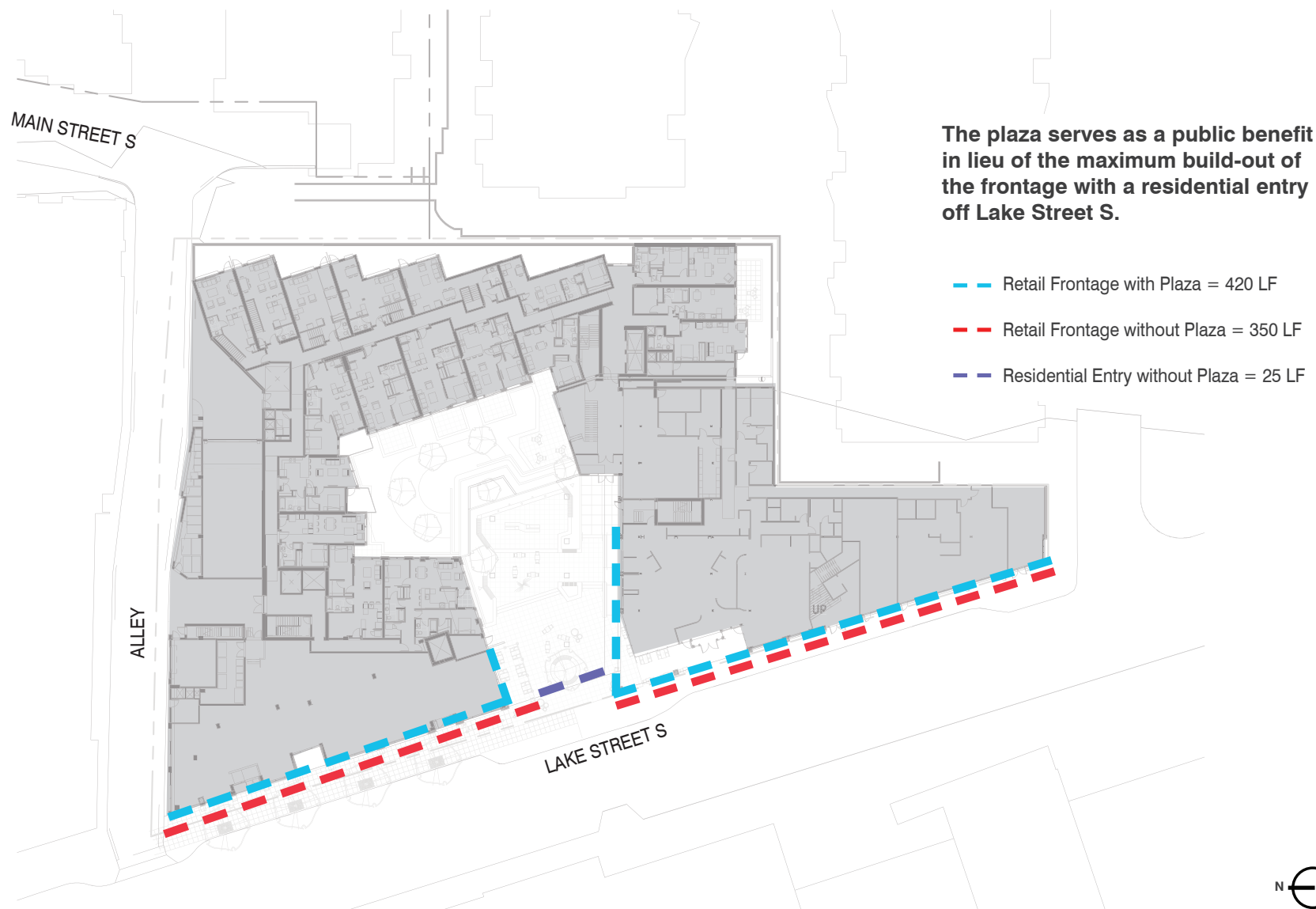


2. PLAZA | SECTION THROUGH SUNKEN COURTYARD AND PLAZA



2. PLAZA | RETAIL FRONTAGE SITE PLAN



2. PLAZA | RETAIL FRONTAGE

The plaza increases the amount of retail frontage.

