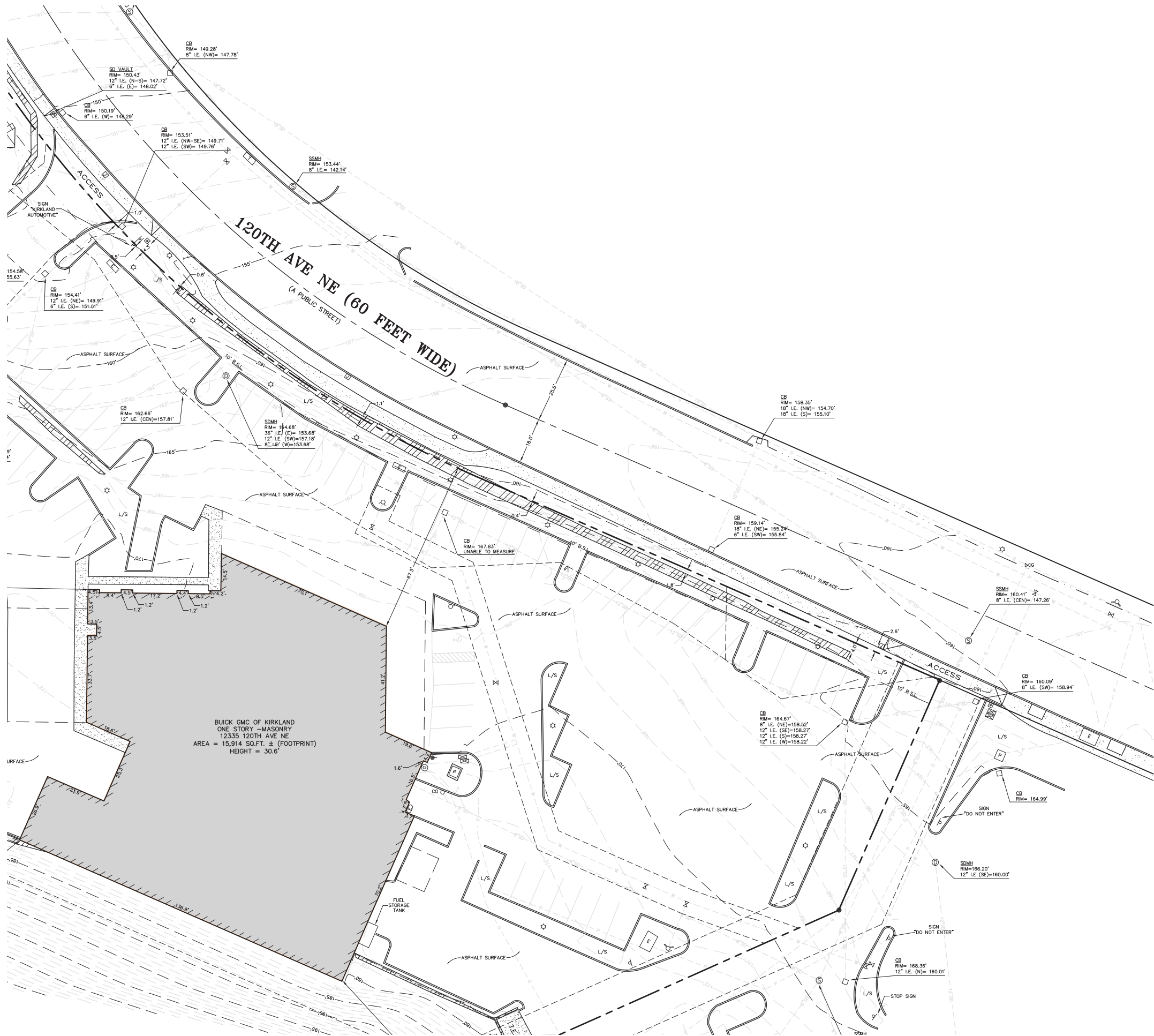
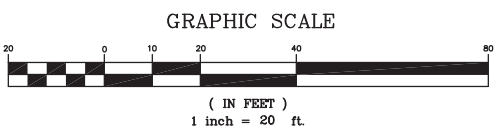


