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EXHIBIT D

PROJECT INFORMATION:

SITE ADDRESS:	16135 NE 85TH ST REDMOND, WA 98052
PARCEL NUMBER:	0022505-9142
ZONING:	TSQ - TOWN SQUARE
HEIGHT LIMIT:	9-STORIES
SITE AREA:	99,883 SF
REQUIRED RESIDENTIAL OPEN SPACE:	24,900 SF
PROVIDED:	10,125 SF
REQUIRED PUBLIC OPEN SPACE:	19,997 SF
PROVIDED:	40,387 SF

UNIT DATA:

TOTAL NUMBER OF UNITS:	249
STUDIOS (3%)	8
1 BD (75%)	186
2 BD (21%)	53
3 BD (1%)	2

PARKING DATA:

TOTAL REQUIRED PARKING:	496
REQUIRED RESIDENTIAL PARKING:	312
1.00 SPACES PER UNIT:	249
0.25 SPACE PER UNIT FOR GUEST:	63
REQUIRED RETAIL/OFFICE PARKING:	184
2 SPACES PER 1,000 SF	
30% OFFICE PARKING REDUCTION	
15% BUFFER FOR RETAIL USES	
2 (24,200 * 0.85 + 100,830 * 0.70) / 1,000	
TOTAL PARKING PROVIDED:	369
P02 (10%)	40
P01 (65%)	239
STREET (1%)	6
L1 (24%)	90
TOTAL BICYCLE PARKING:	335

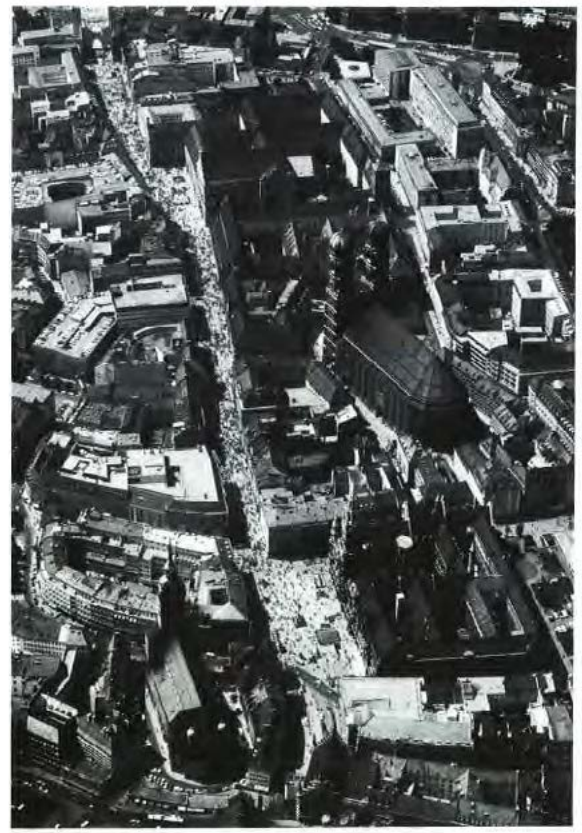
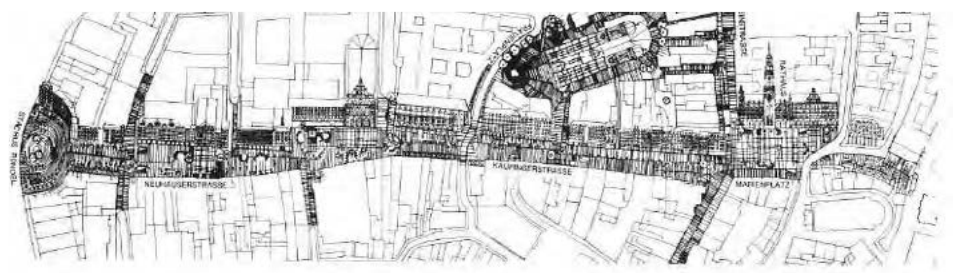
BUILDING DATA:

TOTAL BUILDING AREA:	516,722 SF
TOWER A:	149,839 SF
TOWER B:	172,609 SF
PODIUM:	194,274 SF
RESIDENTIAL (43%)	223,927 SF
RETAIL (10%)	50,132 SF
OFFICE (19%)	96,401 SF
PARKING (28%)	146,262 SF
TOWER A:	149,839 SF
L2 - residential	22,369 SF
L3 - residential	20,251 SF
L4 - residential	20,251 SF
L5 - residential	20,251 SF
L6 - residential	20,222 SF
L7 - residential	16,359 SF
L8 - residential	12,591 SF
L9 - residential	12,591 SF
L9 - MEZZ - residential	4,954SF
TOWER B:	172,609 SF
L2 - retail	2,120 SF
L2 - office	22,195 SF
L3 - office	24,116 SF
L4 - office	25,045 SF
L5 - office	25,045 SF
L6 - residential	20,526 SF
L7 - residential	20,526 SF
L8 - residential	14,485 SF
L9 - residential	13,453 SF
L9 - MEZZ - residential	5,098 SF
PODIUM:	194,274 SF
L1 - retail	35,270SF
L1-MEZZ - retail	12,742 SF
L1 - parking	38,701 SF
P01 - parking	89,548 SF
P02 - parking	18,013 SF

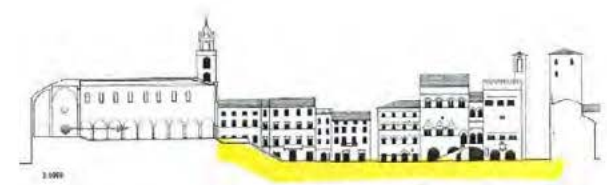
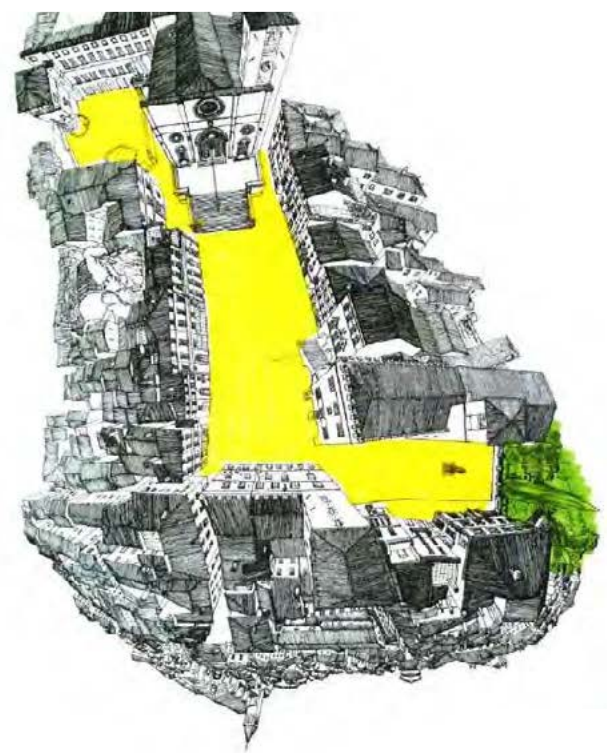
Project Data

Project Statistics and Code Summary

EXHIBIT D



Aerial view of the central pedestrian spine connecting Munich's two major medieval gates.



THE STRUCTURE OF THE SQUARE

Spectacular among the architectural works of medieval cities is the design of the two interlocking squares in Todi. The smaller of the squares (at the extreme right of the drawing opposite), with a statue of Garibaldi at its center, overlooks the rolling Umbrian plains and draws the spirit of the countryside into the town. It was conceived as a space, with one corner overlapping the axis of the principal center square, the Piazza del Popolo, thus establishing a small volume of space common to the two squares, of special intensity and impact. The towers of the Palazzo del Popolo and the Palazzo del Priore, shown on the extreme right of the drawing above, flank this abstractly defined space and provide vertical forces that bind down the two corner points at the position of greatest intensity of design.

The positions of the buildings representing the two principal functions of communal life (symbolized in yellow for the mayor and blue for the archbishop) are precisely determined in the design both in plan and in a visual relationship. The staircases in both the Palazzo del Popolo and in the cathedral are raised above the plane of the public square onto a level of their own, accessible by a large flight of steps. The simplicity of this overall design is such that the citizen never loses his feeling of relationship with the city as a design entity while he is participating in his function as a member of the church or as a member of the political community.

In a process somewhat the reverse of Michelangelo's idea of casting away the superfluous, unable to liberate the mass of the stone which, in his mind, was contained there, the collective mind of the citizens of Todi must have conceived the space volumes of the two squares as abstract entities, and thus brought them into being by the construction of individual buildings over many years, which gradually defined their edges.

The remarkable drawing of J. M. Aronson, opposite, influenced by modern technology but utilizing multiple vanishing points, attempts in a way quite different from that of Lorenzetti to present the picture of the city as a totality. You may instantly pour pleasure in this drawing by slowly revolving the book through 360 degrees.



"Two roads diverged in a yellow wood ..."
robert frost

Concept Diagrams
History of Urbanism

EXHIBIT D



Veloce Multifamily Podium Project

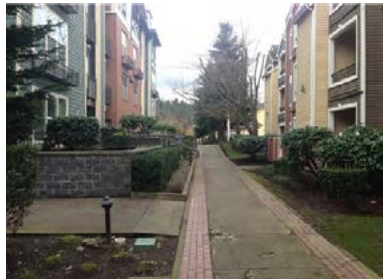
Multifamily Podium Projects at Cleveland and 161st

Concept + Podium Projects
Neighboring Projects

EXHIBIT D



View 1



View 2



View 3



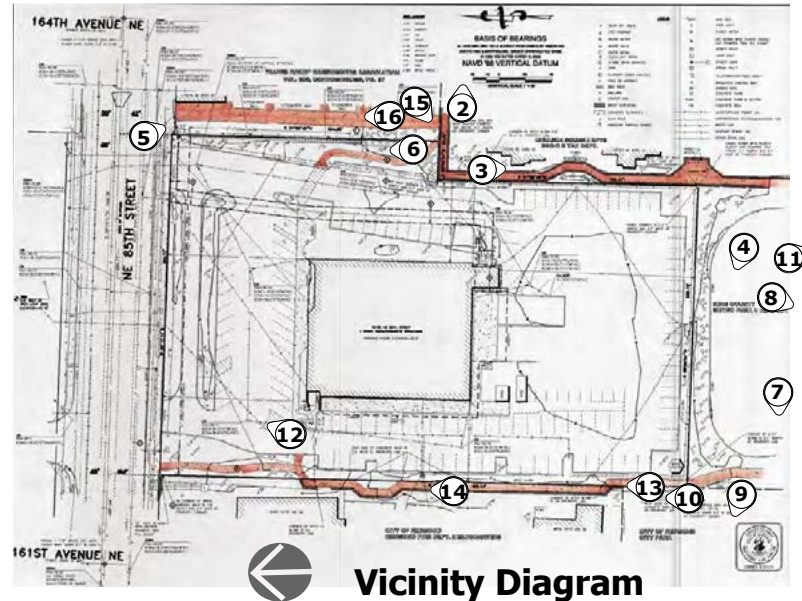
View 4



View 5



View 6



Vicinity Diagram



View 7



View 8



View 9



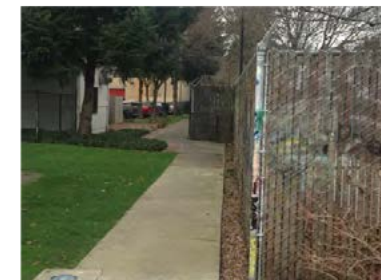
View 11



View 12



View 13



View 10



View 14

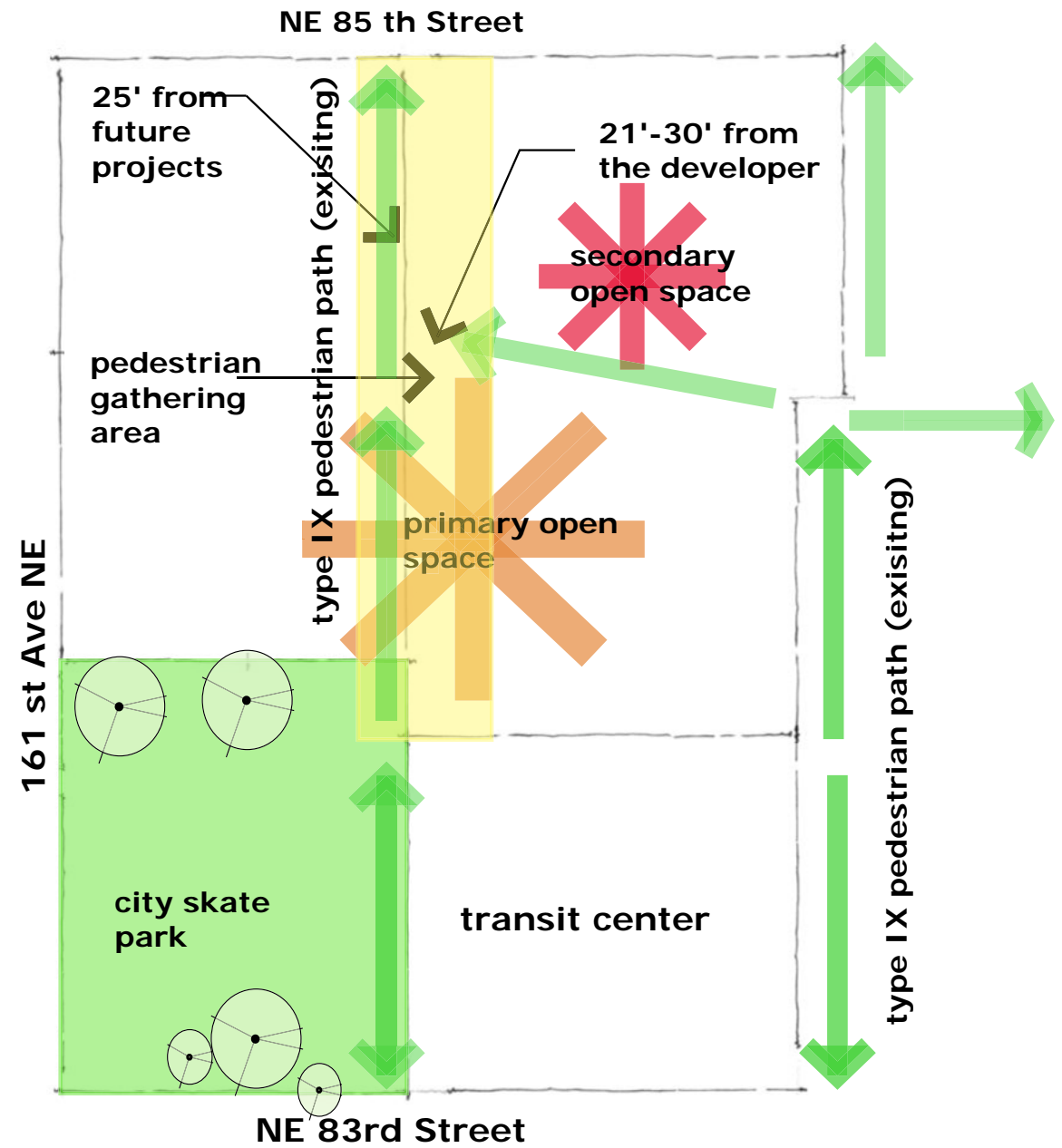
Site Views Existing Vicinity



Mid Block Connector Diagram

Site and Vicinity
Mid-Block Connector Diagram

EXHIBIT D



Conceptual Diagrams
Existing Pathways & Proposed Open Spaces

Setbacks and Pathways

City of Redmond Zoning Requirements



Redmond Land Use Standards

Front setback = 14' wide sidewalk, measured from back of street curb.

Rear Setback = 0' for commercial and garages associated with commercial mixed-use. 10' for residential,

Park setback, rear and side = 14 feet for commercial and residential uses.

Side setback = 0' for commercial and garages associated with commercial mixed-use. Per Table 21.10.130B, the side yard residential setback shall be 26' for this building.

