

**Kirkland
Urban East**

PHILADELPHIA, CALIFORNIA
KIRKLAND, WASHINGTON

LEVER

1000 PEARSON WAY
SUITE 200
KIRKLAND, WA 98033

PH: 425.224.1000
WWW.LEVERCORP.COM

SERA

ARCHITECTS

JAMES GREEN & PARTNERS
14400 125TH AVE, SE
BELLEVUE, WA 98005

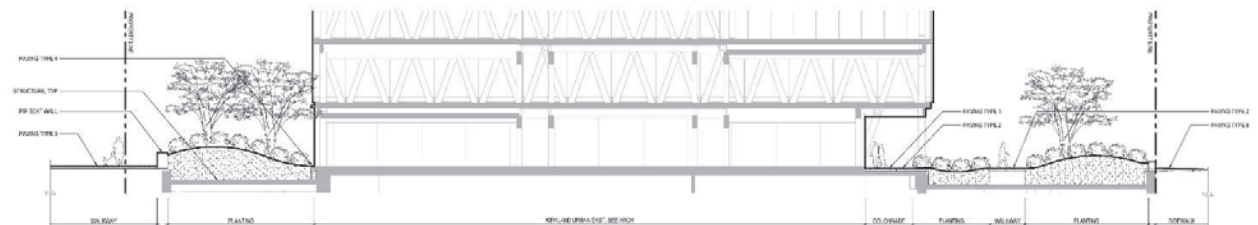
PH: 206.462.5000
WWW.SERAAARCHITECTS.COM

GGN

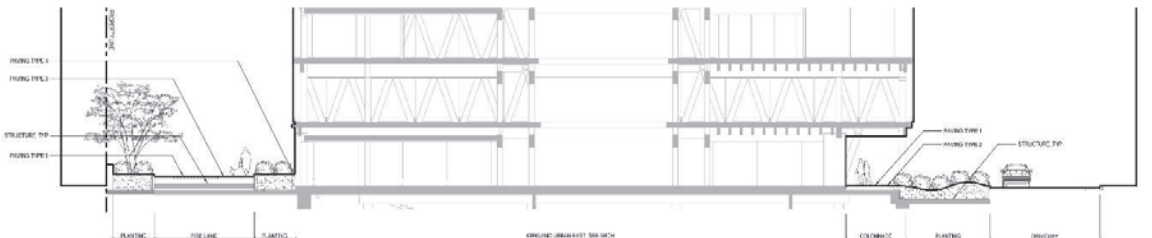
GENERAL CONTRACTORS

1500 PARKWAY, SUITE 300
KIRKLAND, WA 98033

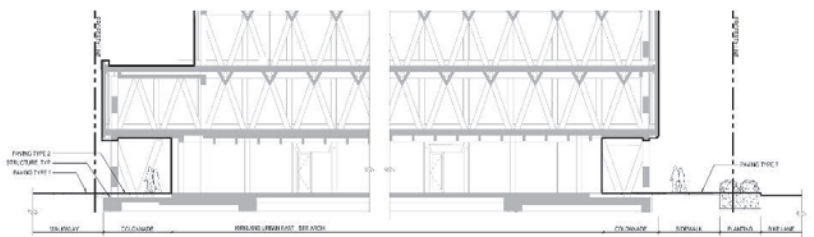
PH: 425.224.1000
WWW.GGNCORP.COM



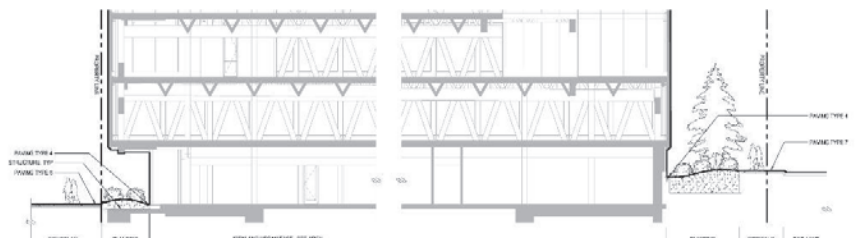
1 SECTION 1
SCALE: 1/4" = 1'-0"



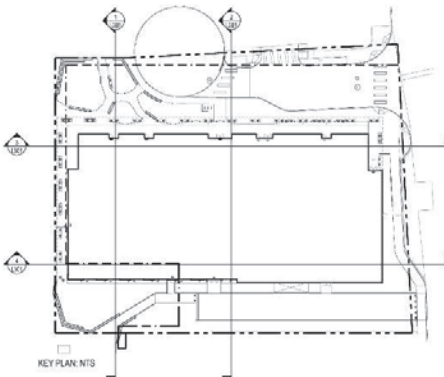
2 SECTION 2
SCALE: 1/4" = 1'-0"



3 SECTION 3
SCALE: 1/4" = 1'-0"



4 SECTION 4
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

35' x 45'

2019 DESIGN DEVELOPMENT

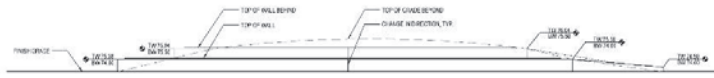
11-24-2021

333

318

L301

REVISED: 1/14/21 BY: [REDACTED] CHECKED: [REDACTED] DATE: 1/14/21



1 ELEV. WALL 1
SCALE 1/4" = 1'-0"



2 ELEV. WALL 2
SCALE 1/4" = 1'-0"



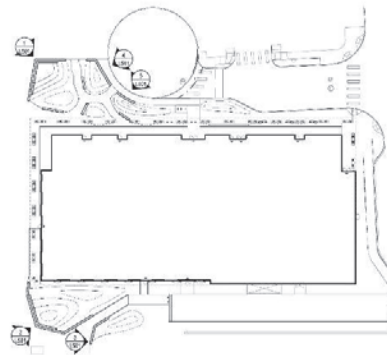
3 ELEV. WALL 3
SCALE 1/4" = 1'-0"



4 ELEV. WALL 4
SCALE 1/4" = 1'-0"



5 ELEV. WALL 5
SCALE 1/4" = 1'-0"



KEY PLAN: NTS

- NOTES
1. ELEVATION DETAILS ARE FOR REFERENCE ONLY. REFER TO GRADING PLAN.
 2. WALL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**Kirkland
Urban East**
CITY OF KIRKLAND
KIRKLAND, WASHINGTON

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NOT FOR CONSTRUCTION

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Kirkland
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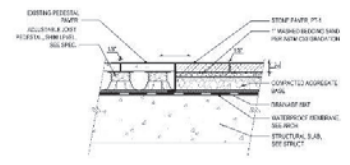
ARCHITECTURAL FIRM
10100 15th Avenue SW
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206.461.5000
www.leverarch.com