EXISTING ENLARGED SITE SURVEY

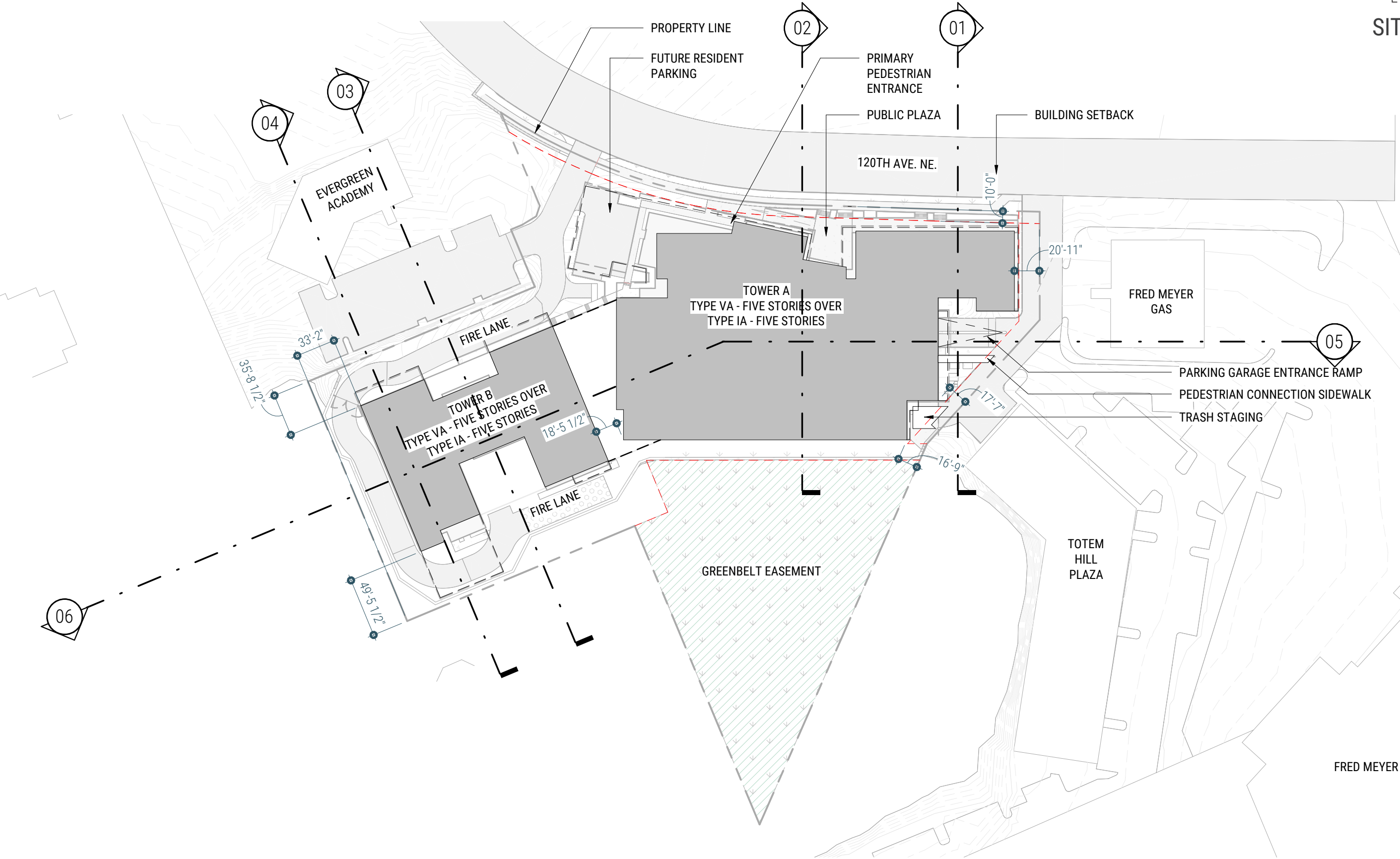


**LEGEND:**

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	B.S.L.
---	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
(N45°15'00"E 200.45')	RECORD BEARING AND/OR DISTANCE
---	UNDERGROUND STORM DRAIN LINE
---	UNDERGROUND SANITARY SEWER LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
L/S	LANDSCAPED AREA
T.E.	TRASH ENCLOSURE
●	FOUND AS NOTED



SITE PLAN



LOT COVERAGE

REQUIRED:

KZC 55.33 - MAXIMUM LOT COVERAGE IS 80%

KZC 115.90 CALCULATING LOT COVERAGE

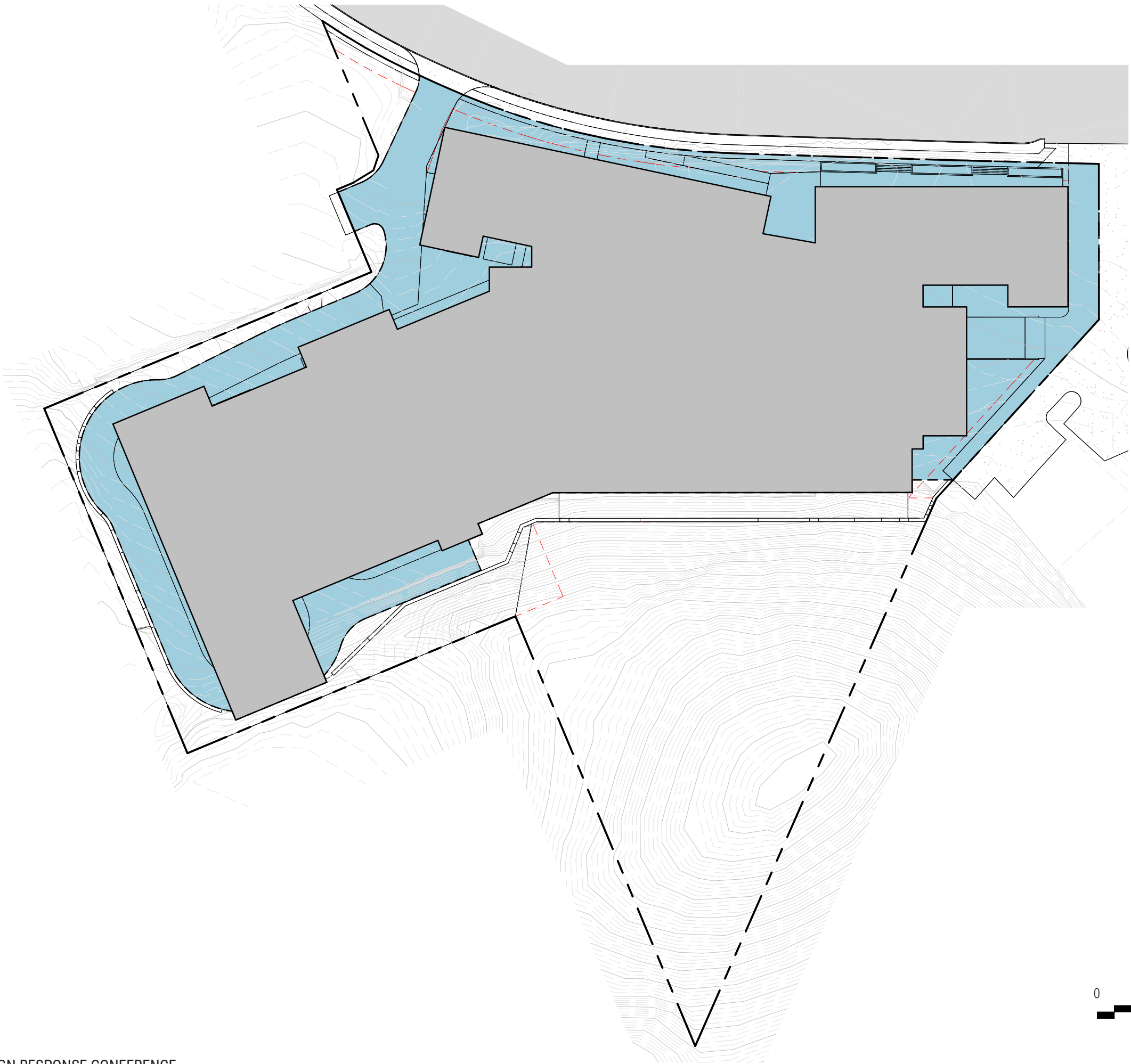
THE AREA OF ALL STRUCTURES AND ANY OTHER  
HARDSCAPE ON THE SUBJECT PROPERTY WILL  
BE CALCULATED AS A PERCENTAGE OF TOTAL LOT  
AREA

PROVIDED:

SITE AREA = 169,825 SF

EXTENTS OF BLUE + GRAY HATCHES = 114,884 SF

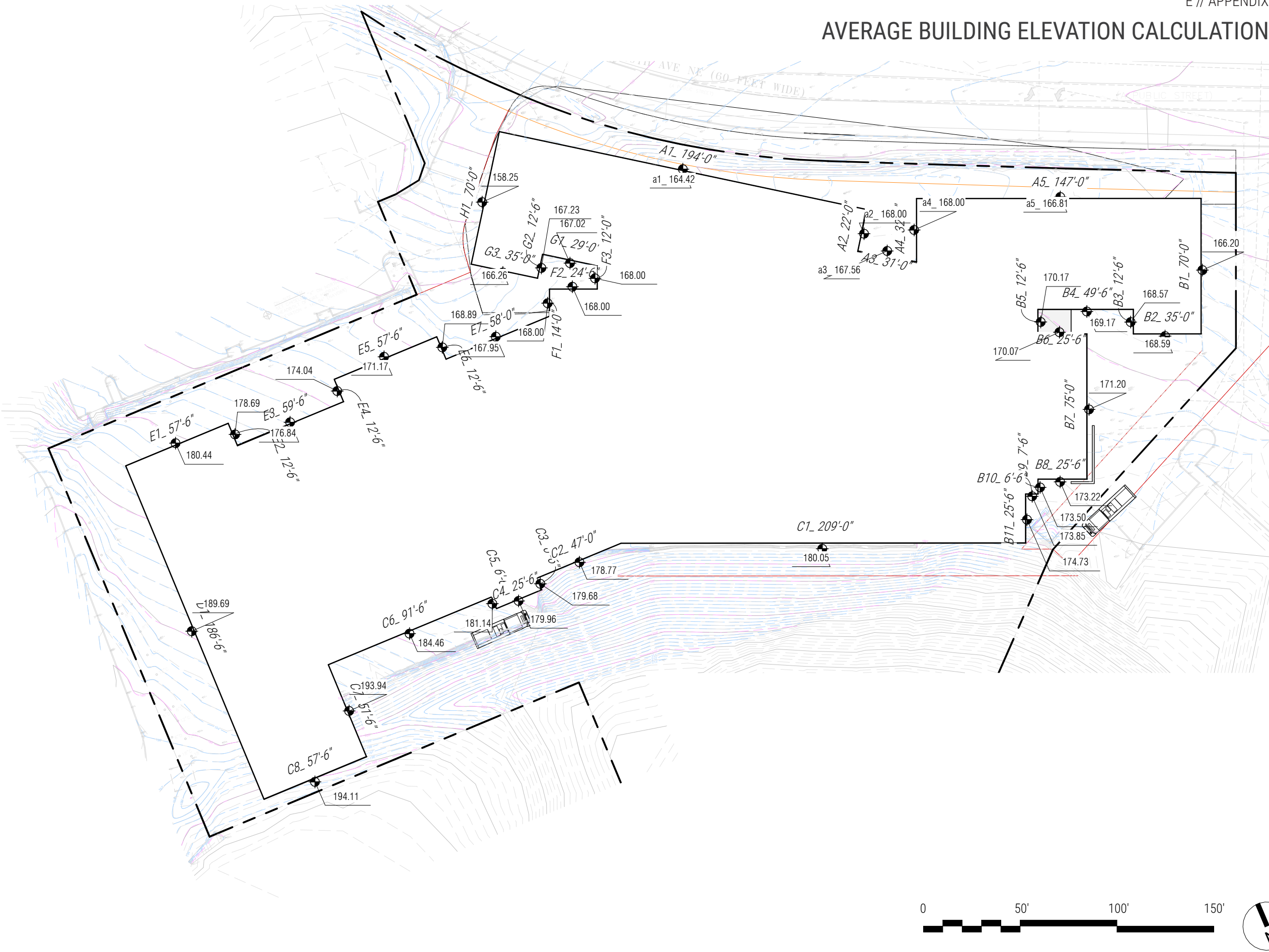
TOTAL LOT COVERAGE = 67.6%



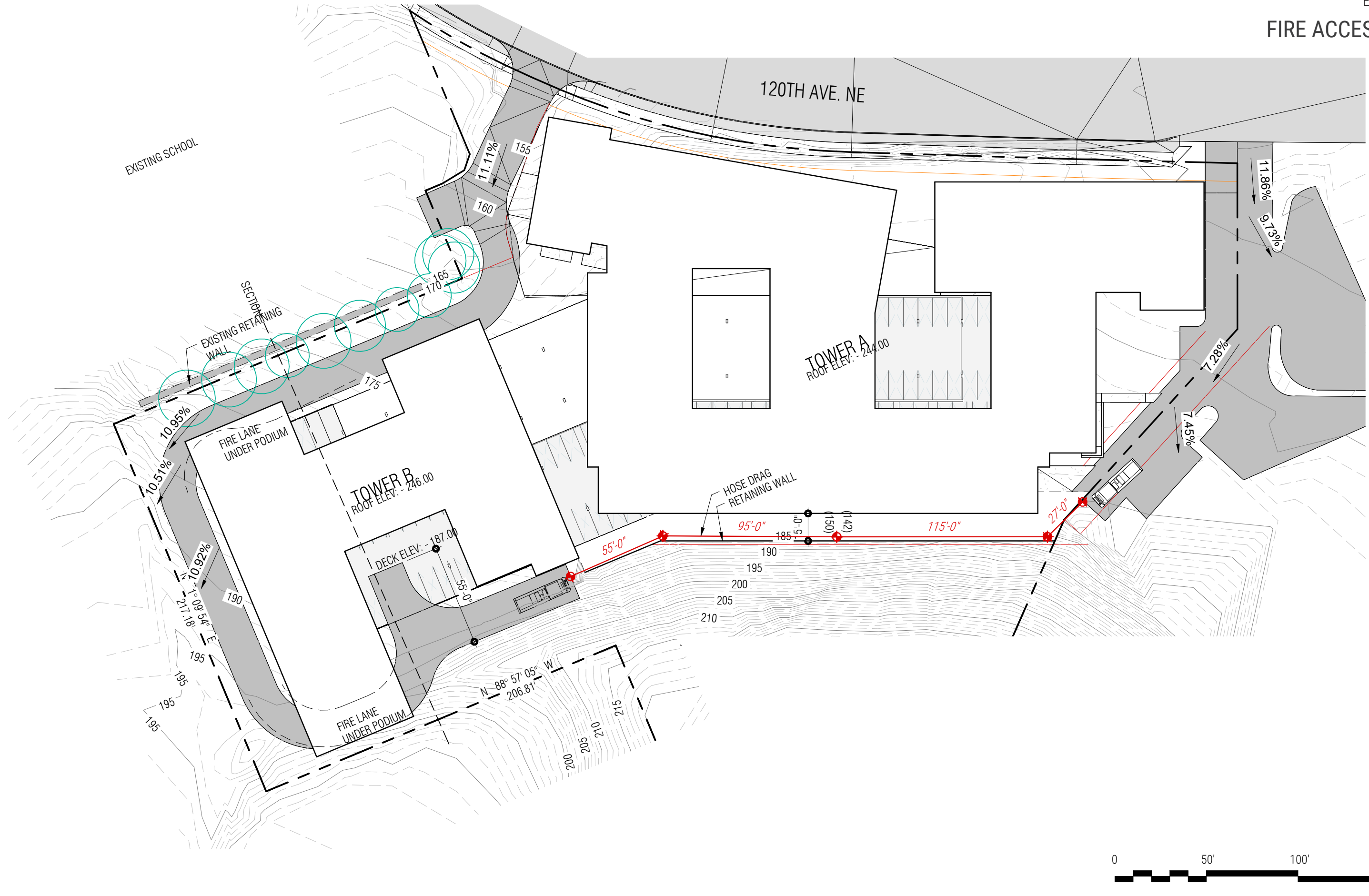


AVERAGE BUILDING ELEVATION CALCULATION

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

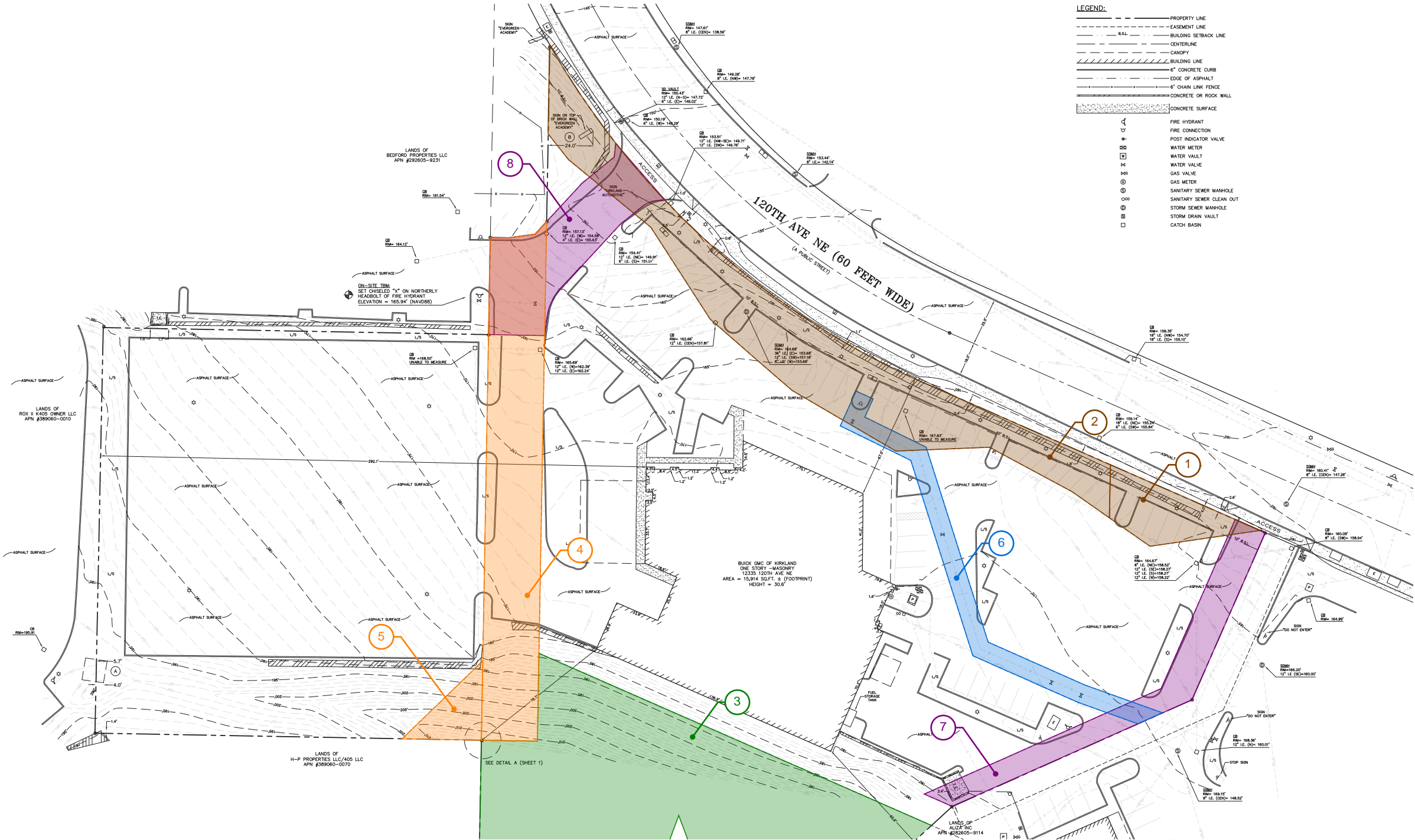


FIRE ACCESS PLAN





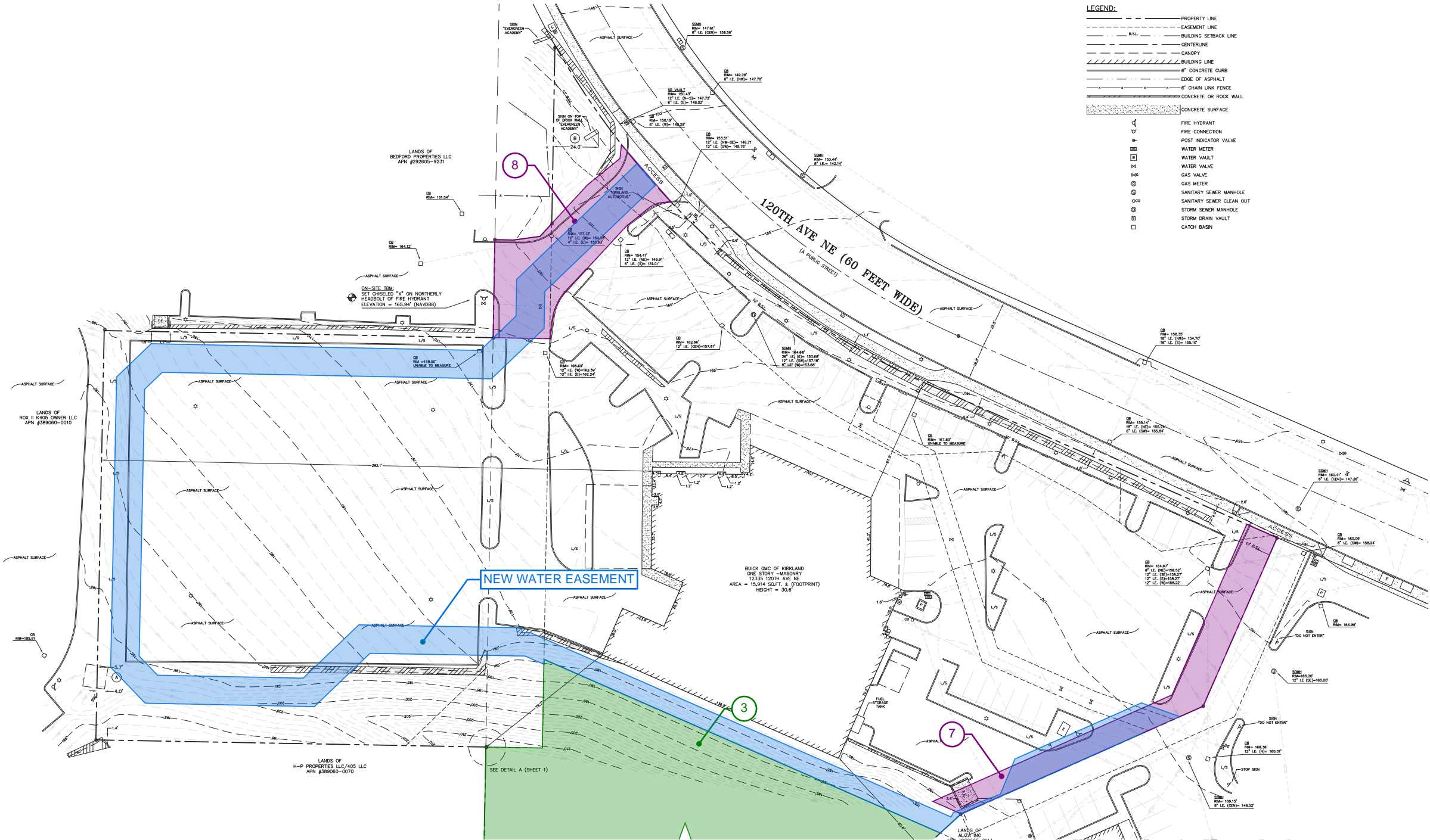
EXISTING EASEMENT PLAN



EXISTING EASEMENT KEY

1	<b>CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:</b> KCRN: 78052044. GRANTED TO THE CITY OF KIRKLAND ON JUNE 7, 1978 FOR THE PURPOSE OF ROADWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT, AND ALL NECESSARY ACCESSORIES THERETO. EASEMENT TO BE VACATED IN ORDER TO ALLOW FOR CONSTRUCTION OF