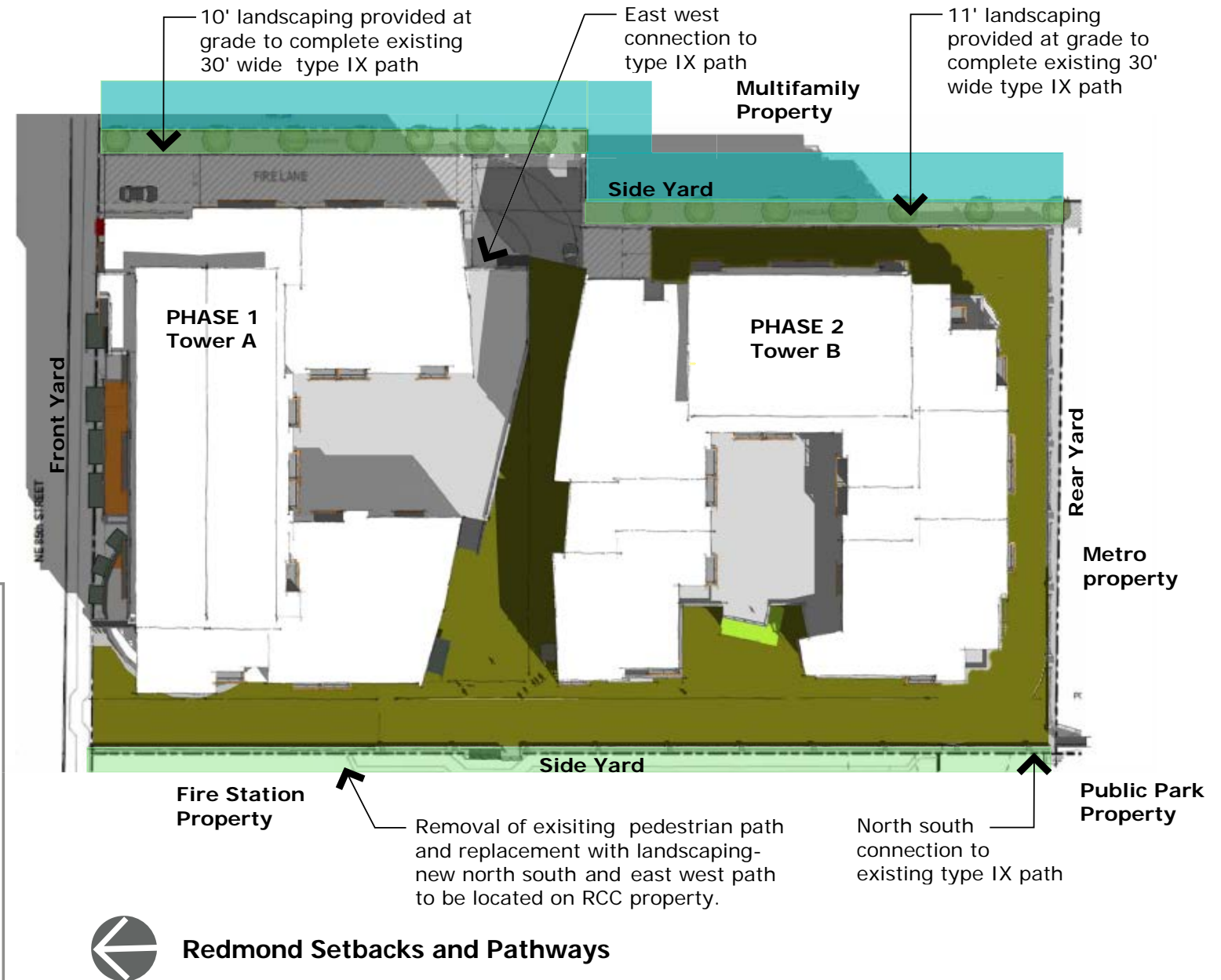
Mid-block path setback (both sides) = 15' from centerline of path (to create the 30' pathway at grade, with 15 feet on each side of property line.

Courtyard separations = 55' in courtyards, no standard between towers. 45'-55' provided between tower A and B.

OPEN SPACE CALCULATIONS:

- Residential Common Open Space**
19,978 sf provided (max 20% of site area)
- Public Open Space**
19,978 sf (max 20% of site area)
- Proposed Landscaping at grade**
in order to complete existing type IX path system
- Existing Landscaping at grade**
this includes both hardscape and softscape

EXHIBIT D



Land Use Site Plan

Project Conformance to Zoning

EXHIBIT D

Fire Comments and Responses:

Multi family developments with greater than 100 units are required to have not less than 2 access points to the public road system, per Appendix 2. **We are proposing 2 EV access points shown on this page.**

Where are the lobbies for the two towers, how do fire police and non resident public interact with this building? How do people get off the podium? Where are the stair tower discharge points at grade? 12/26/13 Show the location of the street level termination of the required roof access stairways for each tower. **See pages 13-15**

Fire access roadways are required to be with in 150' of all portions of the exterior wall first level. How is this achieved for phase 2 and the south side retail? Suggest a grade level access road on east side from 85th sout to 83rd. Possibly depressed to access garage level. 12/26/13 the parking garage with the two residential towers are a single building, provide an access road that complies with the requirements of RFD Standard 2.0. **this layout provides a fire loop around the entire complex.**

Water line and hydrant spacing/locations? 4 hydrants are required with a fire flow not to exceed 3500 gpm. **See civil Information**

What building code section is this structure being constructed to, are you planning on using IBC Section 510.2? This structure is considered a single building with two towers, one address and unit numbers will be assigned during the Civil review process. **We are proposing to classify this complex as one structure with out a horizontal fire separation. See page 11**

When a floor level is greater than 75' above the lowest level of fire department access, the building is considered a high rise structure per the building and fire codes. **Yes it is a highrise. See page 11.**

High rise buildings in Seismic category "D" require a secondary water supply for the fire sprinkler system sized in accordance with 2012 IFC Section 903.3.5.2. **See page 13 for proposed location of secondary water vault.**

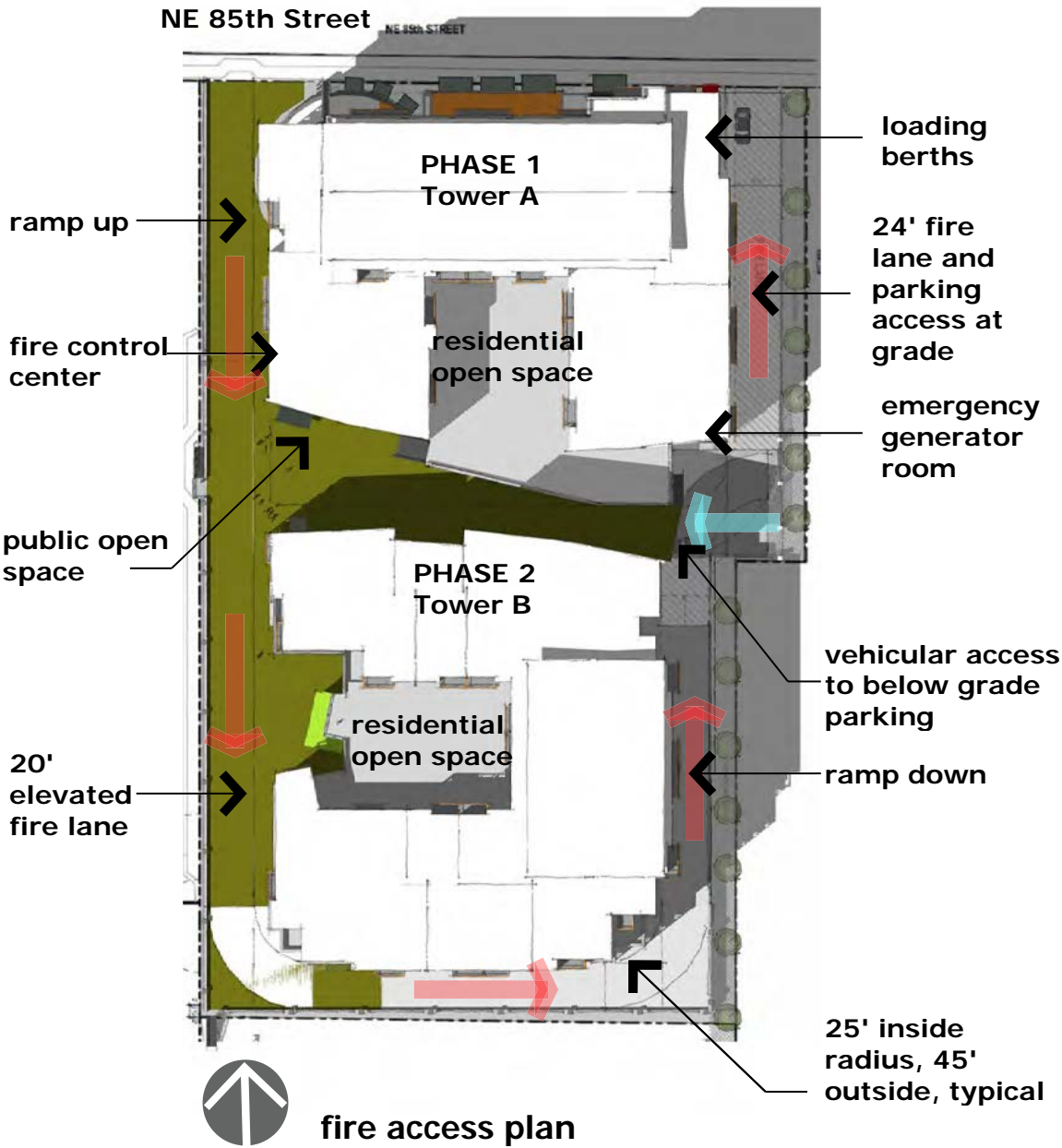
This building will require the installation of an emergency responder radio system, to be installed in accordance with RFD Standard 18.0. **Understood**

All high rise buildngs are to be provided with a fire command center in accordance with IFC Section 508. **Understood**

Standby power is required in all high rise buildngs per IFC 604.2.14. **Understood**

Are you anticipating a fire pump to be installed to meet your fire sprinkler demands? If so sho w the proposed location. **See civil Information**

Provide the total gross square footage of the parking garage, the north and south towers to calculate the required fire flow to the building. Due the 3 hour horizontal seperation, the distance between the towers, and the type of construction separate fire flow calulations will be done. **See Page 8**



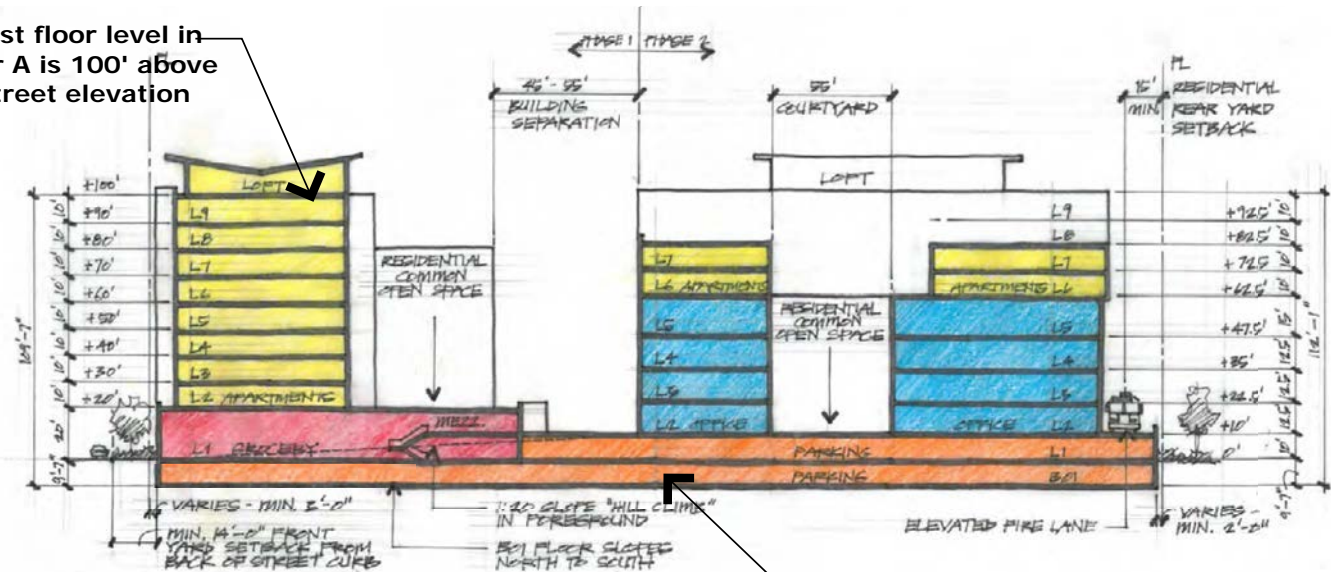
Life Safety

Exiting Diagram



EXHIBIT D

highest floor level in tower A is 100' above the street elevation



highest floor level in tower B is 92'-6" above the street elevation

table 503 in the WSBC for type 1B construction R2 occupancy allows an 11 story building of unlimited area. We are proposing a 9 story building

section 1 thru A and B

type 1B construction for garage as well as the two towers. The entire complex will be a single high rise building

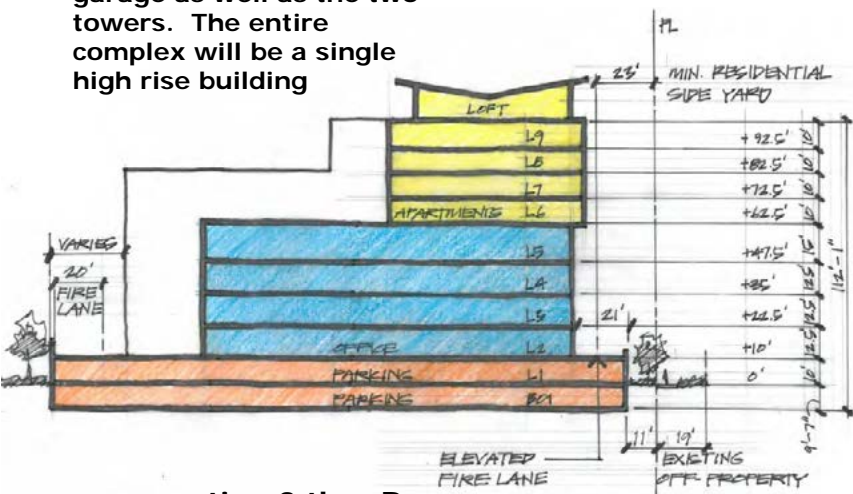
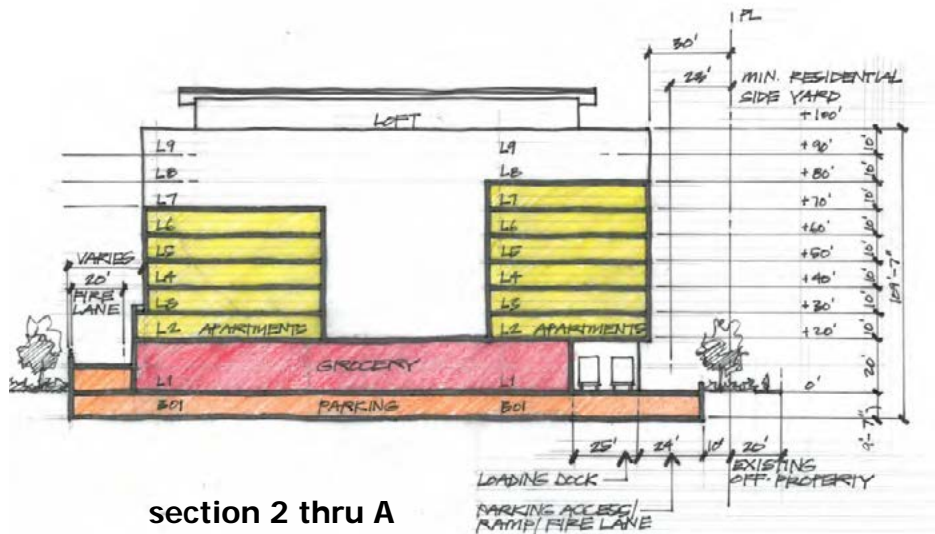


EXHIBIT D

SUMMER SOLSTICE



10:00 a.m.



