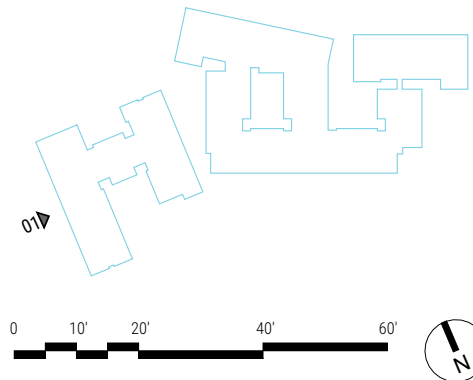
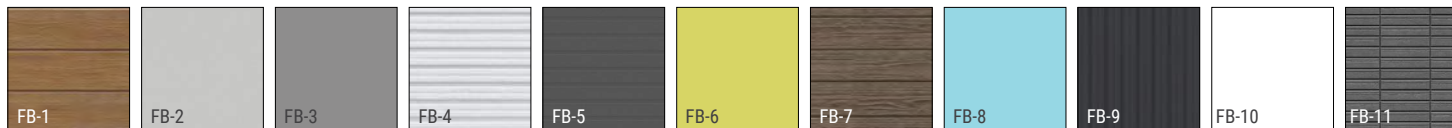


D // BUILDING MATERIALS AND DETAIL
ENLARGED ELEVATION - WEST



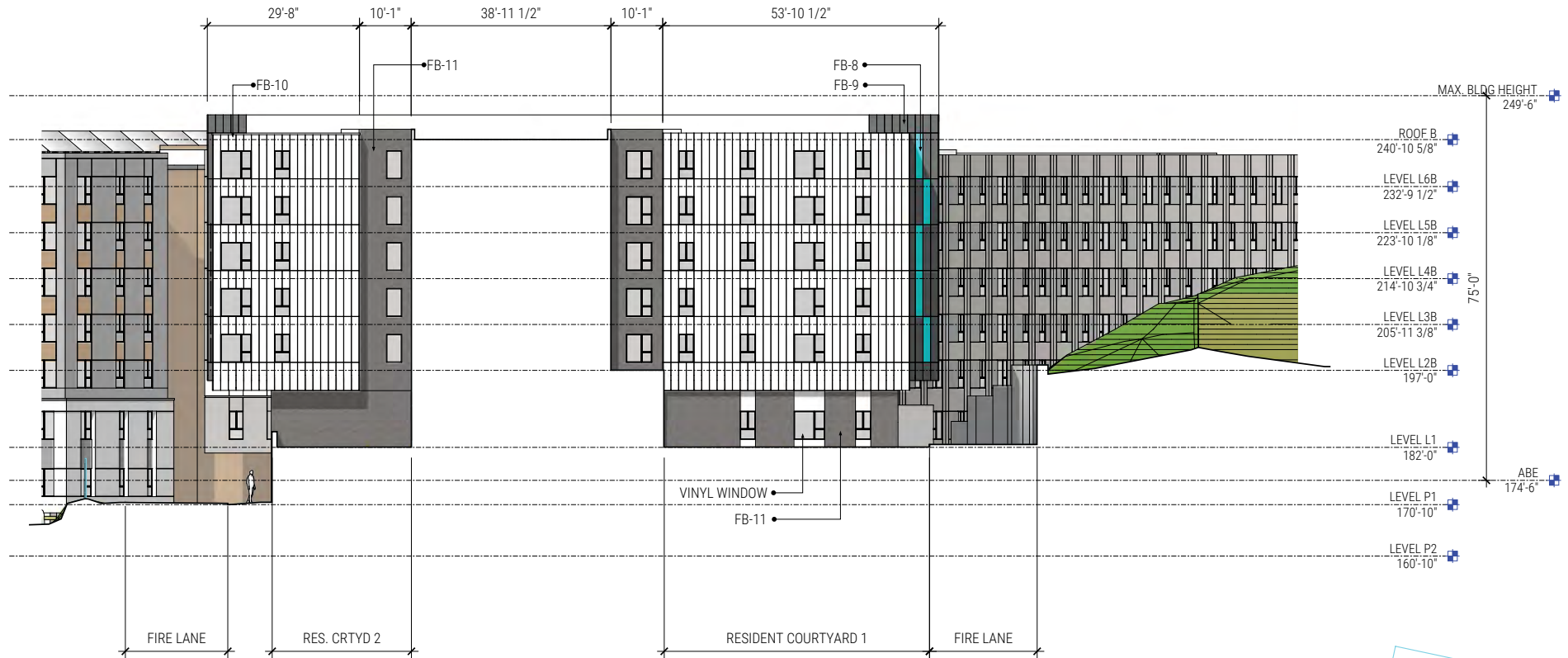
MATERIALS:

FB-1	CERACLAD// URBAN CEDAR// HONEY	FB-7	CERACLAD// URBAN CEDAR// BRONZE
FB-2	CERACLAD// CONTEMPORARY SMOOTH// ASH	FB-8	CERACLAD// CONTEMPORARY SMOOTH// TBD
FB-3	CERACLAD// CONTEMPORARY SMOOTH// TBD	FB-9	CERACLAD// CASTSTRIPE// CHARCOAL
FB-4	CERACLAD// CASTSTRIPE// PEARL	FB-10	CERACLAD// CONTEMPORARY SMOOTH// PEARL
FB-5	CERACLAD// 8 REVEAL// SLATE	FB-11	CERACLAD// GRID 9// GRAY
FB-6	CERACLAD// CONTEMPORARY SMOOTH// TBD		



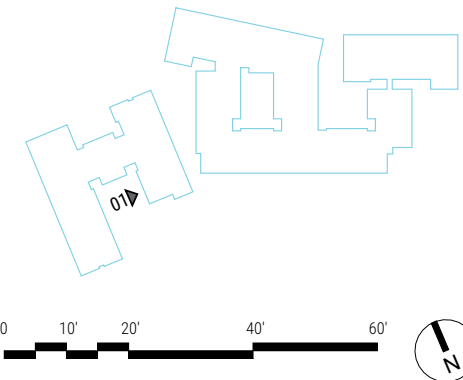
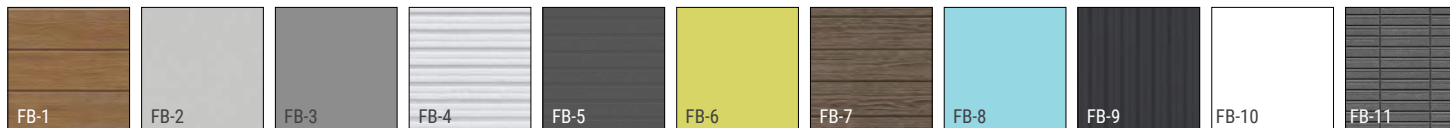
D // BUILDING MATERIALS AND DETAIL

ENLARGED ELEVATION - WEST COURTYARD 1 & 2



MATERIALS:

FB-1	CERACLAD// URBAN CEDAR// HONEY	FB-7	CERACLAD// URBAN CEDAR// BRONZE
FB-2	CERACLAD// CONTEMPORARY SMOOTH// ASH	FB-8	CERACLAD// CONTEMPORARY SMOOTH// TBD
FB-3	CERACLAD// CONTEMPORARY SMOOTH// TBD	FB-9	CERACLAD// CASTSTRIPE// CHARCOAL
FB-4	CERACLAD// CASTSTRIPE// PEARL	FB-10	CERACLAD// CONTEMPORARY SMOOTH// PEARL
FB-5	CERACLAD// 8 REVEAL// SLATE	FB-11	CERACLAD// GRID 9// GRAY
FB-6	CERACLAD// CONTEMPORARY SMOOTH// TBD		