RETAIL FRONTAGE WITH PLAZA



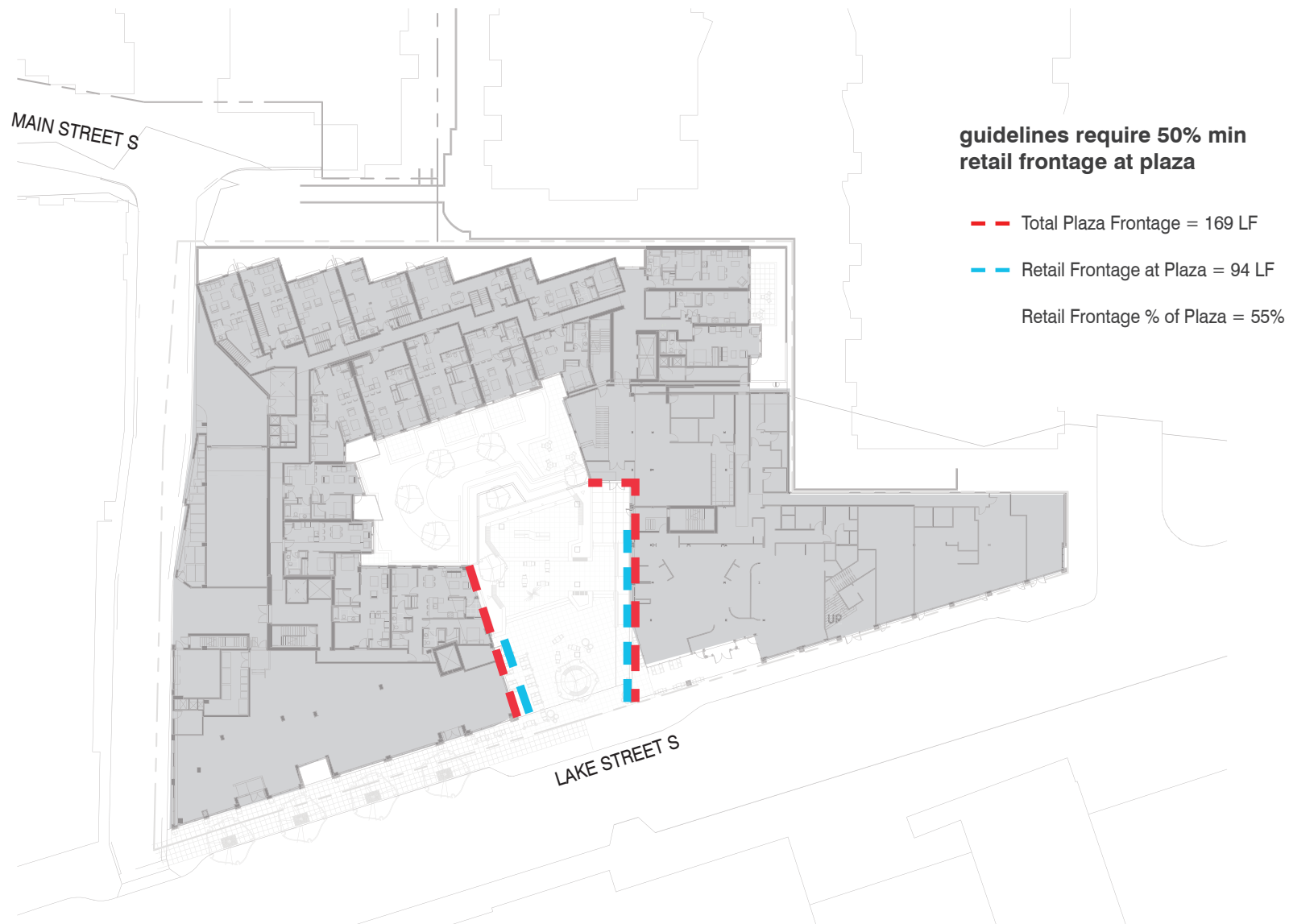
RETAIL FRONTAGE WITHOUT PLAZA



RESIDENTIAL FRONTAGE WITHOUT PLAZA



2. PLAZA | RETAIL FRONTAGE



2. PLAZA | RETAIL FRONTAGE