SERA

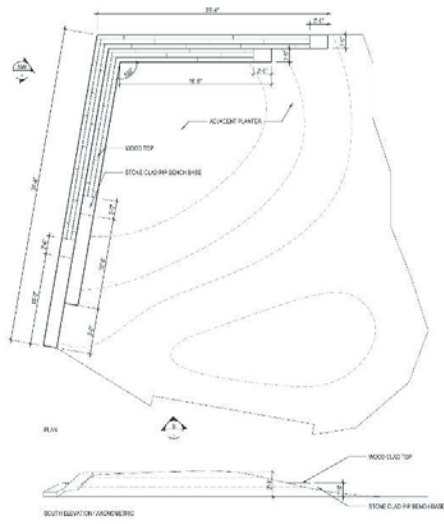
ARCHITECTURAL FIRM
10000 1st Avenue SW
Burien, WA 98148
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www.seraarch.com

GGN

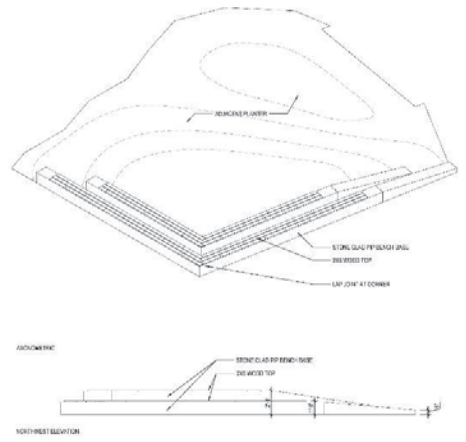
ARCHITECTURAL FIRM
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206.835.4000
www.ggnarch.com



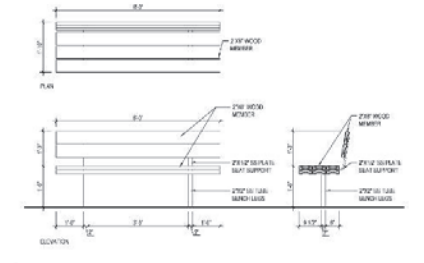
1 DETL. STONE PAVER ON STRUCT AT EXIST PEDESTAL PAVER
SCALE: 1/2" = 1'-0"



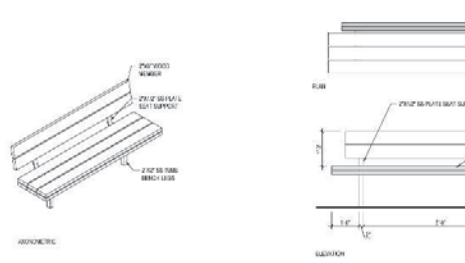
2 DETL. LEAN RAIL
SCALE: 1/2" = 1'-0"



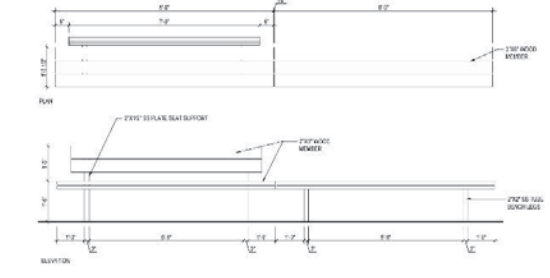
3 DETL. PIP SEAT WALL WITH TIMBER TOP
SCALE: 1/2" = 1'-0"



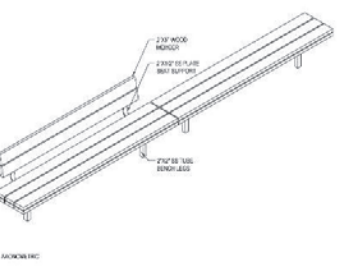
4 DETL. WOOD BENCH 1A
SCALE: 3/4" = 1'-0"



5 DETL. WOOD BENCH 1B
SCALE: 3/4" = 1'-0"



6 DETL. WOOD BENCH 1C
SCALE: 3/4" = 1'-0"



7 DETL. WOOD BENCH 1D
SCALE: 3/4" = 1'-0"

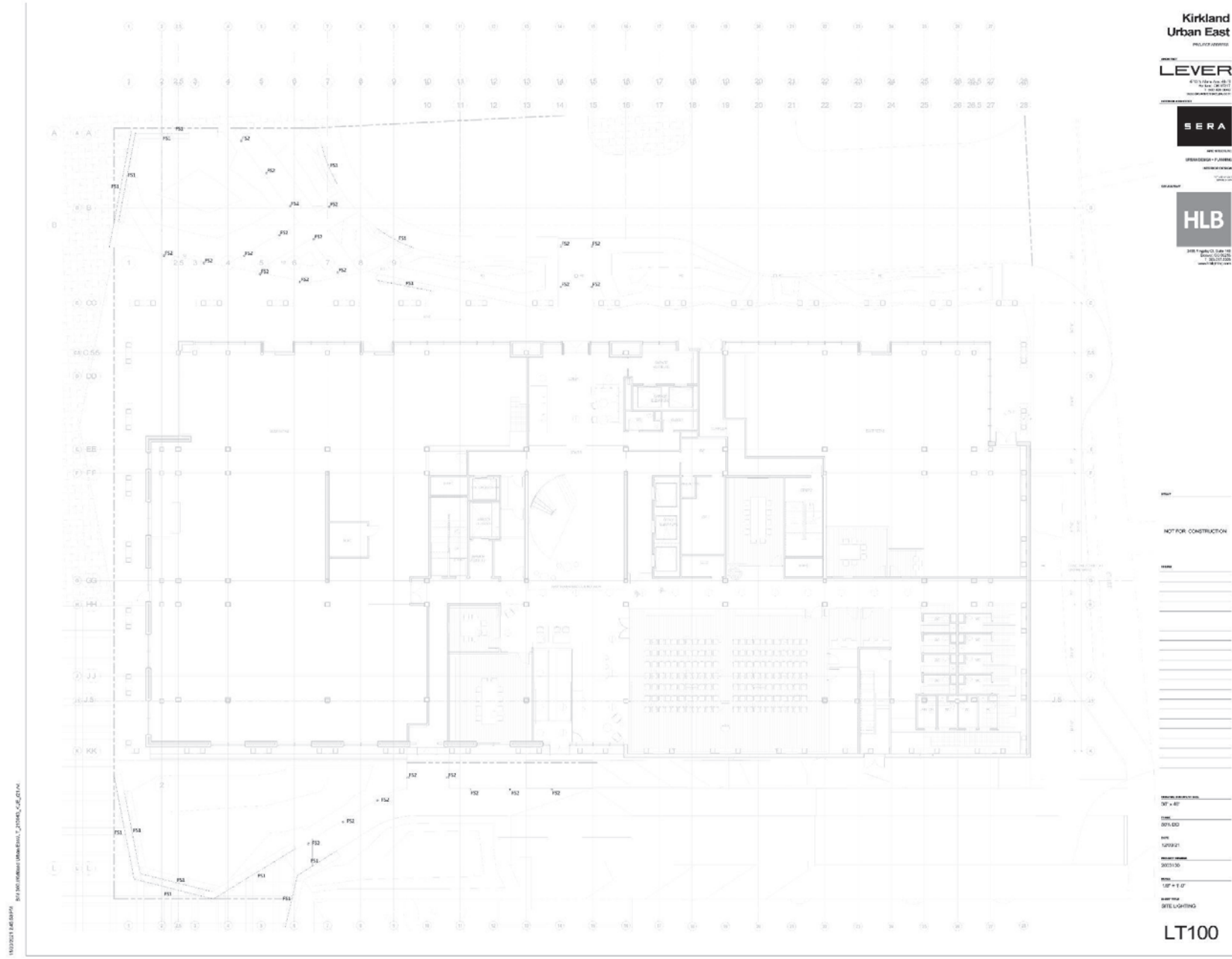
NOT FOR CONSTRUCTION

DATE: 11-24-2021
SHEET: 333

L561

DRWING: 11/24/21
SCALE: 3/4" = 1'-0"

