



PROJECT ADDRESS

1120 NE 53rd STREET
KIRKLAND, WA 98033

ZONING CLASSIFICATION

CITY OF KIRKLAND: PLA-1

LOT COVERAGE

BUILDINGS	24,428 SF
ASTROTURF FIELD	14,030 SF
ACCESS ROADS & PARKING	54,759 SF
WALKS	30,102 SF
TOTAL	133,317 SF

LOT AREA	446,110 SF
LOT COVERAGE	4%

SQ. FT. CALCULATION

FIRST FLOOR:	24,911 SF
SECOND FLOOR:	23,815 SF
TOTAL:	48,726 SF

GARAGE STORAGE BUILDING: 2,300 SF

LEGAL DESCRIPTION

That portion of the Northeast Quarter of section 11, Township 25 north, range 5 East, W1, in King County, Washington, more particularly described as follows:

Commencing at the Northwest corner of Lot G 19 Block 2, Harry White and company's 5th addition to Kirkland, according to the plat thereof recorded in volume 1 of plats, page 5, in King County, Washington.

Thence South 89°15'26" East 250.00 feet;
 Thence North 01°15'09" East 25.30 feet;
 Thence South 89°13'38" East 350.00 feet;
 Thence South 01°19'15" West 187.50 feet;
 Thence South 89°04'35" East 220.26 feet;
 Thence North 01°18'54" East 100.00 feet;
 Thence South 89°04'35" East 131.01 feet;
 Thence North 01°18'42" East 238.72 feet;
 Thence South 89°05'52" East 371.04 feet;
 Thence South 01°18'11" West 330.65 feet;
 Thence North 89°04'35" West 30.00 feet;
 Thence South 01°18'11" West 281.54 feet;
 Thence South 89°02'39" East 50.00 feet to the true point of beginning;
 Thence continuing South 89°02'39" East 440.00 feet;
 Thence South 01°29'30" West 351.22 feet;
 Thence South 42°28'45" East 48.48 feet;
 Thence South 01°31'15" West 262.90 feet;
 Thence South 32°11'08" West 33.09 feet;
 Thence South 75°11'38" West 28.44 feet;
 Thence South 88°32'33" West 44.36 feet;
 Thence South 01°25'30" West 343.50 feet to the Northernly margin of Northeast 53rd Street;
 Thence North 88°55'59" West along said margin 242.11 feet to a point of curvature;
 Thence along a curve to the right the center of which bears north 01°04'01" East 256.48 feet
 Having a delta of 34°45'05", an arc length of 155.56 feet;
 Thence North 54°11'44" West 31.79 feet to a point of curvature;
 Thence along a curve to the left the center which bears South 35°48'33" West 316.48 feet
 Having a delta of 16°51'14", an arc length of 93.65 feet;
 Thence North 35°44'16" East 83.06 feet;
 Thence South 88°34'30" East 12.00 feet;
 Thence North 01°25'30" East 862.19 feet to the true point of beginning.

CONSULTANTS

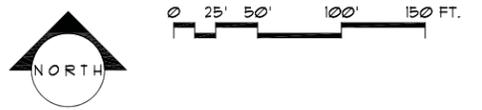
ARCHITECT
 Gelotte Hommas Architecture
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LANDSCAPE
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 Kirkland, WA 98033
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SEAHAWKS FACILITY

SCALE: 1" = 50'-0"



NO.	DATE	REVISION

DATE: IIB Sub. 11/6/2008
 JOB NUMBER: 0816
 PM: ELD
 FILE: A1.1.dwg

SEAHAWKS FACILITY

A1.1A

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FILE: A2.1.dwg

EXISTING LOWER FLOOR PLAN

A2.1



EXISTING FIRST FLOOR OCCUPANCY CALCULATIONS

SPACE TYPE	SQUARE FOOTAGE	OCCUPANT FACTOR	OCCUPANTS
ACCESSORY	4,363 SF	1/300 GROSS	15
BUSINESS	2,145 SF	1/100 GROSS	22
EXERCISE ROOMS	4,782 SF	1/50 GROSS	96
INPATIENT TREATMENT	2,252 SF	1/240 GROSS	10
KITCHENS	240 SF	1/200 GROSS	2
LOCKER ROOMS	3,206 SF	1/50 GROSS	65
UNCONCENTRATED	3,351 SF	1/5 NET	224
TOTAL OCCUPANT LOAD			434