**Retail frontage is over
the 50% required.**

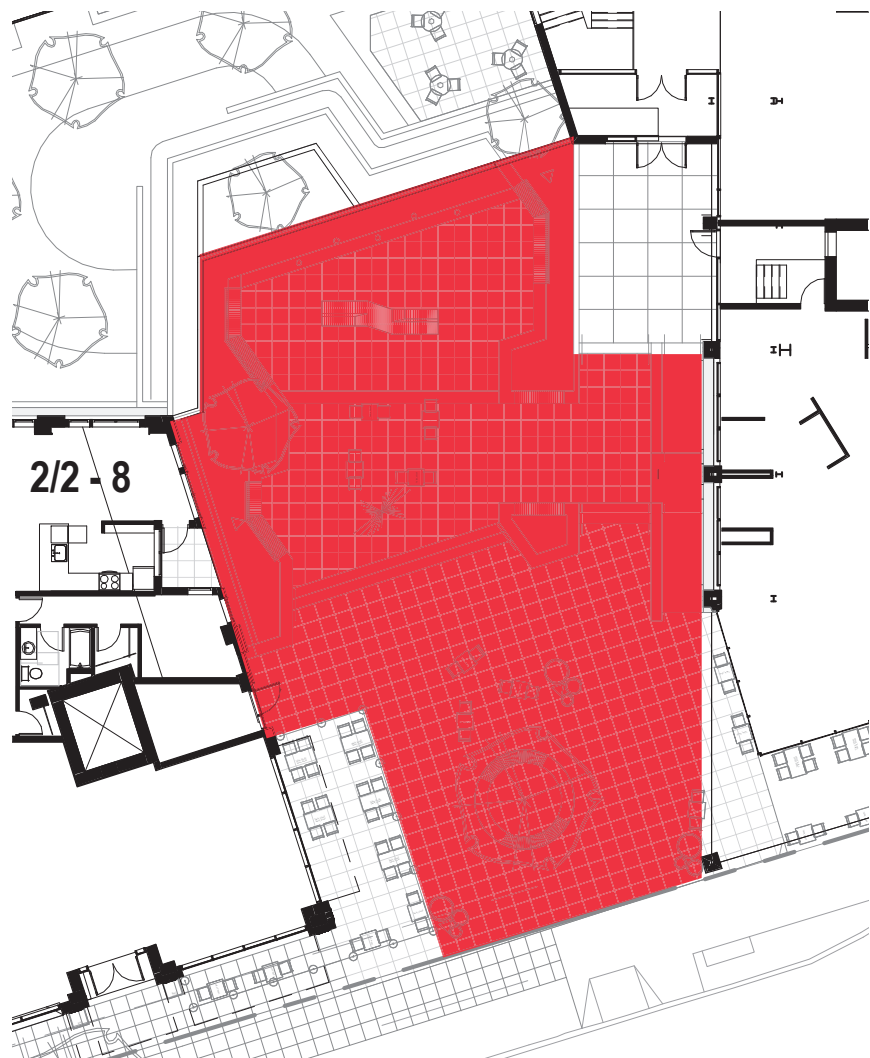
TOTAL PLAZA FRONTAGE



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

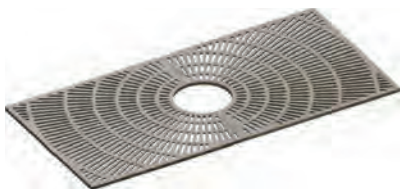