Lighting Drawings: 1" = 40'



Kirkland
Urban East

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SERA

HLB

HLB
3000 1/2" x 10" x 10"
1" = 10'-0"

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30' x 40'
3075.00
1500.00
3000.00
150' x 100'
SITE LIGHTING

LT100

PROJECT NUMBER: 3000 1/2" x 10" x 10" 1" = 10'-0"

Lighting Schedule

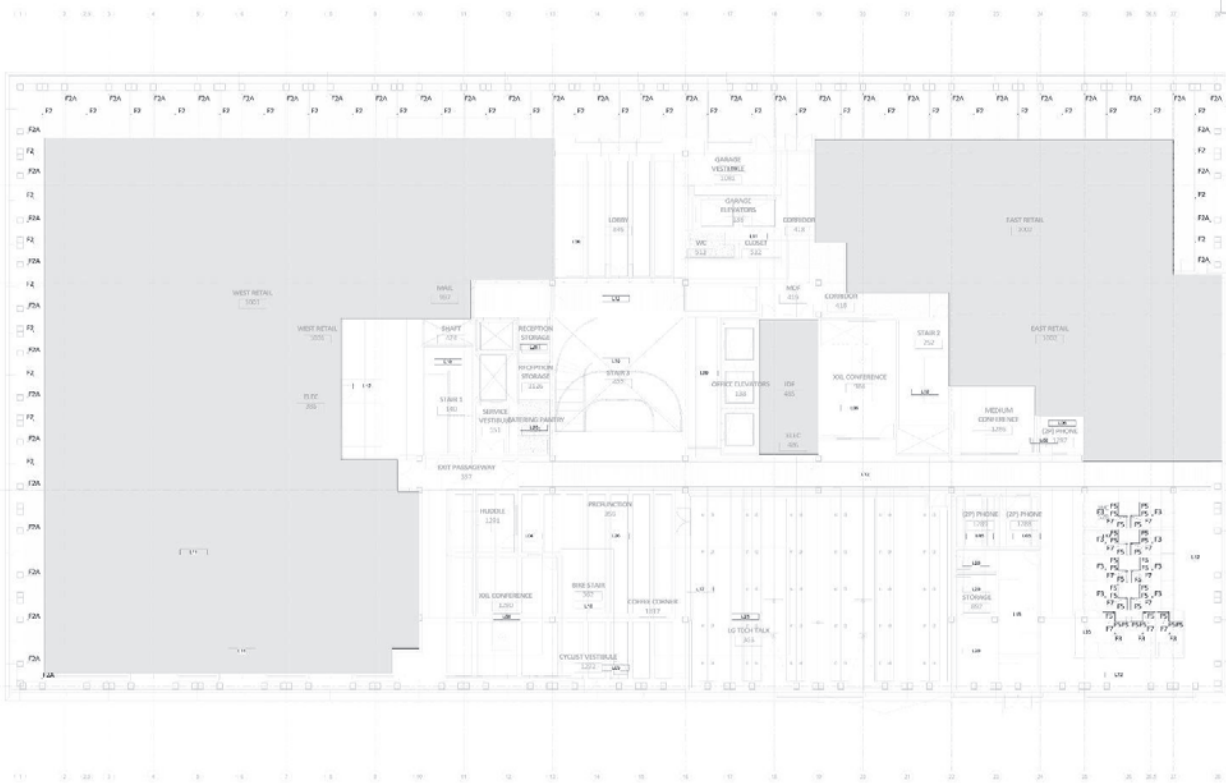
L100	Medium Commercial Interior - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L104	Medium Commercial Interior - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L105	Private Offices - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L106	Open Office - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L108	Lobby - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L109	Reception - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L110	Restrooms - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L111	General Area - assume lighting power density to be same as adjacent floor. See lighting schedule. Energy Code and assume load lighting budget of 15.0 fc/ft ²
L112	Corridor - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L113	Emergency - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L114	Exit - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L115	Stair - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L116	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L117	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L118	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L119	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L120	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L121	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L122	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L123	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L124	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L125	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²
L126	Garage - allow for 0.075 foot-candle lighting power density, and budget 15.0 fc/ft ²

Kirkland Urban East
PROJECT ADDRESS

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www.hlb.com



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DATE: 07/15/21

PROJECT: 3003130

SCALE: 1/8" = 1'-0"