A PRIVATE RETAINING WALL INSIDE THE 120TH AVE NE PROPERTY LINE.	6	<b>WATER EASEMENT - TO BE VACATED:</b> KCRN: 910418001. DEFINED IN SHORT PLAT SS-90-29 ON APRIL 16, 1991 FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF ON-SITE WATER LINE AND FIRE HYDRANT. EASEMENT TO BE VACATED AND WATER LINE TO BE DEMOLISHED AND REPLACED WITH NEW WATER LOOP AROUND SITE PERIMETER.
2	<b>CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED:</b> KCRN: 780518078. GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF ROADWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT, AND ALL NECESSARY ACCESSORIES THERETO. EASEMENT TO BE VACATED IN ORDER TO ALLOW FOR CONSTRUCTION OF A PRIVATE RETAINING WALL INSIDE THE 120TH AVE NE PROPERTY LINE.	7	<b>PRIVATE INGRESS &amp; EGRESS EASEMENT - TO BE MAINTAINED:</b> KCRN: 910418001. DEFINED IN SHORT PLAT SS-90-29 ON APRIL 16, 1991 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ADJACENT PARCEL. EASEMENT TO BE MAINTAINED BY THE PROJECT.
3	<b>CITY OF KIRKLAND GREENBELT EASEMENT - TO BE MAINTAINED:</b> KCRN: 880108931. GRANTED TO THE CITY OF KIRKLAND ON AUGUST 10, 1990 FOR THE PURPOSE OF PROTECTION OF A NATURAL GREENBELT. EASEMENT TO BE MAINTAINED BY THE PROJECT. GREENBELT TO REMAIN UNDISTURBED.	8	<b>PRIVATE ACCESS &amp; UTILITY EASEMENT - TO BE MAINTAINED:</b> KCRN: 820427030. GRANTED TO THE ADJACENT PROPERTY OWNER ON APRIL 22, 1992 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS AND UTILITIES TO THE ADJACENT PARCEL. EASEMENT TO BE MAINTAINED BY THE PROJECT.
4	<b>CITY OF KIRKLAND UTILITY EASEMENT - TO BE VACATED:</b> KCRN: 820241781. GRANTED TO THE CITY OF KIRKLAND ON JULY 24, 1992 FOR THE PURPOSE OF THE INSTALLATION, CONSTRUCTION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES. EASEMENT DOES NOT CONTAIN ANY PUBLIC UTILITIES, AND IS TO BE VACATED IN ORDER TO ALLOW FOR BUILDING CONSTRUCTION.		
5	<b>CITY OF KIRKLAND ROAD &amp; UTILITY EASEMENT - TO BE VACATED:</b> KCRN: 880214036. GRANTED TO THE CITY OF KIRKLAND ON FEBRUARY 14, 1986 FOR THE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF ROAD AND NECESSARY UTILITIES. EASEMENT DOES NOT CONTAIN ANY PUBLIC ROAD OR UTILITIES, AND IS TO BE VACATED IN ORDER TO ALLOW FOR BUILDING CONSTRUCTION.		