PROJECT EXAMPLES - THE VILLAGE AT TOTEM LAKE



D // BUILDING MATERIALS AND DETAIL
PROJECT EXAMPLES - THE BOWER



CITY OF KIRKLAND // DESIGN RESPONSE CONFERENCE



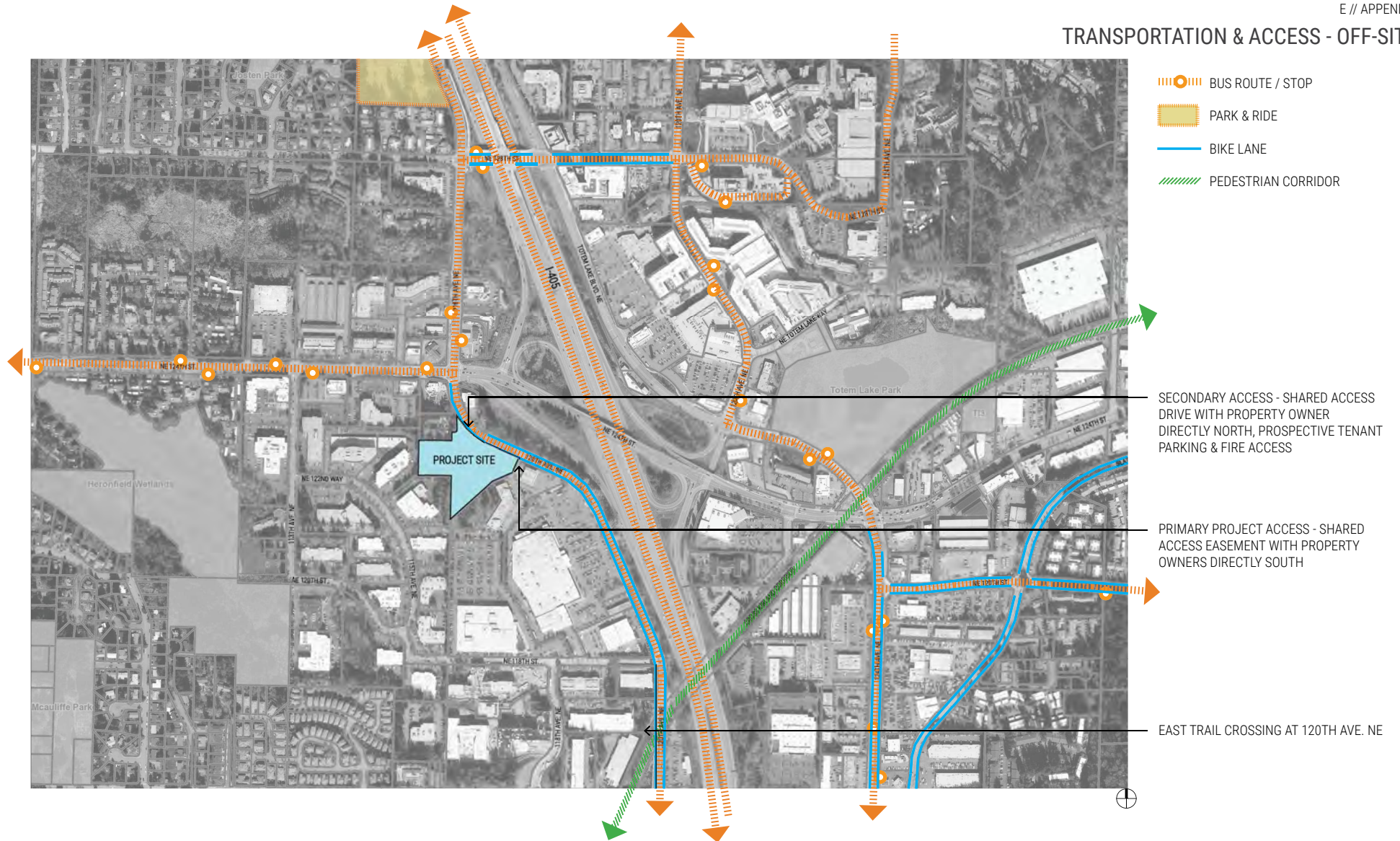
POLARIS AT TOTEM LAKE | 46

D // BUILDING MATERIALS AND DETAIL
PROJECT EXAMPLES - UPLUND APARTMENTS



E // APPENDIX

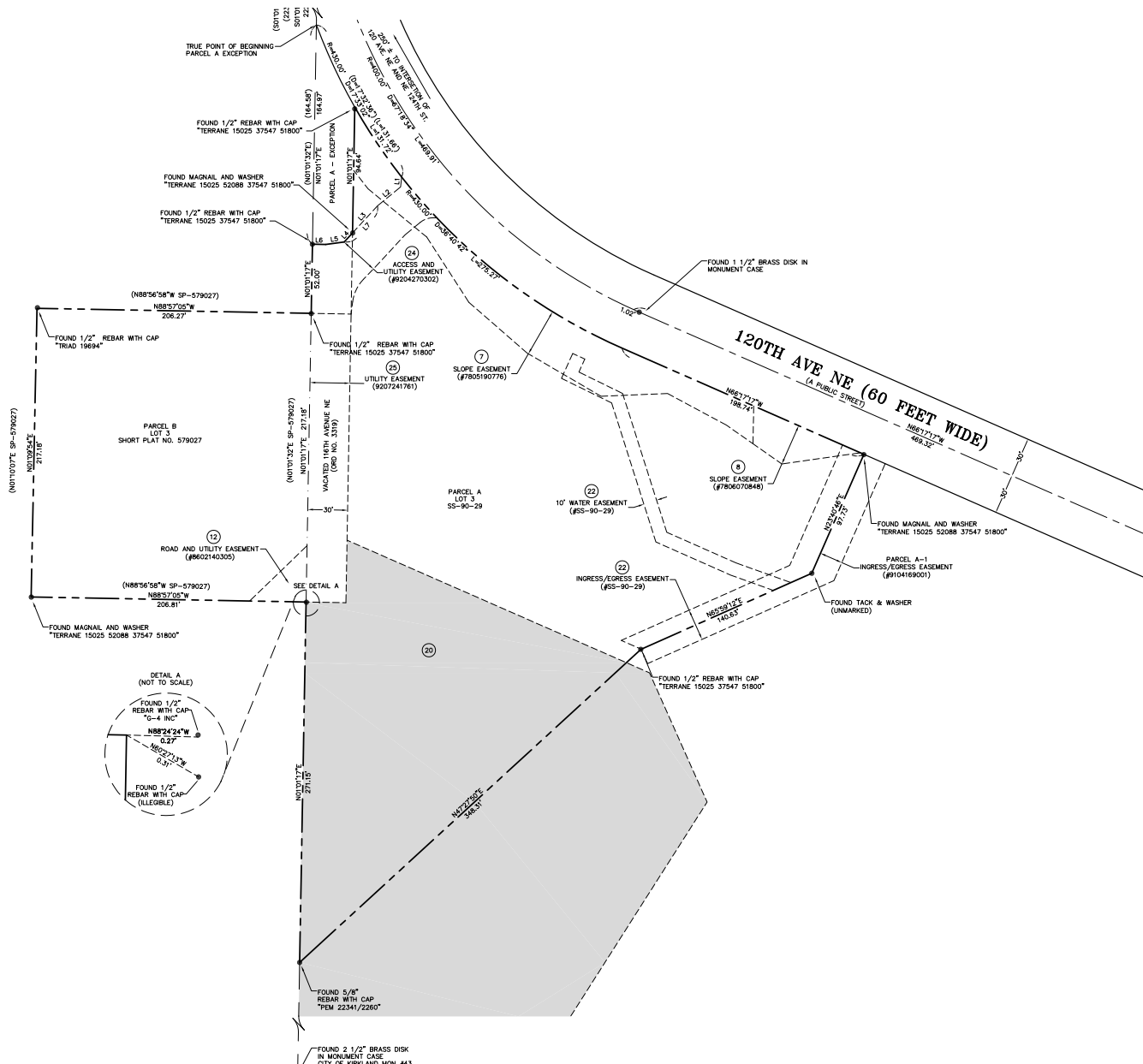
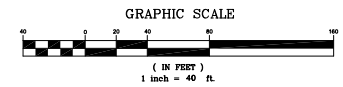
TRANSPORTATION & ACCESS - OFF-SITE