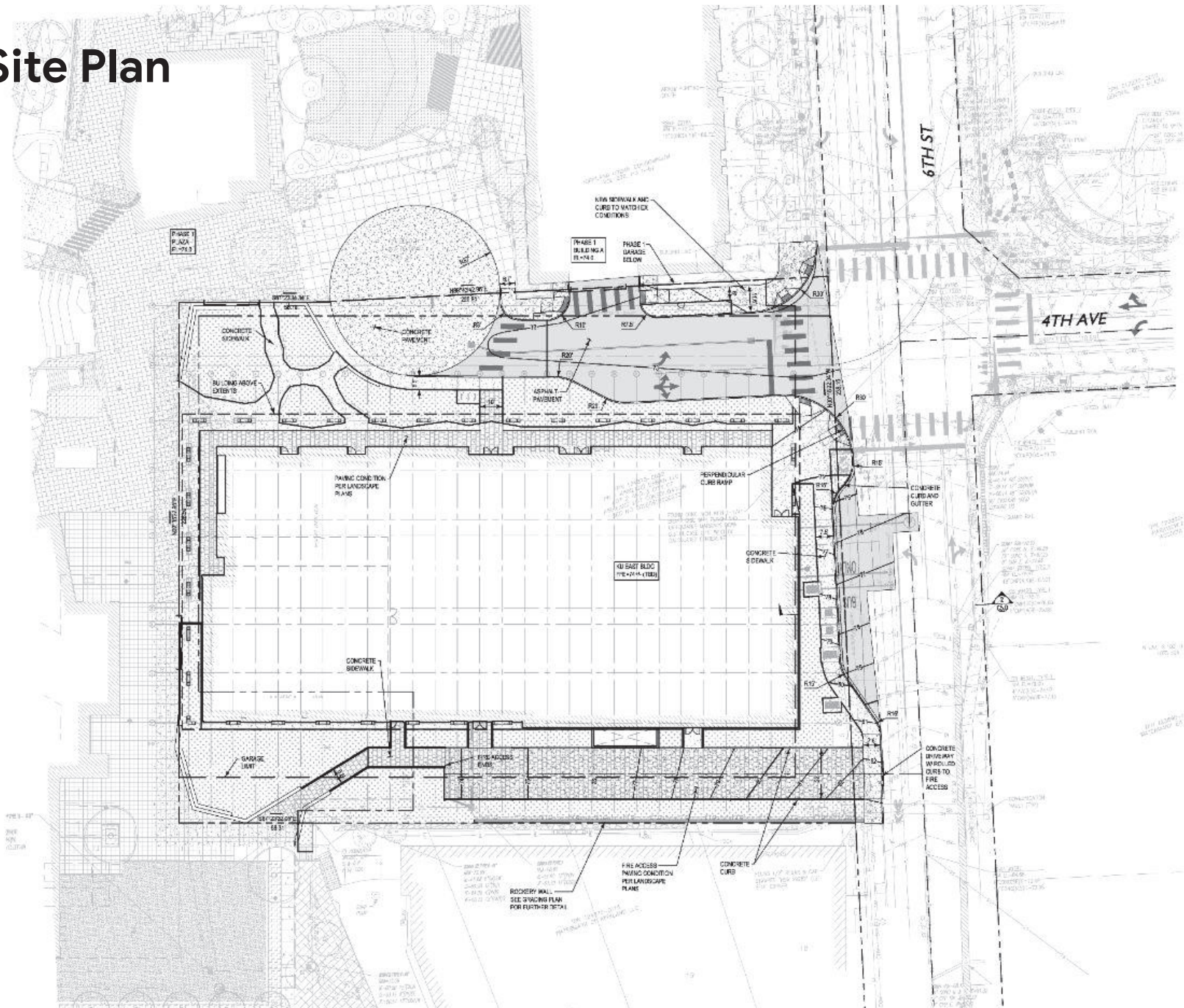
LEVEL: LEVEL 105 LIGHTING RCP

LT105

W:\PROJECTS\2021\21-00535\21-00535-01\21-00535-01-105-01.rvt

Site Survey Drawings: 1" = 40'

Site Plan



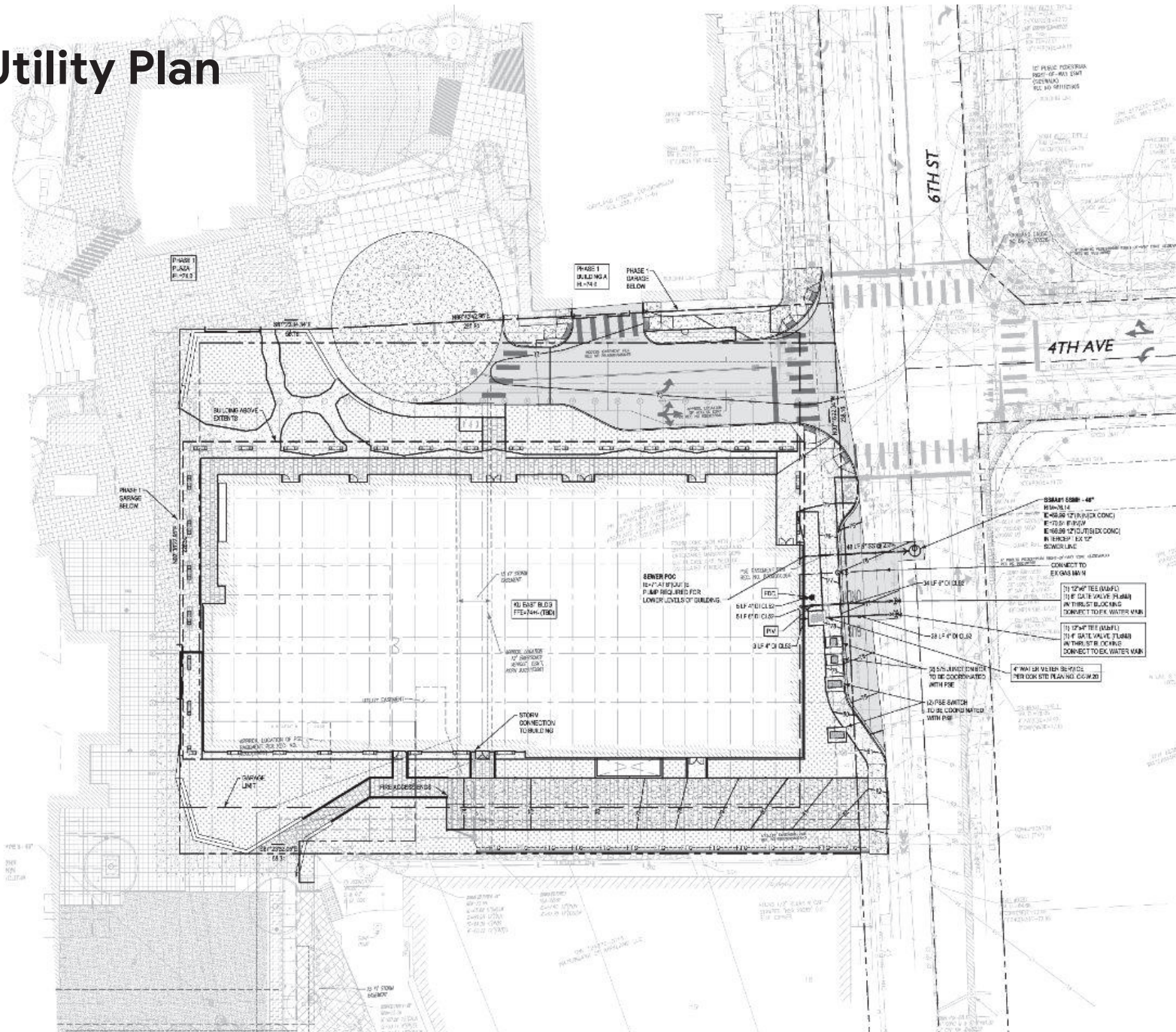
Legend

	N 25°32'00" E - 48.81'	EXISTING PROPERTY LINE
	N 79°33'00" E - 48.81'	PROPOSED PROPERTY LINE
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		PLANTING AREA
		CONCRETE RETAINING WALL
		CONCRETE CURB
		ROLLED CONCRETE CURB
	12" SS ← 8" 55 @ 2x%	SANITARY SEWER
	12" MH ← 8" 50 @ 2x%	SANITARY MHO
	12" SD ← 8" 50 @ 2x%	STORM DRAINAGE PIPE
		5" YD/COC/BCB 2MH
		12" DI W
		FV/DOP/VALVE
		WATER VAULTMETER

