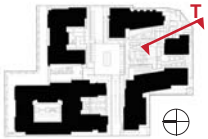
T SECTION THROUGH HILLCLIMB LOOKING SOUTHWEST

0 2' 4' 8'
SCALE: 1/16"=1'-0" @ 11x17

KEY

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH



MADISON DEVELOPMENT GROUP, LLC

INTERIOR SECTIONS - HILLCLIMB | 51

ROSE HILL MIXED-USE | DRC SUBMITTAL #1 | AUGUST 27, 2018

MG2

A

ABE = 270.35'

TOP OF BUILDING: 270.35' + 67' = 337.35'

ABE = (200 x 264.5) + (360 x 273) + (67 x 274.5) + (160 x 274) + (64 x 274) + (160 x 274) + (69 x 270) + (214.5 x 270.5) + (126 x 268) + (62.5 x 270) + (126 x 266) + (83 x 260) = 52,900 + 98,280 + 18,391 + 43,840 + 17,536 + 43,840 + 18,630 + 58,022 + 33,768 + 16,875 + 33,516 + 21,580 = 457,178 / 1692 = **270'**

B

ABE = 273'

TOP OF BUILDING: 273' + 67' = 340'

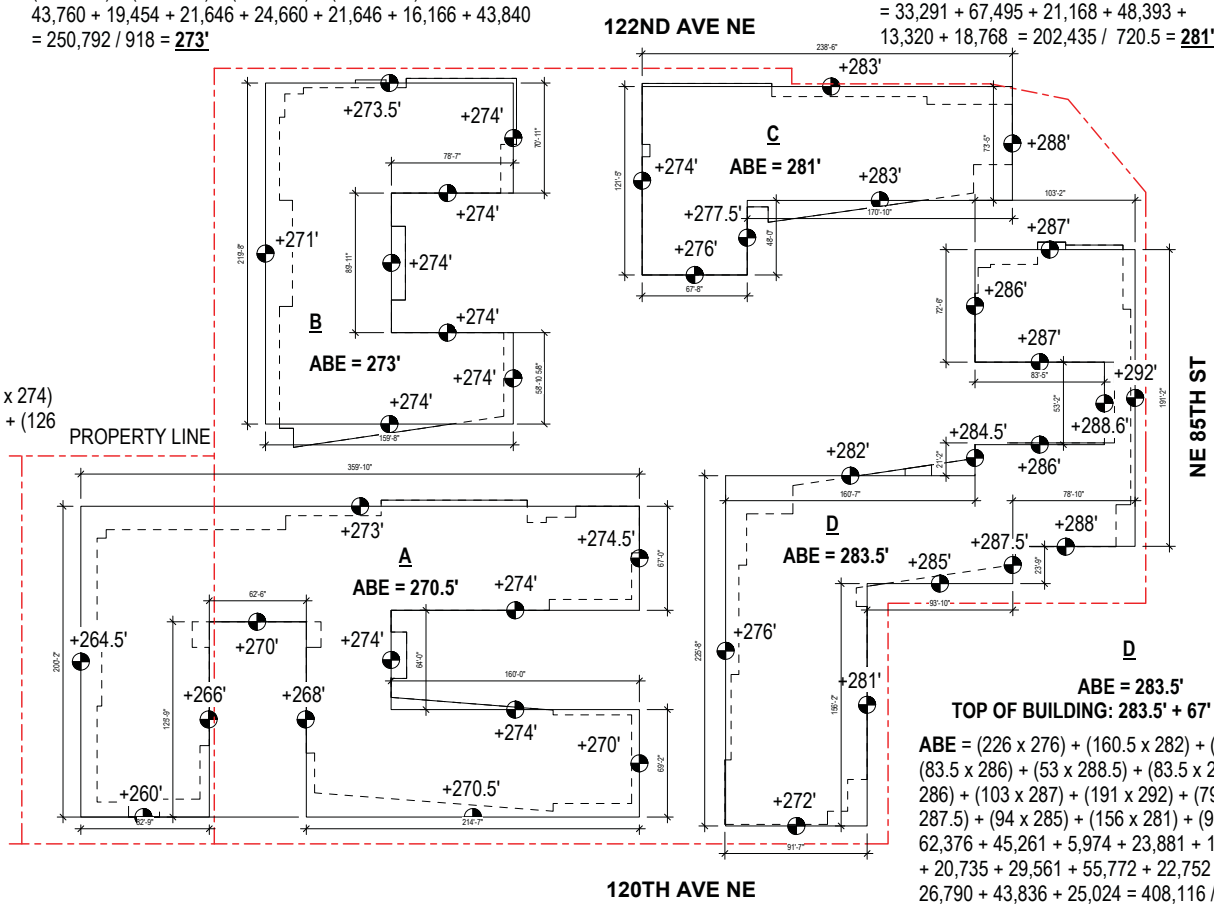
ABE = (220 x 271) + (160 x 273.5) + (71 x 274) + (79 x 274) + (90 x 274) + (79 x 274) + (59 x 274) + (160 x 274) = 59,620 + 43,760 + 19,454 + 21,646 + 24,660 + 21,646 + 16,166 + 43,840 = 250,792 / 918 = **273'**

