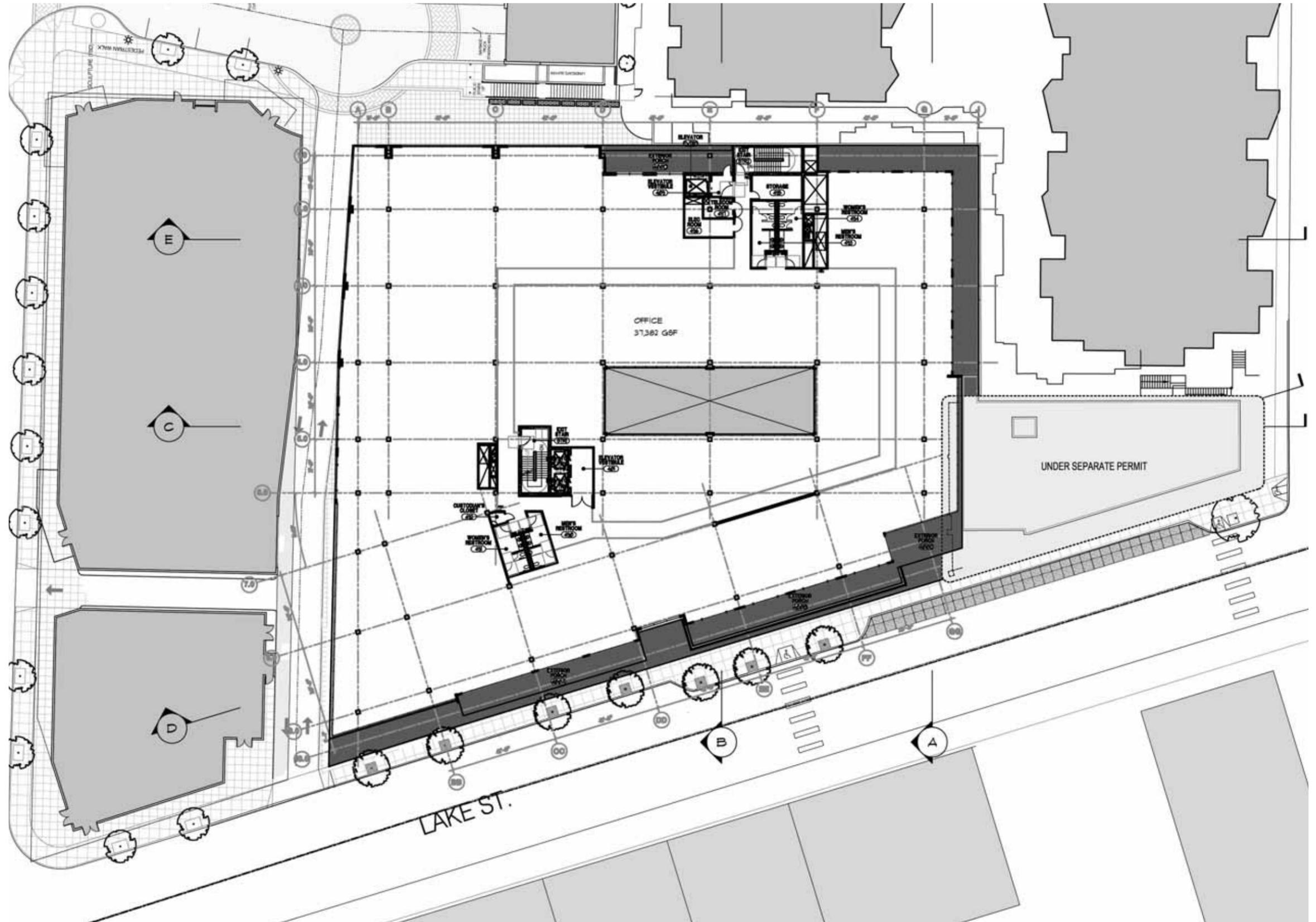


OLD LOT COVERAGE CALCULATIONS

	Site Area	Coverage	Open Space
SITE	50014	100%	
FLOOR 1			
w/ out light court	46793	93%	7%
with light court	41850	83%	17%
FLOOR 2			
	43995	88%	12%
FLOOR 3			
	45208	90%	10%
FLOOR 4			
	43646	87%	13%

