

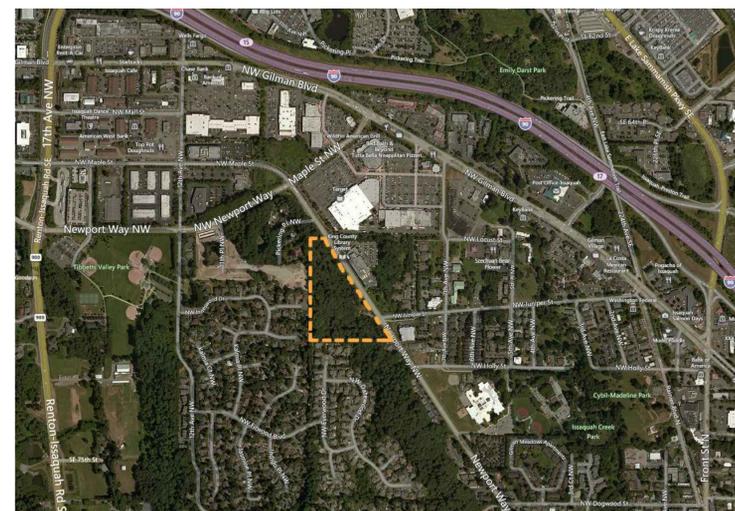
# INNESWOOD APARTMENTS

## A 93-Unit Apartment Home Development

Issaquah, Washington

Inneswood Estates, LLC

### LIST OF DRAWINGS



|     |  |                |
|-----|--|----------------|
| A1  | Site Plan and Project Statistics                       |                |
| A2  | Overall Site Plan                                      |                |
| A3  | Building Height - Average Grade Plan Calculations      |                |
| A4  | Building Height and Floor Area Ratio Calculations      |                |
| B1  | Building Perspectives - Front and Rear Elevations      | Main Building  |
| B2  | Building Perspectives - Side Elevations and Main Entry | Main Building  |
| B3  | Color Elevations - Front and Side Elevations           | Main Building  |
| B4  | Color Elevations - Rear Elevation                      | Main Building  |
| B5  | Sections   | Main Building  |
| B6  | First Floor Plan                                       | Main Building  |
| B7  | Second Floor Plan                                      | Main Building  |
| B8  | Third Floor Plan                                       | Main Building  |
| B9  | Fourth through Sixth Floor Plan                        | Main Building  |
| B10 | Roof Plan  | Main Building  |
| B11 | Building Perspectives                                  | South Building |
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| B13 | First and Second Floor Plans                           | South Building |
| B14 | Third and Fourth Floor Plan                            | South Building |
| C1  | Conceptual Grading and Utility Plan                    | North End      |
| C2  | Conceptual Grading and Utility Plan                    | Main Building  |
| C3  | Conceptual Grading and Utility Plan                    | South Building |
| C4  | Conceptual Tree Preservation Plan                      | Overall Site   |

