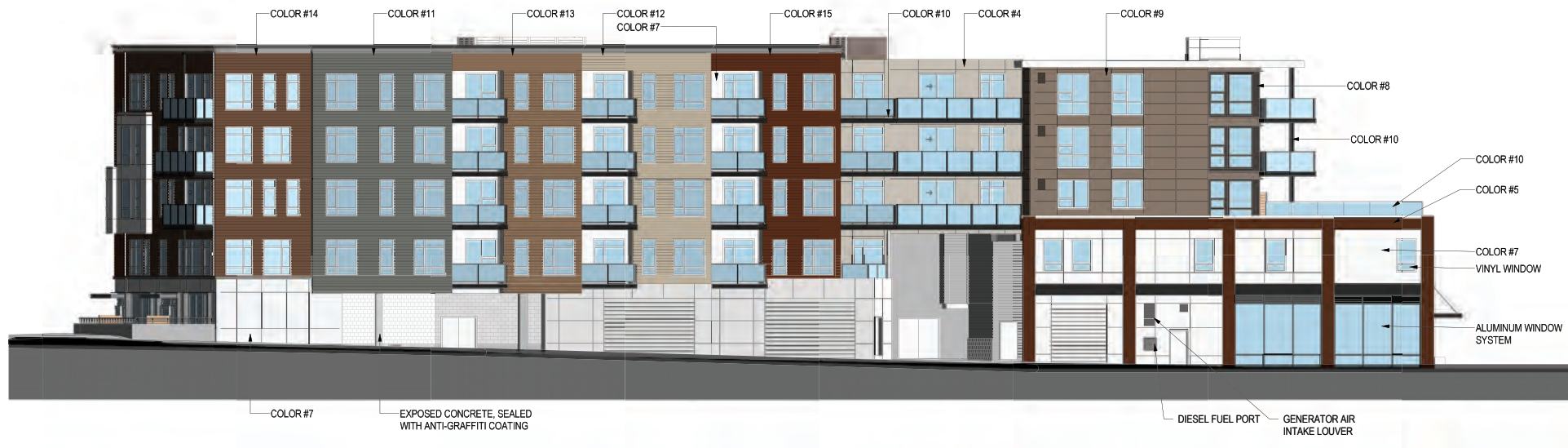


4. MATERIALS, COLORS, AND DETAILS | ALLEY ELEVATION



^ 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:

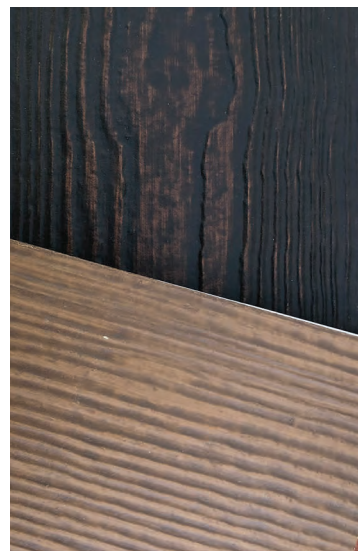
COLOR 12



< 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

SW 7513
 FCP



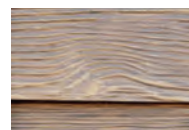
4

SW 7036
 FCP



11

CASCADE SLATE
 WOODTONE FCP



13

SUMMER WHEAT
 WOODTONE FCP



12

WHITE GRANITE
 WOODTONE FCP



15

ROSEWOOD
 WOODTONE
 FCP



14

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



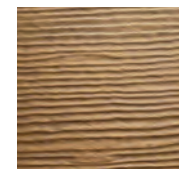
13
SUMMER WHEAT
WOODTONE FCP



12
WHITE GRANITE
WOODTONE FCP



15
ROSEWOOD
WOODTONE
FCP



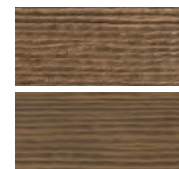
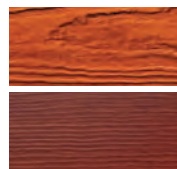
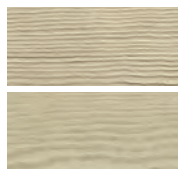
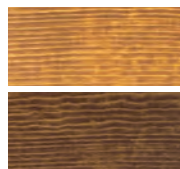
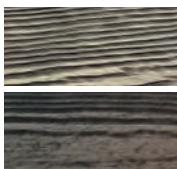
14
WINCHESTER
BROWN
WOODTONE FCP