12:00 p.m.



2:00 p.m.

SPRING/FALL EQUINOX



10:00 a.m.



12:00 p.m.



2:00 p.m.

WINTER SOLSTICE



10:00 a.m.



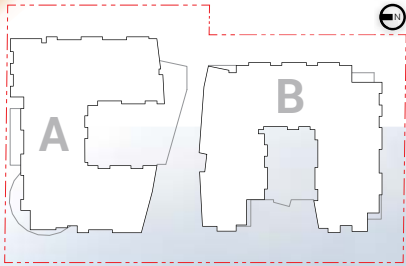
12:00 p.m.



2:00 p.m.

Shadow Studies
Typical One Year Cycle

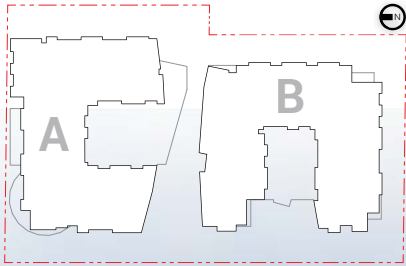
EXHIBIT D



Perspective Renderings

North East

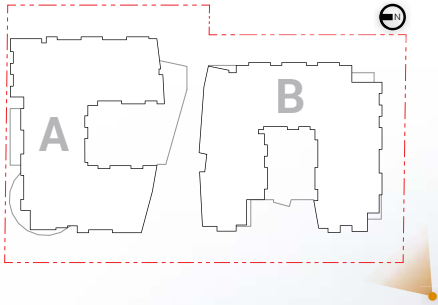
EXHIBIT D



Perspective Renderings

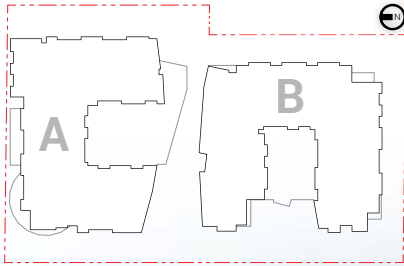
North West

EXHIBIT D



Perspective Renderings
South West

EXHIBIT D



Perspective Renderings
South East

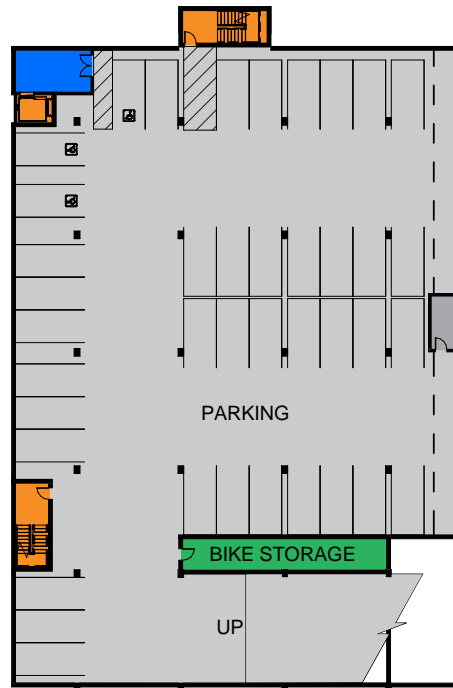
Floor Plan: Basement 02

SCALE: 1" = 50'-0"



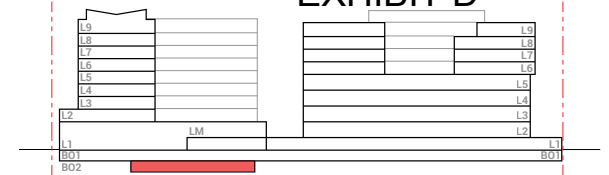
NE 85TH ST

PROPERTY LINE



PROPERTY LINE

EXHIBIT D



LEGEND

- PARKING
- BUILDING SERVICES
- BIKE STORAGE
- OFFICE
- OFFICE LOBBY
- RESIDENTIAL
- RESIDENTIAL LOBBY
- RETAIL
- AMENITY
- CIRCULATION
- OFFICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY

Floor Plans

Below Grade Parking: B2

Floor Plan: Basement 01

SCALE: 1" = 50'-0"



NE 85TH ST

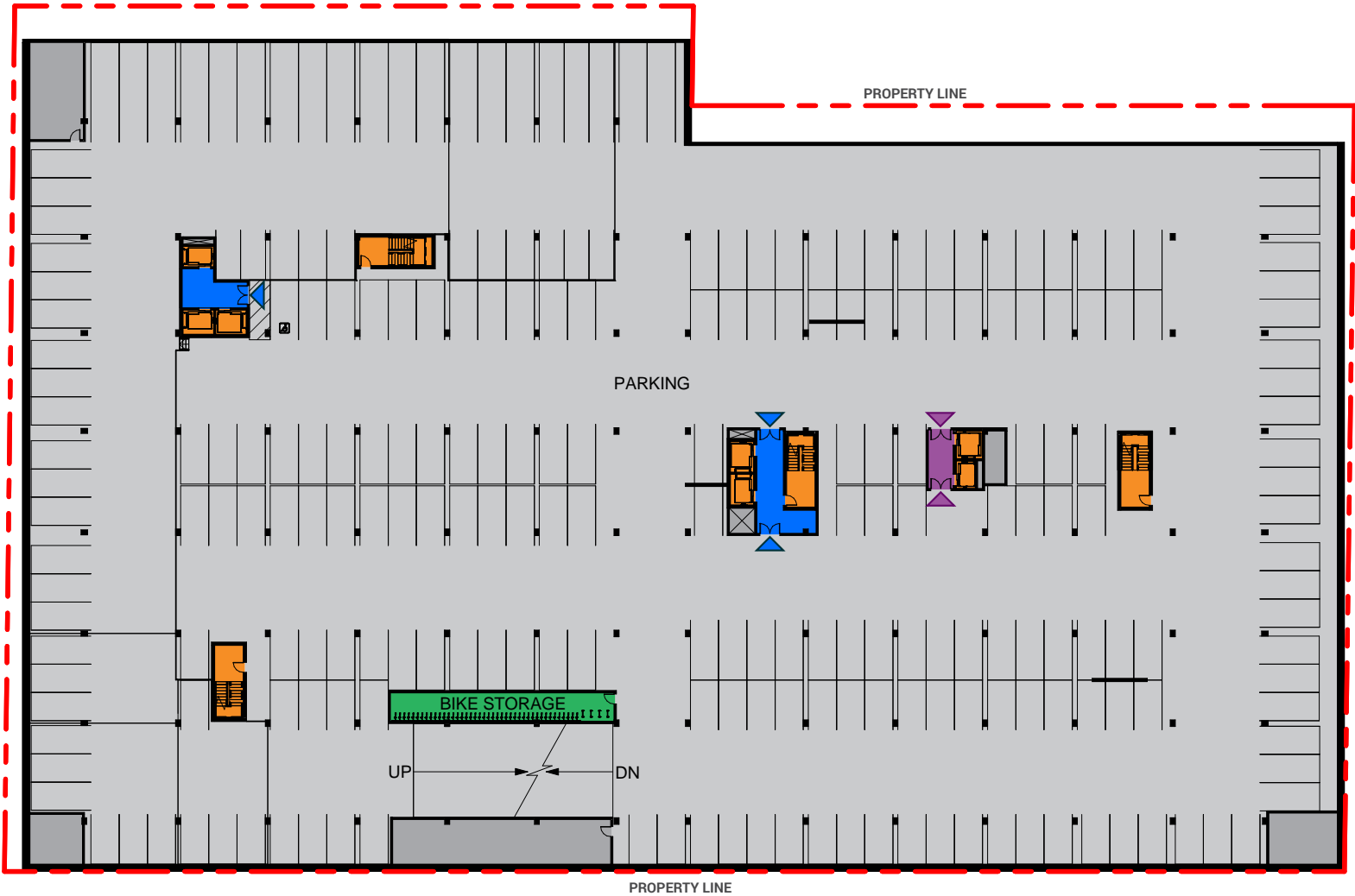
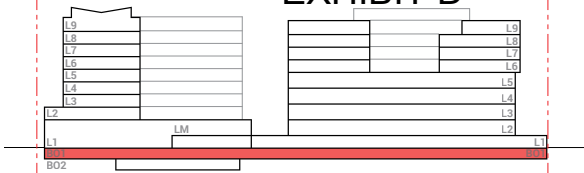


EXHIBIT D



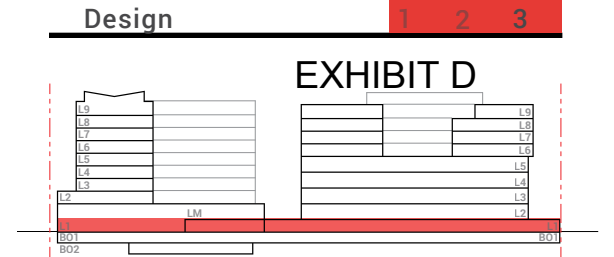
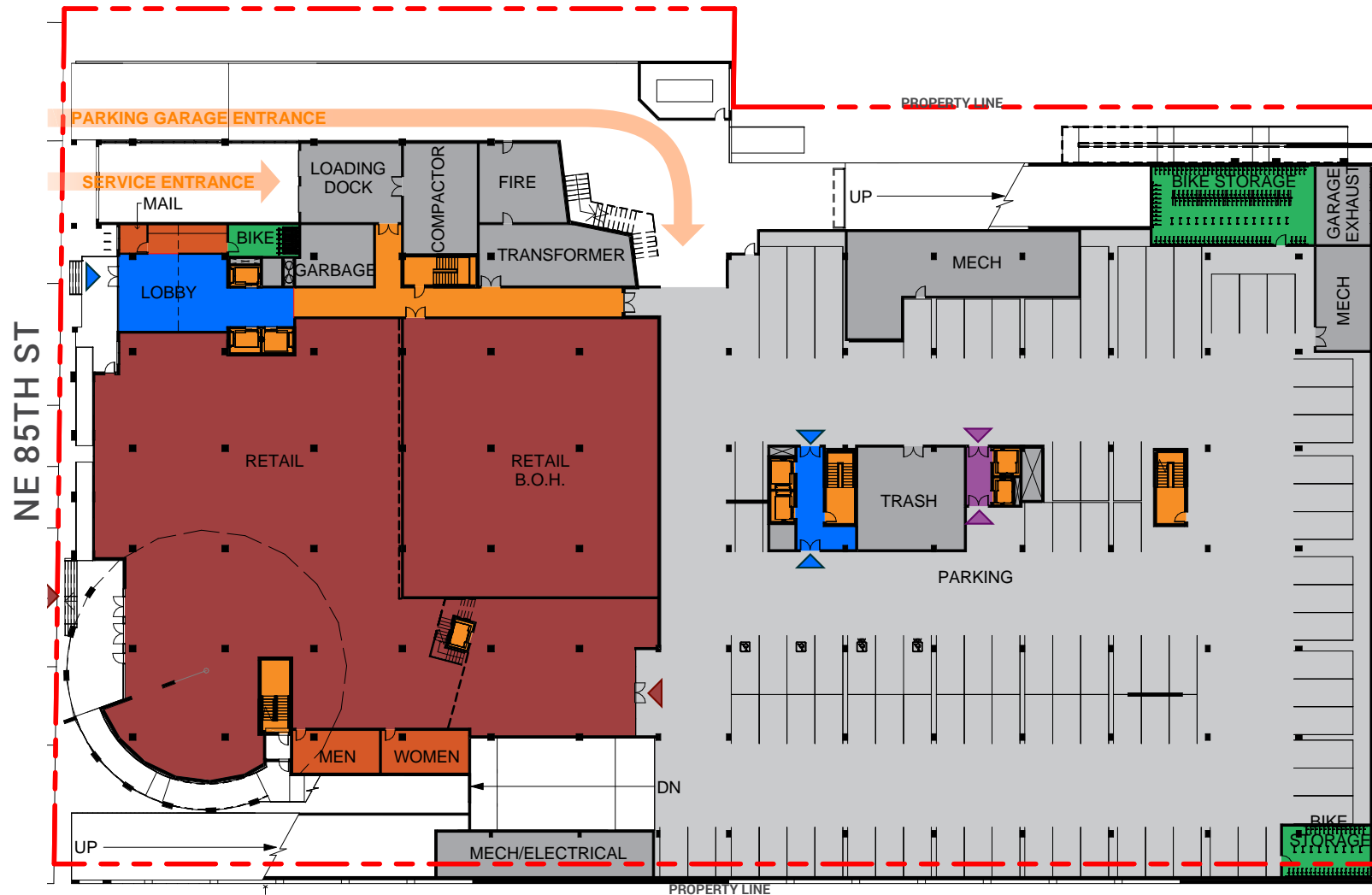
LEGEND

- PARKING
- BUILDING SERVICES
- BIKE STORAGE
- OFFICE
- OFFICE LOBBY
- RESIDENTIAL
- RESIDENTIAL LOBBY
- RETAIL
- AMENITY
- CIRCULATION
- OFFICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY

Floor Plans
Below Grade Parking: B1

Floor Plan: Level 1

SCALE: 1" = 50'-0"



LEGEND

- PARKING
- BUILDING SERVICES
- BIKE STORAGE
- OFFICE
- OFFICE LOBBY
- RESIDENTIAL
- RESIDENTIAL LOBBY
- RETAIL
- AMENITY
- CIRCULATION
- OFFICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY

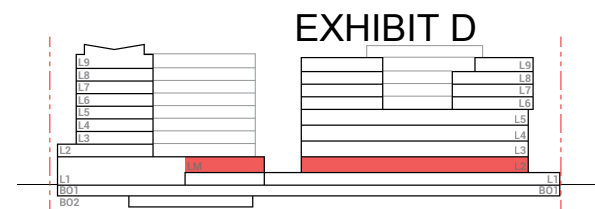
Floor Plans

Retail and On-Grade Parking: L1

N

Floor Plan: Mezzanine / Level 2

SCALE: 1" = 50'-0"



LEGEND

PARKING

BUILDING SERVICES

BIKE STORAGE

OFFICE

OFFICE LOBBY

RESIDENTIAL

RESIDENTIAL LOBBY

RETAIL

AMENITY

CIRCULATION

OFFICE ENTRY

RESIDENTIAL ENTRY

RETAIL ENTRY

NE 85TH ST

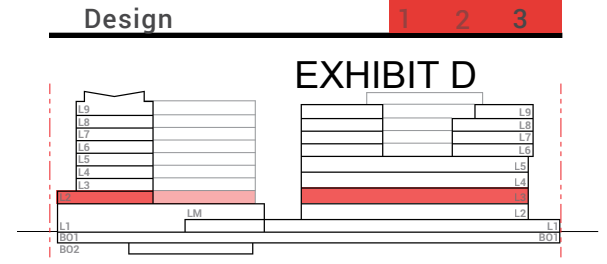


Floor Plans

Tower A & B Podium Plan: L2

Floor Plan: Level 2 / 3

SCALE: 1" = 50'-0"



LEGEND

- PARKING
- BUILDING SERVICES
- BIKE STORAGE
- OFFICE
- OFFICE LOBBY
- RESIDENTIAL
- RESIDENTIAL LOBBY
- RETAIL
- AMENITY
- CIRCULATION
- OFFICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY

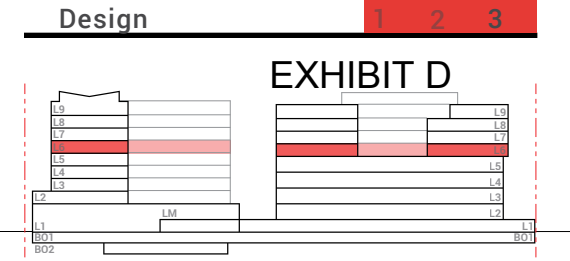
Floor Plans

Residential and Office: L2-L3

Floor Plan: Level 6

SCALE: 1" = 50'-0"

