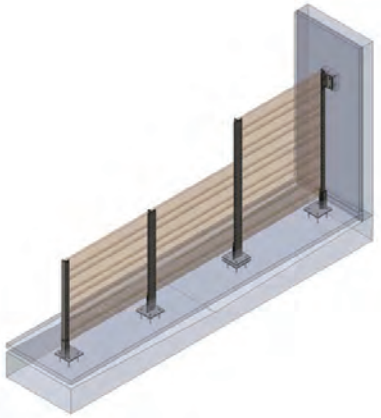



### 3. LEVEL 3 PATIOS

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**

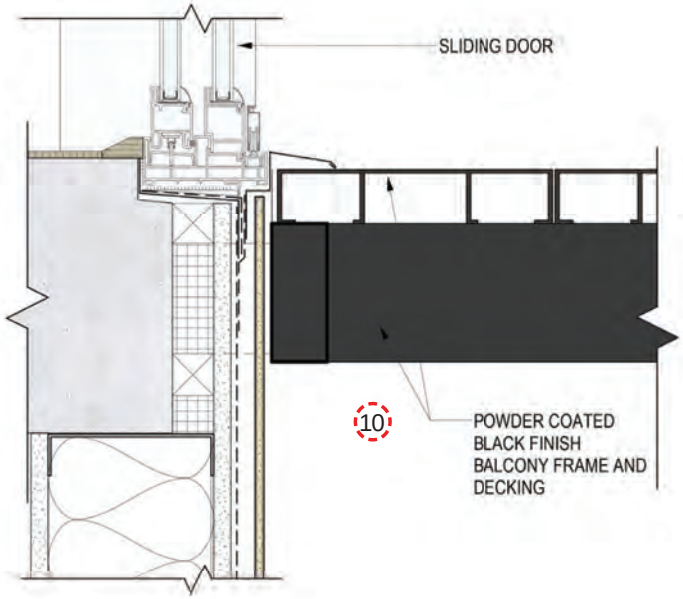
**< ORIGINAL COLOR**
**SW 7006**
**EXTRA WHITE**

**< REPLACED WITH**
**SW 7551**
**GREEK VILLA**

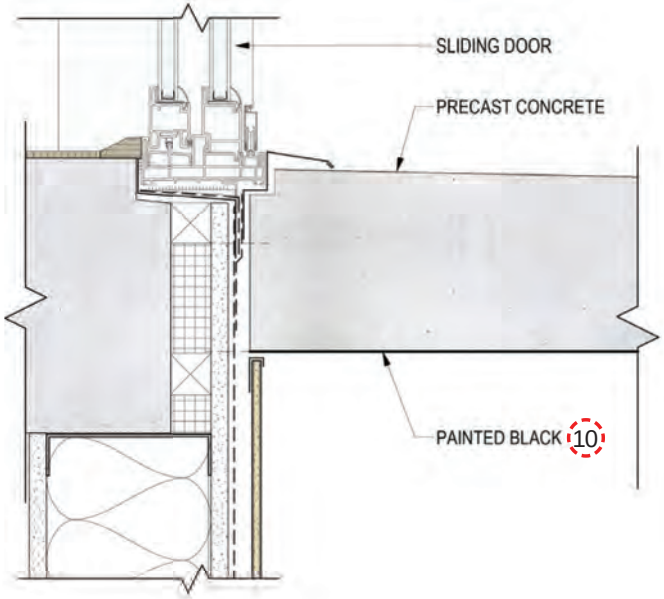
**LAKE STREET**
**REVISED PALETTE >**

| 6 | 8 | 7 | 9 | 10 |
|---|---|---|---|---|
| METAL PANEL<br>DARK BRONZE | SW 7076<br>FCP | SW 7551<br>FCP | SW 7513<br>FCP | BALCONIES & RAILINGS /<br>UNDERSIDE OF DECKS |