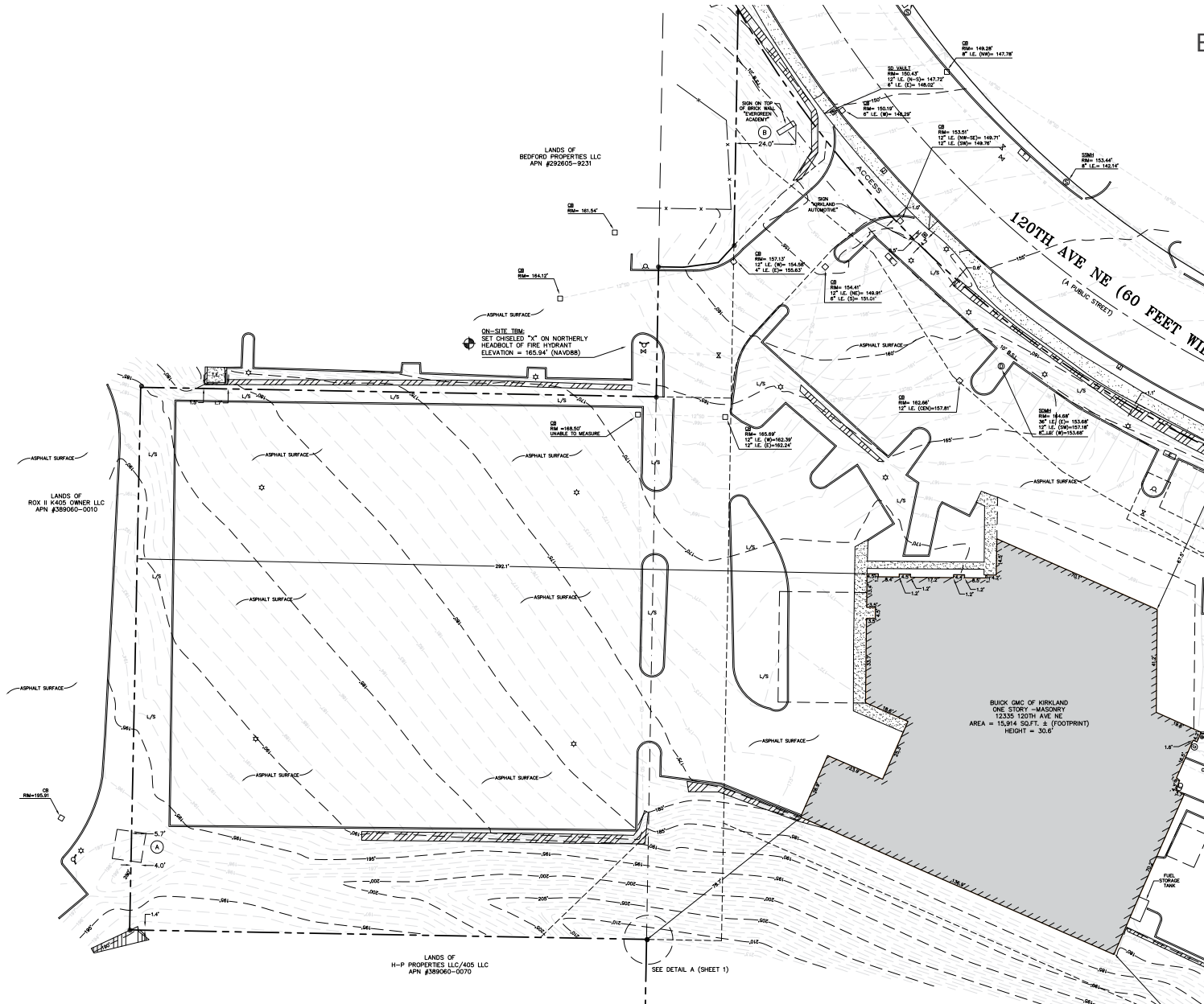
LEGEND:

————— PROPERTY LINE
- - - - - EASEMENT LINE
————— CENTERLINE
[Shaded Area] GREENBELT EASEMENT (#9008100831) (20)
(N45°15'00"E 200.45')
●
RECORD BEARING AND/OR DISTANCE
FOUND AS NOTED

LINE TABLE				
LINE	BEARING	DISTANCE	REC BEARING	REC DISTANCE
L1	S06°10'43"W	7.47'	(S06°10'59"W)	(7.13')
L2	S50°44'37"W	22.38'	(S50°44'53"W)	(22.38')
L3	S42°40'23"W	27.77'	(S42°40'38"W)	N/A
L4	S42°40'23"W	9.27'	(S42°40'38"W)	N/A
L5	S82°21'27"W	14.00'	(S82°21'42"W)	(14.00')
L6	N88°58'43"W	10.00'	(N88°58'28"W)	(10.00')
L7	S42°40'23"W	37.11'	(S42°40'38"W)	(37.04')



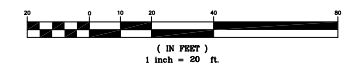
EXISTING ENLARGED SITE SURVEY



LEGEND:

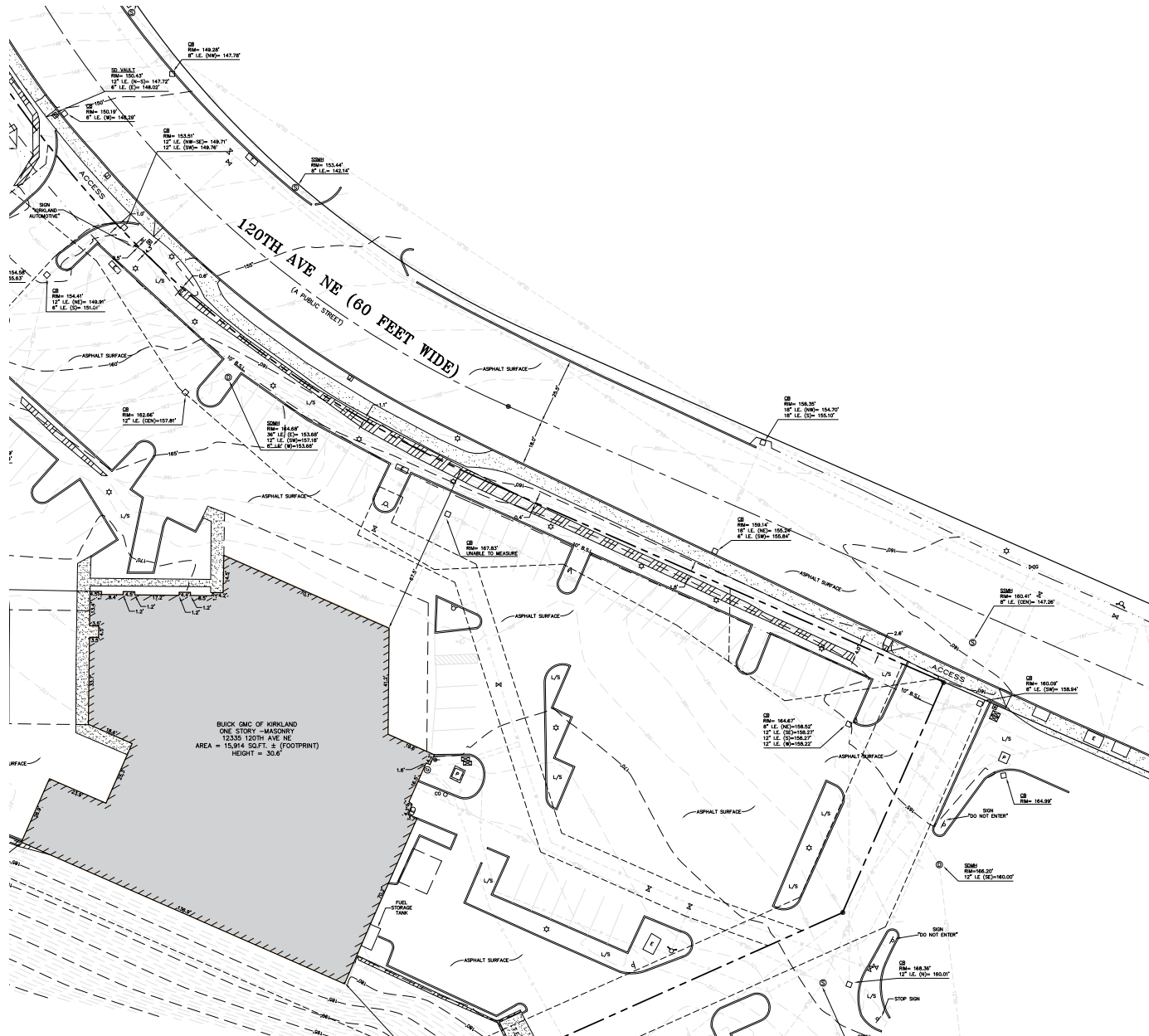
---	PROPERTY LINE
- - - -	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CENTERLINE
---	CANOPY
---	BUILDING LINE
---	6" CONCRETE CURB
---	EDGE OF ASPHALT
---	6" CHAIN LINK FENCE
---	CONCRETE OR ROCK WALL
---	CONCRETE SURFACE
+	FIRE HYDRANT
+	FIRE CONNECTION
+	POST INDICATOR VALVE
+	WATER METER
+	WATER VAULT
+	WATER VALVE
+	GAS VALVE
+	GAS METER
+	SANITARY SEWER MANHOLE
+	SANITARY SEWER CLEAN OUT
+	STORM SEWER MANHOLE
+	STORM DRAIN VAULT
+	CATCH BASIN
+	TELECOMMUNICATION RISER
+	TELECOMMUNICATION VAULT
+	LIGHT STANDARD
+	ELECTRIC JUNCTION BOX
+	ELECTRIC METER
+	ELECTRIC VAULT OR BOX
+	POWER TRANSFORMER
+	FLAG POLE
+	RECORD BEARING AND/OR DISTANCE
+	UNDERGROUND STORM DRAIN LINE
+	UNDERGROUND SANITARY SEWER LINE
+	UNDERGROUND WATER LINE
+	UNDERGROUND GAS LINE
+	UNDERGROUND ELECTRIC LINE
+	LANDSCAPED AREA
+	TRASH ENCLOSURE
+	FOUND AS NOTED

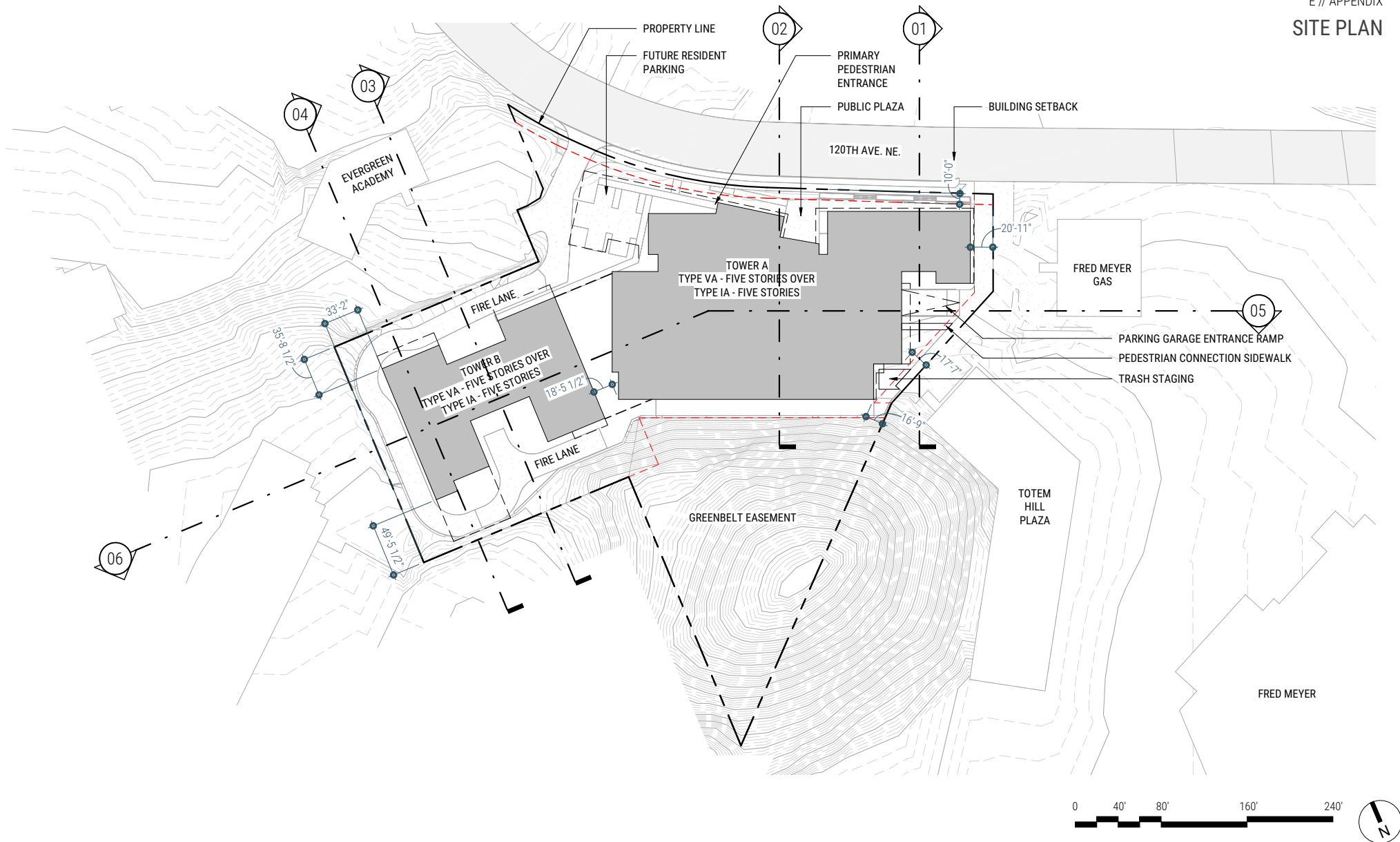
GRAPHIC SCALE



LEGEND:

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CENTERLINE
	CANOPY
	CANOPY
	BUILDING LINE
	6" CONCRETE CURB
	EDGE OF ASPHALT
	6" CHAIN LINK FENCE
	CONCRETE OR ROCK WALL
	CONCRETE SURFACE
	FIRE HYDRANT
	FIRE CONNECTION
	POST INDICATOR VALVE
	WATER METER
	WATER VAULT
	WATER VAULT
	GAS VALVE
	GAS METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	STORM SEWER MANHOLE
	STORM DRAIN VAULT
	CATCH BASIN
	TELECOMMUNICATION RISER
	TELECOMMUNICATION VAULT
	LIGHT STANDARD
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC VAULT OR BOX
	POWER TRANSFORMER
	FLAG POLE
	SIGN
	RECORD BEARING AND/OR DISTANCE
	UNDERGROUND STORM DRAIN LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	LANDSCAPED AREA
	TRASH ENCLOSURE
	FOUND AS NOTED





LOT COVERAGE

REQUIRED:

KZC 55.33 - MAXIMUM LOT COVERAGE IS 80%

KZC 115.90 CALCULATING LOT COVERAGE

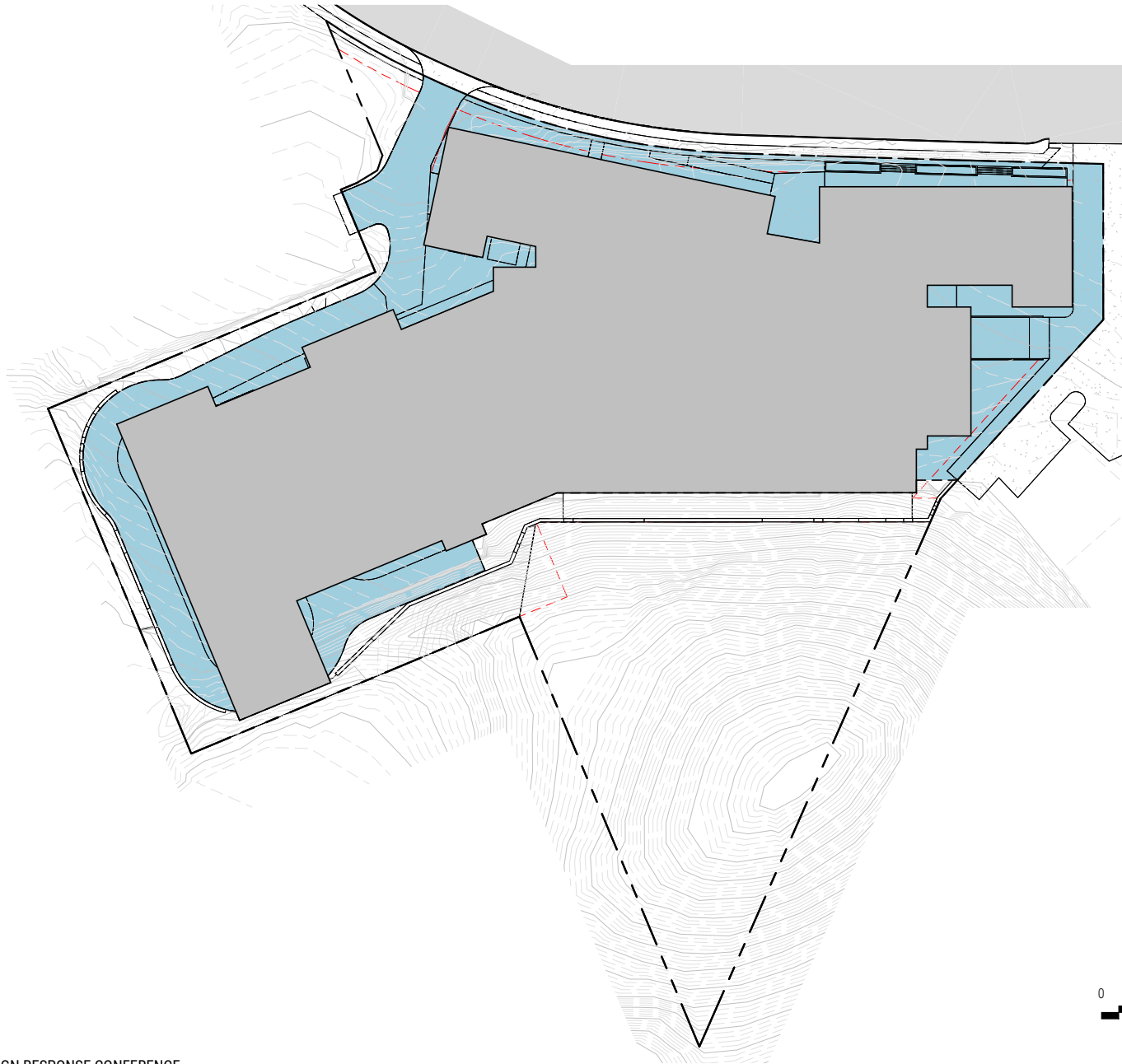
THE AREA OF ALL STRUCTURES AND ANY OTHER
HARDSCAPE ON THE SUBJECT PROPERTY WILL
BE CALCULATED AS A PERCENTAGE OF TOTAL LOT
AREA

PROVIDED:

SITE AREA = 169,825 SF

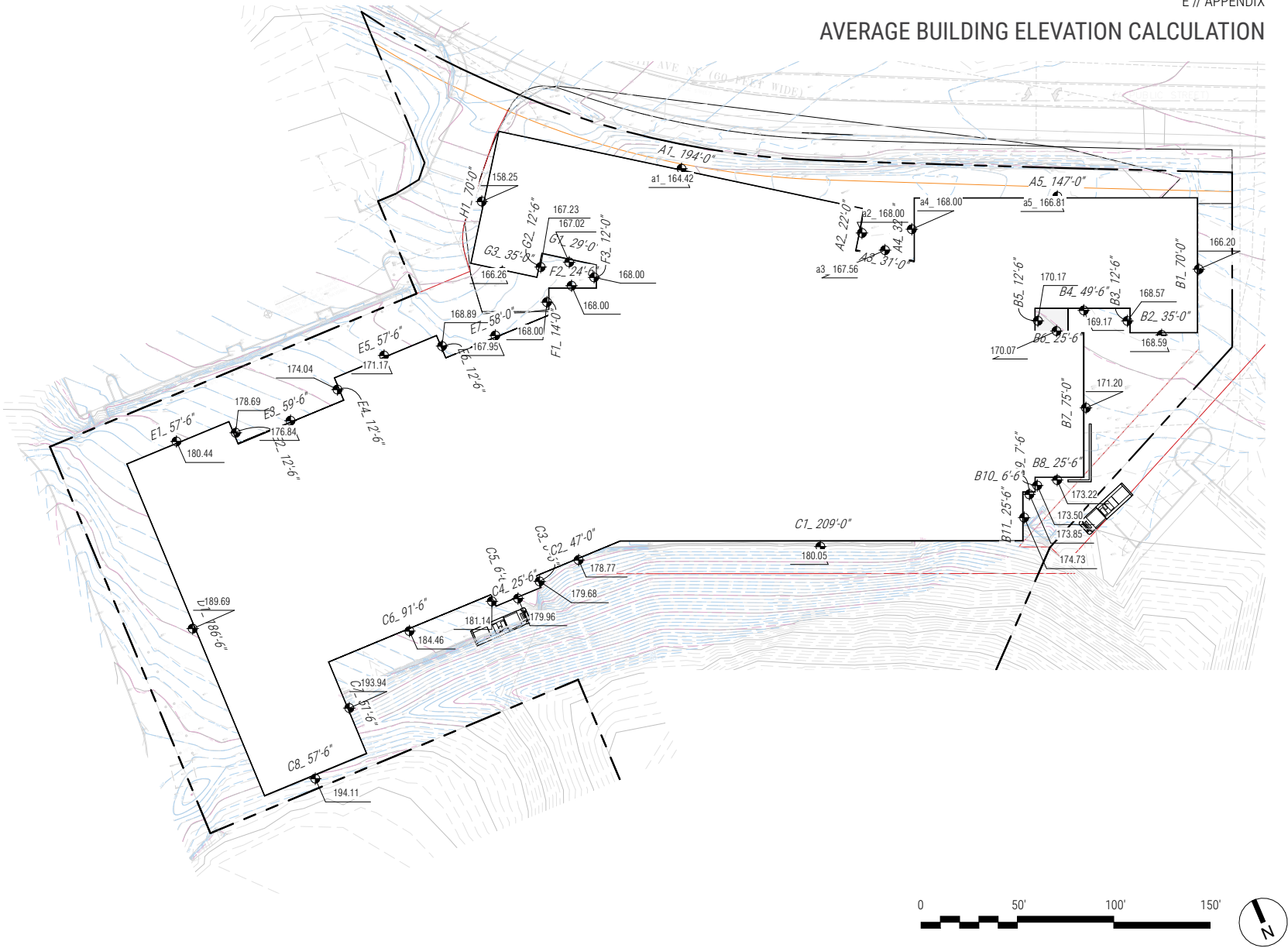
EXTENTS OF BLUE + GRAY HATCHES = 114,884 SF

TOTAL LOT COVERAGE = 67.6%

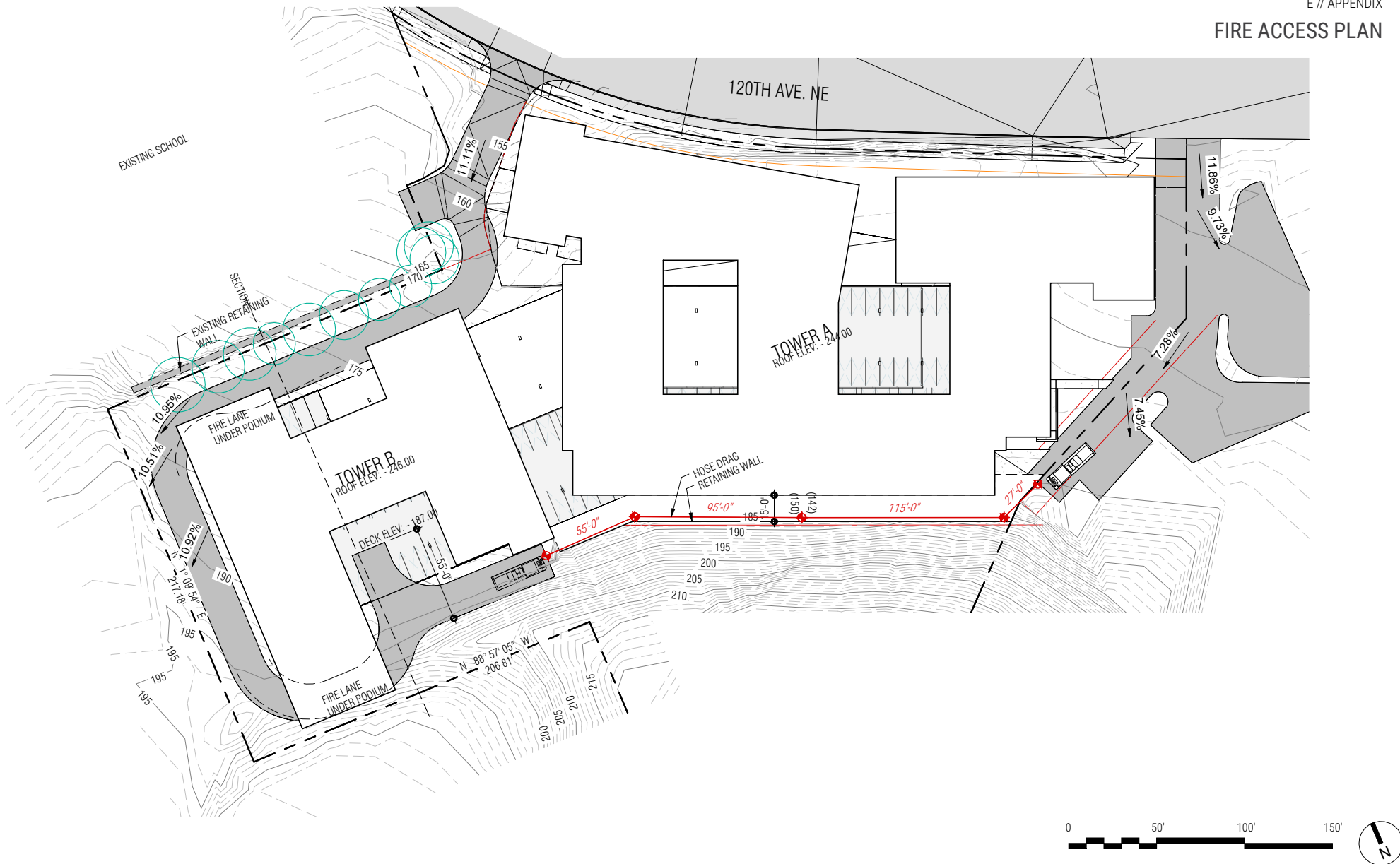


ZONING CODE - ABE			
AVERAGE GRADE PLANE - IRREGULAR SLOPES			
	LENGTH	ELEVATION	
A1	194	164.42	31897
A2	22	168	3696
A3	31	167.56	5194
A4	32.5	168	5460
A5	147	166.81	24521
B1	70	166.2	11634
B2	35	168.59	5901
B3	12.5	168.57	2107
B4	49.5	169.17	8374
B5	12.5	170.17	2127
B6	25.5	170.07	4337
B7	75	171.2	12840
B8	25.5	173.22	4417
B9	7.5	173.5	1301
B10	6.5	173.85	1130
B11	25.5	174.73	4456
C1	209	180.05	37630
C2	47	178.77	8402
C3	6.5	179.68	1168
C4	25.5	179.96	4589
C5	6.5	181.14	1177
C6	91.5	184.46	16878
C7	51.5	193.94	9988
C8	57.5	194.11	11161
D1	186.5	189.69	35377
E1	57.5	180.44	10375
E2	12.5	178.69	2234
E3	59.5	176.84	10522
E4	12.5	174.04	2176
E5	57.5	171.17	9842
E6	12.5	168.89	2111
E7	58	167.95	9741
F1	14	168	2352
F2	24.5	168	4116
F3	12	168	2016
G1	29	167.02	4844
G2	12.5	167.23	2090
G3	35	166.26	5819
H1	70	158.25	11078
	1920	174.52	335079

