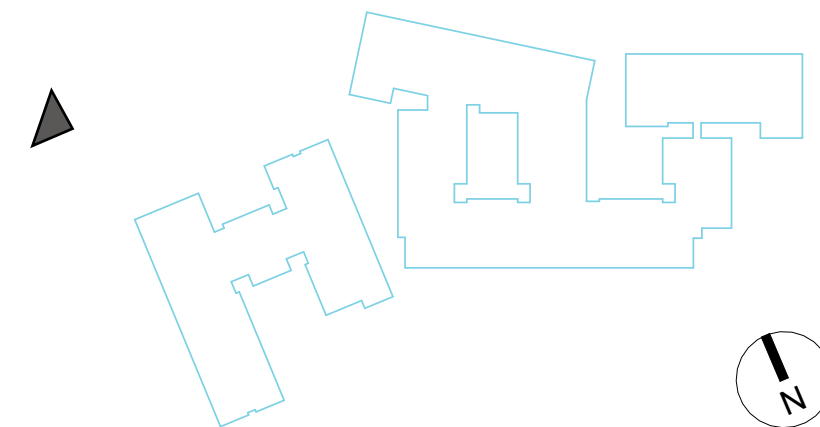


PROJECT PROGRESSION



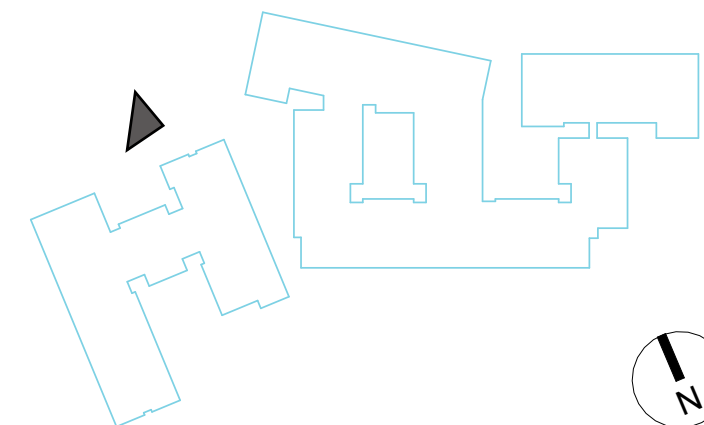
- (A) Proposed building signage location
- (B) Material palette:
 - 1.) Contrasting black and white primary materials
 - 2.) Blue accent panel
 - 3.) Warm accent panel
- (C) Roof modulation:
 - 1.) Primary Tower B Black building mass
 - 3.) Secondary Tower B White building mass
 - 3.) Central building knuckle
 - 4.) Recessed vertical modulation breaks
- (D) Courtyard between Tower A and Tower B
- (E) Limited building transparency along the North facade to limit the visibility to the adjacent Evergreen Academy property to the North