## 3. UPPER STORIES | COLOR PALETTE




^ Detail At Metal Decks




^ Detail At Pre-cast Concrete Decks

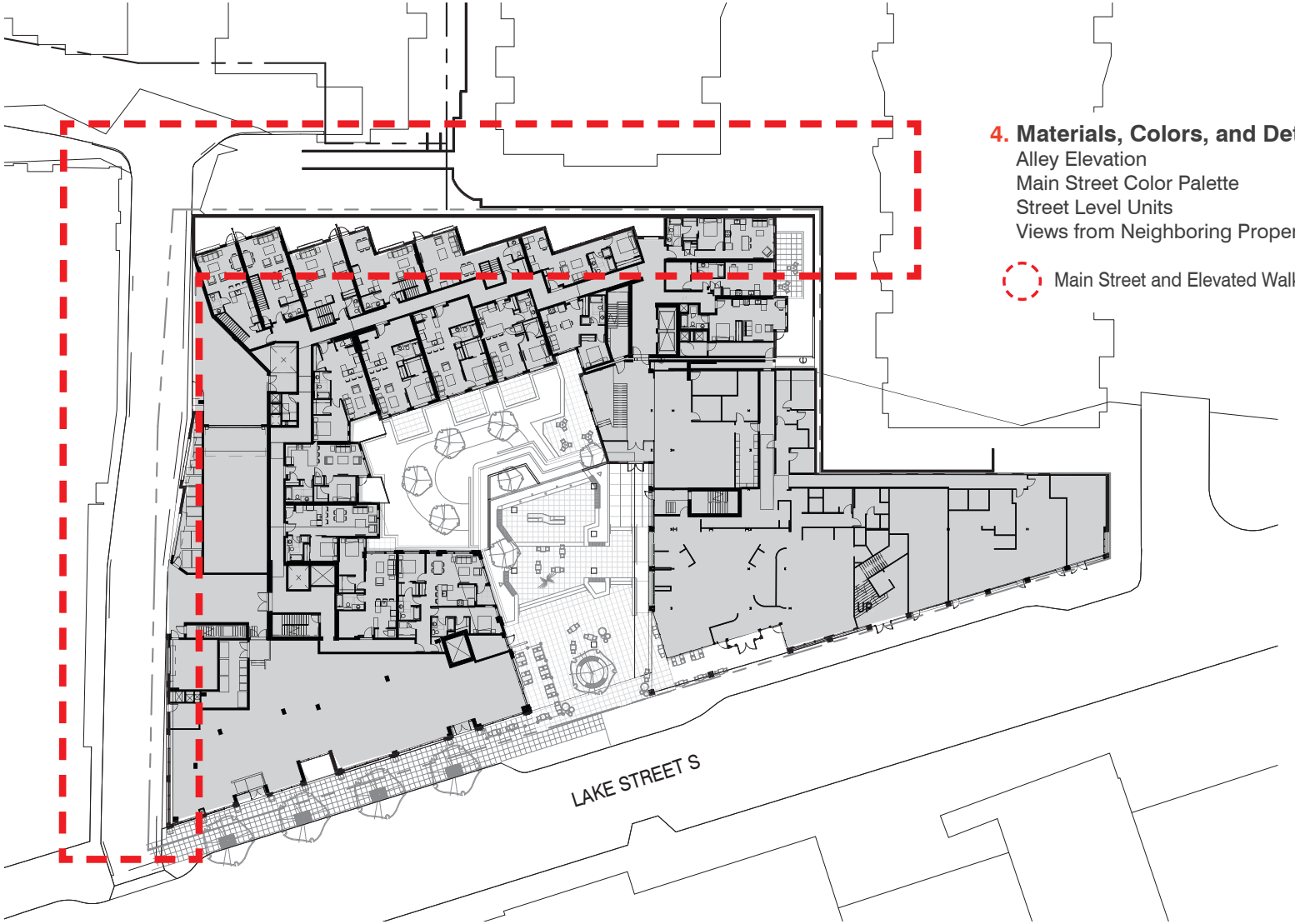
10

BALCONIES & RAILINGS /
UNDERSIDE OF DECKS

10

BALCONIES & RAILINGS /
UNDERSIDE OF DECKS

## 4. MATERIALS, COLORS, AND DETAILS | SITE PLAN



## 4. MATERIALS, COLORS, AND DETAILS | ALLEY ELEVATION

^ ALLEY ELEVATION (NORTH ELEVATION)