NE 85TH ST



LEGEND

- PARKING
- BUILDING SERVICES
- BIKE STORAGE
- OFFICE
- OFFICE LOBBY
- RESIDENTIAL
- RESIDENTIAL LOBBY
- RETAIL
- AMENITY
- CIRCULATION
- OFFICE ENTRY
- RESIDENTIAL ENTRY
- RETAIL ENTRY

Floor Plans

Residential: L6

EXHIBIT D



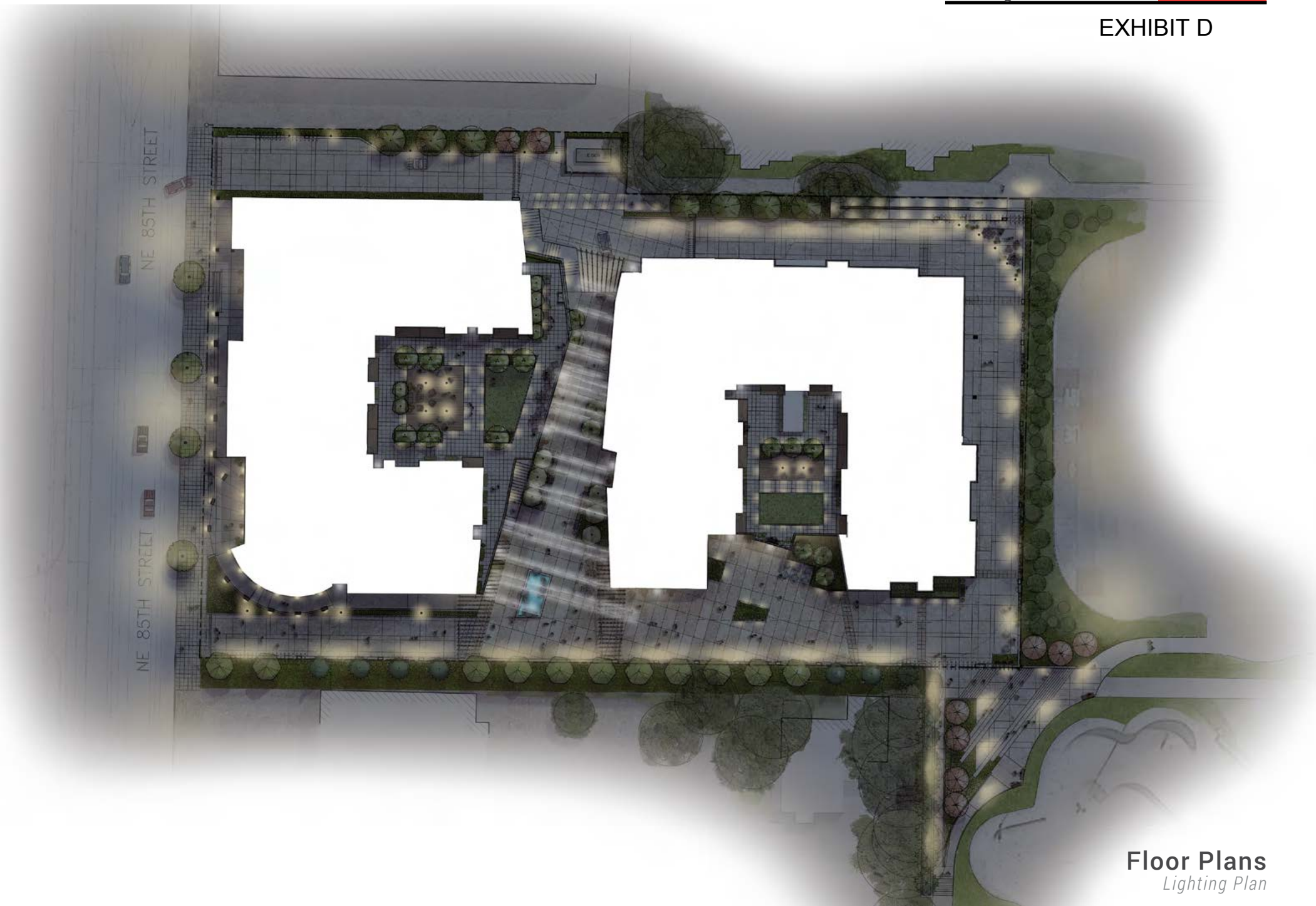
WEISMANDESIGNGROUP

CONCEPT SITE / LANDSCAPE PLAN

LANDSCAPE ARCHITECTURE
2329 E MADISON ST
SEATTLE WA 98112
206-322-1732
WWW.WDGINC.COM

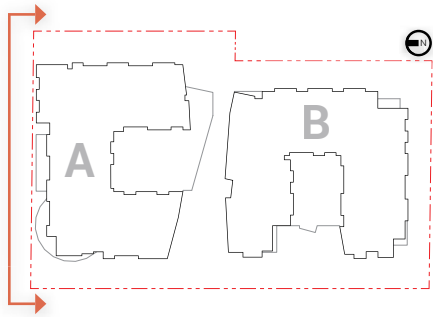
Floor Plans
Landscape Plan

EXHIBIT D



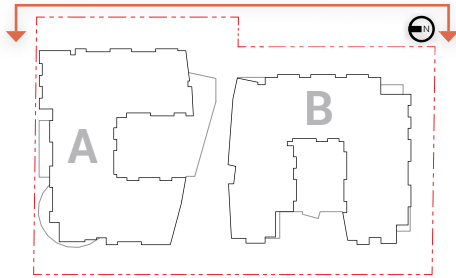
Floor Plans
Lighting Plan

EXHIBIT D



Elevations
North

EXHIBIT D



Pre-finished metal panel, smooth
faced: Steely GraySW-7664.

Brick, Mountain Blend, Mission
Texture, Typ @ tower B.

Pre-finished metal panel, smooth
faced: Shagreen SW-6422.

Pre-finished metal fascia.

Brick, Mountain Blend, Smooth
Texture, Typ @ tower A.

Pre-finished metal panel, smooth
faced: Stone Lion SW-7507.

Aluminium frame, insulated
windows, dark bronze.

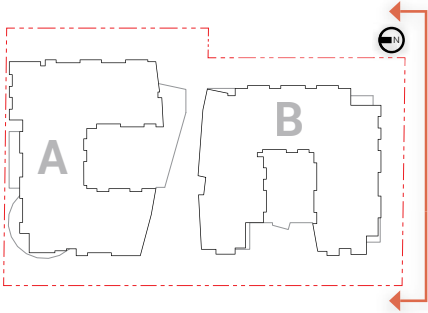
Pre-finished metal panel, smooth
faced: Dockside Blue SW-7601.

Cast in place concrete podium
wall, w/ board form elements

Pre-finished metal staircase with
concrete treads.

Pre-finished perforated
metal panel

Elevations
East



Elevations
South

EXHIBIT D

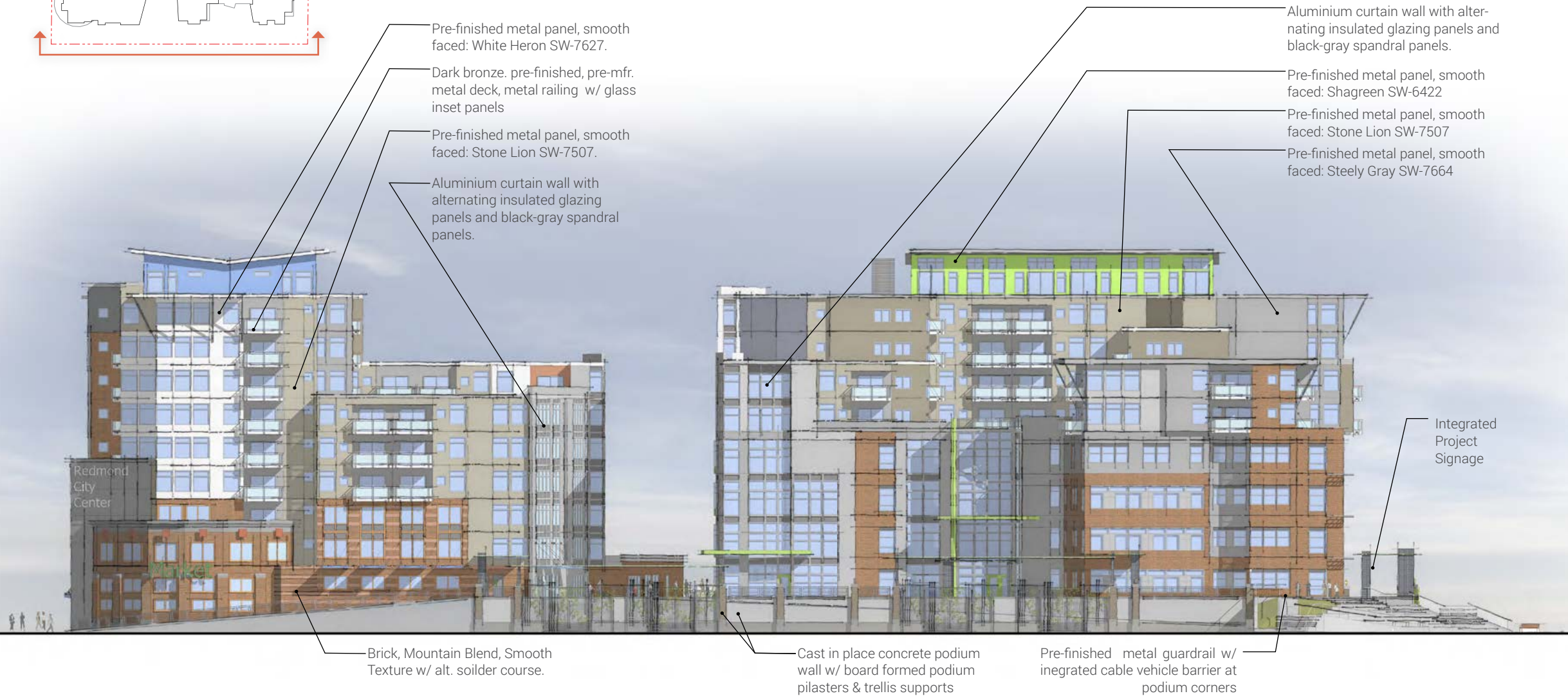
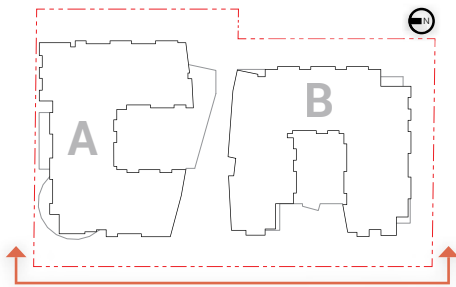
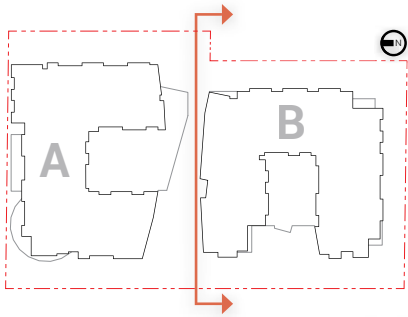
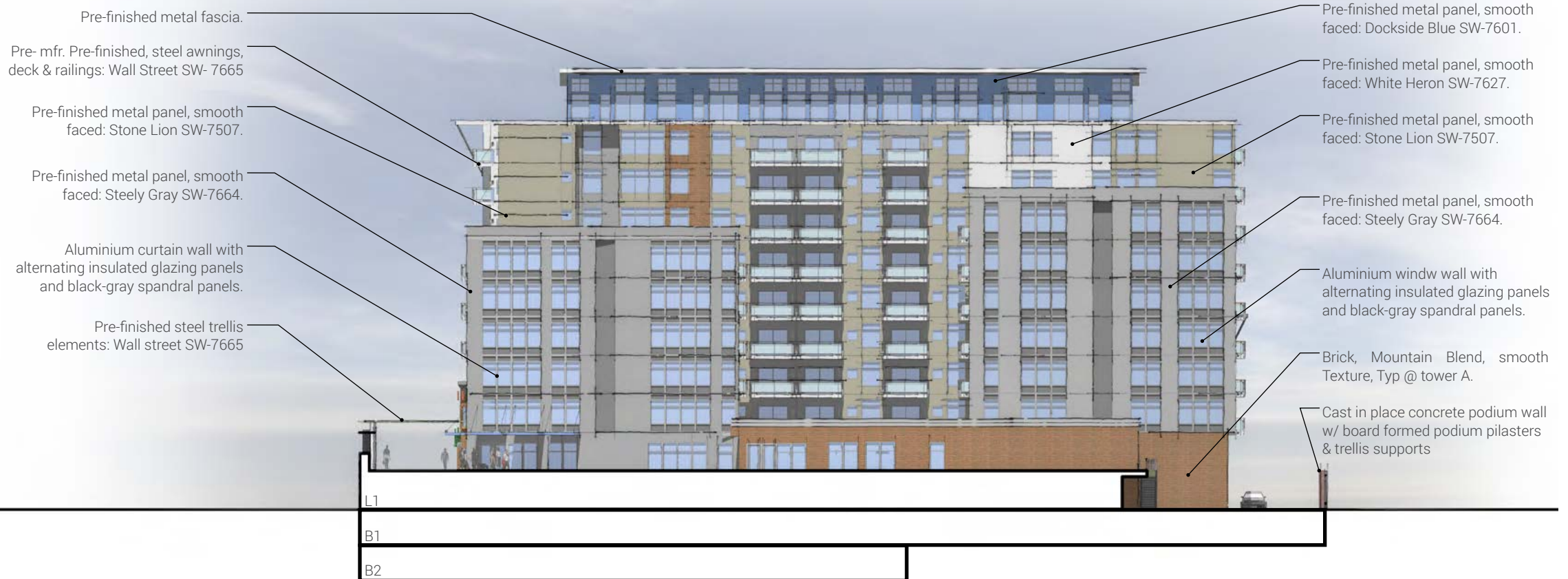
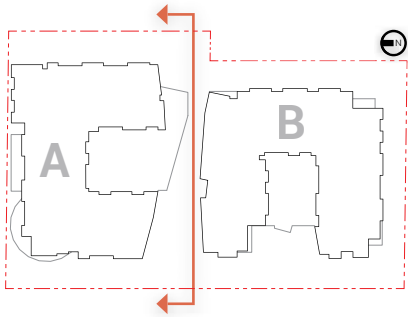
Elevations
West

