

Building A1
(NORTH)

Office Hours	2					
Gross-sq-ft ^a	7,200	Roof (H.P.)	+ 299.0			
Tillus-sq-ft	7,006	Roof (L.P.)	+ 296.0			
Avg. plate G-91 ^b	3,600					
Fib. Above 75 ^c	0					
Req'd pkg. @ 2.5/1,000 Tsf ^d	18	Level 2 (West)	+ 283.0	1,600		
Provided parking (surface)	18	Level 2 (East)	+ 280.0	2,800		
		Level 1 (East)	+ 265.0	2,800		
Avg new grade at footprint	+ 278.2					7,200
Avg Ht. of bldg (parapet)	+ 18.0					
West plate H. 2 to Structure	14					
East plate H. 2 to Structure	14					
Ft. 1 to Ft. 2	15					

Building A2
(SOUTH)

Office floors	1	Roof (H.P.)	+ 278.0 (slope)
"Gross-gr"	2,800	Roof (L.P.)	+ 275.0
"Radius-gr"	2,724		
Avg. plate G-est	2,800		
Fts. Above 75	0		
Rect'd pkg. @ 2.5/1,000 Tsf	7	Level 1 (north)	+ 260.0
Provided parking (surface)	7	Level 1 (south)	+ 257.0
Avg new grade at footprint	+ 258.5		
Avg Ht. of bldg (average)	+ 193.5		
North plate Ft. to Structure	16		
South plate Ft. to Structure	16		
			2,800

B

Building

[illegible]

C

Office floors	7	Pinnacle Roof	+ 326.5
"Gross-gsf"	146,980	Panopte	+ 315.5
"Netus-gsf"	143,012	Roof	+ 313.5
			Gsf
Avg. prime Gsf*	20,997	Level 7	+ 300.0
Fis. Above 75	0 *	Level 6	+ 287.5
		Level 5	+ 275.0
		Level 4	+ 262.5
Read'd price @ 4/1000 Tysd	572	Level 3	+ 250.0
Provided parking beneath	70	Level 2	+ 237.5
		Level 1	+ 225.0
		P1 / Level	+ 213.0
Avg new grade at footprint	+ 225.0	P2	+ 203.0
Avg ht. of Bldg [panopte]	+ 90.5		
Calculated Avg Grade	215.6		
Ft. to Ft. Ht.	12.5		
			146,980

Site

Impervious Surface

Office floors	Impervious Surface (ft)
Buildings	
A1	5,383
A2	2,800
B	27,595
C	23,561
D	29,900
Roading	44,000
Road	56,700
Total	191,839
Site total	390,464
(Impervious Surface	191,839
Permeable Surface	198,625

D

Building

Office floors	8	Phouse Roof	+ 339.0	
Gross-gsf	229,950	Permpet	+ 328.0	
Totals-gsf	223,741	Roof	+ 326.0	GSF
		Level 8	+ 312.5	24,000
		Level 7	+ 300.0	25,100
		Level 6	+ 287.5	29,100
		Level 5	+ 275.0	30,350
		Level 4	+ 262.5	30,350
		Level 3	+ 250.0	30,350
		Level 2	+ 237.5	30,350
		Level 1	+ 225.0	30,350
		P1	+ 213.0	229,950
		P2 / Load	+ 203.0	
Avg new grade at footprint	+ 212.5			
Avg hts. of bldg (project)	+ 133.3			
Calculated Avg Grade	194.7			
F1 to F1, Ht.	12.5			

N/S
Garages

South				Standard	Compact
Floors	8	Parquet	+ 308.5		
		P2	+ 305.0	69	73
		P6	+ 295.0	93	54
		P7	+ 285.0	74	54
Fl. to Fl. F.	10	P6	+ 285.0	74	74
Compact	446	P5	+ 275.0	74	69
Standard	566	P4	+ 265.0	74	69
Total	1,012	P3	+ 255.0	66	66
		P2	+ 245.0	66	69
		P1	+ 235.0	31 *	47
		P1 (ADA)	+ 233.0	19	
North					
Floors	5				
Fl. to Fl. F.	10	Parquet	+ 288.5		
Compact	258			53	48
Standard	263	P6	+ 285.0	59	59
Total	521	P5	+ 275.0	51	52
		P4	+ 265.0	51	61
		P3	+ 255.0	51	51
Overall Garage Total stools:	1,333	P2	+ 245.0	41	35
Total	46%				

Notes: *March ventilation needed at P-2. N Garage. Ramp stools included with respective upper level.