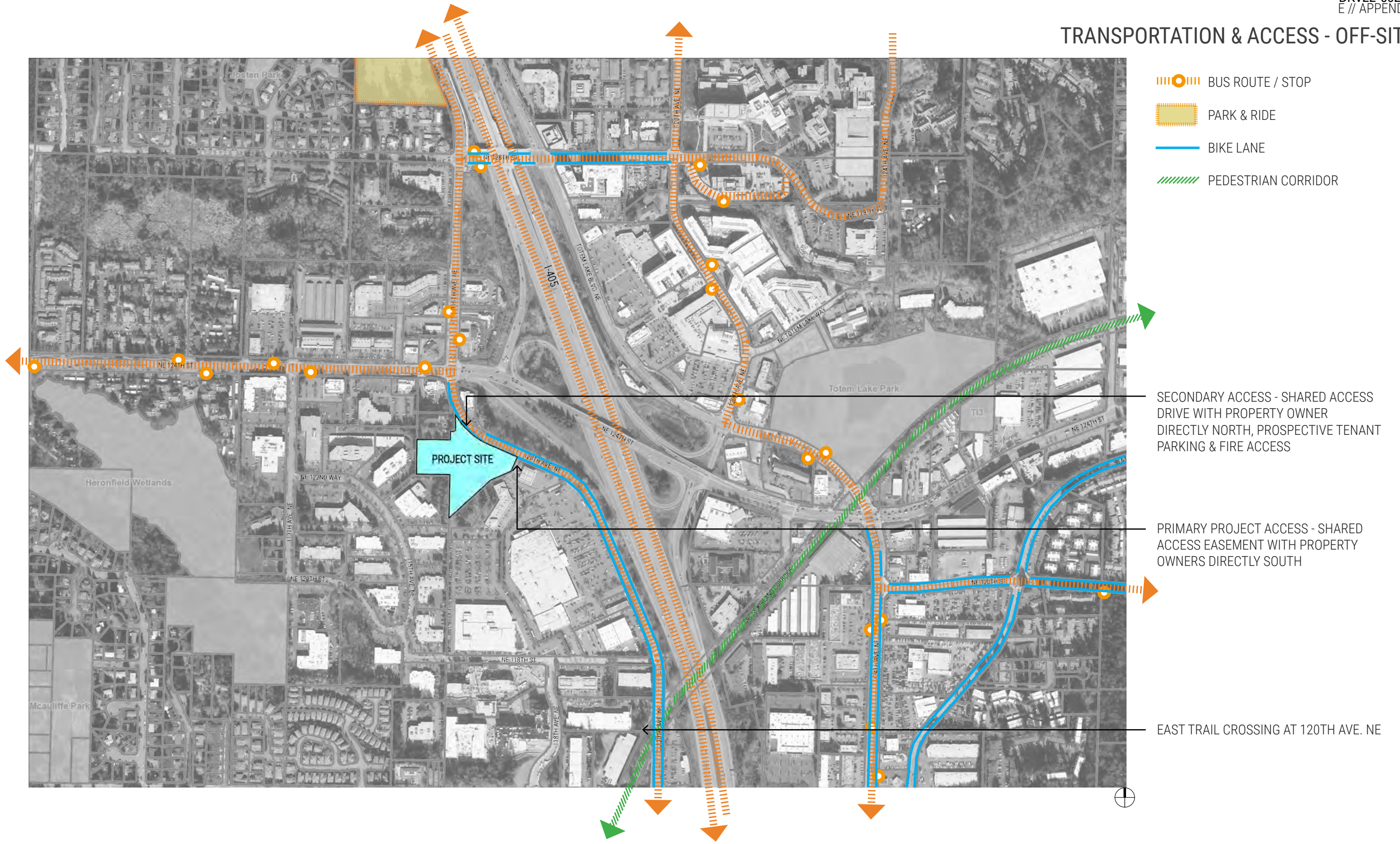
PEDESTRIAN-FRIENDLY BUILDING FRONTS



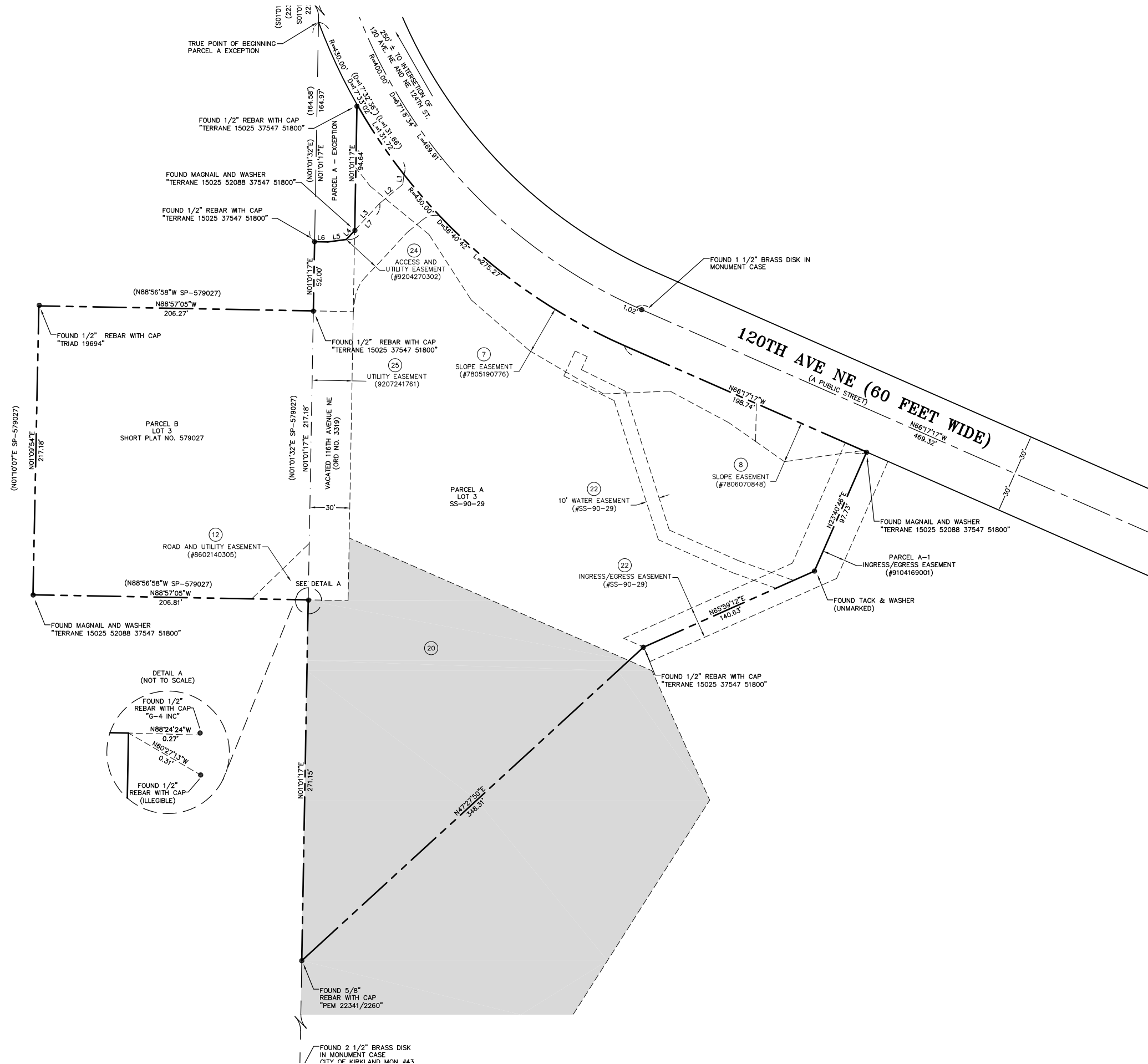
- (A) Incorporate transparent windows and doors and weather protection features along all non-residential facades adjacent to a sidewalk or internal pathway.
- (B) Provide weather protection along the primary exterior entrance of all businesses, residential units, and other buildings.
- (C) Design weather protection features to provide adequate width and depth at building entries and along building facades that are oriented toward sidewalks and pathways.
- (D) Pedestrian covering treatments may include: covered porches, overhangs, awnings, canopies, marquees, recessed entries or other similar features. A variety of styles and colors should be considered, where compatible with the architectural style of the building and the ground floor use.
- (E) Provide pedestrian amenities along all sidewalks, interior pathways and within plazas and other open spaces. Desired amenities include:
 - 1) Pedestrian-scaled lighting (placed between 12'-15' above the ground).
 - 2) Seating space. This can include benches, steps, railings and planting ledges. Heights between 12" to 20" above the ground are acceptable, with 16" to 18" preferred. An appropriate seat width ranges from 6" to 24".
 - 3) Pedestrian furniture such as trash receptacles, consolidated newspaper racks, bicycle racks, and drinking fountains.
 - 4) Planting beds and/or potted plants.
 - 5) Unit paving such as stones, bricks, or tiles.
 - 6) Decorative pavement patterns and tree grates.
 - 7) Water features.
 - 8) Informational kiosks.
 - 9) Transit shelters.
 - 10) Decorative clocks.
 - 11) Artwork.