^ 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

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

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

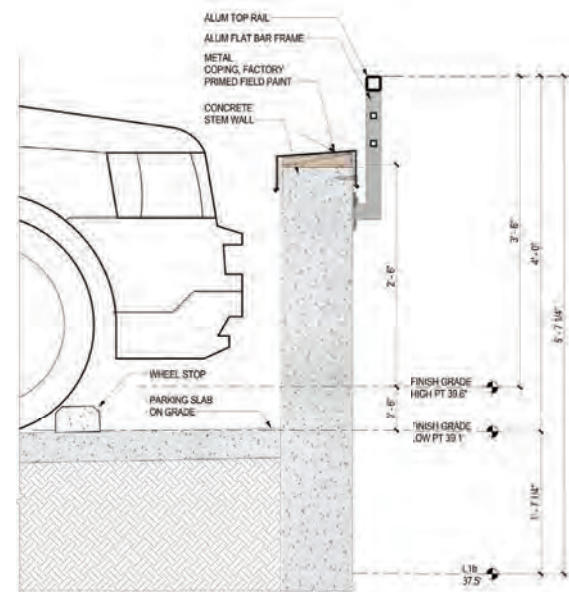


^ MAIN STREET ELEVATION - PERSPECTIVE FROM ELEVATED WALKWAY LOOKING NORTH

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

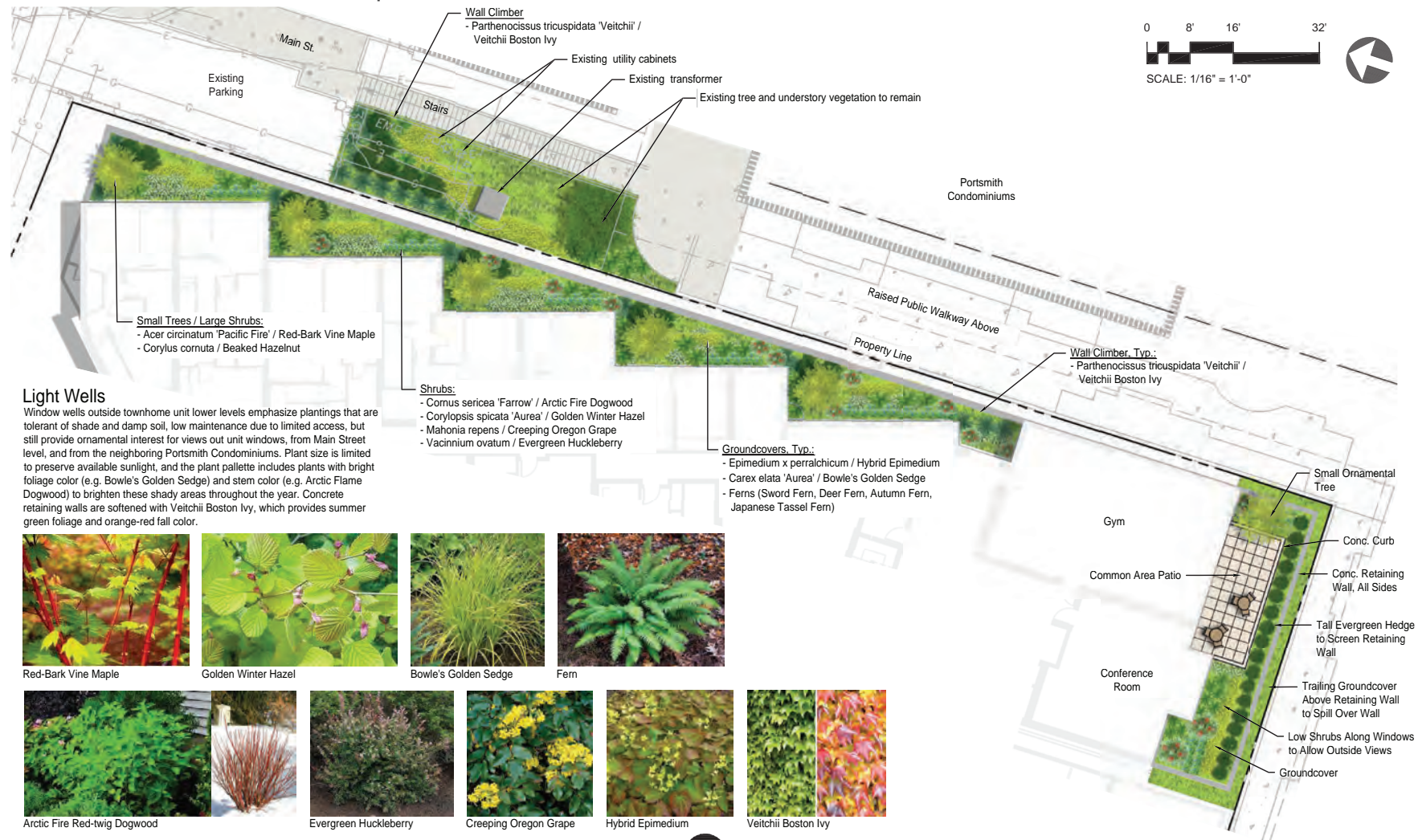


^ VIEW FROM MAIN STREET SOUTH TOWARDS ELEVATED WALKWAY



^ GUARDRAIL AT STREET LEVEL

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



Light Wells

Window wells outside townhome unit lower levels emphasize plantings that are tolerant of shade and damp soil, low maintenance due to limited access, but still provide