UPDATED LOT COVERAGE CALCULATIONS

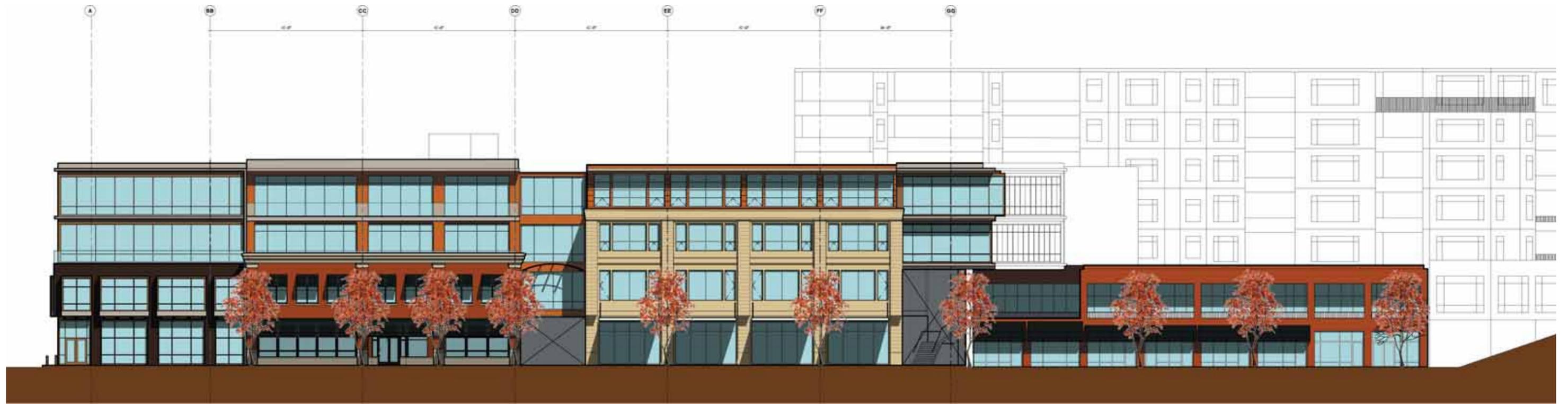
	Site Area	Coverage	Open Space
SITE	50014	100%	
FLOOR 1			
w/ out light court	46242	92%	8%
with light court	41299	83%	17%
FLOOR 2			
	42369	85%	15%
FLOOR 3			
	44334	89%	11%
FLOOR 4			
	42822	86%	14%



Lake Street Mixed-Use - Data				
date	8-Jan-08			
<b>Site</b>				
Location	150 Lake St. Kirkland, WA			
Site Area	50,014 GSF (w/out Tully's)		56,617 GSF (w/ Tully's)	
<b>Zoning Info</b>				
Zone	CBD-1B			
Building Code	2006 IBC			
Proposed Use	Mixed-Use			
Type of Construction	Office/Commercial		Type II-B	
	Parking/Commercial		Type I	
<b>Occupancy Classification</b>				
Office	Office		B	
Retail & Restaurant	Commercial		M	
Parking	Parking Garage		S-2	