EXHIBIT D



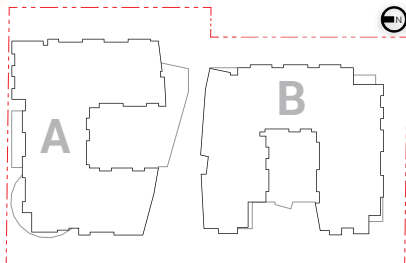
Elevations
Interior North

EXHIBIT D



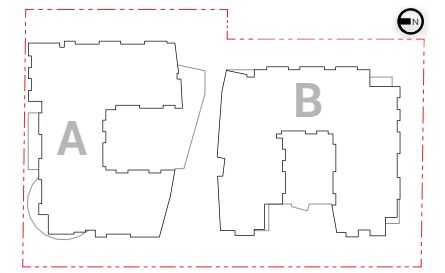
Elevations
Interior South

EXHIBIT D



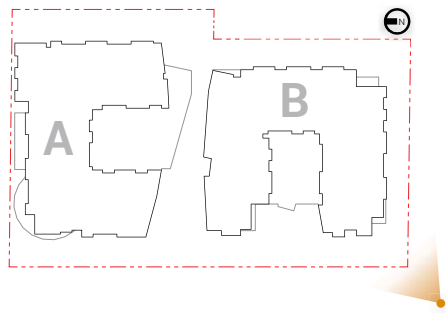
Aerials
North East

EXHIBIT D



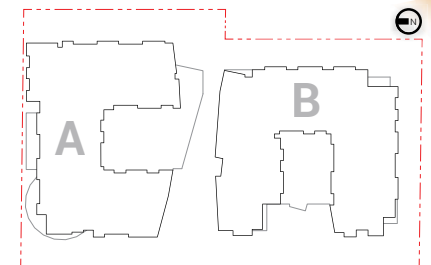
Aerials
North West

EXHIBIT D



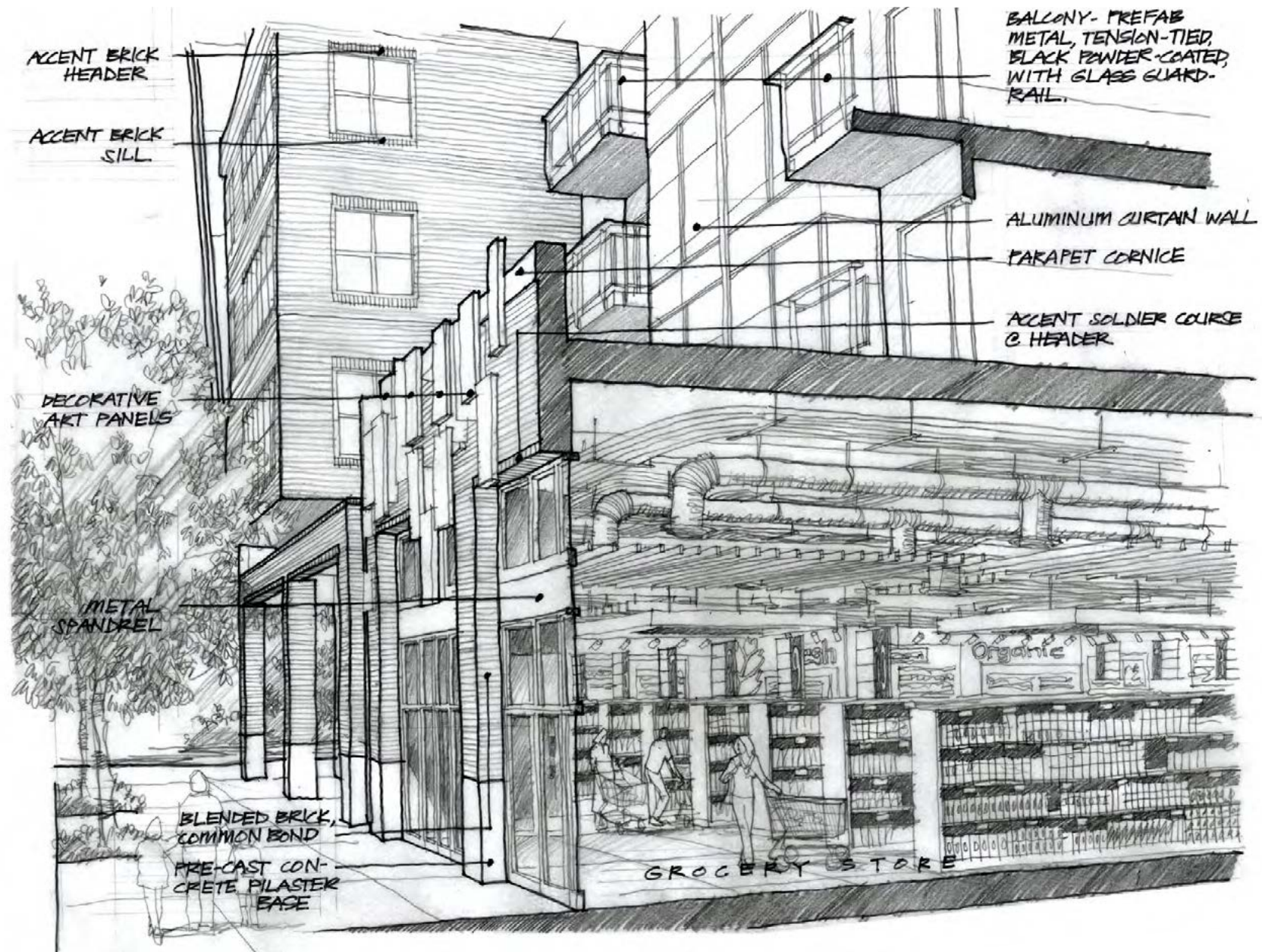
Aerials
South West

EXHIBIT D



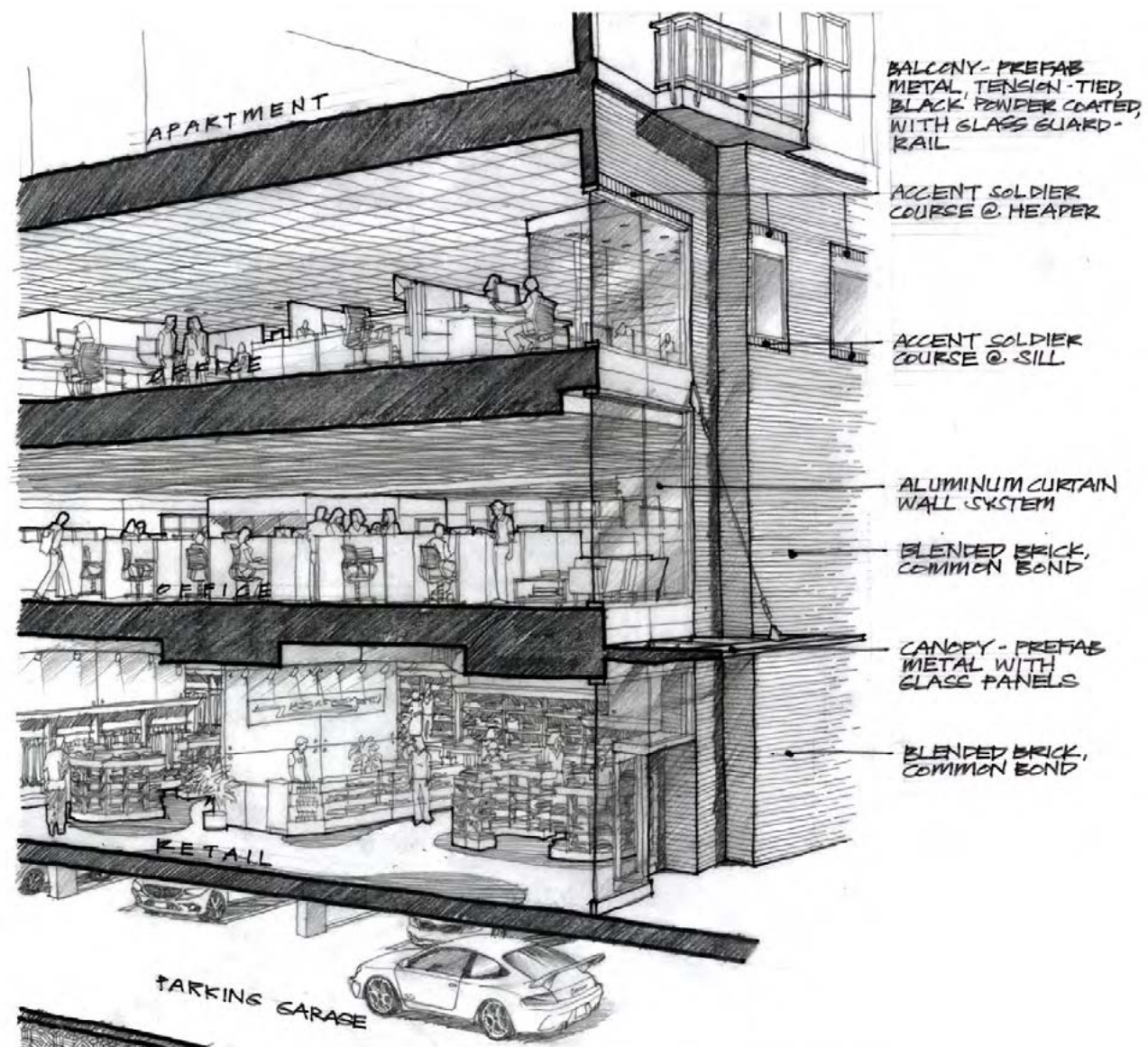
Aerials
South East

EXHIBIT D



Perspective Vignettes

Retail Section



Perspective Vignettes
Office Section

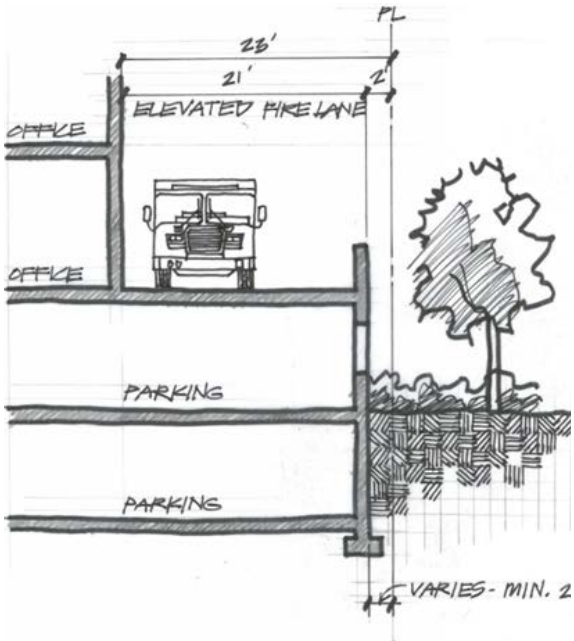
EXHIBIT D



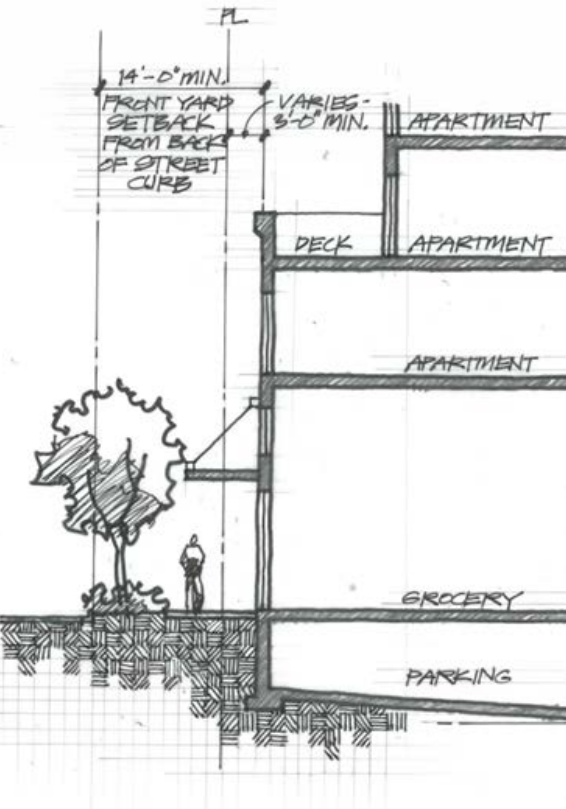
Perspective Vignettes
Courtyard Experience



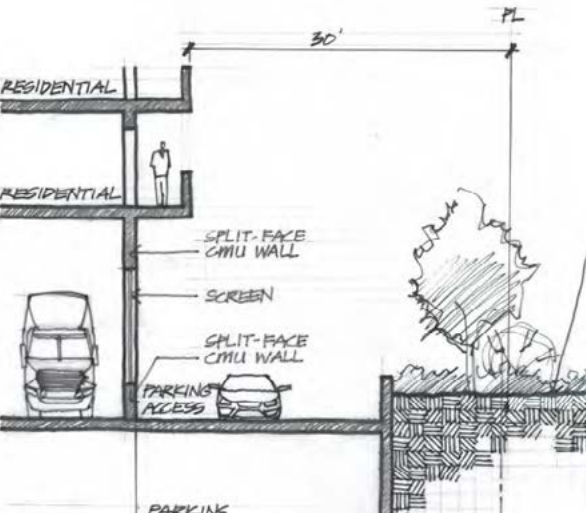
Perspective Vignettes
Courtyard Experience



Perspective Vignettes
Courtyard Experience



Perspective Vignettes
Street Connection

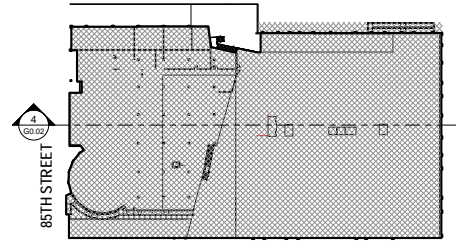


Perspective Vignettes
Street Connection



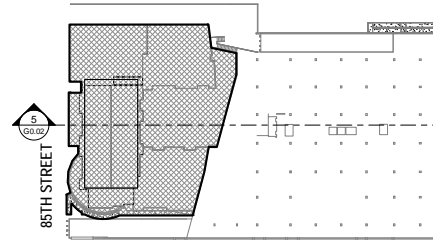
North- South Site Section
Amenity Space

PHASE 1



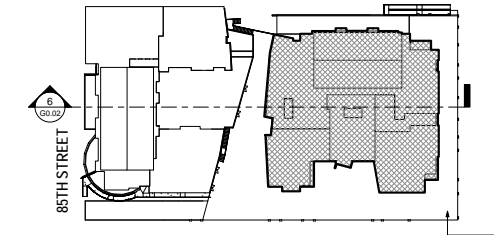
1 PODIUM PLAN
184' - 1' 0"

PHASE 2



2 TOWER A AND PODIUM PLAN
184' - 1' 0"

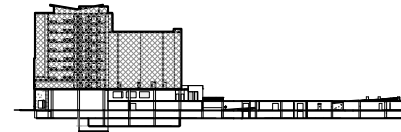
PHASE 3 EXHIBIT D



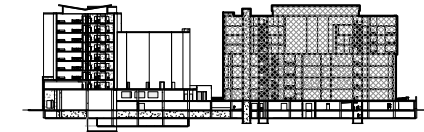
3 TOWER A, TOWER B AND PODIUM DECK PLAN
184' - 1' 0"



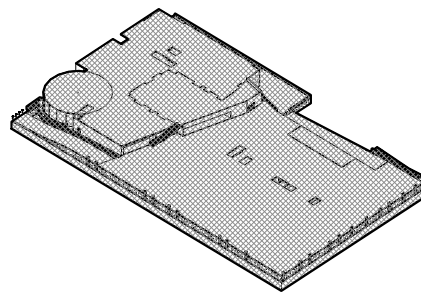
4 PODIUM SECTION
184' - 1' 0"



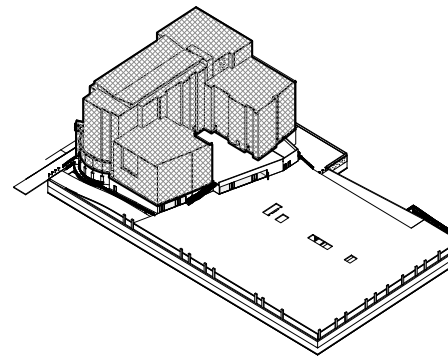
5 TOWER AND PODIUM SECTION
184' - 1' 0"



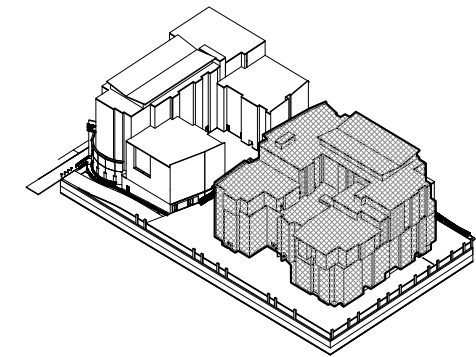
6 TOWER A, TOWER B AND PODIUM SECTION
184' - 1' 0"