TRANSPORTATION & ACCESS - OFF-SITE



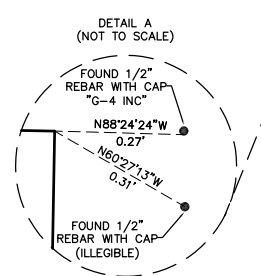
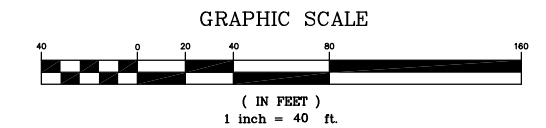
EXISTING OVERALL SITE SURVEY



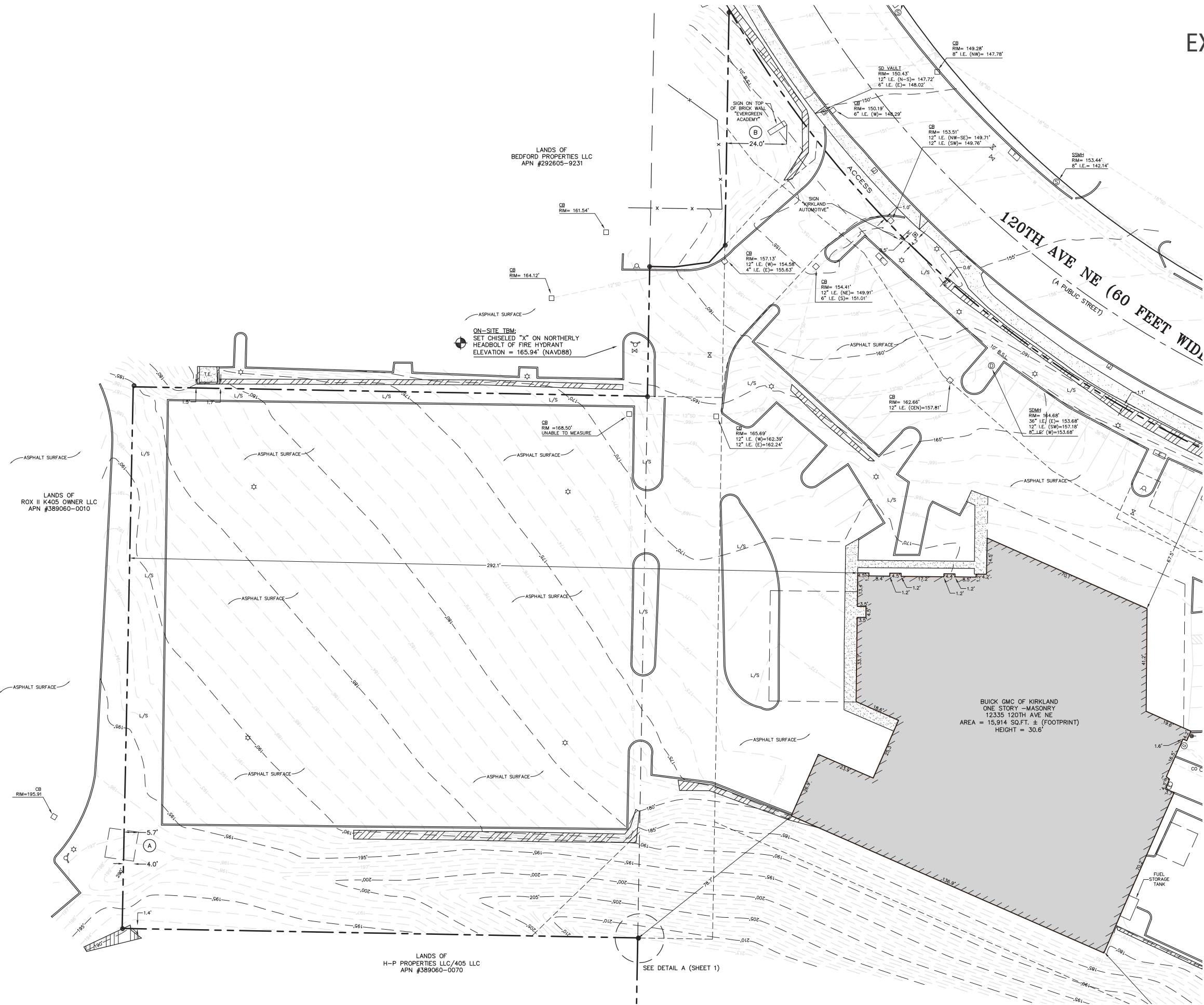
LEGEND:

- PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- ▭ 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')

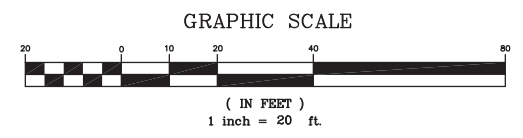


EXISTING ENLARGED SITE SURVEY

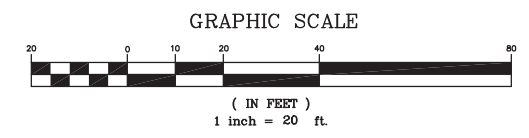
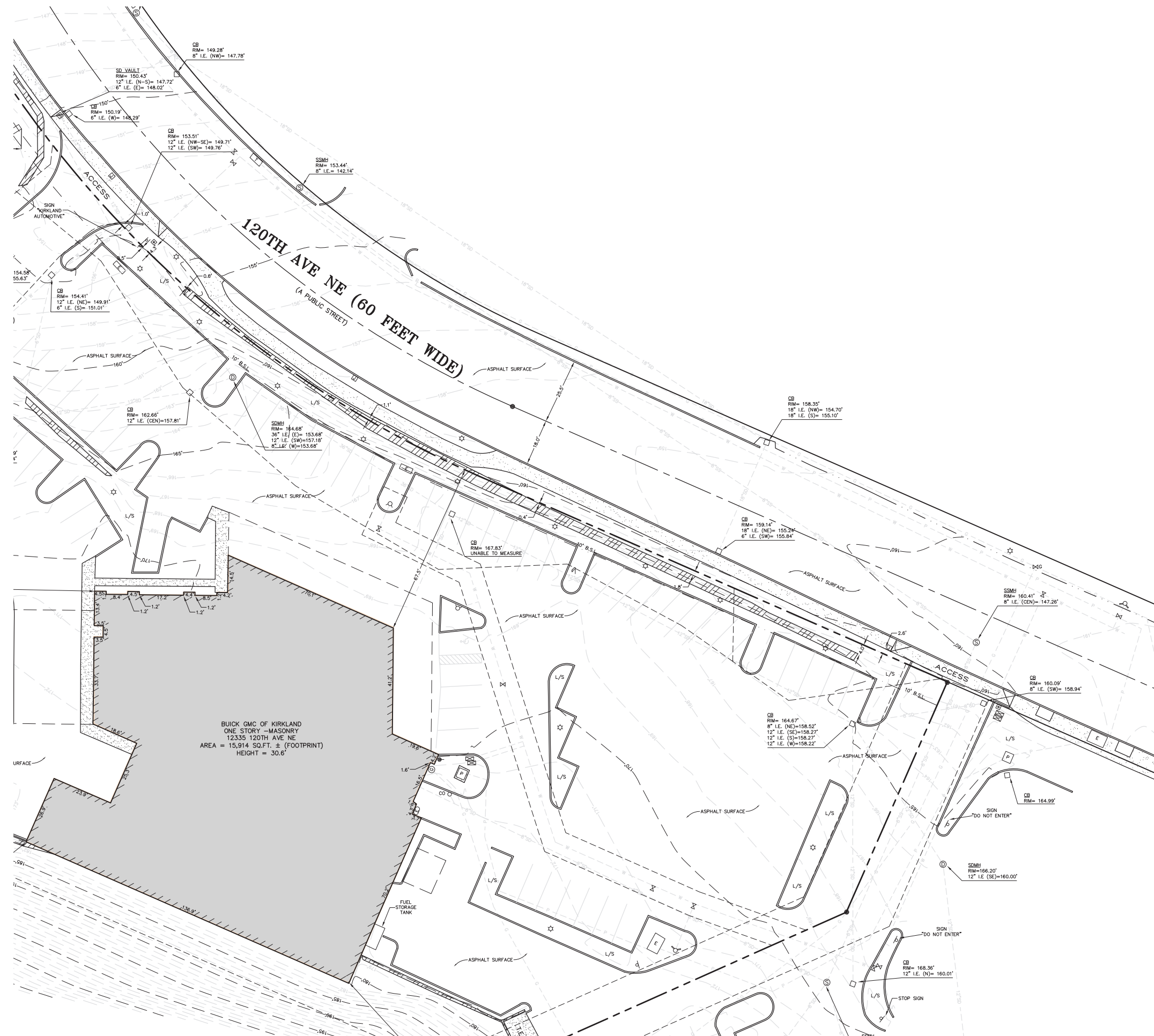


LEGEND:

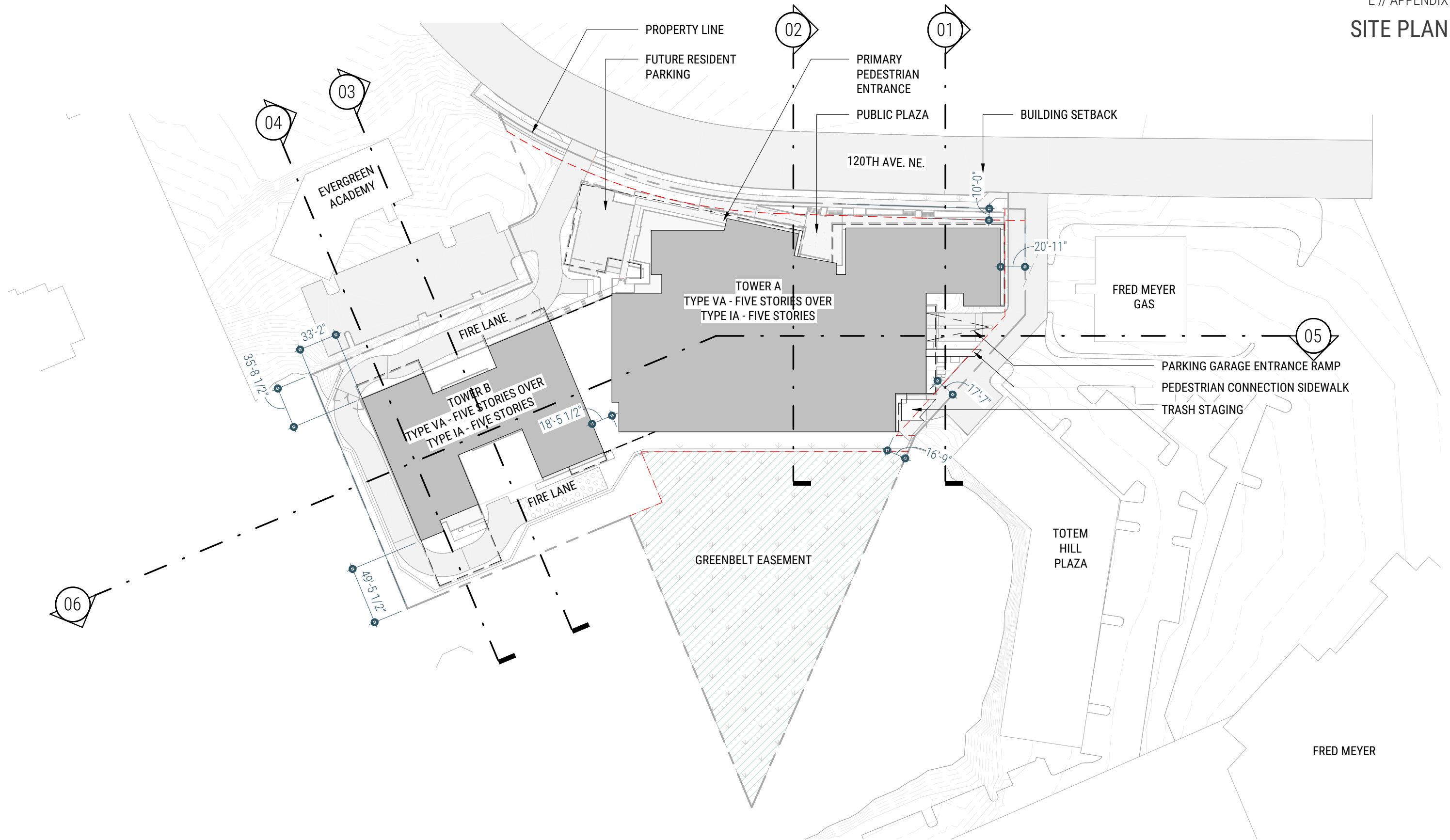
	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CENTERLINE
	CANOPY
	BUILDING LINE
	6" CONCRETE CURB
	EDGE OF ASPHALT
	6" CHAIN LINK FENCE
	CONCRETE OR ROCK WALL
	CONCRETE SURFACE
	FIRE HYDRANT
	FIRE CONNECTION
	POST INDICATOR VALVE
	WATER METER
	WATER VAULT
	WATER VALVE
	GAS VALVE
	GAS METER
	SANITARY 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
	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