C

ABE = 281'

TOP OF BUILDING: 281' + 67' = 348'

ABE = (121.5 x 274) + (238.5 x 283) + (73.5 x 288) + (171 x 283) + (48 x 277.5) + (68 x 276) = 33,291 + 67,495 + 21,168 + 48,393 + 13,320 + 18,768 = 202,435 / 720.5 = **281'**



D

ABE = 283.5'

TOP OF BUILDING: 283.5' + 67' = 350.5'

ABE = (226 x 276) + (160.5 x 282) + (21 x 284.5) + (83.5 x 286) + (53 x 288.5) + (83.5 x 287) + (72.5 x 286) + (103 x 287) + (191 x 292) + (79 x 288) + (24 x 287.5) + (94 x 285) + (156 x 281) + (92 x 272) = 62,376 + 45,261 + 5,974 + 23,881 + 15,290 + 23,964 + 20,735 + 29,561 + 55,772 + 22,752 + 6,900 + 26,790 + 43,836 + 25,024 = 408,116 / 1,439 = **283.5**

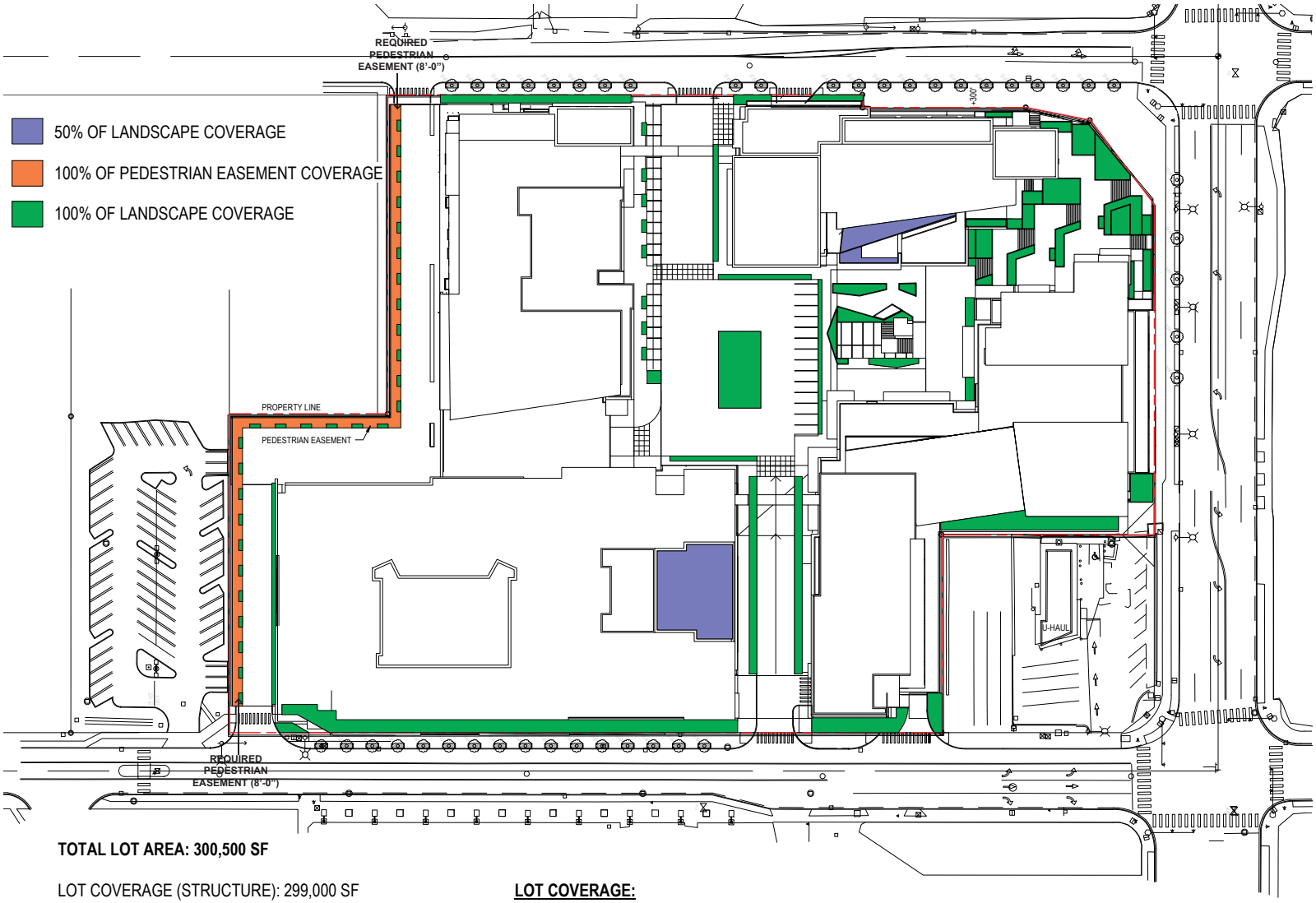
0 20' 40' 80'
SCALE: 1"=80'-0" @ 11x17

MADISON DEVELOPMENT GROUP, LLC

BUILDING HEIGHTS & AVERAGE BUILDING ELEVATIONS | 52

ROSE HILL MIXED-USE | DRC SUBMITTAL #1 | AUGUST 27, 2018

MG2