Building Areas - Mixed-Use									
Levels	Outdoor Amenity Space	Parking Garage	Commercial Retail / Restaurant	Restaurant/ Back of House	Office Component	Common Area/ Core	Tully's South	Loading	Total
P5		31,873							31,873
P4		48,256							48,256
P3		48,256							48,256
P2		45,490							45,490
P1		48,256							48,256
L1- Mixed-Use	7,888	2,442	29,961	3,552		1,687	6,111	3,340	54,981
L2 - Office Floor 1	954				38,494	3,830	6,111		49,389
L3 - Office Floor 2	1,272				40,871	3,422			45,565
L4 - Office Floor 3	1,856				39,555	3,422			44,833
<b>TOTAL</b>	<b>11,970</b>	<b>224,573</b>	<b>29,961</b>	<b>3,552</b>	<b>118,920</b>	<b>12,361</b>	<b>12,222</b>	<b>3,340</b>	<b>416,899</b>

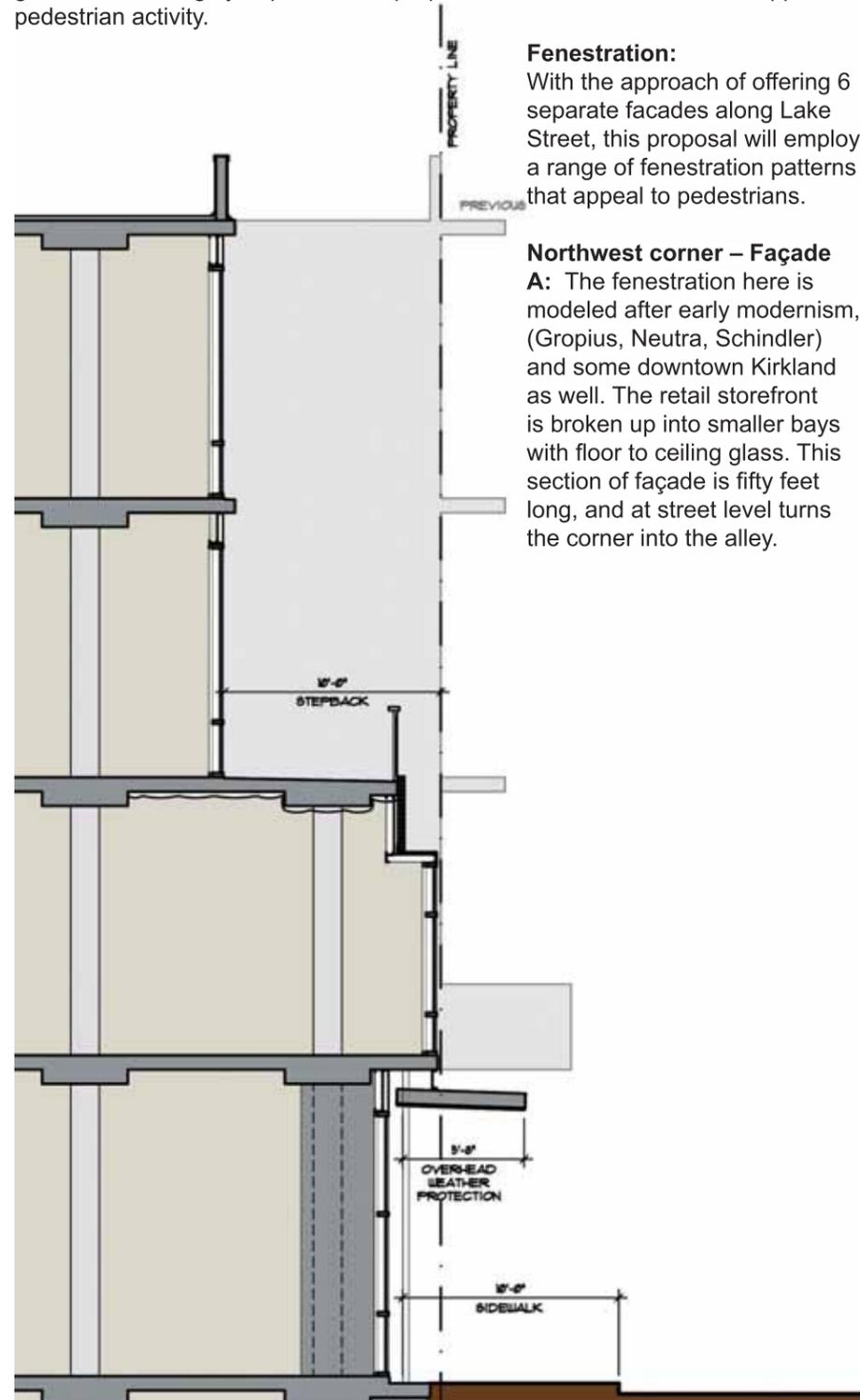




West Elevation  
scale 1" = 30.00'