PROJECT TOTALS

PROJECT TOTALS				
	Gross sq'ft	Total sq'ft	x1000	
OFFICE	519,280	503,259		
RETAIL / FOOD SERVICE	10,000	9,750		
TOTAL BUILDING			519,989	sq'ft
				20000
GARAGE (Structured)	1,553			
GARAGE (Below grade)	325			
TOTAL ALL GARAGES	1,858			
				Stalls
TOTAL New Construction			1,113,710	sq'ft (Estimated)
PARKING STALLS	None Req'd	Provided		
N. Garage		1,012		
Building A1 (North)	7	521		
Building A2 (South)	18		Allocated	
Building B	485	50	521	
Building C	501	70	539	
Building D	783	205	862	
On site Drivers		25		
Tollies Drive		4		
Falcon Drive		34		
	1,793			
TOTAL STALLS		1,921		
Office ratio / 1,000 Tsf	3.5	3.80		

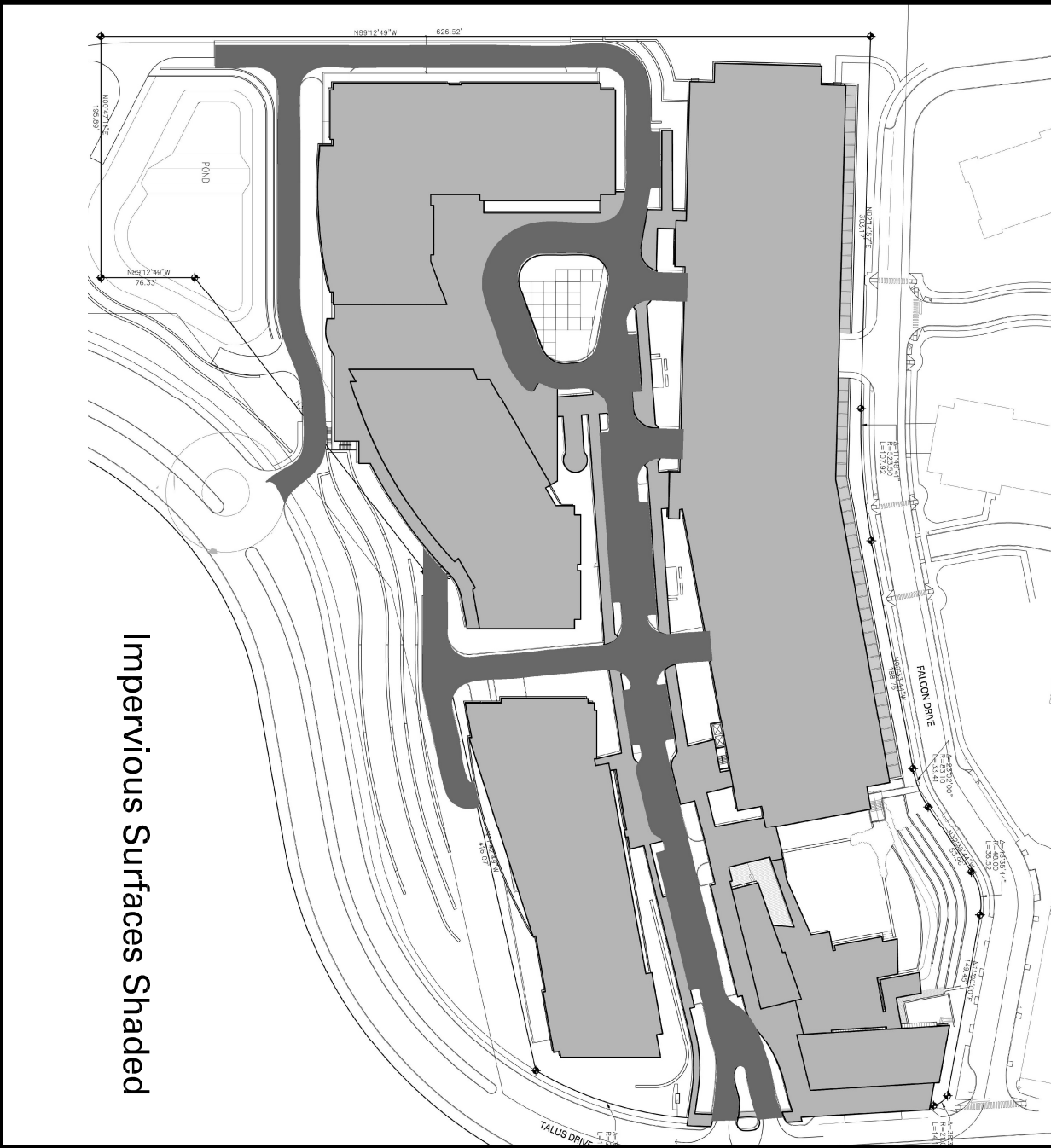
PROJECT TOTALS, Phase I

	Gross Tsf	Total Tsf	1,000
OFFICE (Bldg B)	142,550	138,507	
RETAIL / FOOD SERVICE	10,000	9,750	
TOTAL BUILDING		148,257 Tsf	
GARAGE (Structured)	518	Over/Under	
GARAGE (Below Grade)	50		
TOTAL ALL GARAGES	568	25.78% (w/ target Tsf)	
		148,257 Tsf	
TOTAL New Construction			
		342,650	Gsf (Estimated)
PARKING STALLS			
	Min Req'd	Provided	or 4,100/375 Tsf
S. Garage	0	0	
N. Garage		518	
Building A1 (North)	17		0
Building A2 (South)	8		0
Building B	0	50	0
		Allocated	
Phase 1 Surface Lot		0	
On site Drives		16	
Totals Drive		4	
Falcon Drive		22	
TOTAL STALLS	25	610	0
OFFICE ratio / 1,000 Tsf	3.5	4.00	4
			Delta

SITE INFORMATION:

POLYESTER LINING; LEGAL DESCRIPTION:	(PER CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE, ORDER NO. 1203915 DATED 3/6/2006 AT \$300 A.M.)