7 PODIUM AXONOMETRIC

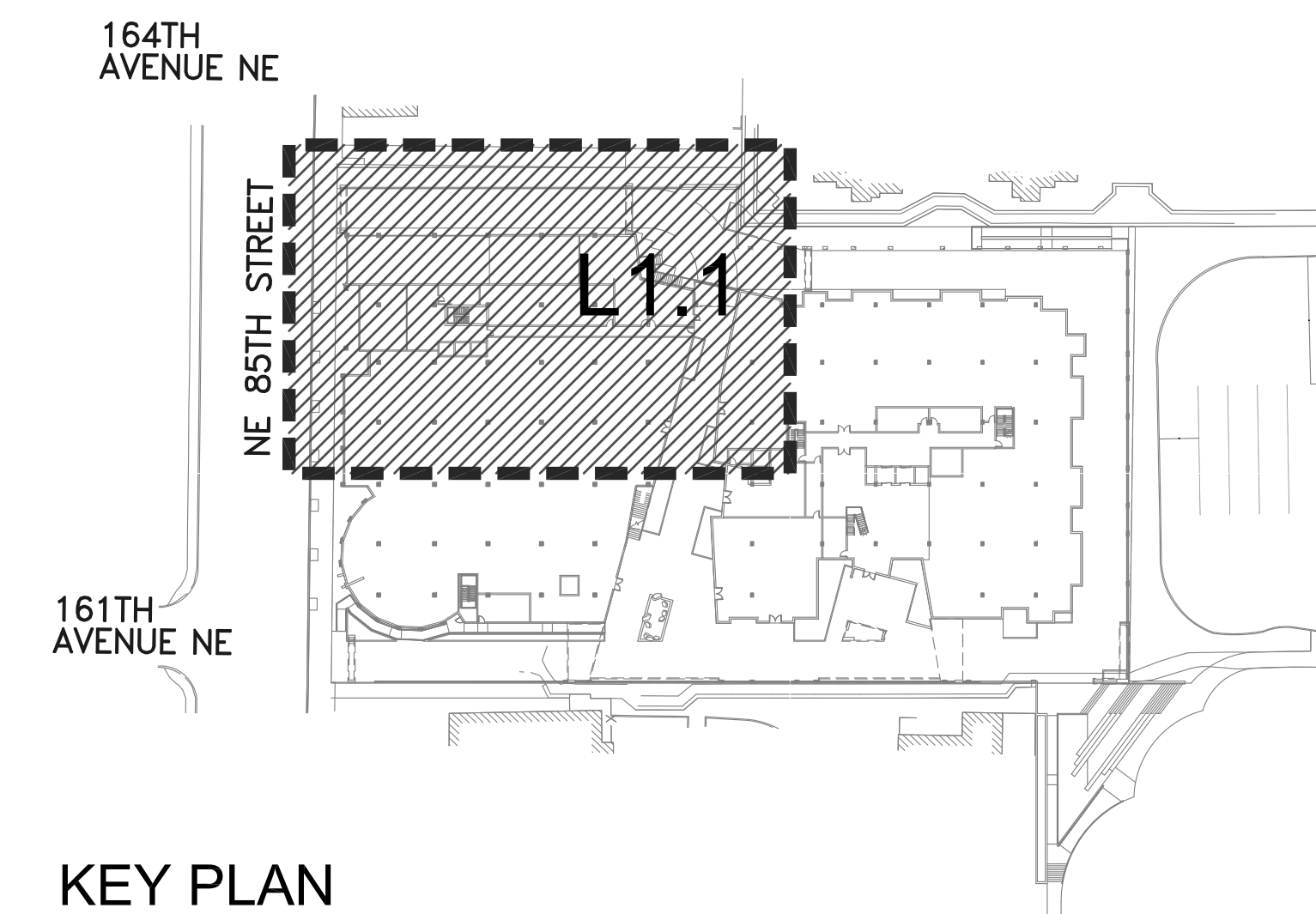


8 TOWER A AND PODIUM AXONOMETRIC



9 TOWER A, TOWER B AND PODIUM AXONOMETRIC

Construction Phasing
Proposed Three Phase Cycle



MATCHLINE - SEE SHEET L1.2

REFER TO C.O.R. ISSUES MATRIX-
PLANNING TAB-
LINE 6

SCALE: 1"=10'-0"



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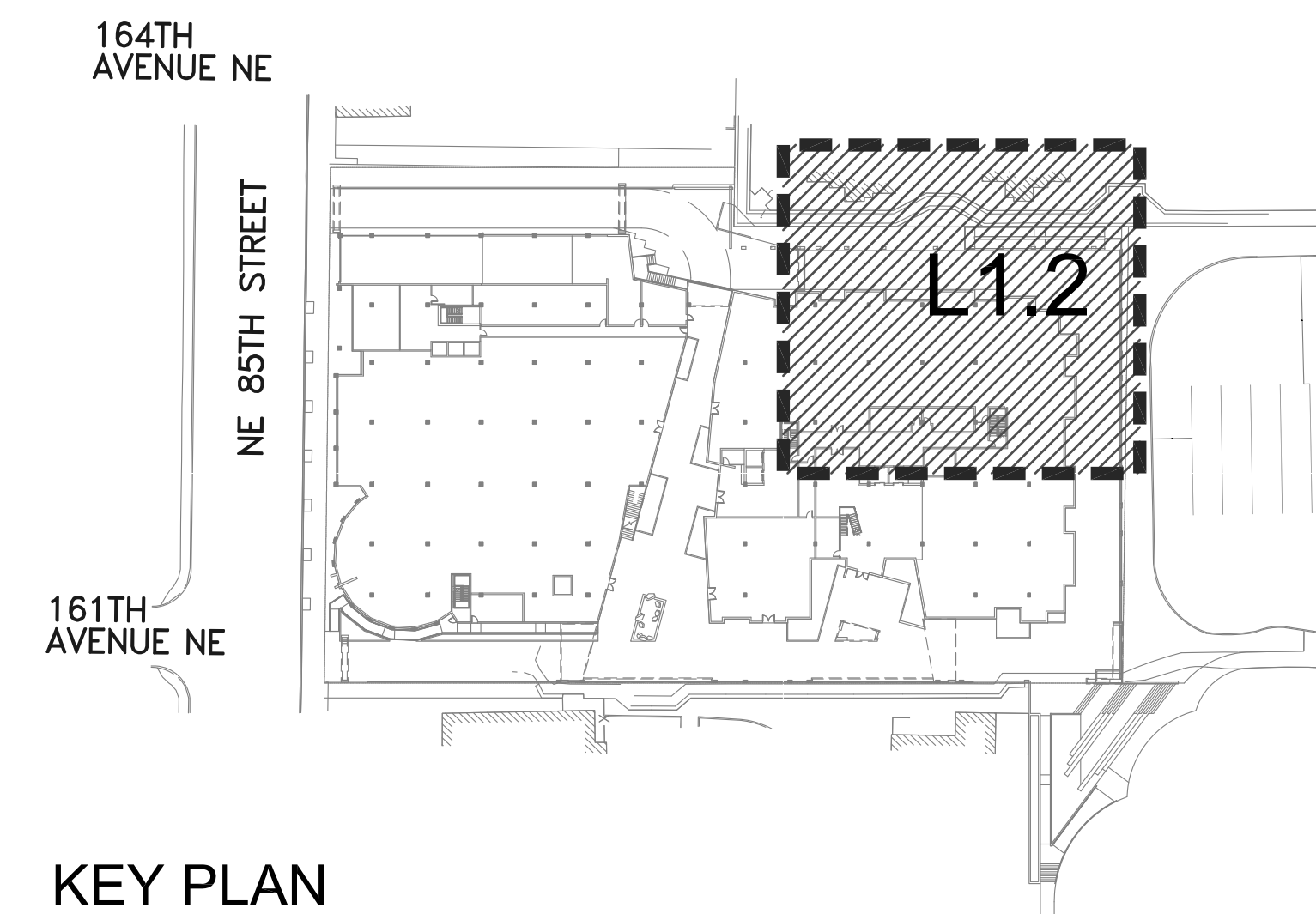
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PROJECT MGR.:	AR
DRAWN BY:	YI
CHECKED BY:	AR

LANDSCAPE PLAN
ENLARGEMENT

L1.1




SCALE: 1"=10'-0"



0' 5' 10' 20' 40'

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STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

Andrew Joel Rasmussen

ANDREW JOEL RASMUSSEN
CERTIFICATE NO. 739

REDMOND CITY CENTER
16135 NE 85TH ST. REDMOND, WA 98052
Cosmos Development Company

[illegible]

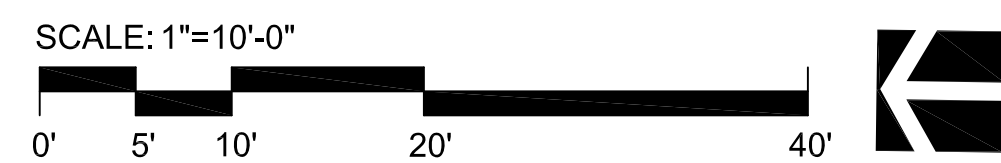
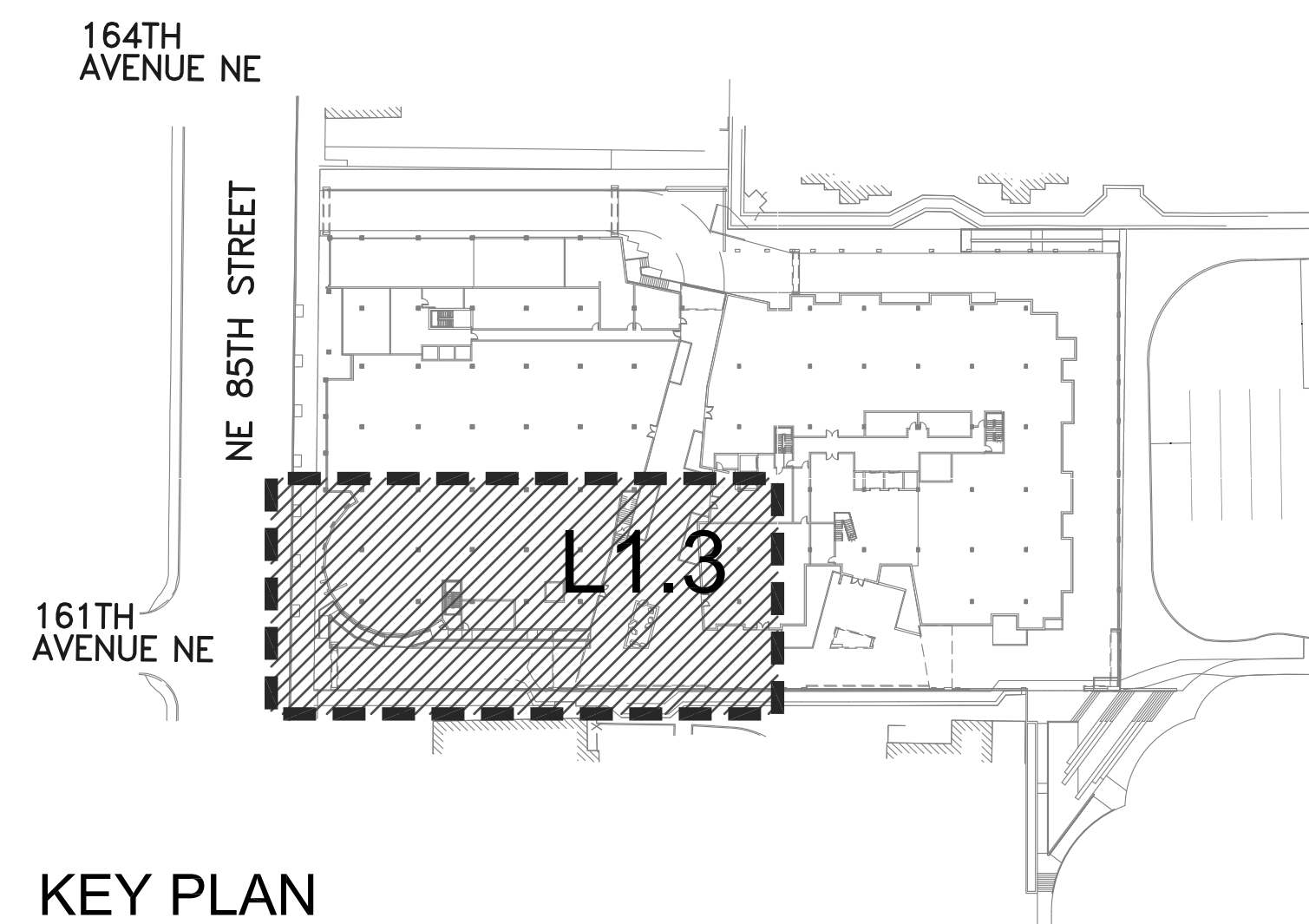
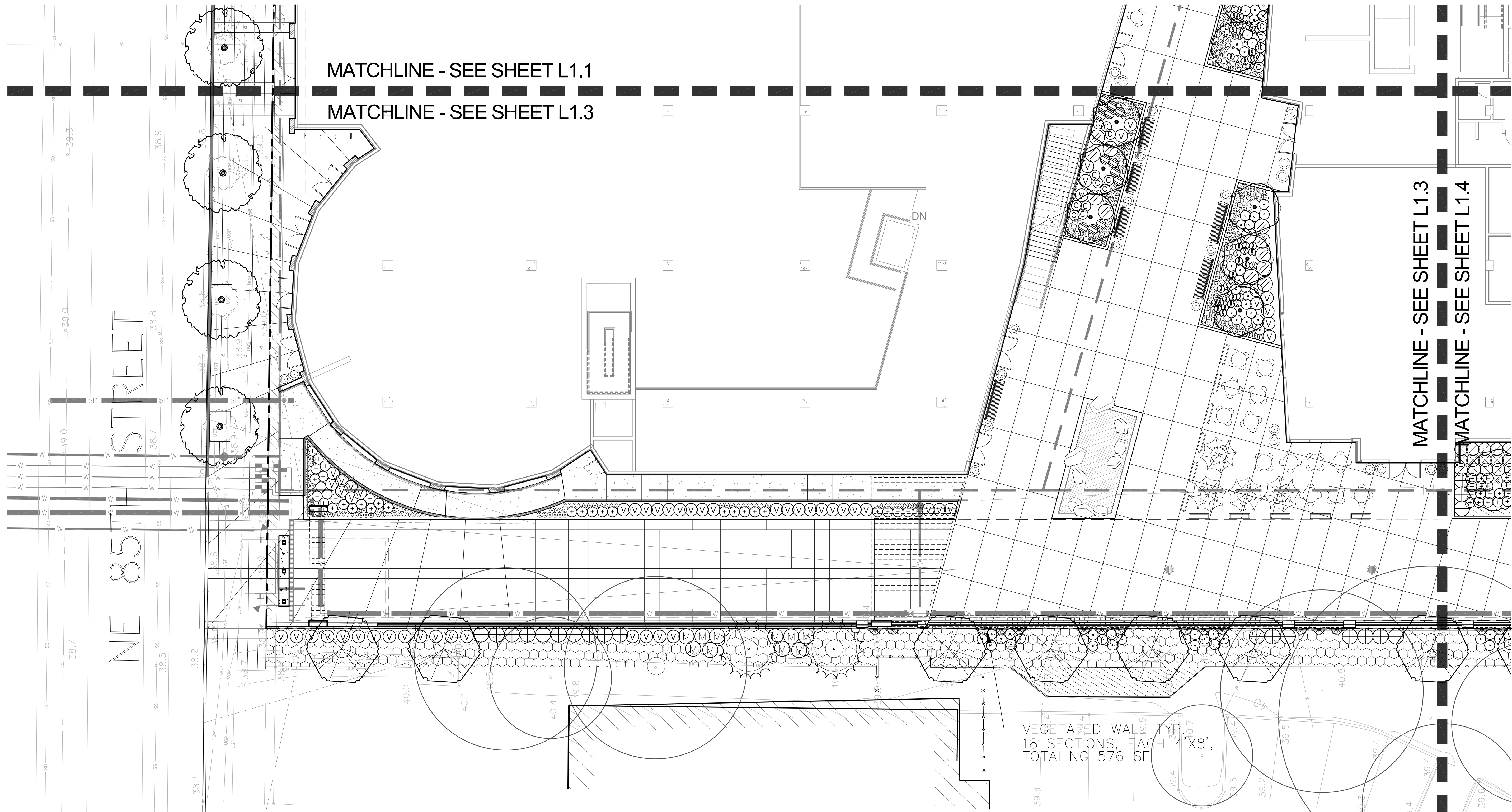
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CHECKED BY:	AR