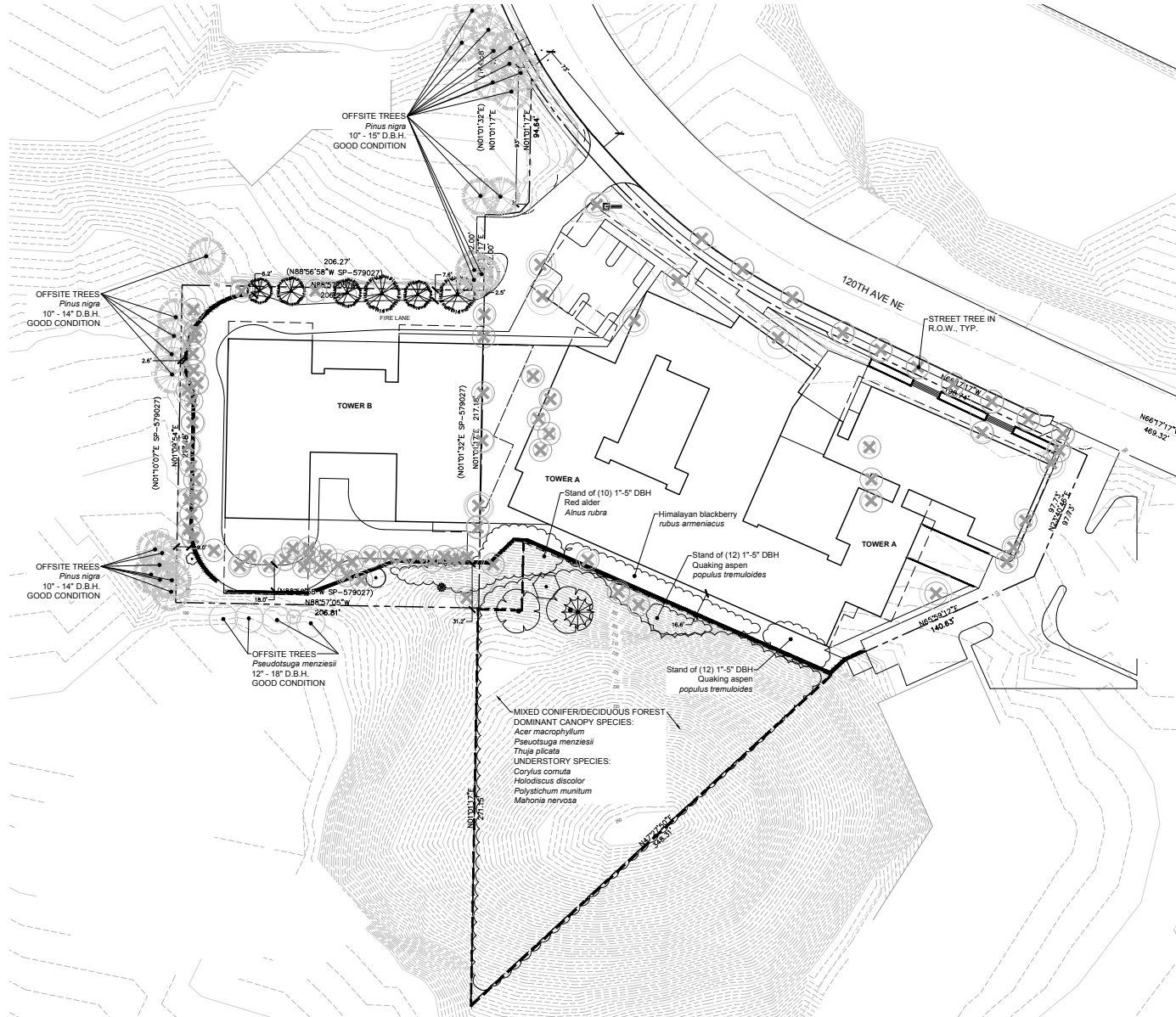
AVERAGE BUILDING ELEVATION CALCULATION



FIRE ACCESS PLAN



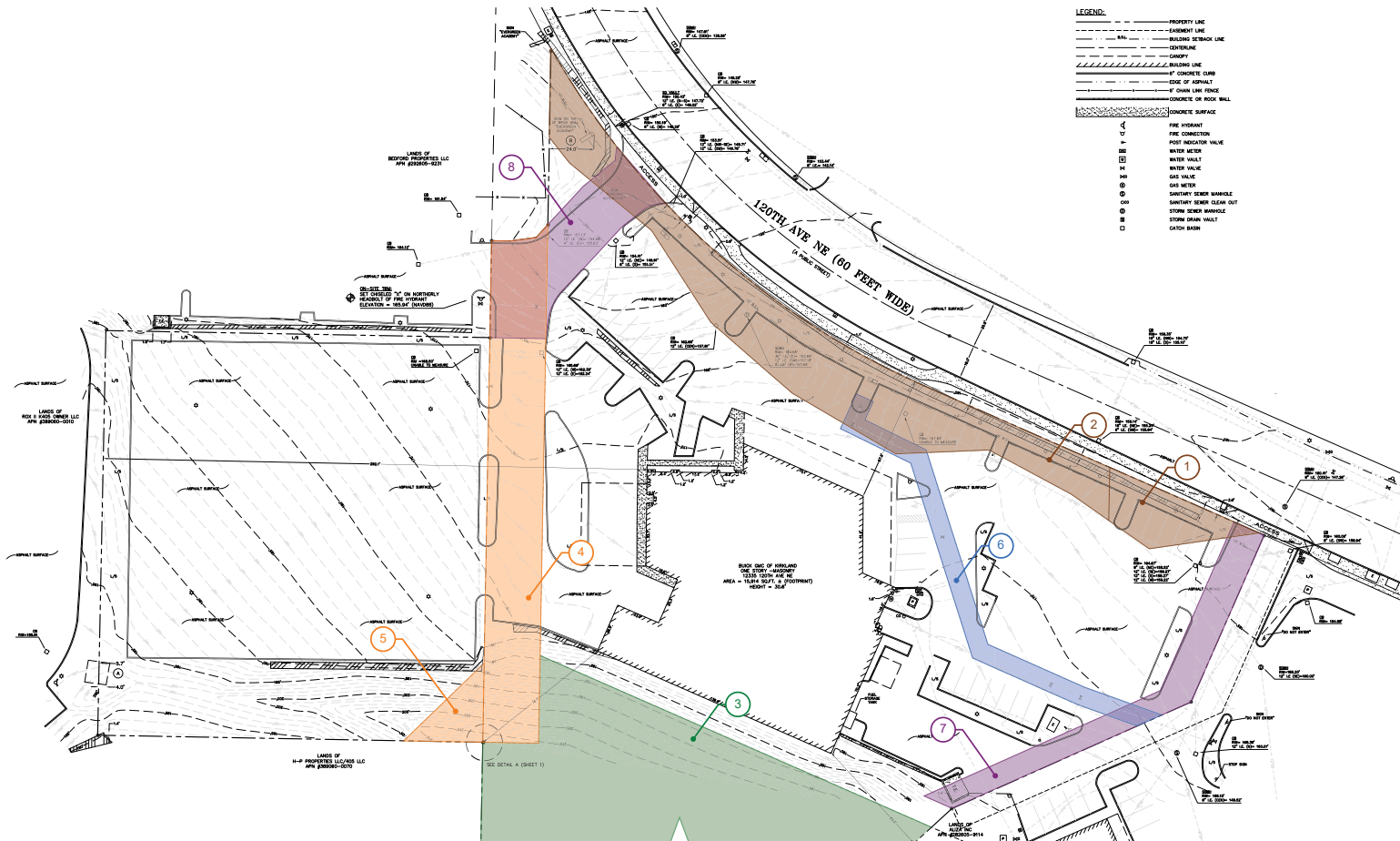
TREE RETENTION PLAN



TREE SYMBOL LEGEND

<i>Acer buergerianum</i>	
<i>Acer macrophyllum</i>	
<i>Acer rubrum</i>	
<i>Alnus rubra</i>	
<i>Betula pendula</i>	
<i>Liquidambar styraciflua</i>	
<i>Platanus occidentalis</i>	
<i>Populus balsamifera trichocarpa</i>	
<i>Pseudotsuga menziesii</i>	
<i>Pyrus calleryana</i>	
<i>Prunus serrulata 'Kwanzan'</i>	
<i>Pinus nigra</i>	
<i>Thuja plicata</i>	
Trees to Remove	

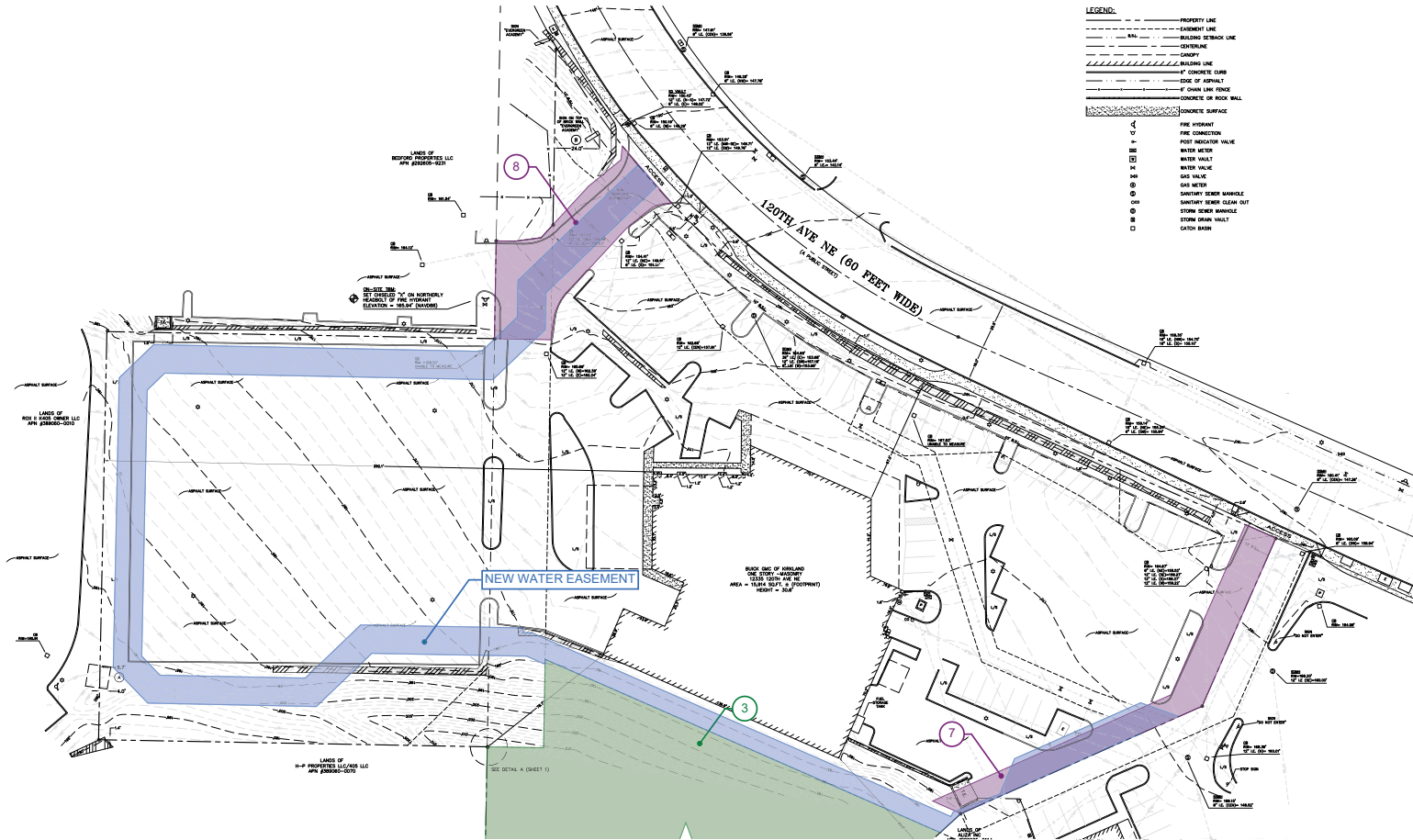
EXISTING EASEMENT PLAN



EXISTING EASEMENT KEY

<p>1 CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>	<p>6 WATER EASEMENT - TO BE VACATED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>
<p>2 CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>	<p>7 PRIVATE INGRESS & EGRESS EASEMENT - TO BE MAINTAINED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>
<p>3 CITY OF KIRKLAND GREENBELT EASEMENT - TO BE MAINTAINED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>	<p>8 PRIVATE ACCESS & UTILITY EASEMENT - TO BE MAINTAINED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>
<p>4 CITY OF KIRKLAND UTILITY EASEMENT - TO BE VACATED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>	
<p>5 CITY OF KIRKLAND ROAD & UTILITY EASEMENT - TO BE VACATED: SLOPE EASEMENT GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF SLOPE EASEMENT TO BE VACATED IN CONNECTION WITH THE CONSTRUCTION OF A PRIVATE ROADWAY NEAR THE 120TH AND NE PROPERTY LINE.</p>	

PROPOSED EASEMENT PLAN



EXISTING EASEMENT KEY

<p>1 CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE VACATED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>	<p>6 WATER EASEMENT - TO BE VACATED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE VACATED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>
<p>2 CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE VACATED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>	<p>7 PRIVATE INGRESS & EGRESS EASEMENT - TO BE MAINTAINED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE MAINTAINED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>
<p>3 CITY OF KIRKLAND GREENBELT EASEMENT - TO BE MAINTAINED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE MAINTAINED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>	<p>8 PRIVATE ACCESS & UTILITY EASEMENT - TO BE MAINTAINED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE MAINTAINED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>
<p>4 CITY OF KIRKLAND UTILITY EASEMENT - TO BE VACATED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE VACATED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>	
<p>5 CITY OF KIRKLAND ROAD & UTILITY EASEMENT - TO BE VACATED:</p> <p>ADJACENT PROPERTY: ADJACENT TO THE CITY OF KIRKLAND SLOPE EASEMENT. SEE PLAN FOR THE PURPOSE OF THE EASEMENT. THE EASEMENT IS TO BE VACATED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD AND TO ALLOW FOR THE CONSTRUCTION OF A PRIVATE ROAD.</p>	