TOTAL PERIMETER VS. PREVIOUS SURVEYS.	RECEIVED PARCEL 17B, CITY OF ISSAQUAH BOUNDARY LINE AND ADJACENT PROPERTY, RECORDED UNDER RECORDING NUMBER 2004060390004;
GROSS FLOOR AREA	SUB BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PARCELS 17-A, 17-B, 17-C AND 17-D AND TRACT E, TALSUD DIV. A MASTER PLAN, ACCORDING TO THE PLAT HEREOF RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING COUNTY, WASHINGTON, AND OF LOT 1 AND TRACT C X, CITY OF ISSAQUAH SHERRI PLAIN NUMBER 3904-100XY, RECORDED UNDER RECORDING NUMBER 2004051990001, RECORDS OF KING COUNTY, WASHINGTON.
DEVELOPMENT TYPE:	COMMERCIAL OFFICE
ISSUANT VILLAGE URBAN DESIGN COMMISSION INFORMATION	
GROSS SITE AREA	390,444.5 SF OR 8.96 ACRES
TOTAL PERIMETER VS. PREVIOUS SURVEYS.	1,511,710 SF
GROSS FLOOR AREA	SEE ATTACHED SPECIFICATIONS FOR AREA BREAKDOWN
TOTAL PERIMETER VS. PREVIOUS SURVEYS.	PERIMETERS: 198,625SF VS INTERMEDIATES: 191,625SF

Impervious Surface Key Plan



REQUIRED PERMITS: SHARP PAIL (OPTIONAL) CLEANING AND GRADING UTILITY (DEVELOPER EXTENSION AGREEMENT) BUILDING PERMIT MECHANICAL PERMIT ELECTRICAL PERMIT PLUMBING PERMIT FIRE PROTECTION PERMIT SIGN PERMIT	ESTIMATED NUMBER OF ON-SITE EMPLOYEES: REQUIRED STAFFWORKS: NORTH: 0 FEET SOUTH: 5 FEET EAST: 0 FEET WEST: 0 FEET SEE ATTACHED SPREADSHEET FOR PARKING BREAKDOWN 2,000 PEOPLE
2021 TOTAL PARKING SPOTS PROVIDED: 25 MAX PARKING SPOTS PROVIDED (NON-TAX) 5 MAX TAX PARKING SPOTS PROVIDED NO. OF TAX SPOTS TO BE DESIGNATED COMING: 1	

PROJECT NUMBER	07051
DRAWN BY	BT
ISSUE DATE	10/24/07
STAMP	
SHEET TITLE / NUMBER	
CALCULATION	
SHEET	
G1.1	