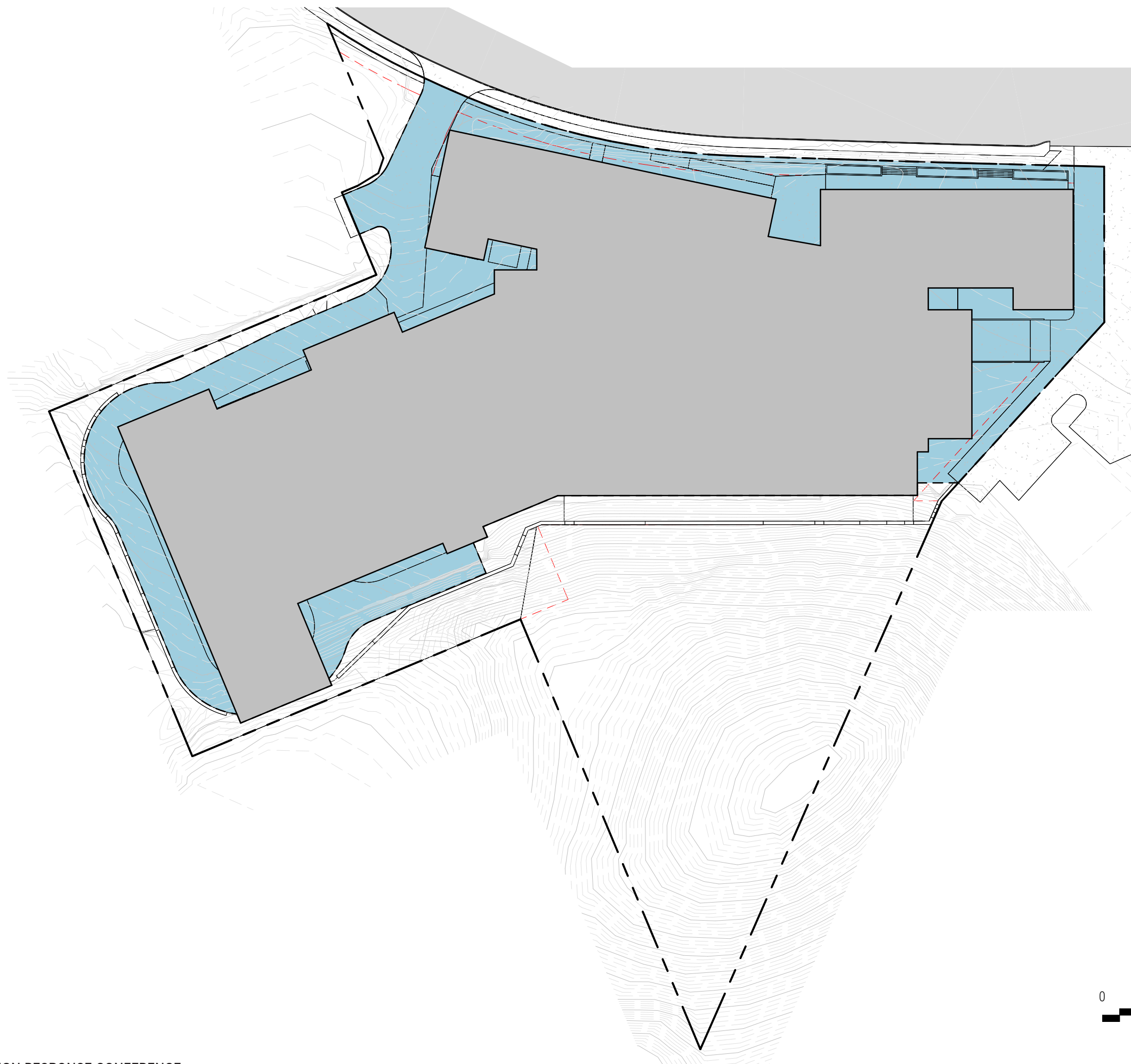
EXISTING ENLARGED SITE SURVEY



SITE PLAN



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

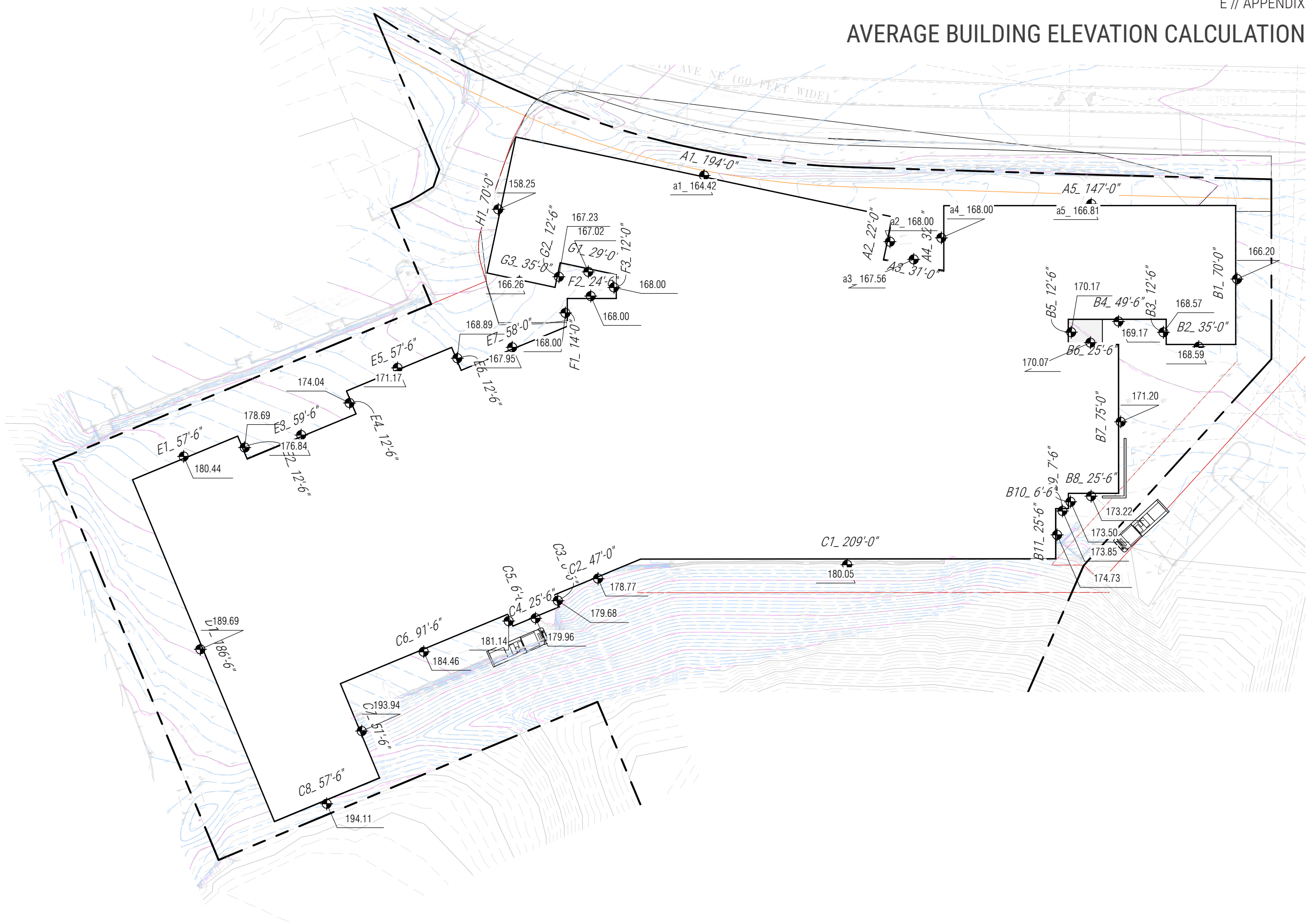
EXTENTS OF BLUE + GRAY HATCHES = 114,884 SF