- Balcony
- Enclosed Building

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



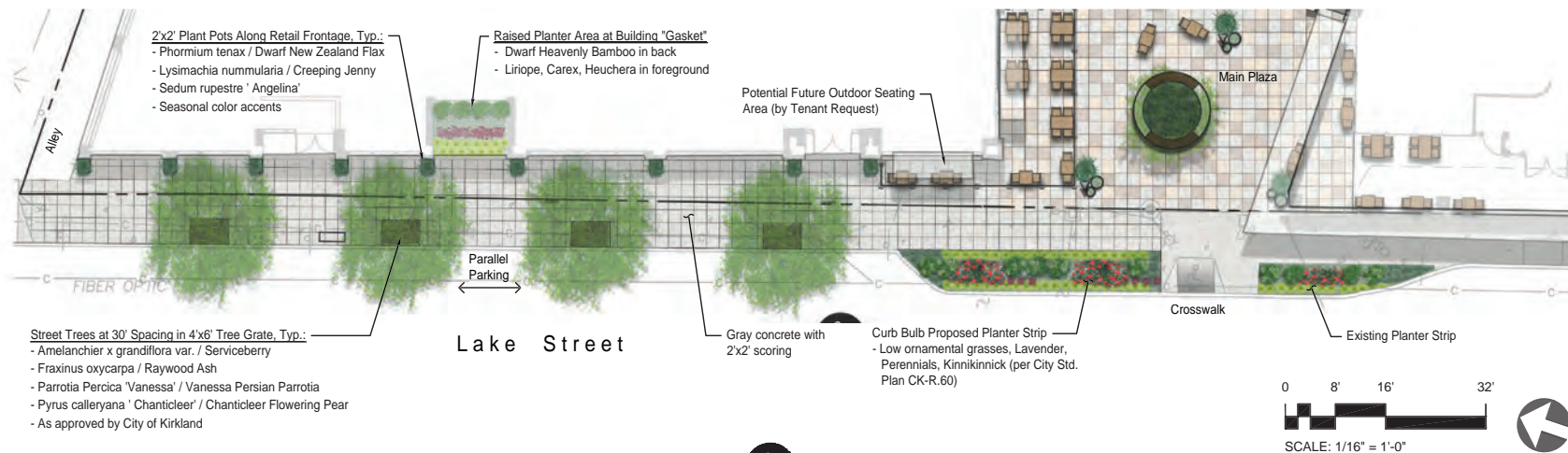
Typical Lake Street 2'x2' Sidewalk Pattern and 4' x 6' Tree Grate