**COUGHLIN
PORTER
LUNDEN**

551 SECOND AVENUE, SUITE 800
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Utility Plan



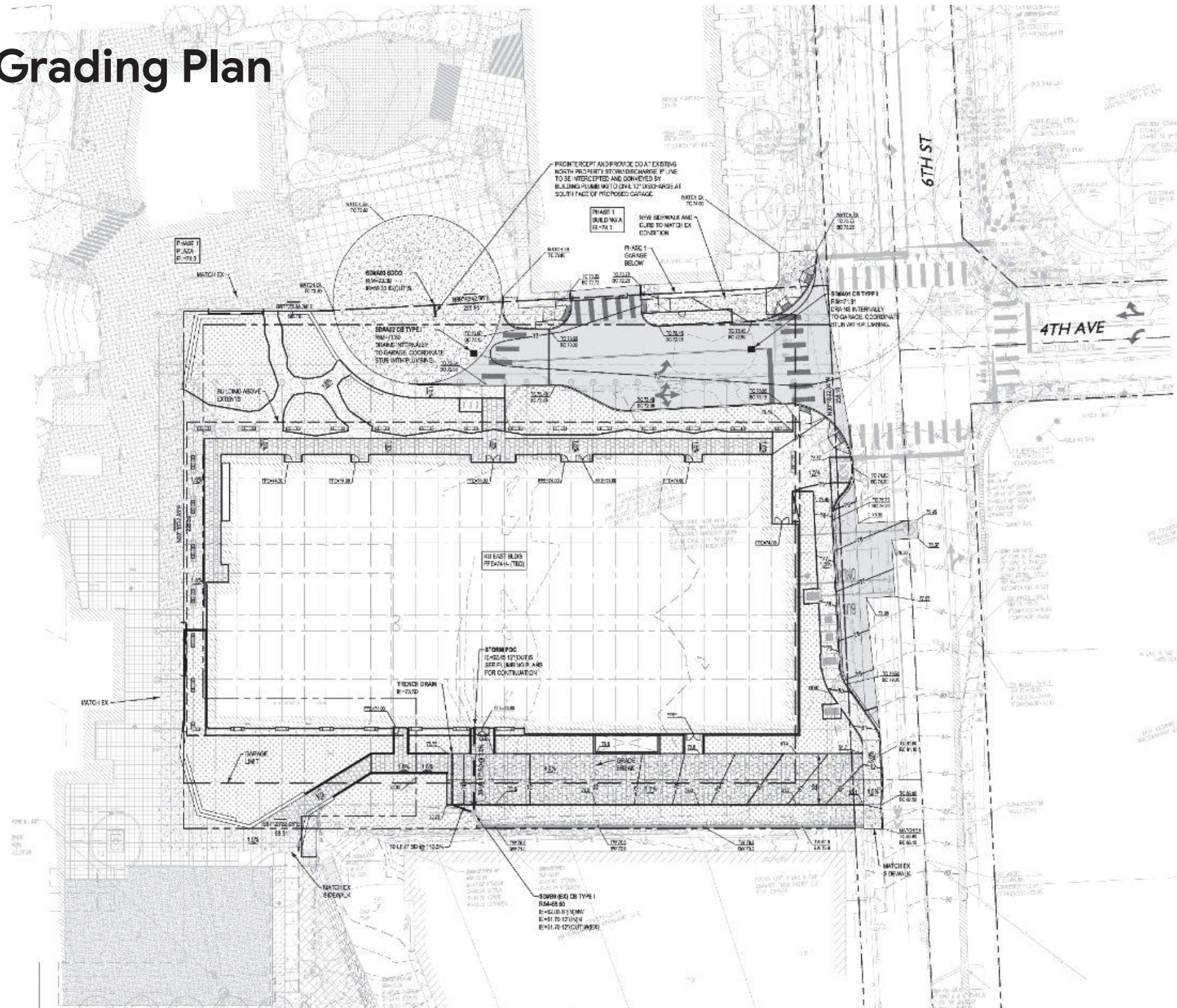
Legend

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PLANTING AREA
	CONCRETE RETAINING WALL
	CONCRETE CURB
	ROLLED CONCRETE CURB
	SANITARY SEWER
	SANITARY MH/CO
	STORM DRAINAGE PIPE
	YD/COC/BCB 2MH
	WATER MAIN
	FH/DC/PI/VALVE
	WATER VAULTMETER

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Grading Plan



Legend

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PLANTING AREA
	CONCRETE RETAINING WALL
	CONCRETE CURB
	ROLLED CONCRETE CURB
	SANITARY SEWER
	SANITARY MH/CO
	STORM DRAINAGE PIPE
	YD/COC/BC 2MH
	WATER MAIN
	FH/DC/PP/VALVE
	WATER VAULT/METER

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Architectural Concepts



RESILIENT COMMUNITIES

The Kirkland Urban built environment can foster connections between users and the greater Kirklander communities. These connections can lead to a stronger sense of belonging and cohesiveness; or simply a willingness to help each other out.

This connection between communities is a foundation for resilience.



ENVIRONMENTAL STEWARDSHIP

The strong sustainability goals of this project are rooted in stewardship. We take care of the place where we live and work and in return that place gives back.

This project strives to connect sustainably harvested wood to user experience - inspiring a collective pride in addressing global climate change with local impact.