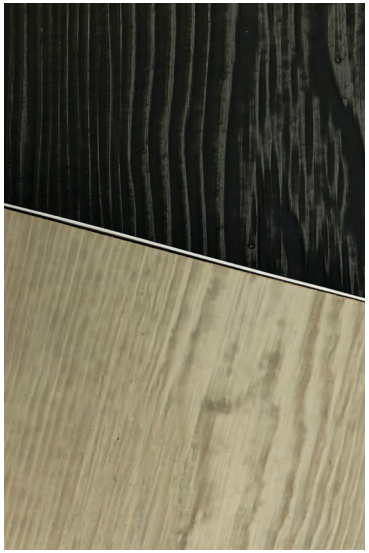
## 4. MATERIALS, COLORS, AND DETAILS | MAIN STREET ELEVATION

^ 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:

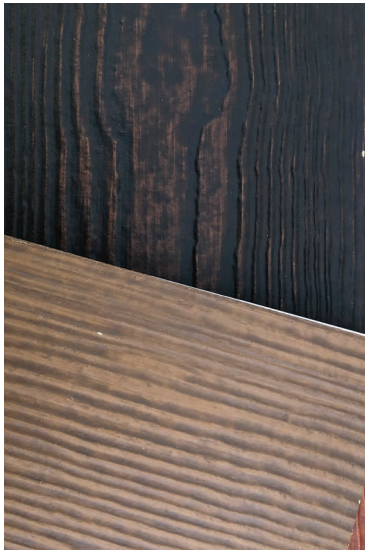
**COLOR 12**



< ORIGINAL COLOR
COASTAL GRAY

< REPLACED WITH
WHITE GRANITE

**COLOR 14**



< ORIGINAL COLOR
ROASTED WALNUT

< REPLACED WITH
WINCHESTER BROWN

**NORTH AND EAST ELEVATION REVISED PALETTE >**

| 9 | 4 | 11 | 13 | 12 | 15 | 14 |
|---|---|---|---|---|---|---|
| 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

11

CASCADE SLATE
WOODTONE FCP

13

SUMMER WHEAT
WOODTONE FCP

12

WHITE GRANITE
WOODTONE FCP

15

ROSEWOOD
WOODTONE
FCP

14

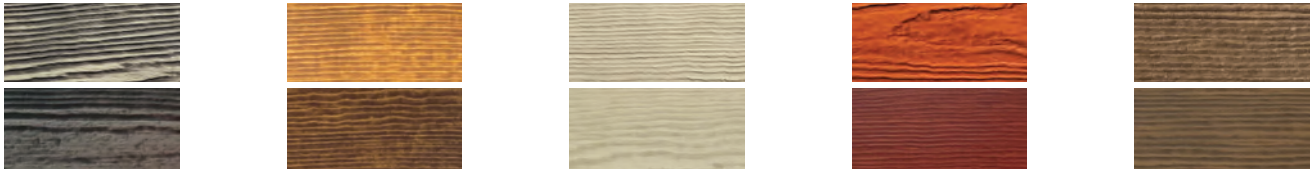
WINCHESTER
BROWN
WOODTONE FCP

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

## 4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

SUNNY CONDITIONS >

SHADED CONDITIONS >



| 11 | 13 | 12 | 15 | 14 |
|---|---|---|---|---|
| CASCADE SLATE WOODTONE FCP | SUMMER WHEAT WOODTONE FCP | WHITE GRANITE WOODTONE FCP | ROSEWOOD WOODTONE FCP | WINCHESTER BROWN WOODTONE FCP |

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

## 4. MATERIALS, COLORS, AND DETAILS | MAIN STREET COLOR PALETTE

^ MAIN STREET ELEVATION - PERSPECTIVE FROM ELEVATED WALKWAY LOOKING NORTH