2'x2' Plant Pots at Building Columns



Street Trees



112 Lake Street - Kirkland, WA
 Continental Properties



Lake Street Frontage Landscape Plan

DATE: 12-02-2019

2. PLAZA | RENDERING



2. PLAZA | RENDERING



2. PLAZA | RENDERING



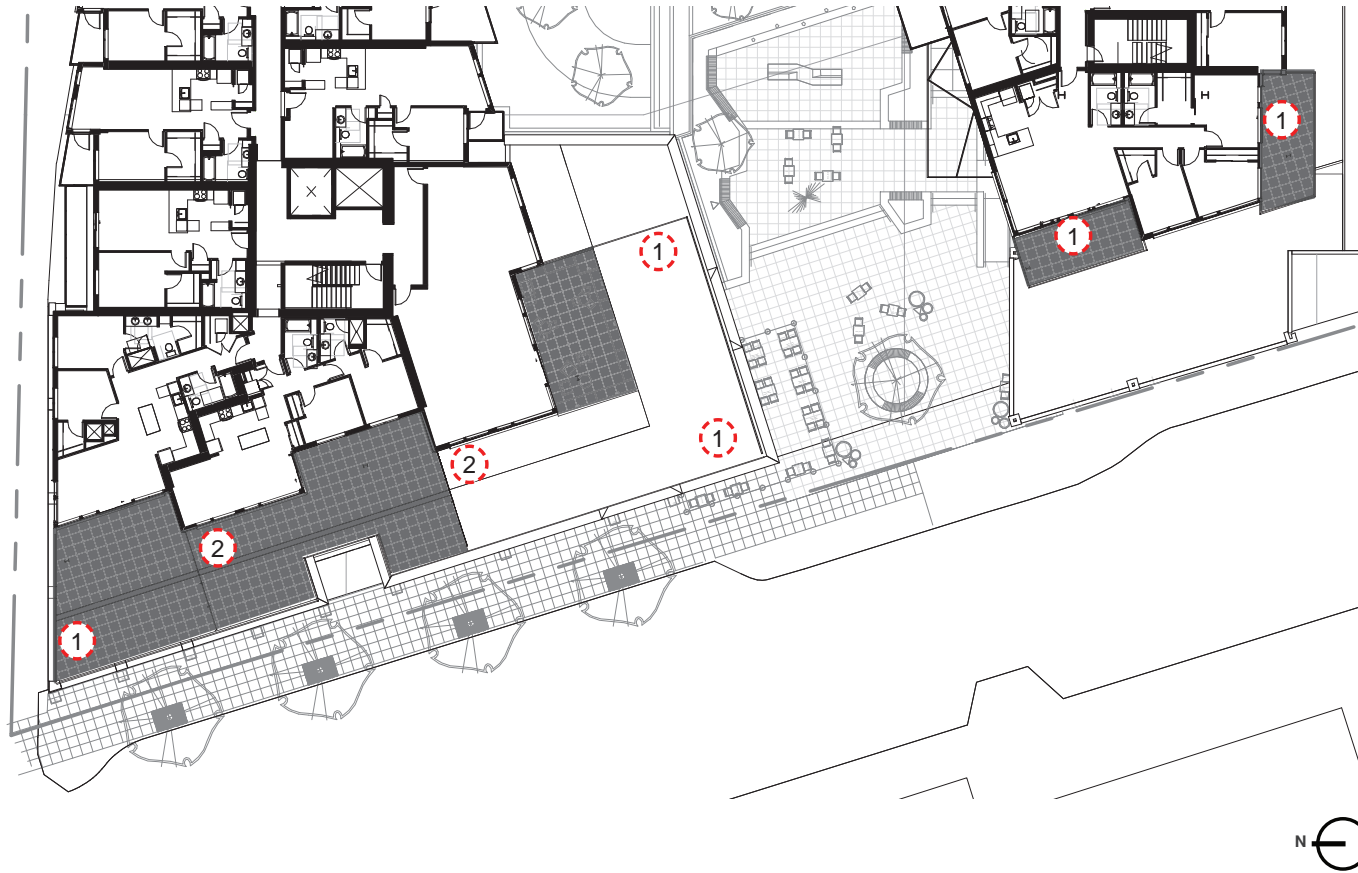
2. PLAZA | RENDERING



2. PLAZA | RENDERING

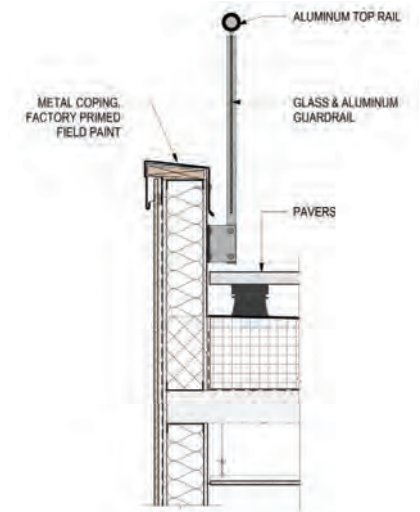


3. UPPER STORIES | LEVEL 3 PATIOS

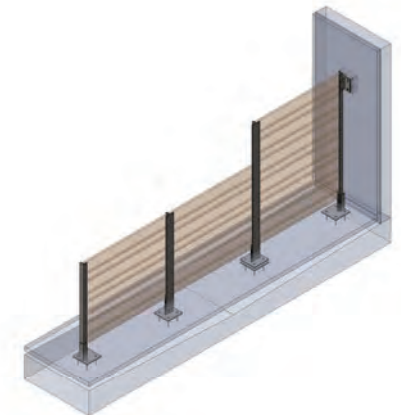


3. LEVEL 3 PATIOS

Development of the patios that overlook the right of way.