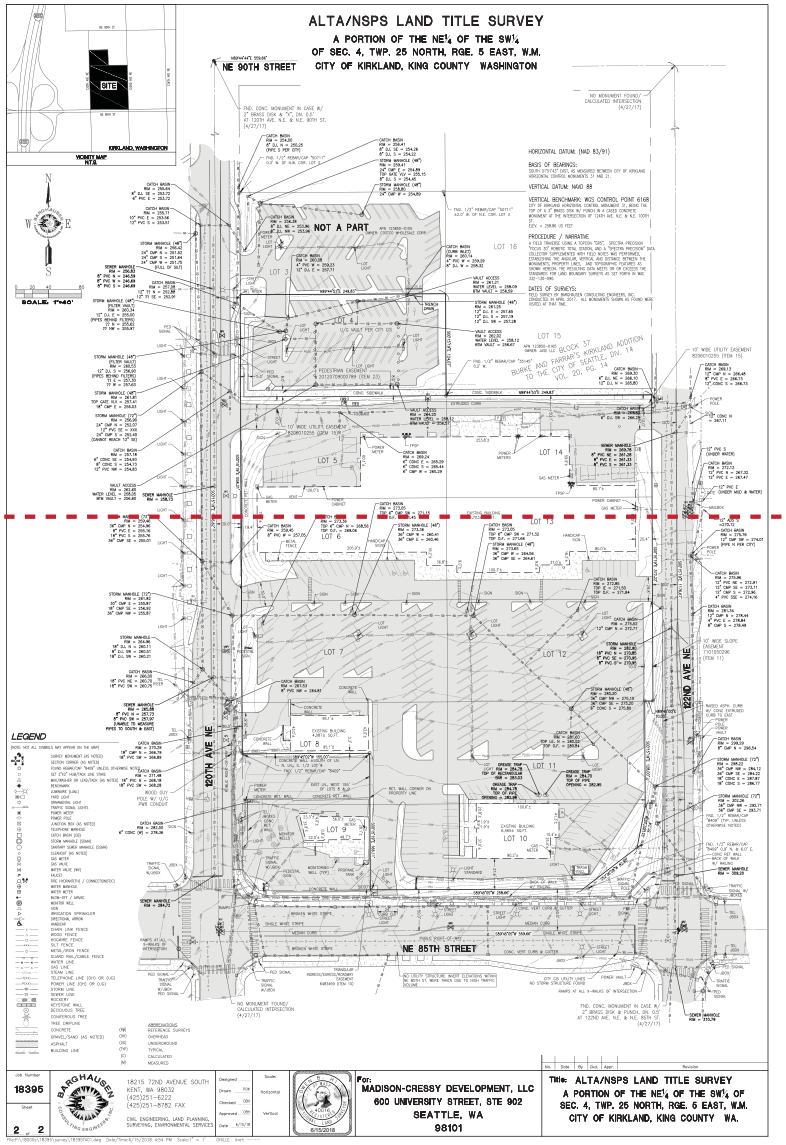


TOTAL LOT AREA: 300,500 SF

LOT COVERAGE (STRUCTURE): 299,000 SF

LOT COVERAGE (LANDSCAPE): 21,000 SF
LOT COVERAGE (PEDESTRIAN EASEMENT): 4,000 SF
LOT COVERAGE (LANDSCAPE @ PODIUM) (50%): 2,500 SF

LOT COVERAGE:
(27,500 SF / 299,000 SF) x 100 = 9% LANDSCAPE, 91% LOT COVERAGE


ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE¼ OF THE SW¼
OF SEC. 4, TWP. 25 NORTH, RGE. 5 EAST, W.M.
CITY OF KIRKLAND, KING COUNTY WASHINGTON
NE 90TH STREET
NE 85TH STREET
NOT A PART
MATCHLINE
NORTH
SOUTH
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LEGEND
For:
MADISON-CRESSY DEVELOPMENT, LLC
600 UNIVERSITY STREET, STE 902
SEATTLE, WA
98101
Title: ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE¼ OF THE SW¼ OF
SEC. 4, TWP. 25 NORTH, RGE. 5 EAST, W.M.
CITY OF KIRKLAND, KING COUNTY WA.
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