PROPOSED EASEMENT PLAN



EXISTING EASEMENT KEY

1	CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED: KCRN: 780527044. GRANTED TO THE CITY OF KIRKLAND ON JUNE 7, 1978 FOR THE PURPOSE OF ROADWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT, AND ALL NECESSARY ACCESSORIES THERETO. EASEMENT TO BE VACATED IN ORDER TO ALLOW FOR CONSTRUCTION OF A PRIVATE RETAINING WALL INSIDE THE 120TH AVE NE PROPERTY LINE.	6	WATER EASEMENT - TO BE VACATED: KCRN: 910418001. DEFINED IN SHORT PLAT SS-90-29 ON APRIL 16, 1991 FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF ON-SITE WATER LINE AND FIRE HYDRANT. EASEMENT TO BE VACATED AND WATER LINE TO BE DEMOLISHED AND REPLACED WITH NEW WATER LOOP AROUND SITE PERIMETER.
2	CITY OF KIRKLAND SLOPE EASEMENT - TO BE VACATED: KCRN: 780518078. GRANTED TO THE CITY OF KIRKLAND ON MAY 19, 1978 FOR THE PURPOSE OF ROADWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT, AND ALL NECESSARY ACCESSORIES THERETO. EASEMENT TO BE VACATED IN ORDER TO ALLOW FOR CONSTRUCTION OF A PRIVATE RETAINING WALL INSIDE THE 120TH AVE NE PROPERTY LINE.	7	PRIVATE INGRESS & EGRESS EASEMENT - TO BE MAINTAINED: KCRN: 910418001. DEFINED IN SHORT PLAT SS-90-29 ON APRIL 16, 1991 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ADJACENT PARCEL. EASEMENT TO BE MAINTAINED BY THE PROJECT.
3	CITY OF KIRKLAND GREENBELT EASEMENT - TO BE MAINTAINED: KCRN: 880108031. GRANTED TO THE CITY OF KIRKLAND ON AUGUST 10, 1990 FOR THE PURPOSE OF PROTECTION OF A NATURAL GREENBELT. EASEMENT TO BE MAINTAINED BY THE PROJECT. GREENBELT TO REMAIN UNDISTURBED.	8	PRIVATE ACCESS & UTILITY EASEMENT - TO BE MAINTAINED: KCRN: 820427030. GRANTED TO THE ADJACENT PROPERTY OWNER ON APRIL 27, 1992 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS AND UTILITIES TO THE ADJACENT PARCEL. EASEMENT TO BE MAINTAINED BY THE PROJECT.
4	CITY OF KIRKLAND UTILITY EASEMENT - TO BE VACATED: KCRN: 8207241761. GRANTED TO THE CITY OF KIRKLAND ON JULY 24, 1992 FOR THE PURPOSE OF THE INSTALLATION, CONSTRUCTION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES. EASEMENT DOES NOT CONTAIN ANY PUBLIC UTILITIES, AND IS TO BE VACATED IN ORDER TO ALLOW FOR BUILDING CONSTRUCTION.		
5	CITY OF KIRKLAND ROAD & UTILITY EASEMENT - TO BE VACATED: KCRN: 880214030. GRANTED TO THE CITY OF KIRKLAND ON FEBRUARY 14, 1986 FOR THE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF ROAD AND NECESSARY UTILITIES. EASEMENT DOES NOT CONTAIN ANY PUBLIC ROAD OR UTILITIES, AND IS TO BE VACATED IN ORDER TO ALLOW FOR BUILDING CONSTRUCTION.		