ornamental interest for views out unit windows, from Main Street level, and from the neighboring Portsmouth Condominiums. Plant size is limited to preserve available sunlight, and the plant palette includes plants with bright foliage color (e.g. Bowle's Golden Sedge) and stem color (e.g. Arctic Flame Dogwood) to brighten these shady areas throughout the year. Concrete retaining walls are softened with Veitchii Boston Ivy, which provides summer green foliage and orange-red fall color.



Red-Bark Vine Maple Golden Winter Hazel Bowle's Golden Sedge Fern



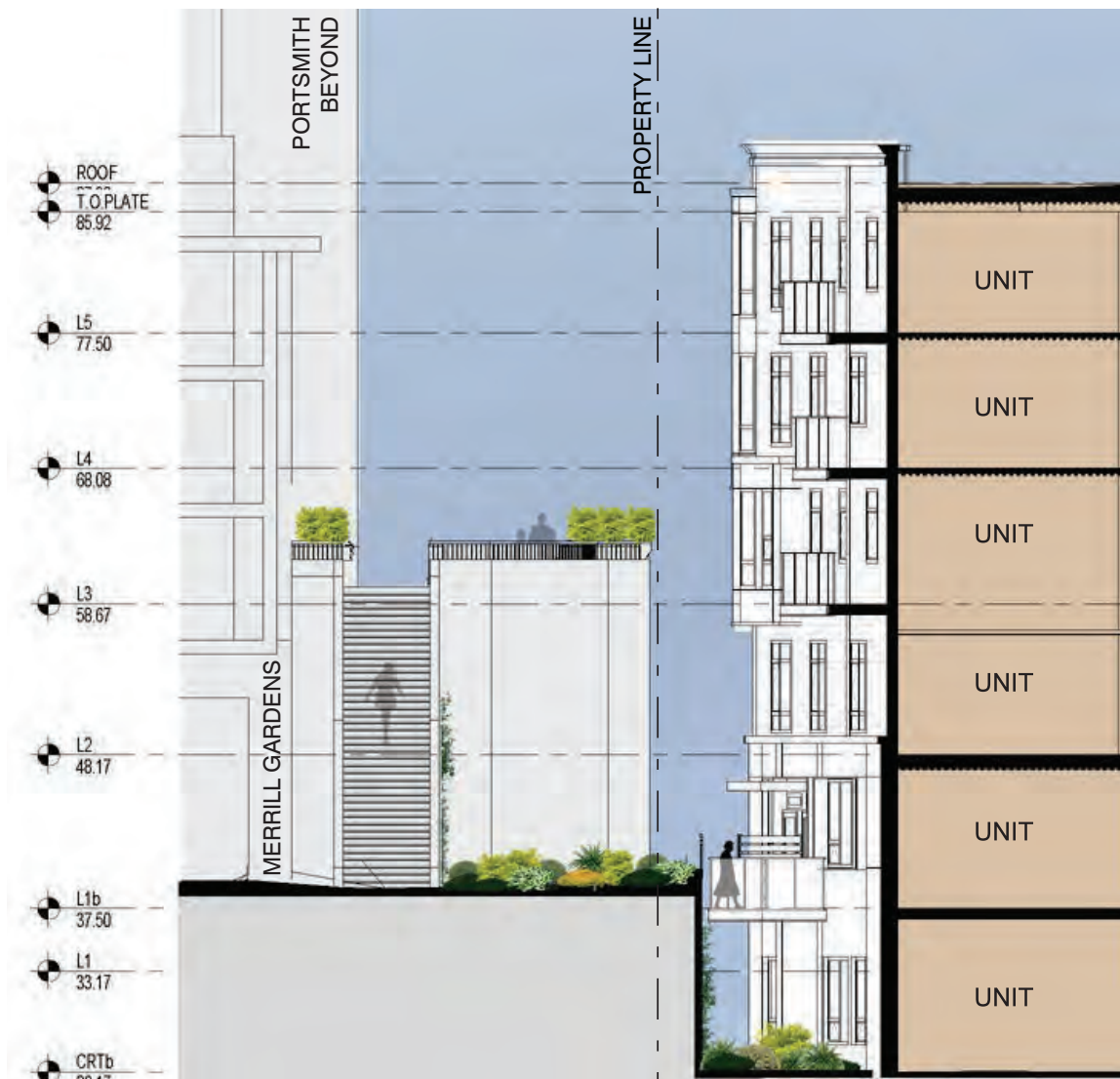
Arctic Fire Red-twig Dogwood Evergreen Huckleberry Creeping Oregon Grape Hybrid Epimedium Veitchii Boston Ivy