LANDSCAPE PLAN
ENLARGEMENT

L1.2

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		90% PREP RESUBMITTAL

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PROJECT MGR.: AR
DRAWN BY: YL
CHECKED BY: AR

LANDSCAPE PLAN ENLARGEMENT

L1.3

REDMOND CITY CENTER

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PROJECT MGR.:
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CHECKED BY:

LANDSCAPE PLANNING
ENLARGEMENT

L1.4



161TH
AVENUE NE

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.4

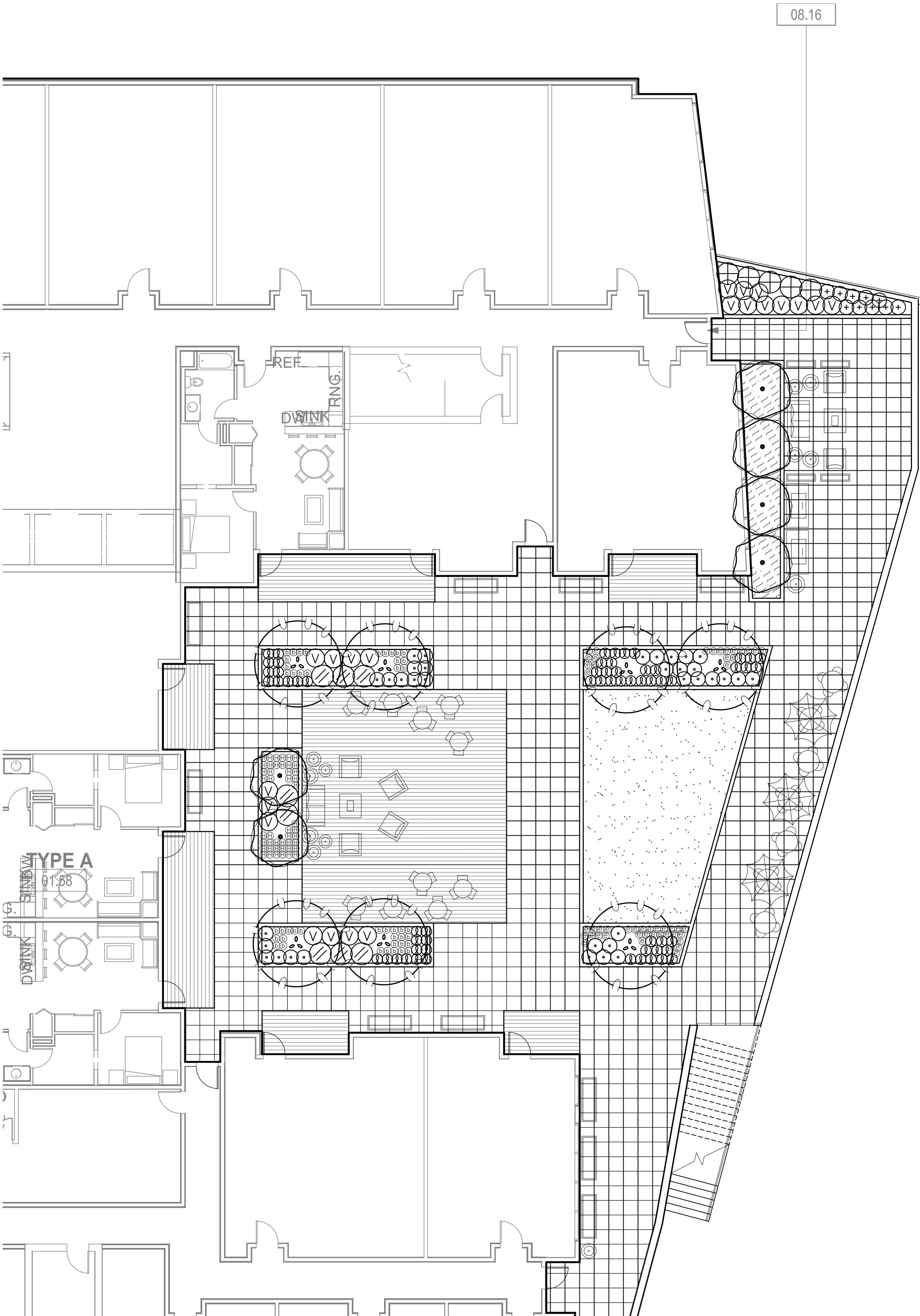
VEGETATED WALL TYP.
11 SECTIONS, EACH 4'X8',
TOTALING 352 SF



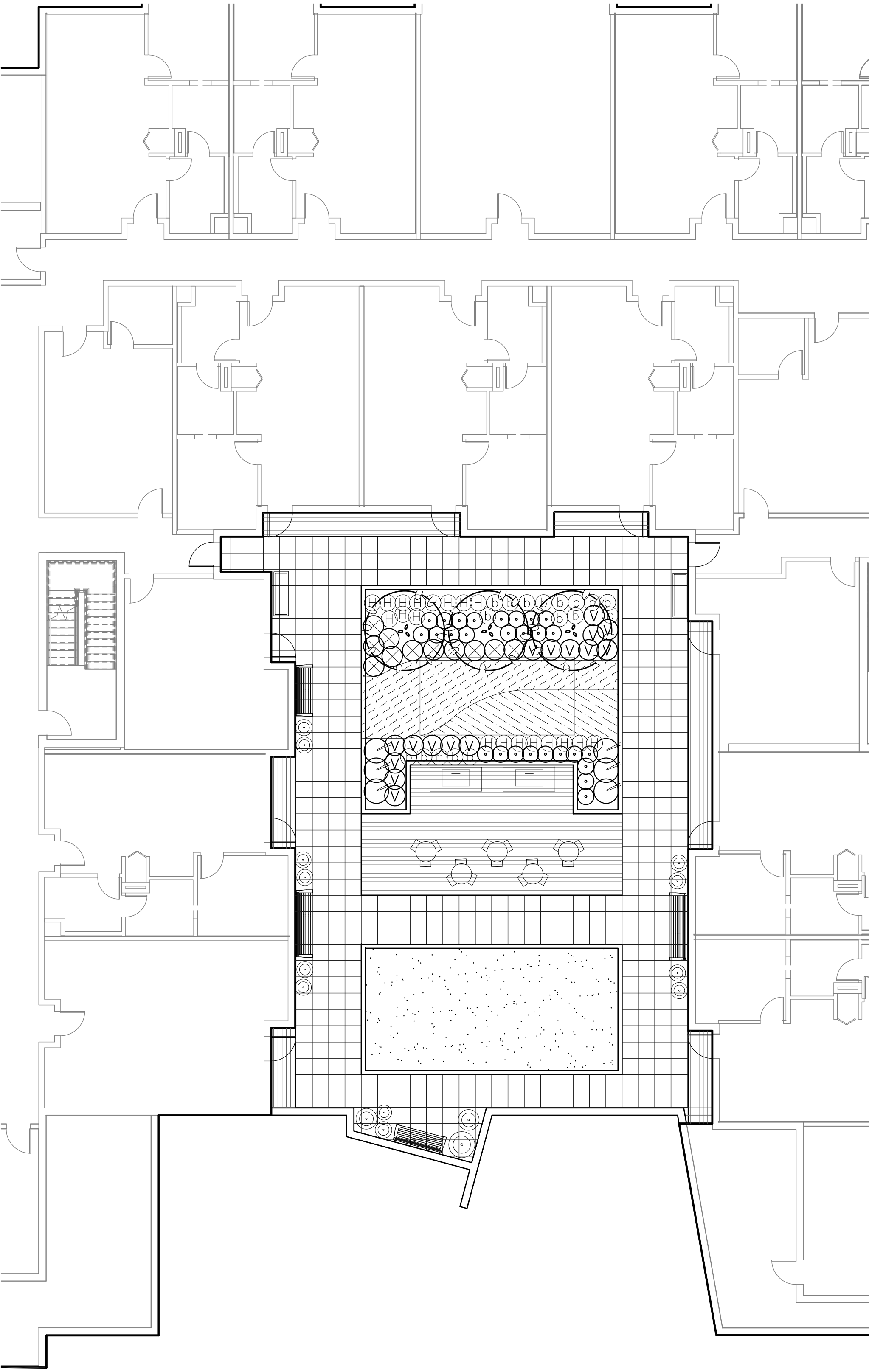
WEISMAN**DESIGN**GROUP

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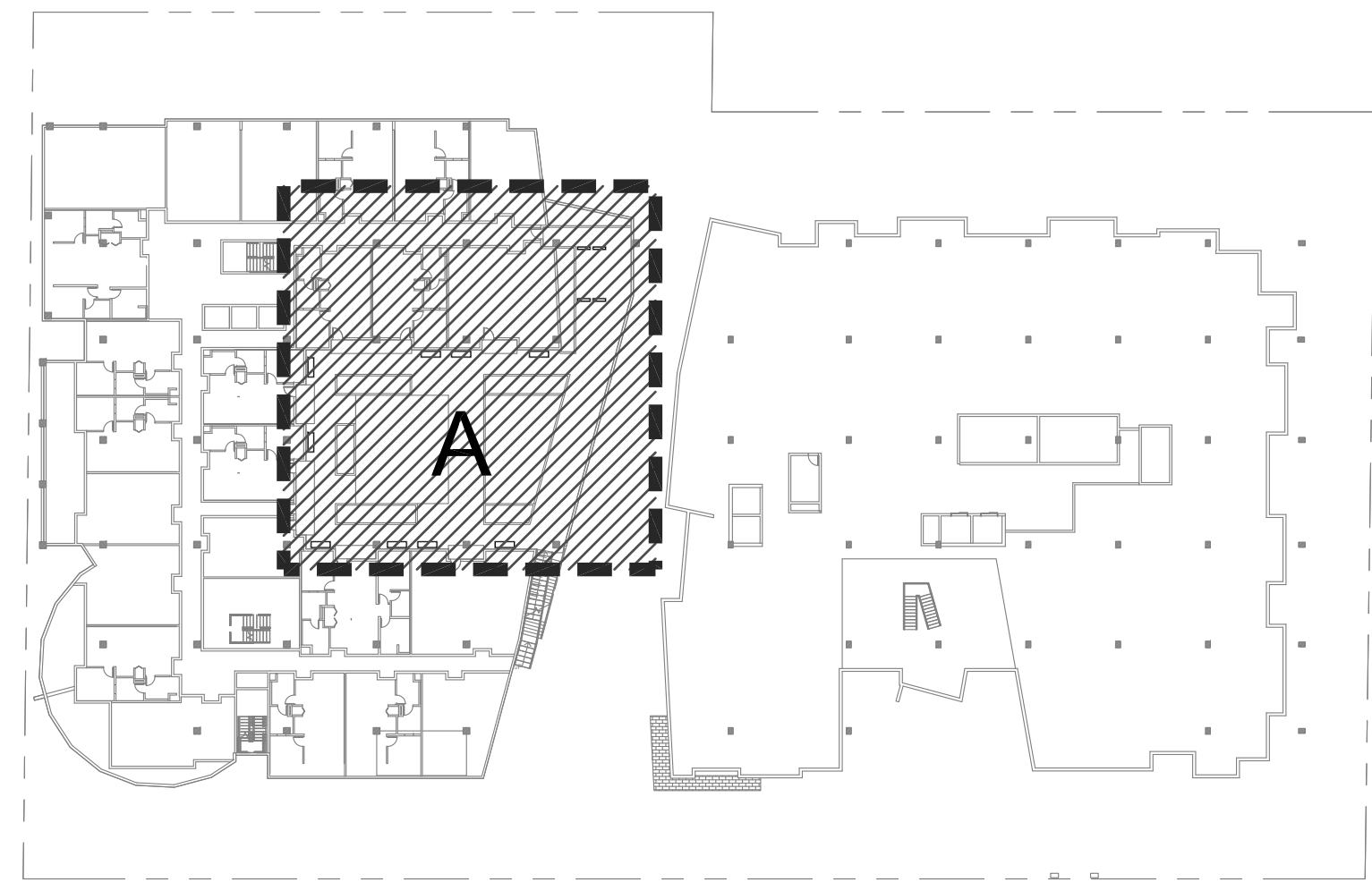
C:\Users\scott.mcdonald\Documents\12007 Redmond City Center_sscott.mcdonald.rvt



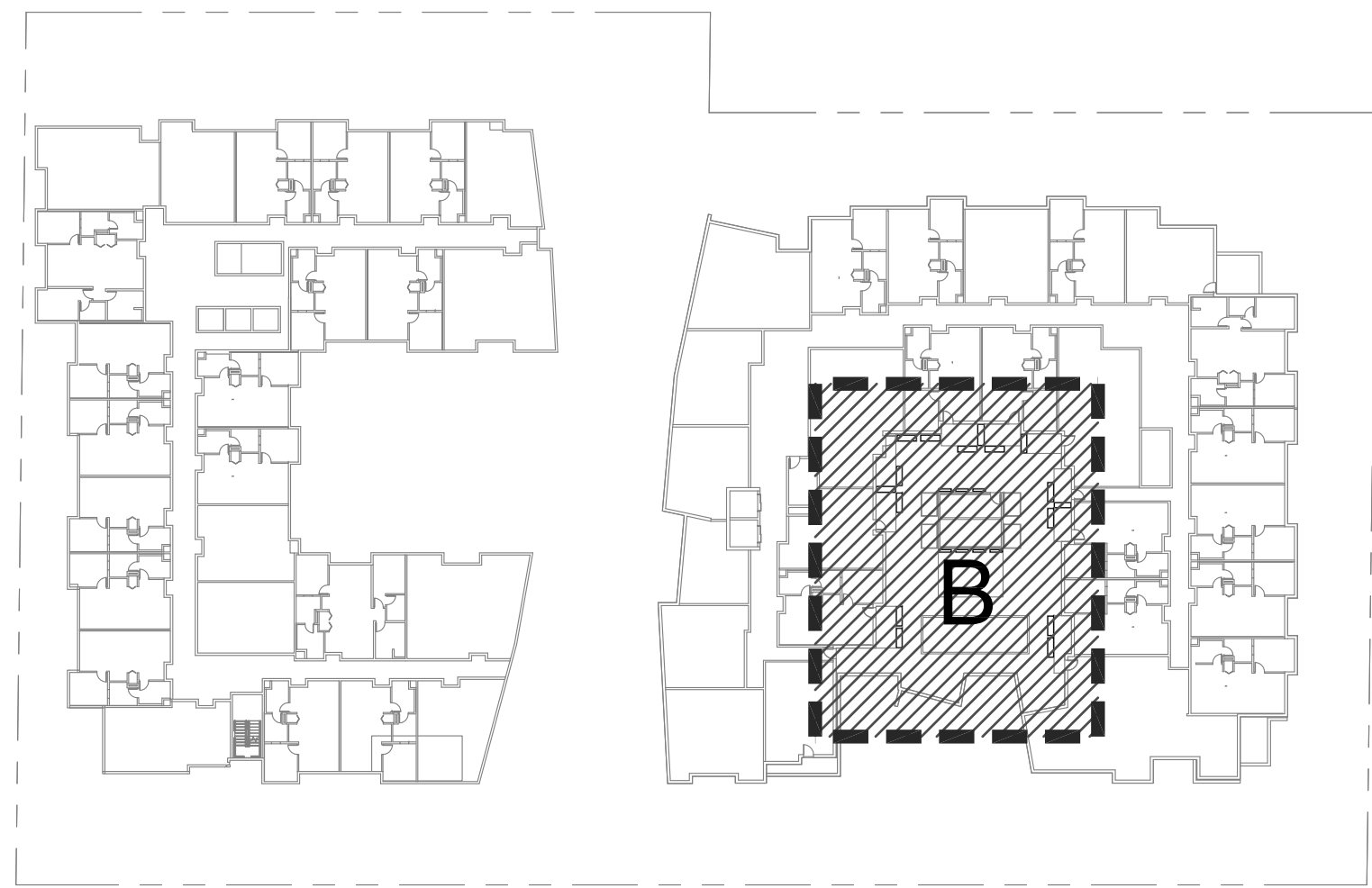
A TOWER A ROOF GARDEN ENLARGEMENT
1"=10'-0"