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

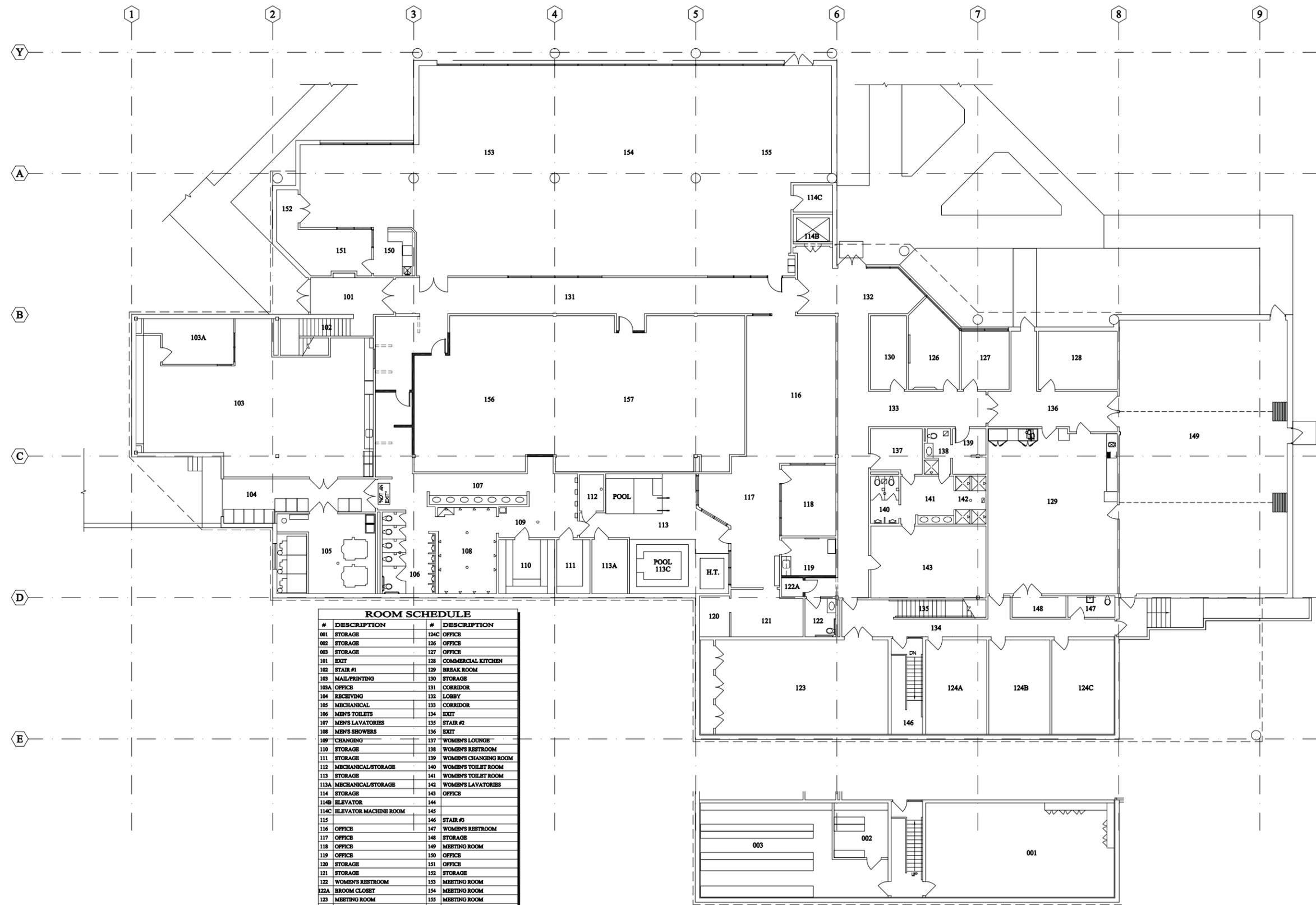


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PROPOSED LOWER FLOOR TI PLAN

A2.1A



#	DESCRIPTION	#	DESCRIPTION
001	STORAGE	124C	OFFICE
002	STORAGE	126	OFFICE
003	STORAGE	127	OFFICE
101	EXIT	128	COMMERCIAL KITCHEN
102	STAIR #1	129	BREAK ROOM
103	MAIL/PRINTING	130	STORAGE
103A	OFFICE	131	CORRIDOR
104	RECYCLING	132	LOBBY
105	MECHANICAL	133	CORRIDOR
106	MEN'S TOILETS	134	EXIT
107	MEN'S LAVATORIES	135	STAIR #2
108	MEN'S SHOWERS	136	EXIT
109	CHANGING	137	WOMEN'S LOUNGE
110	STORAGE	138	WOMEN'S RESTROOM
111	STORAGE	139	WOMEN'S CHANGING ROOM
112	MECHANICAL/STORAGE	140	WOMEN'S TOILET ROOM
113	STORAGE	141	WOMEN'S TOILET ROOM
113A	MECHANICAL/STORAGE	142	WOMEN'S LAVATORIES
114	STORAGE	143	OFFICE
114B	ELEVATOR	144	
114C	ELEVATOR MACHINE ROOM	145	
115		146	STAIR #3
116	OFFICE	147	WOMEN'S RESTROOM
117	OFFICE	148	STORAGE
118	OFFICE	149	MEETING ROOM
119	OFFICE	150	OFFICE
120	STORAGE	151	OFFICE
121	STORAGE	152	STORAGE
122	WOMEN'S RESTROOM	153	MEETING ROOM
122A	BROOM CLOSET	154	MEETING ROOM
123	MEETING ROOM	155	MEETING ROOM
124A	OFFICE	156	MEETING ROOM
124B	OFFICE	157	MEETING ROOM

DOOR LEGEND:

	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR

WALL LEGEND:

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

PROPOSED LOWER FLOOR TI PLAN
SCALE: 1/8" = 1'-0"