Sustainability Story

**Embodied
Carbon**



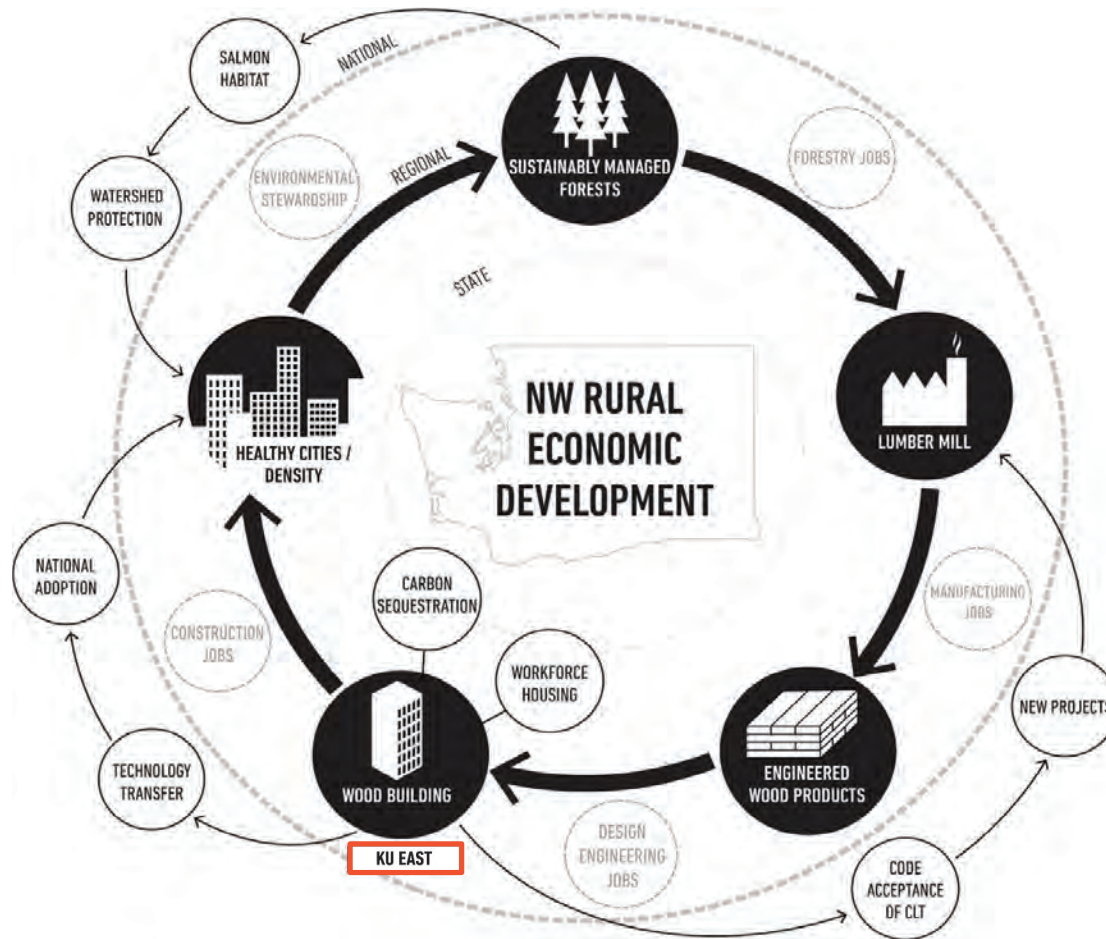
**Maximize
on-Site Water**



**Energy
Conservation**



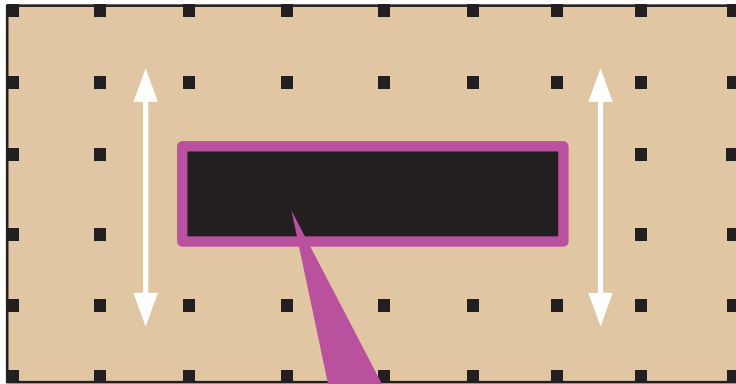
Virtuous Cycle



Timber Diagrid Lateral System

Conventional Timber Building

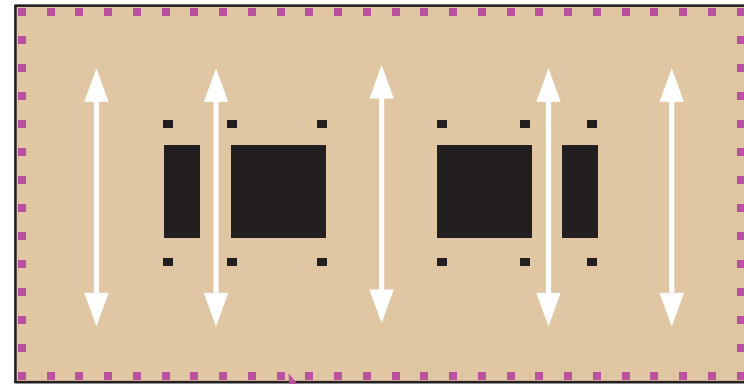
Center Core Structural Lateral System



Conventional concrete or steel lateral system at core, structural concrete topping at floors

Exoskeleton Timber Building

Perimeter Structural Lateral System



Timber lateral system at perimeter, no structural concrete required at floors

Timber Diagrid Lateral System

Diagrid Advantages

Floor plate Flexibility:

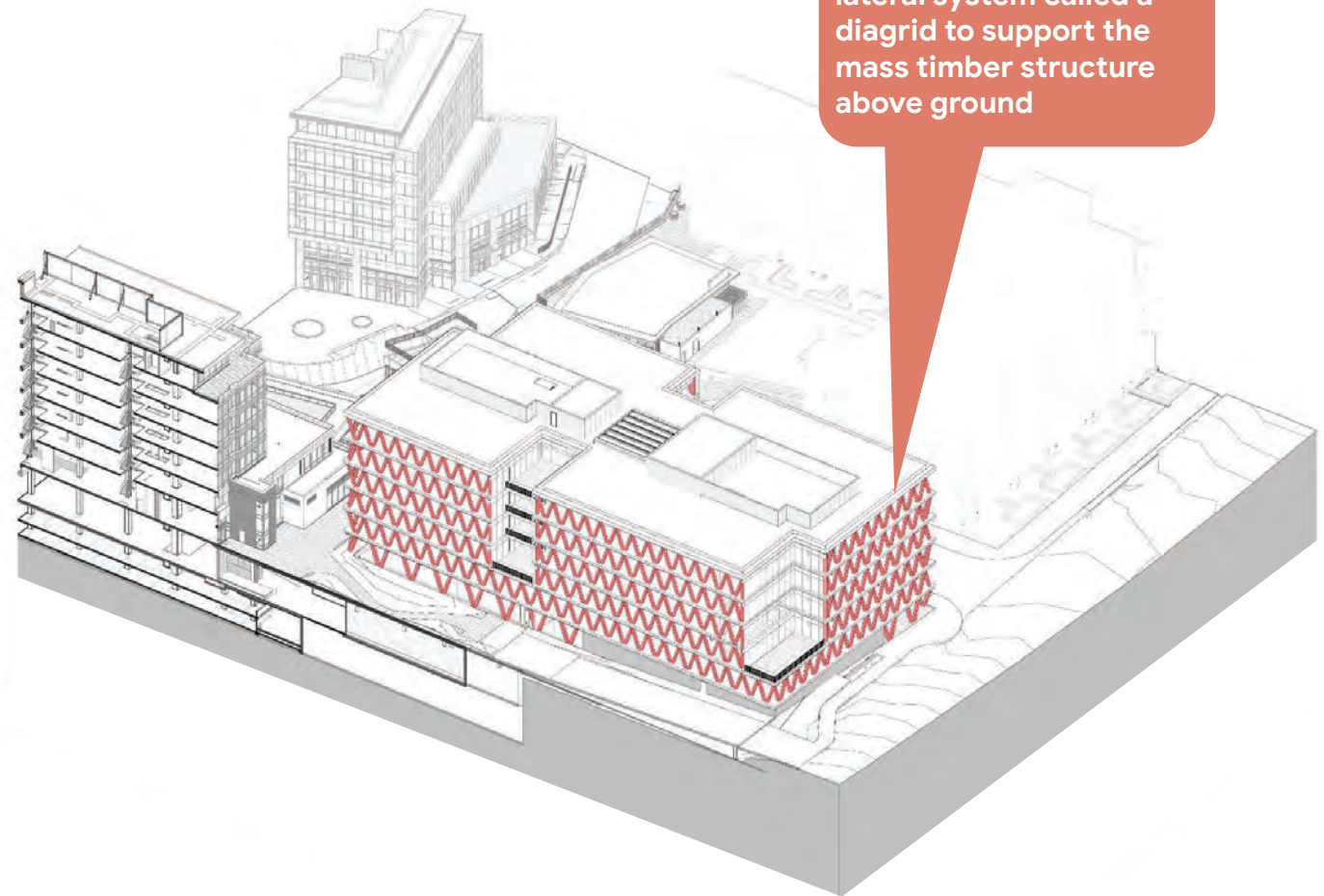
- Fewer Interior Columns
- More connections across floorplate