112 Lake Street - Kirkland, WA
Continental Properties



East Side Landscaping Plan
DATE: 12-02-2019

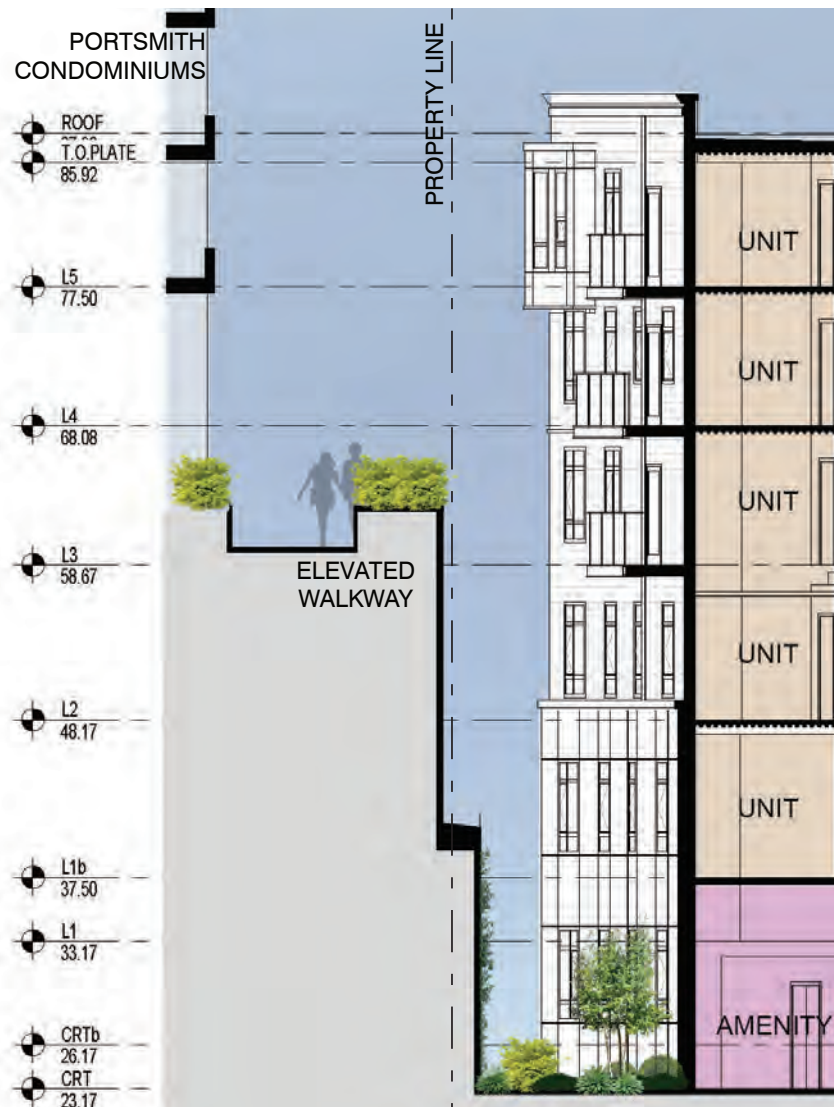
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES



^ SECTION THROUGH MAIN STREET S



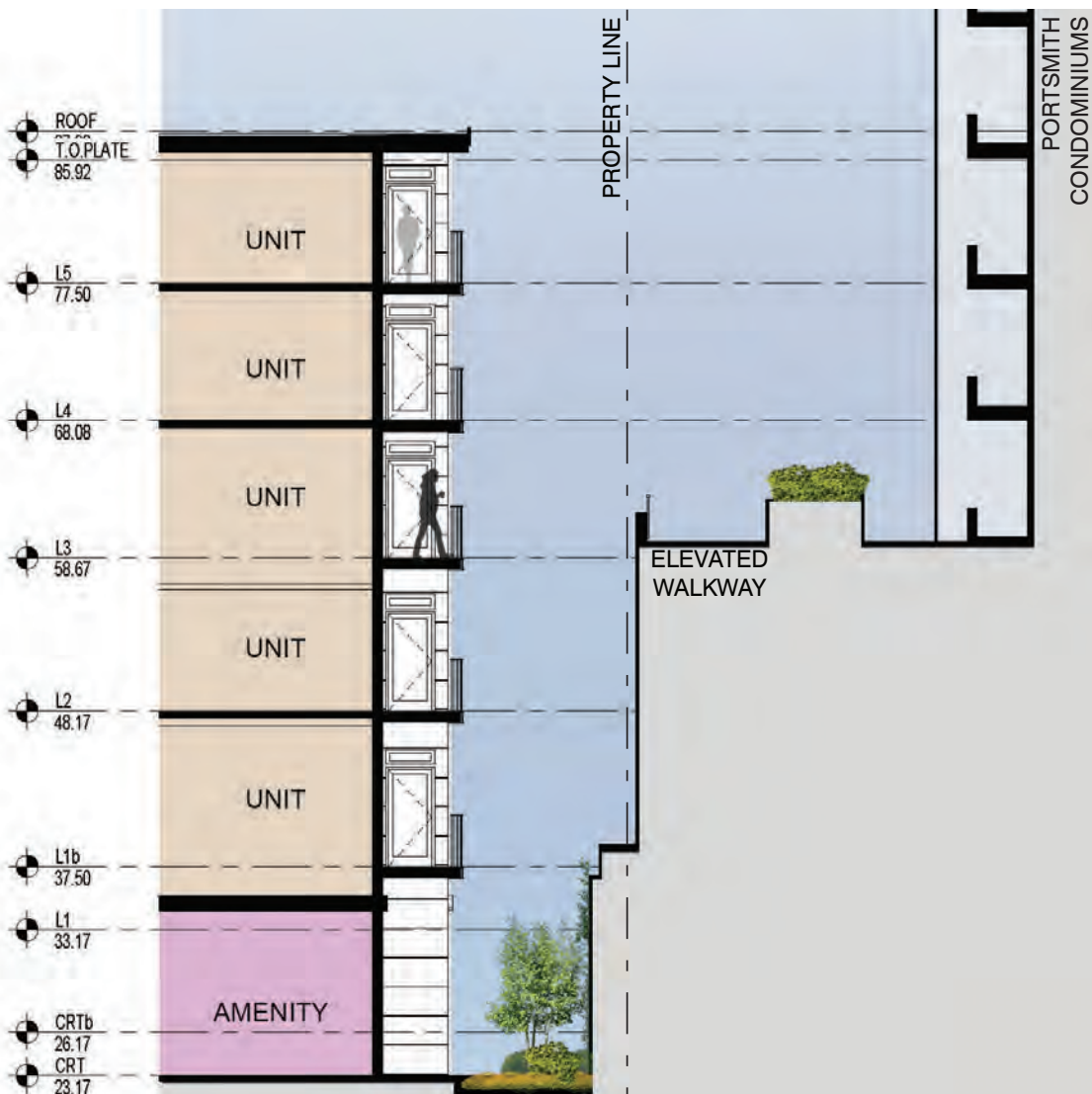
4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES



^ SECTION THROUGH PORTSMOUTH



4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES



^ SECTION THROUGH PORTSMOUTH



4. MATERIALS, COLORS, AND DETAILS | VIEWS FROM NEIGHBORING PROPERTIES



^ 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				
		Parapet Height	Elevation Length	Total
	A	0.3	82.5	24.8
	B	2.7	94.6	255.4
	C	2.7	18.5	50.0
	D	2.7	163.6	441.7
	E	0.3	10.4	3.1
	F	0.3	48.7	14.6
	G	0.3	113.5	34.1
	H	4	24.3	97.2
	I	4	23.9	95.6
	J	0.3	24.2	7.3
	K	0.3	101.8	30.5
	L	4	69.8	279.2
	M	0.3	70.1	21.0
	N	4	30.2	120.8
	O	4	24.3	97.2
	P	4	26.1	104.4
	Q	4	24.4	97.6
	R	0.3	26.9	8.1
Totals			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)

AVG PARAPET HEIGHT - LAKE STREET			
	Parapet Height	Elevation Length	Total
A	1.8	20.2	36.4
B	1.8	55.9	100.6
C	1.8	9.7	17.5
D	1.8	11.1	20.0
E	1.8	10.3	18.5
F	1.8	78.8	141.8
G	1.8	18.2	32.8
Totals		204.2	367.6
AVG Parapet Height			
		367.56 / 204.2	= 1.8

AVG PARAPET HEIGHT - LAKE STREET WITH PRIVACY SCREENS			
	Parapet Height	Elevation Length	Total
A	1.8	20.2	36.4
B	1.8	55.9	100.6
C	1.8	9.7	17.5
D	1.8	11.1	20.0
E	1.8	10.3	18.5
F	1.8	78.8	141.8
G	1.8	18.2	32.8
H	1.8	14.2	25.6
I	2.9	2.6	7.5
J	2.9	3.2	9.3
K	1.8	14.2	25.6
Totals		238.4	435.5
AVG Parapet Height			
		435.5 / 238.4	= 1.8

5. ROOF ELEMENTS | MATERIAL & SCREENING

5. Roof Elements | Mechanical Layout & Material

● Mechanical Equipment Location

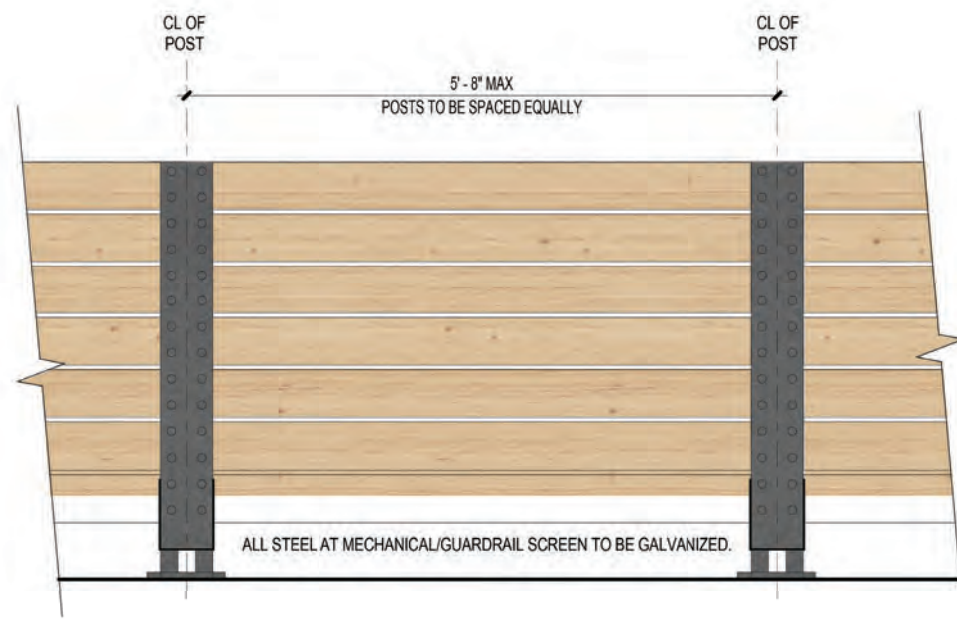
Building Footprint Total Area: 32,951 SF
 10% of Rooftop Area = 3,295 SF