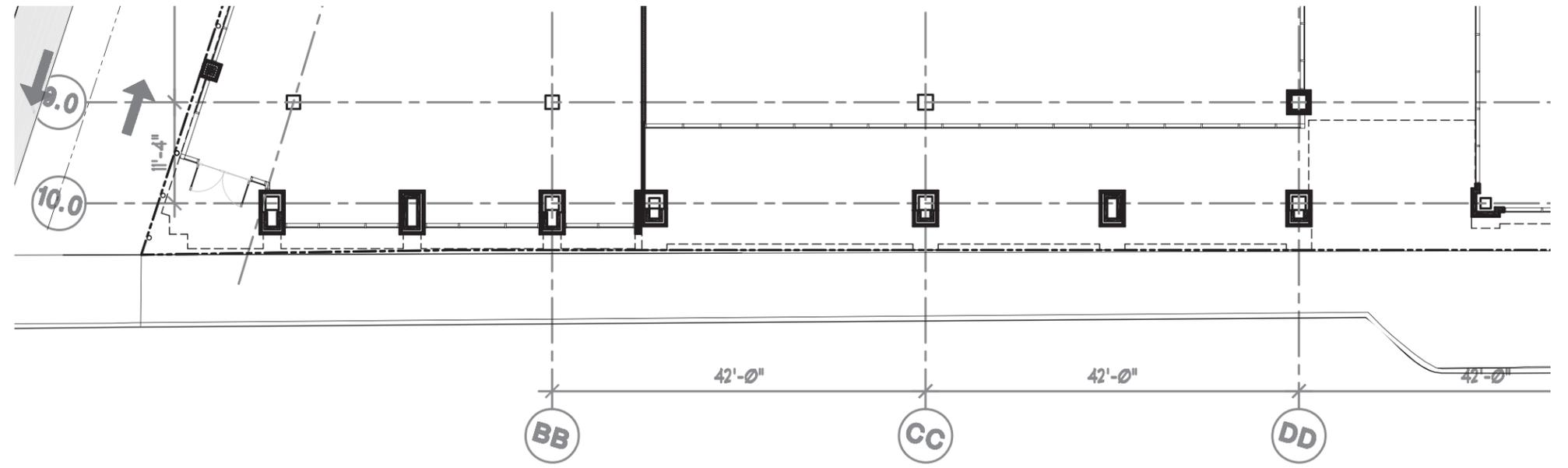
**SCALE:**  
Human and Architectural Scale Elements

The proposal seeks to use the guidelines and design techniques with specific goals in mind, largely to provide the proper fit with the context, and to support pedestrian activity.



**Fenestration:**  
With the approach of offering 6 separate facades along Lake Street, this proposal will employ a range of fenestration patterns that appeal to pedestrians.

**Northwest corner – Façade A:**  
The fenestration here is modeled after early modernism, (Gropius, Neutra, Schindler) and some downtown Kirkland as well. The retail storefront is broken up into smaller bays with floor to ceiling glass. This section of façade is fifty feet long, and at street level turns the corner into the alley.



**“Hector’s” Restaurant– Façade B:** This façade sets back over ten feet to the Hector’s Restaurant storefront which will be of a more traditional design with divided-lites in the transom above the main glass, and will have solid painted wood spandrels below the window sills. Windows above will be “punched” in the brick façade giving rhythm and scale appropriate to the Village.