Experience:

- Beauty of perimeter timber structure

Sustainability:

- Mass Timber reduces upfront embodied carbon



KU East uses a perimeter lateral system called a diagrid to support the mass timber structure above ground

Facade Drivers

Highlight Structure

- Frame the Diagrid
- Arcade Experience
- Amplify building identity and goals

High Performance

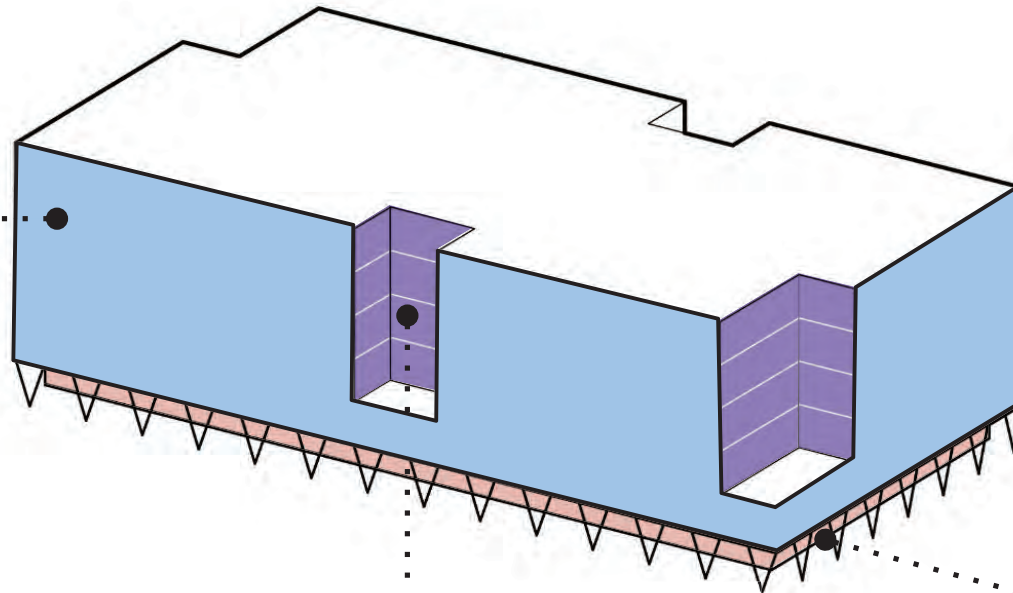
- Minimize Glare
- Maximize Daylighting
- Calibrated Shading
- Reduce Solar Gain
- Material Efficiency

Responsive

- Site Adjacencies
- Local Solar conditions
- Relationship to Interior Program

Facade Types

Type A
Primary Facade
Highlights the
timber structure

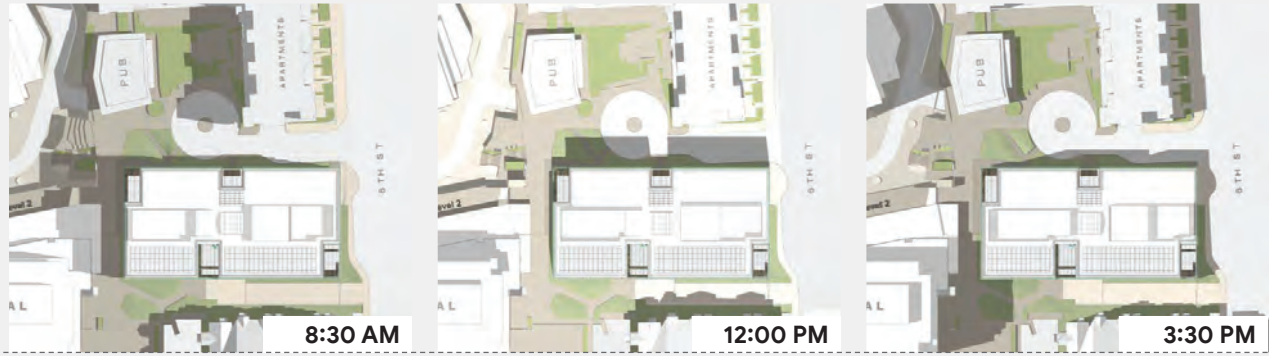


Type B
Mid-Door Gardens
Prioritizes operable
openings to connect
inside + outside

Type C
Ground Floor
Focus on retail
experience

Solar Study

June 21: Summer Solstice



March / September 21: Equinox



December 21: Winter Solstice



Facade Relationship to Context:

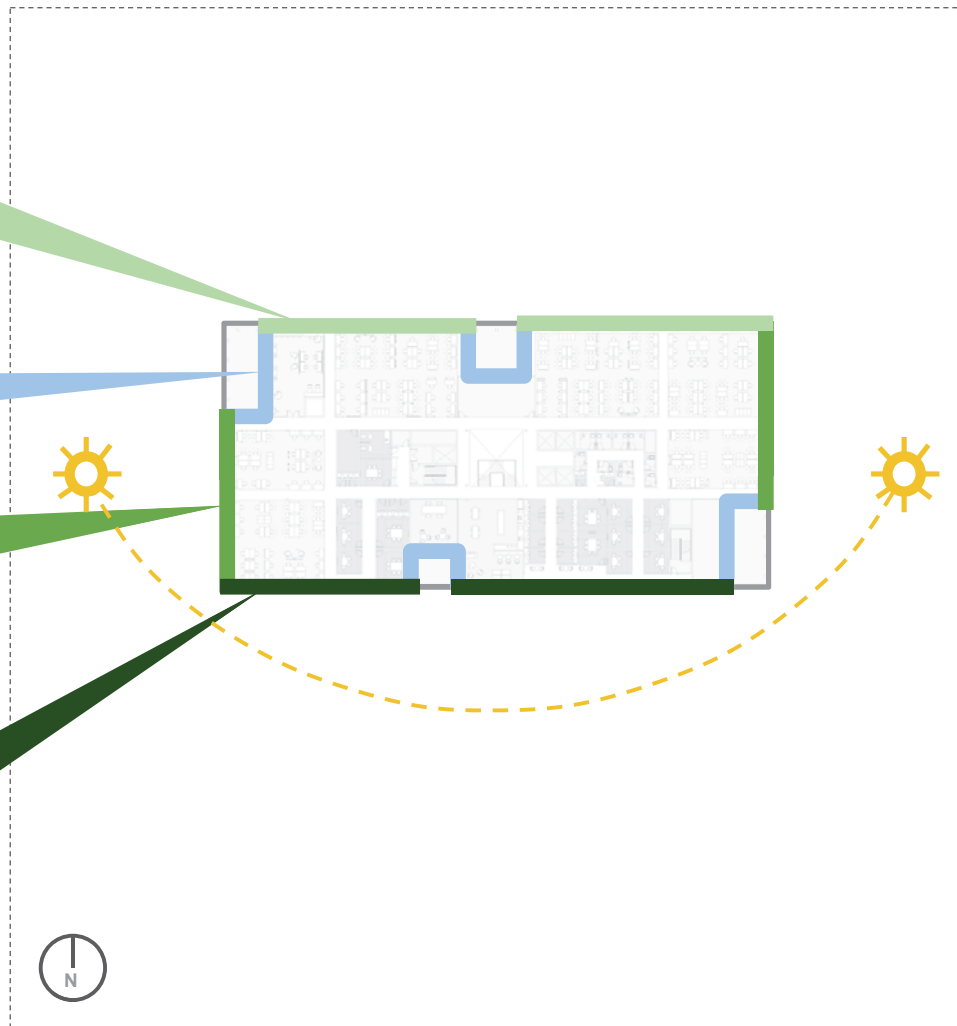
Window Openings Adjusting for Site and Sun

North Facade has larger window openings to take advantage of the North light.

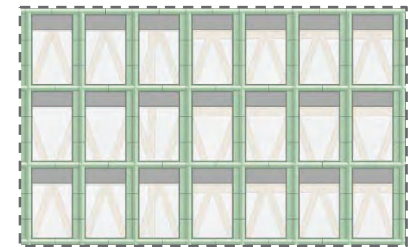
Building Notches have a glass curtain wall facade and are the most open.

East + West Facades have smaller window openings to respond to the East and West sunlight and adjacency to KU Central.

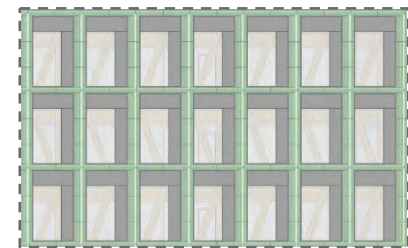
South Facade is most opaque with fewer window openings.



North Facade



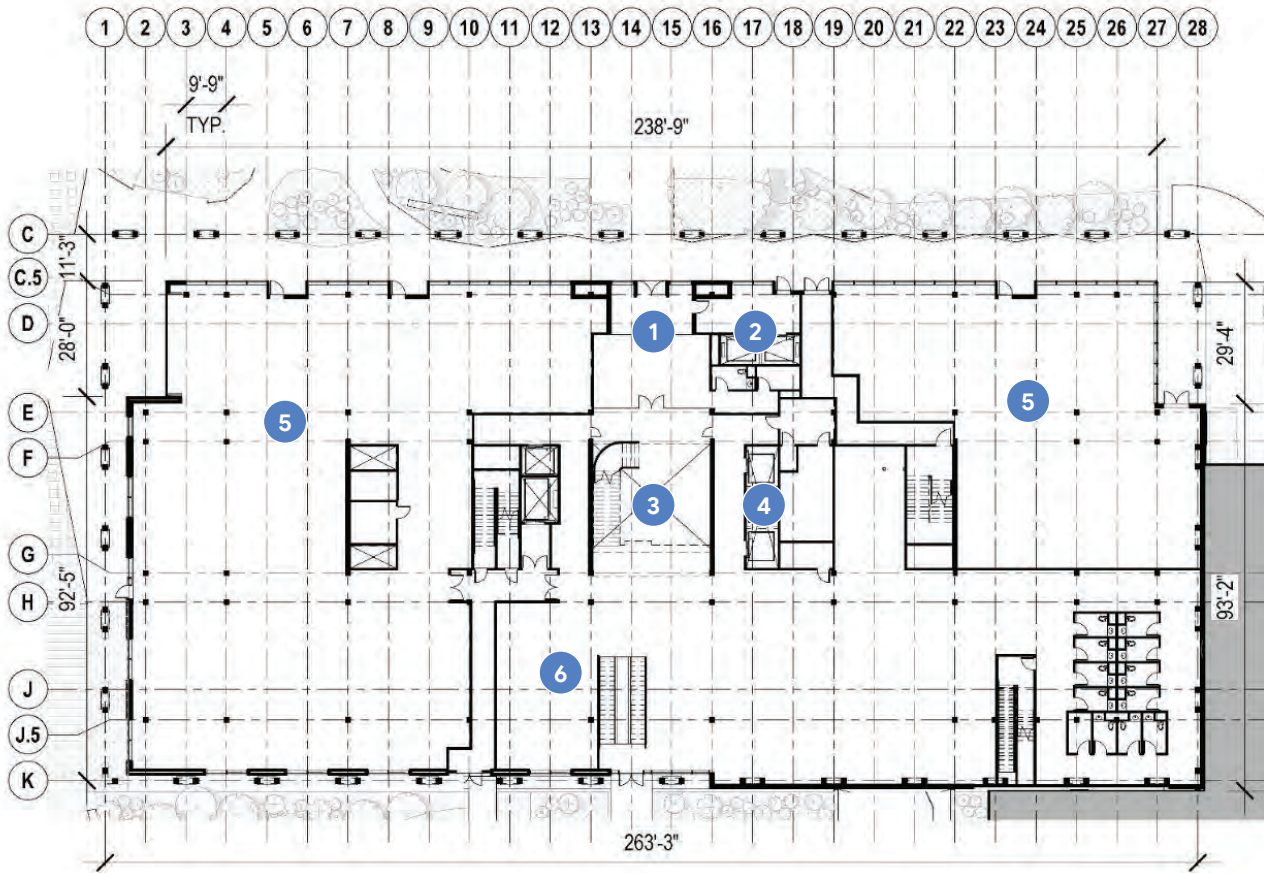
East + West Facade



South Facade

Core + Shell Plans: 1" = 30'

Floor Plans: Level 1



Key Notes:

- 1 Main Building Entry / Lobby
- 2 Public Entry / Elevators
- 3 Central Stair
- 4 Employee Elevators
- 5 Retail
- 6 Bike Stair

GSF by Use:

Retail: 14,876 GSF
Business: 15,224 GSF

L1 Total: 30,100 GSF