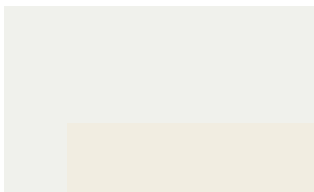
1 ^ Glass & Aluminum Guardrail



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 >



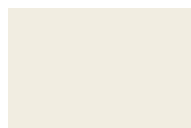
6

METAL PANEL
DARK BRONZE



8

SW 7076
FCP



7

SW 7551
FCP



9

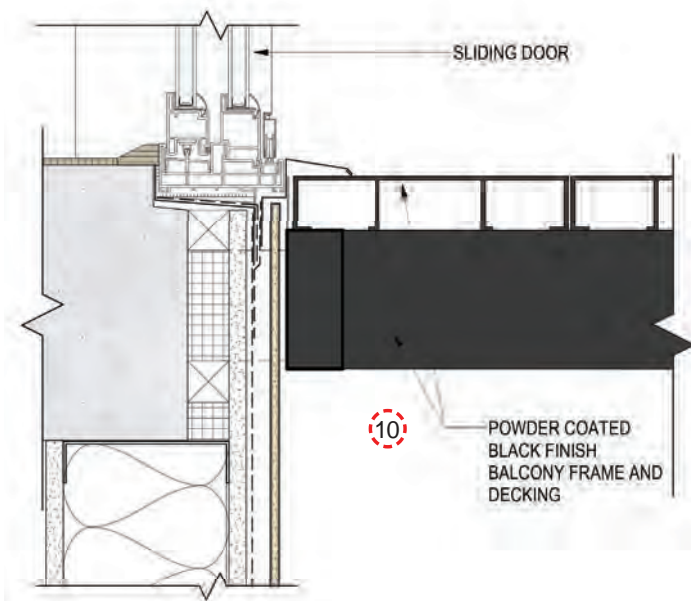
SW 7513
FCP



10

BALCONIES & RAILINGS /
UNDERSIDE OF DECKS

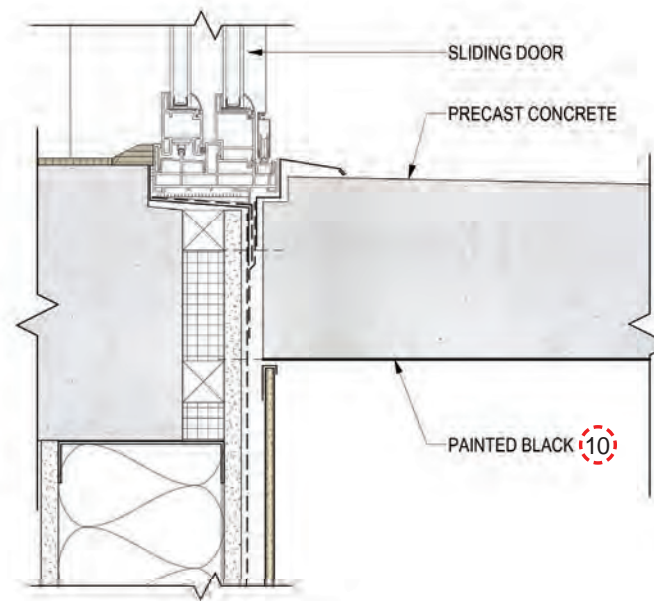
3. UPPER STORIES | COLOR PALETTE



^ Detail At Metal Decks



BALCONIES & RAILINGS /
UNDERSIDE OF DECKS



^ Detail At Pre-cast Concrete Decks



BALCONIES & RAILINGS /
UNDERSIDE OF DECKS

4. MATERIALS, COLORS, AND DETAILS | SITE PLAN