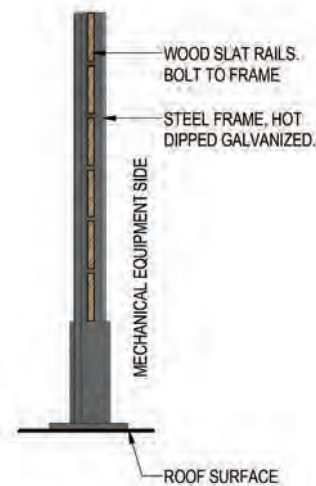
BUILDING FOOTPRINT TOTAL AREA	
Level	Area
ROOF	32951 SF

ROOFTOP APPURTENANCES	
Name	Area
ROOFTOP APPURTENANCES	3295 SF

5. ROOF ELEMENTS | MATERIAL & SCREENING



^ Rooftop Mechanical Screen Detail



^ SBS Plaza Membrane Top Coat


6. OUTDOOR ROOF DECK | OPTION A

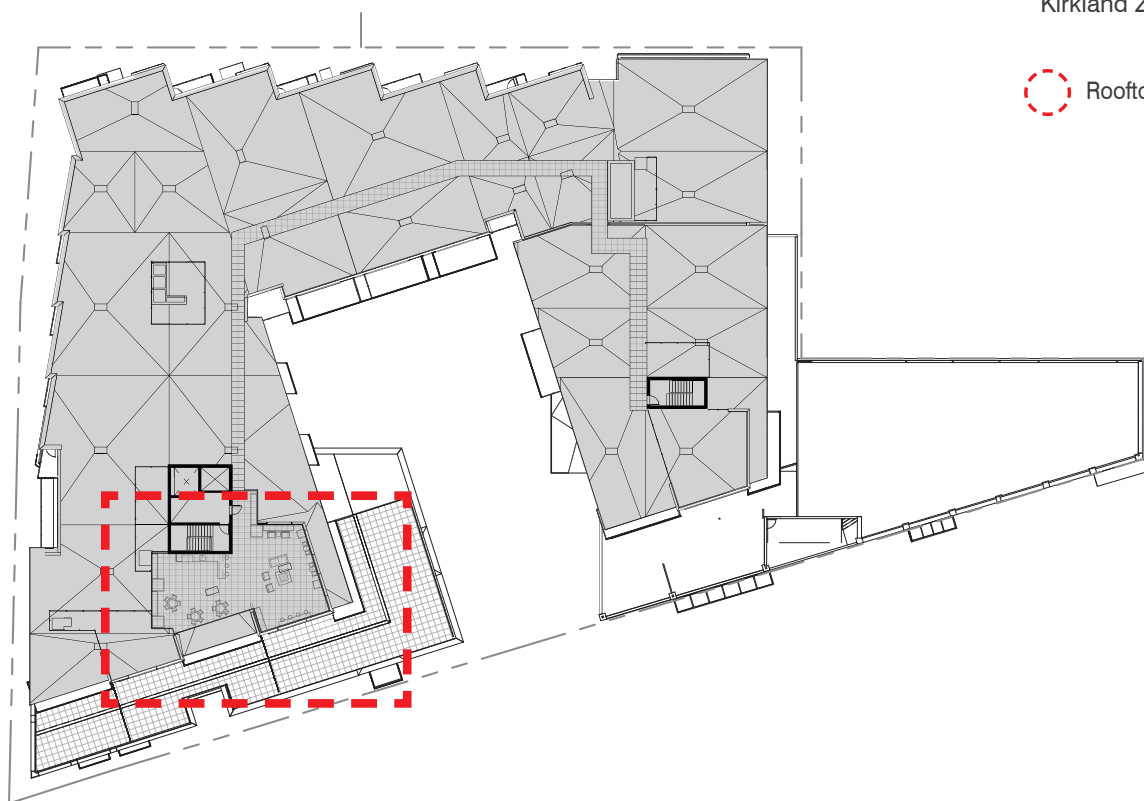


6. OUTDOOR ROOF DECK | OPTION A

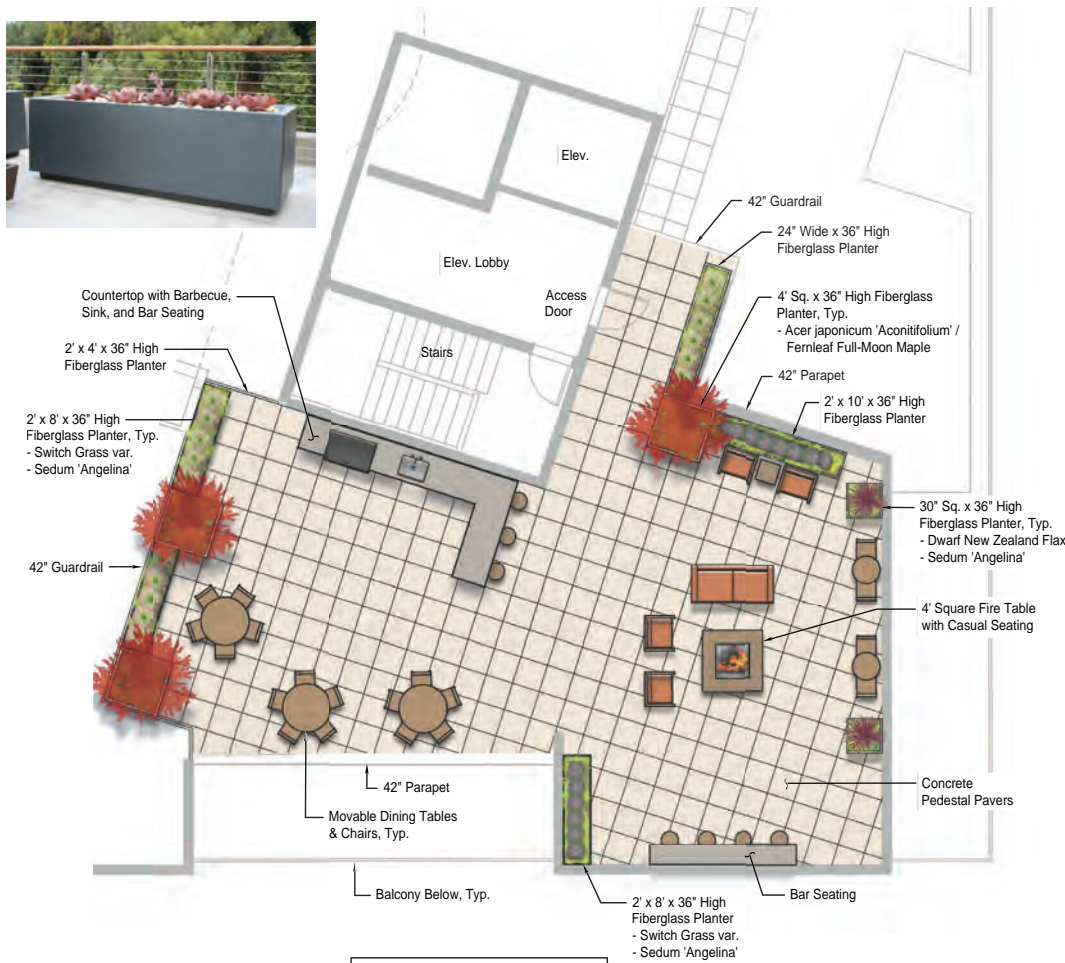
6. Roof Amenity Option A

Allowance of an occupiable rooftop amenity space with the revision of the Kirkland Zoning Code

 Rooftop amenity space



6. OUTDOOR ROOF DECK | OPTION A



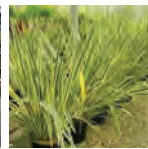
Fernleaf Full-Moon Maple



Switch Grass

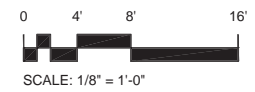


Dwarf New Zealand Flax



Sedum 'Angelina'

Total Usable Area: 1,378 SF
 (Excludes planters and assumes two exits)



112 Lake Street - Kirkland, WA
 Continental Properties



Roof Terrace Concept Plan

DATE: 12-02-2019


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