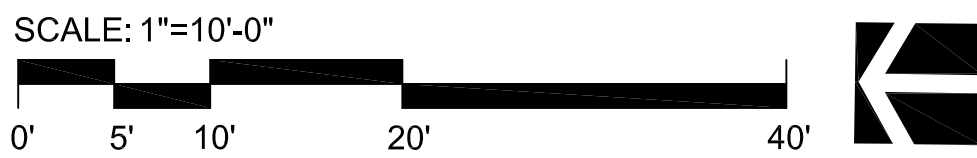
B TOWER B ROOF GARDEN ENLARGEMENT
1"=10'-0"



KEY PLAN



KEY PLAN



LANDSCAPE SCHEDULE

* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	NYSSA SYLVATICA TUPELO	3" CALIPER, 12-14' HT. , WELL-BRANCHED ABOVE 7' HT., MATCHED, B&B.
	ACER RUBRUM 'NORTHWOOD' NORTHWOOD MAPLE	3" CALIPER, 12-14' HT. , WELL-BRANCHED ABOVE 7' HT., MATCHED, B&B.
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	MIN. 3" CALIPER, MIN. 10-12' HT. , WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	CERCIS CANADENSIS EASTERN REDBUD	MIN. 2" CALIPER, 8-10' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	AMELANCHIER LAEVIS 'SNOWCLOUD' SNOWCLOUD SERVICEBERRY	MIN. 2" CALIPER, 8-10' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	* ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.
	PRUNUS X YEDOENSIS YOSHINO CHERRY	3" CALIPER, MIN. 10-12' HT., WELL-BRANCHED, MATCHED, B&B.
EVERGREEN TREES		
	* THUJA PLICATA 'WESTERN RED CEDAR	10' HT., FULL & BUSHY TO BASE, B&B
	* THUJA PLICATA 'HOGAN' HOGAN CEDAR	10' HT., FULL & BUSHY TO BASE, B&B
LARGE SHRUBS		
	HYDRANGEA 'BLUE WAVE' HYDRANGEA	24"-30" SPR, FULL & BUSHY, B&B OR CONT.
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' DWARF OAKLEAF YDRANGEA	24"-30" SPR, FULL & BUSHY, B&B OR CONT.
	* RIBES SANGUINEUM RED FLOWERING CURRANT	24-30" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* ROSA NUTKANA NOOTKA ROSE	24-30" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* MAHONIA AQUIFOLIUM TALL OREGON GRAPE	MIN. 42" HT. & SPR, FULL & BUSHY, CONT.
	* MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 4' HT. & SPR., FULL & BUSHY, B&B OR CONT.
MEDIUM & SMALL SHRUBS		
	* MAHONIA NERVOSA LOW OREGON GRAPE	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	15-18" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	LAVENDULA I. 'GROSSO' GROSSO LAVENDER	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* POLYSTICHUM MUNITUM SWORD FERN	2 GALLON CONT., FULL AND BUSHY SPECIMENS, MIN. 12 FRONDS
	* CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	15-18" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* SYMPHORICARPOS ALBUS SNOWBERRY	MIN. 1 GAL. CONT., FULL & BUSHY, 15" O.C. TRIANGULAR SPACING
PERENNIALS / GROUNDCOVERS // ORNAMENTAL GRASSES		
	EPEDIUM RUBRUM BISHOP'S HAT	MIN. 1 GAL. CONT., FULL & BUSHY, 12" O.C. TRIANGULAR SPACING
	ANEMONE HUPE 'PRETTY LADY SUSAN' DWARF ANEMONE - DARK PINK	MIN. 1 GAL. CONT., FULL & BUSHY, 12" O.C. TRIANGULAR SPACING
	BRUNNERA MACROPHYLLA 'SILVER HEART' SIBERIAN BUGLOSS	MIN. 1 GAL. CONT., FULL & BUSHY, 12" O.C. TRIANGULAR SPACING
	HELLEBORUS NIGER 'JONAS' CHRISTMAS ROSE - CREAM WHITE	MIN. 1 GAL. CONT., FULL & BUSHY, 12" O.C. TRIANGULAR SPACING
	HAKONECHLOA MACRA JAPANESE FOREST GRASS	2 GAL. CONT., FULL AND BUSHY SPECIMENS
	LIRIOPE MUSCARI LILI TURF	2 GAL. CONT., FULL AND BUSHY SPECIMENS
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	MIN. 1 GAL. CONT., FULL & BUSHY, 12" O.C. TRIANGULAR SPACING
	* MAHONIA REPENS CREEPING MAHONIA	MIN. 1 GAL. CONT., FULL & BUSHY, 18" O.C. TRIANGULAR SPACING
	* GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
VINE		
	PARTHENOCEISSUS HENRYANA SILVER-VAIN CREEPER	MIN. 36' HT. FULL & BUSHY. MIN. 3 LEADERS, B&B OR CONT. SECURE TO GREEN SCREEN OR TRELLIS WITH NURSERY TAPE. PLANT EQUAL QUANTITIES OF EACH IN GROUPS OF 1-2.
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	
	LONICERA SEMPERVIRENS TRUMPET HONEYSUCKLE	
	TRACHELOSPERMUM ASIATICUM ASIAN STAR JASMINE	

WEISMANDESIGNGROUP

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EXHIBIT D



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1206.324.4800
WWW.JACKSONMAIN.COM



REDMOND CITY CENTER
16135 NE 85TH ST. REDMOND, WA 98052
Cosmos Development Company

DATE	NO.	DESCRIPTION
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10/08/15	90%	90% PREP SUBMITTAL

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CHECKED BY: AR

LANDSCAPE PLAN
ENLARGEMENTS &
LANDSCAPE SCHEDULE

L1.5

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7/21/2015 5:03:39 PM



⑪ White Heron - sw7627

⑨ Dockside Blue - sw7601

⑦ Wall Street - sw7666

⑩ Stone Lion sw7507

⑧ Steely Gray sw7664

⑥ Dark Bronze

④ Green Screen

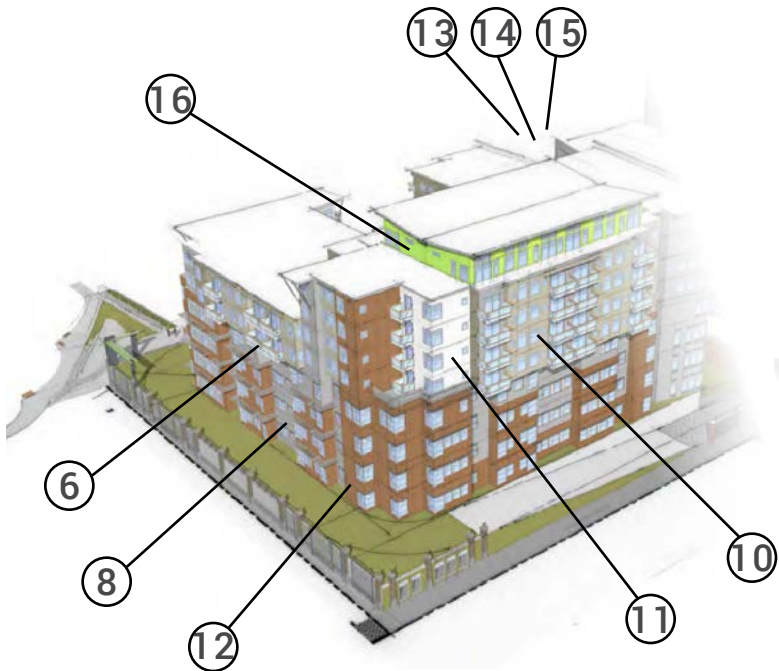
⑤ Clear Fir

③ Board Form Concrete

② Moutain Blend Brick

① Aluminium Screen

Material Board
Podium and Tower A



11 White Heron - sw7627

16 Shagreen - sw6422

7 Wall Street - sw7665

EXHIBIT D

10 Stone Lion - sw7507

8 Steely Gray - sw7664

13 Aluminium

15 Black Gray Spandrel



12 Mountain Blend Brick



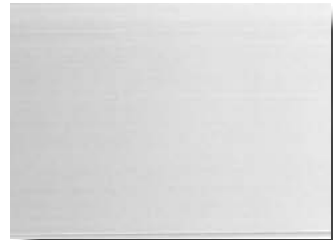
6 Dark Bronze



13 Aluminium

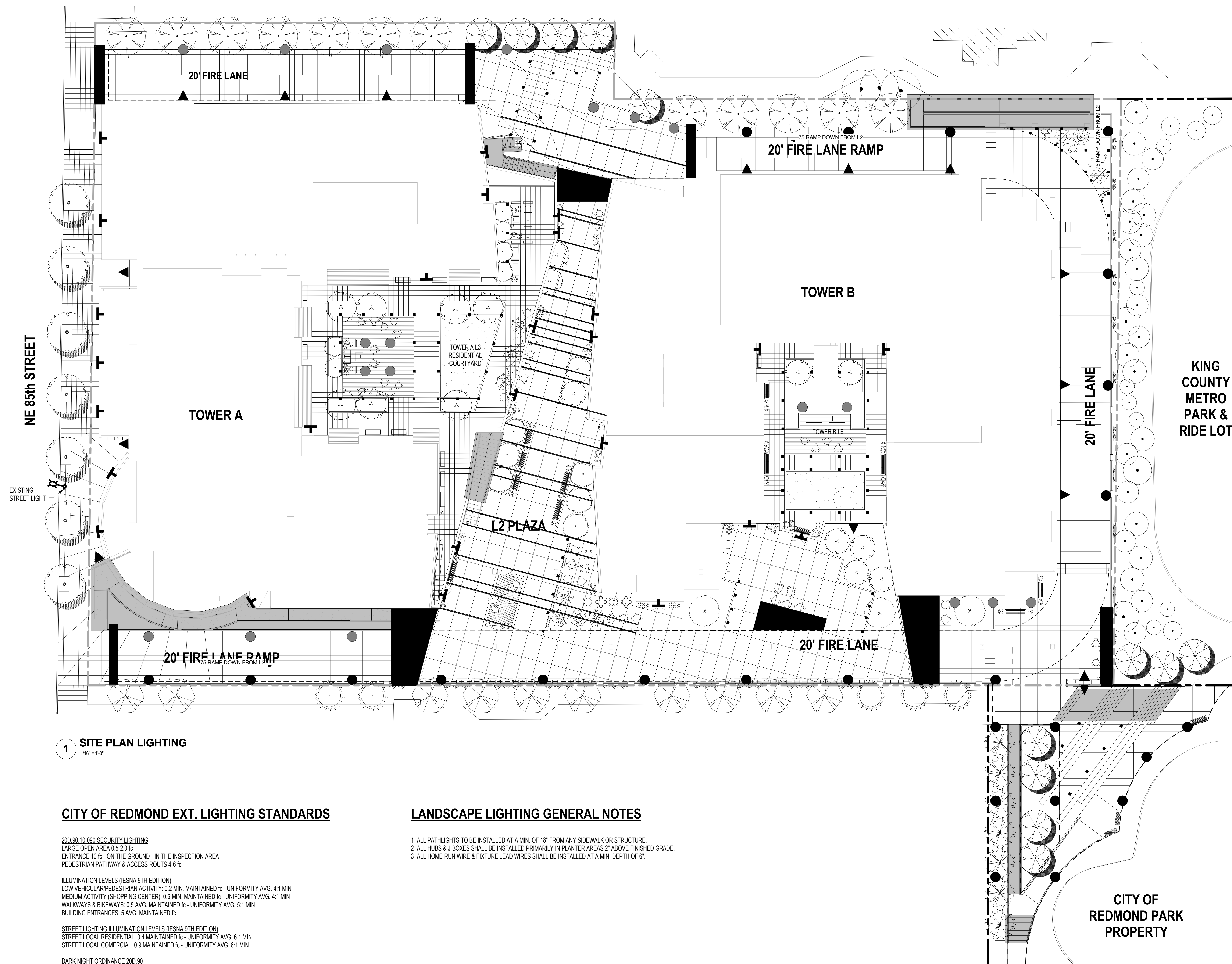


14 Alternating Glazing



13 Aluminium

Material Board
Podium and Tower B



1 SITE PLAN LIGHTING

CITY OF REDMOND EXT. LIGHTING STANDARDS

20D.90.10-090 SECURITY LIGHTING
LARGE OPEN AREA 0.5-2.0 fc
ENTRANCE 10 fc - ON THE GROUND - IN THE INSPECTION AREA
PEDESTRIAN PATHWAY & ACCESS ROUTS 4-6 fc

ILLUMINATION LEVELS (IESNA 9TH EDITION)
 LOW VEHICULAR/PEDESTRIAN ACTIVITY: 0.2 MIN. MAINTAINED f_c - UNIFORMITY AVG. 4:1 MIN
 MEDIUM ACTIVITY (SHOPPING CENTER): 0.6 MIN. MAINTAINED f_c - UNIFORMITY AVG. 4:1 MIN
 WALKWAYS & BIKEWAYS: 0.5 AVG. MAINTAINED f_c - UNIFORMITY AVG. 5:1 MIN
 BUILDING ENTRANCES: 5 AVG. MAINTAINED f_c




STREET LIGHTING ILLUMINATION LEVELS (IESNA 9TH EDITION)
STREET LOCAL RESIDENTIAL: 0.4 MAINTAINED f_c - UNIFORMITY AVG. 6:1 MIN
STREET LOCAL COMERCIAL: 0.9 MAINTAINED f_c - UNIFORMITY AVG. 6:1 MIN

- DARK NIGHT ORDINANCE 200.90
- ALL LIGHTING FIXTURES SERVING OPEN-AIR PARKING LOTS AND SECURITY LIGHTING FIXTURES, SHALL BE FULL CUT-OFF AS DEFINED BY IESNA.
- FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES OR ART, SHALL BE DESIGNED TO BE DIRECTED ONLY ON THOSE FEATURES.
- THE TECHNICAL COMMITTEE MAY ALLOW EXCEPTIONS IF MINIMAL LIGHT ESCAPES INTO THE DARK NIGHT SKY OR ADJACENT PROPERTIES.
- THE MAXIMUM ILLUMINATION OF ANY VERTICAL SURFACE OR ANGULAR ROOF SURFACE IN DARK SURROUNDINGS SHALL NOT EXCEED 3 FC.
- ALL LIGHTS OR SPOTLIGHTS SHALL BE SO INSTALLED THAT THEY DO NOT PROJECT THEIR OUTPUT DIRECTLY SKYWARD.
- THE LIGHT-INTENSITY LEVELS OF ALL NIGHT SAFETY OR SECURITY LIGHTING SHALL NOT EXCEED 25% OF THE NORMALLY PERMITTED LEVELS BY 200.90.
- IESNA FULL-CUT-OFF FIXTURES SHALL NOT BE MOUNTED IN EXCESS OF 20 FEET ABOVE FINISH GRADE. (NOT MEETING IESNA FULL-CUT-OFF: 16 FEET)

LANDSCAPE LIGHTING GENERAL NOTES

- 1- ALL PATHLIGHTS TO BE INSTALLED AT A MIN. OF 18" FROM ANY SIDEWALK OR STRUCTURE.
- 2- ALL HUBS & J-BOXES SHALL BE INSTALLED PRIMARILY IN PLANTER AREAS 2" ABOVE FINISHED GRADE
- 3- ALL HOME-RUN WIRE & FIXTURE LEAD WIRES SHALL BE INSTALLED AT A MIN. DEPTH OF 6".

LIGHTING FIXTURE LEGEND

	POST MOUNTED LED LIGHTS	
	WALKWAY LOW HEIGHT LED	
	UP LIGHT, WALL WASHER	
	RECESSED EXT. STAIRS & RAMP LIGHT	
	RECESSED PAVEMENT LIGHTING	
	HANGING FLUORESCENT BULBS	
	LIGHTS AT TRELLIS JOINTS	
	DOWN LIGHT - ENTRANCE LIGHT	