TOTAL LOT COVERAGE = 67.6%

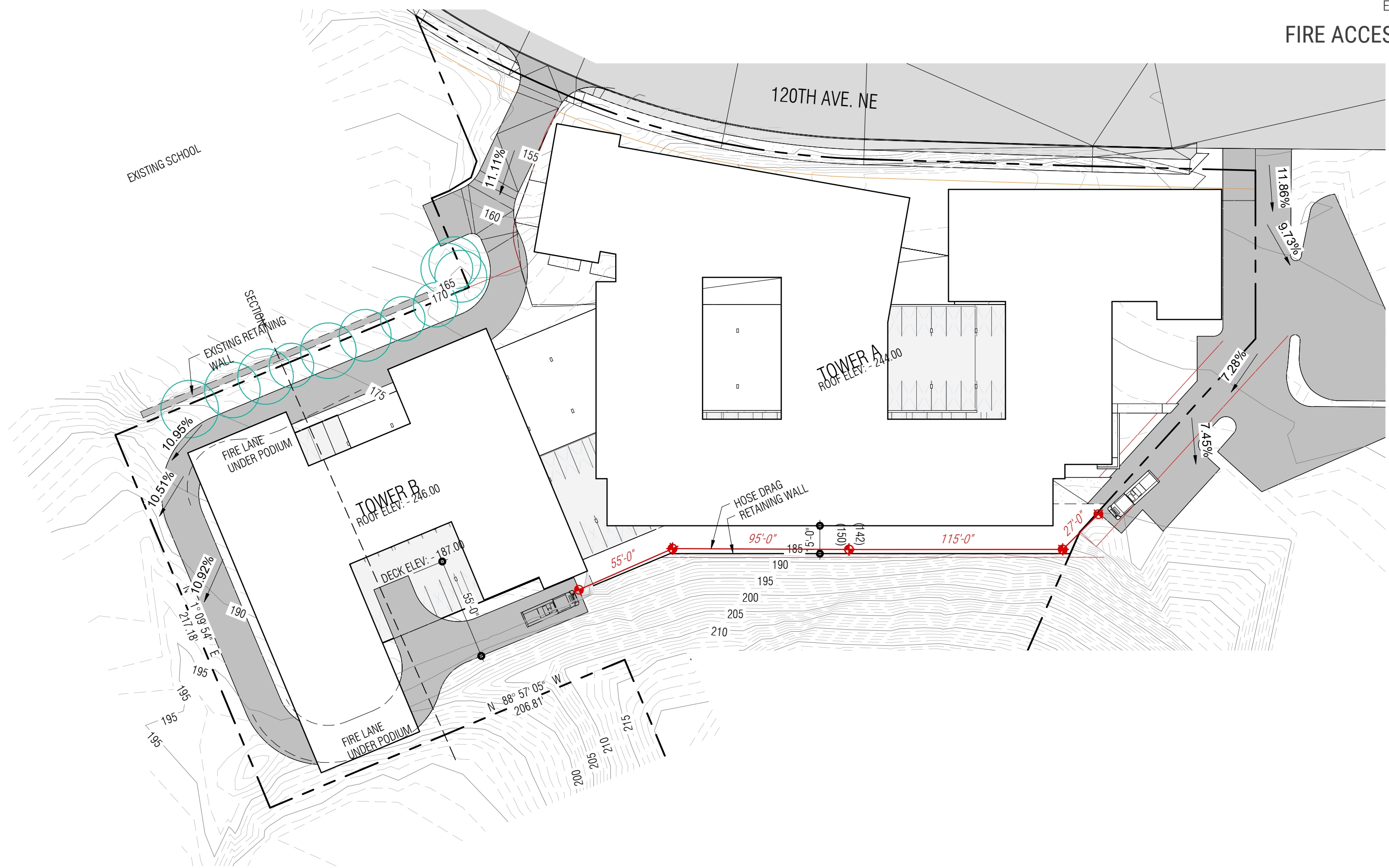


AVERAGE BUILDING ELEVATION CALCULATION

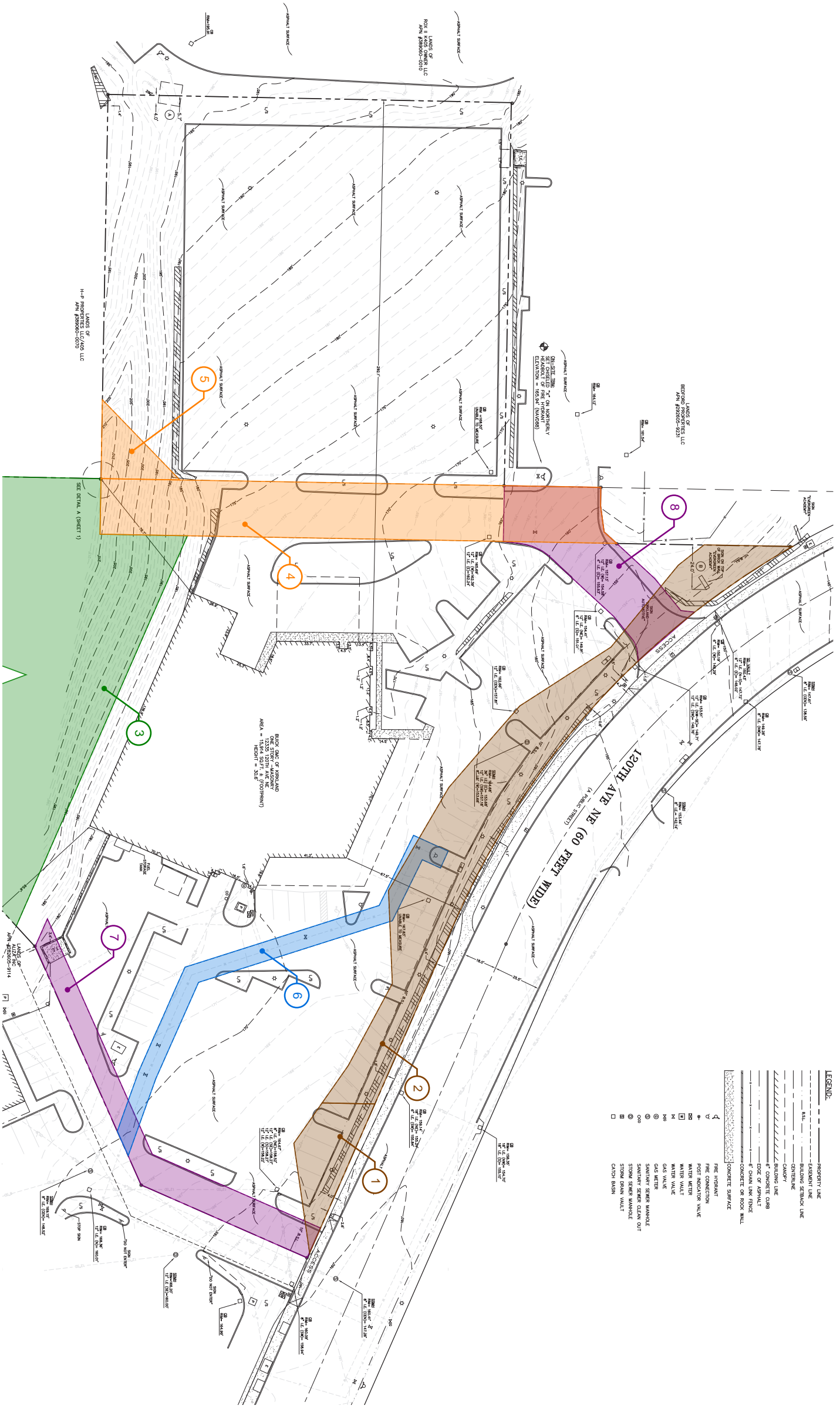
ZONING CODE - ABE			
AVERAGE GRADE PLANE - IRREGULAR SLOPES			
	LENGTH	ELEVATION	
A1	194	164.42	31897
A2	22	168	3696
A3	31	167.56	5194
A4	32.5	168	5460
A5	147	166.81	24521
B1	70	166.2	11634
B2	35	168.59	5901
B3	12.5	168.57	2107
B4	49.5	169.17	8374
B5	12.5	170.17	2127
B6	25.5	170.07	4337
B7	75	171.2	12840
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



FIRE ACCESS PLAN



EXISTING EASEMENT PLAN



EXISTING EASEMENT KEY

- 1** CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON APRIL 11, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 2** CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON MAY 14, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 3** CITY OF KIRKLAND GREENBELT EASEMENT - TO BE MAINTAINED:
 GREENBELT EASEMENT GRANTED TO THE CITY OF KIRKLAND ON OCTOBER 19, 1993 FOR THE PURPOSE OF A NATIONAL GREENBELT TO BE MAINTAINED BY THE PROJECT. (GREENBELT TO REMAIN UNDEVELOPED)
- 4** CITY OF KIRKLAND UTILITY EASEMENT - TO BE VACATED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON MAY 14, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 5** CITY OF KIRKLAND ROAD & UTILITY EASEMENT - TO BE VACATED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON MAY 14, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 6** WATER EASEMENT - TO BE VACATED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON APRIL 11, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 7** PRIVATE INGRESS & EGRESS EASEMENT - TO BE MAINTAINED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON APRIL 11, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.
- 8** PRIVATE ACCESS & UTILITY EASEMENT - TO BE MAINTAINED:
 KIRKLAND PROPERTY GRANTED TO THE CITY OF KIRKLAND ON APRIL 11, 1993 FOR THE PURPOSE OF KIRKLAND PROPERTY TO BE VACATED UNDER TO ALLOW/CONSTRUCTION OF PRIVATE RETAIL/WHOLESALE STORE. THE CITY HAS THE PROPERTY IN THE.