## Inneswood Apartments

Issaquah, WA

Inneswood Estates, LLC

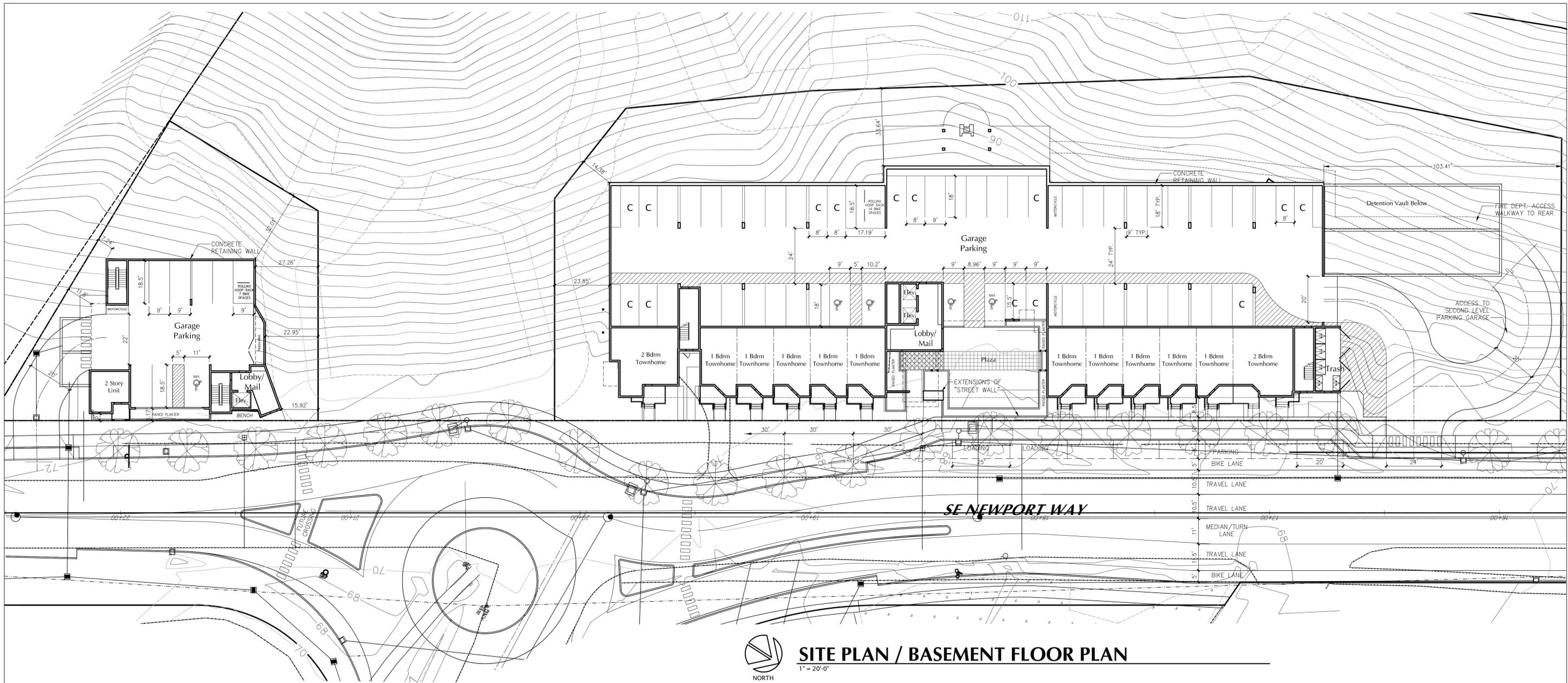
## COVER SHEET

Scale: NTS Drawn By: RT/JH/APT Date: 07-22-2015 Date Plotted: 7-22-15

Sheet No.:

**Cover**

Job No.: 1146




**SITE PLAN / BASEMENT FLOOR PLAN**  
 1" = 20'-0"

**7 Unit Apartment Building**

| Unit        | Unit Description              | # of units | Heated Area (SF) |
|-------------|-------------------------------|------------|------------------|
| A2 (type b) | 1 Bedroom/1 Bath Type B Unit  | 2          | 718              |
| B3 (type A) | 2+ Bedroom/2 Bath Type A Unit | 1          | 1321             |
| B3 (type B) | 2+ Bedroom/2 Bath Type B Unit | 2          | 1321             |
| B4 (type B) | 2 Bedroom/2 Bath Type B Unit  | 2          | 1077             |

**Parking Statistics**

| Unit Type     | Unit Count | Code        |             | Min. Stalls Required | Max. Stalls Allowed |
|---------------|------------|-------------|-------------|----------------------|---------------------|
|               |            | min. stalls | max. stalls |                      |                     |
| MultiFamily   |            |             |             |                      |                     |
| A2            | 2          | 1           | 1.25        | 2                    | 2.5                 |
| B3,B4         | 5          | 1           | 2           | 5                    | 10                  |
| <b>Totals</b> |            |             |             |                      | <b>12.5</b>         |

**IBC Table 1106.1 Accessible Parking Spaces**

| Total Parking Spaces Provided | Required Min. Accessible Spaces |
|-------------------------------|---------------------------------|
| 1 to 25                       | 1                               |

**Accessible Parking Spaces Provided**

| Parking Level | Stall Count |
|---------------|-------------|
| L1            | 1           |
| <b>Total</b>  | <b>1</b>    |

**74 Unit Apartment Building with 12 Townhomes**

| Unit             | Unit Description              | # of units | Heated Area (SF) |
|------------------|-------------------------------|------------|------------------|
| A1 (type A)      | 1 Bedroom/1 Bath Type A Unit  | 1          | 680              |
| A1 (type B)      | 1 Bedroom/1 Bath Type B Unit  | 23         | 680              |
| A3 (type B)      | 1 Bedroom/1 Bath Type B Unit  | 3          | 843              |
| B1 (type A)      | 2 Bedroom/2 Bath Type A Unit  | 1          | 1017             |
| B1 (type B)      | 2 Bedroom/2 Bath Type B Unit  | 21         | 1017             |
| B2 (type B)      | 2+ Bedroom/2 Bath Type B Unit | 8          | 1253             |
| S1 (type B)      | Studio/1 Bath Type B Unit     | 8          | 664              |
| S2 (type B)      | Studio/1 Bath Type B Unit     | 8          | 694              |
| S3 (type A)      | Studio/1 Bath Type A Unit     | 1          | 685              |
| <b>Townhomes</b> |                               |            |                  |
| T1               | 1 Bedroom/1.5 Bath Townhome   | 10         | 821              |
| T2               | 2+ Bedroom/1.5 Bath Townhome  | 2          | 1361             |

**Parking Area (SF)**

|              |              |
|--------------|--------------|
| 1st Floor    | 20443        |
| 2nd Floor    | 18527        |
| <b>Total</b> | <b>38970</b> |

**Gross Heated Area (SF)**

|              |              |
|--------------|--------------|
| 1st Floor    | 6116         |
| 2nd Floor    | 5808         |
| 3rd Floor    | 19011        |
| 4th Floor    | 19011        |
| 5th Floor    | 19011        |
| 6th Floor    | 18850        |
| <b>Total</b> | <b>87807</b> |

**Parking Statistics**

| Unit Type     | Unit Count | Code        |             | Min. Stalls Required | Max. Stalls Allowed |
|---------------|------------|-------------|-------------|----------------------|---------------------|
|               |            | min. stalls | max. stalls |                      |                     |
| Single Family |            |             |             |                      |                     |
| T1            | 10         | 1           | 2           | 10                   | 20                  |
| T2            | 2          | 1           | 2           | 2                    | 4                   |
| <b>Totals</b> |            |             |             |                      | <b>134.75</b>       |

**MultiFamily**

|               |    |   |      |    |            |
|---------------|----|---|------|----|------------|
| S1,S2,S3      | 17 | 1 | 1    | 17 | 17         |
| A1,A3         | 27 | 1 | 1.25 | 27 | 33.75      |
| B1,B2         | 30 | 1 | 2    | 30 | 60         |
| <b>Totals</b> |    |   |      |    | <b>113</b> |

**IBC Table 1106.1 Accessible Parking Spaces**

| Total Parking Spaces Provided | Required Min. Accessible Spaces |
|-------------------------------|---------------------------------|
| 101 to 150                    | 5                               |

**Accessible Parking Spaces Provided**

| Parking Level | Stall Count |
|---------------|-------------|
| L1            | 4           |
| L2            | 2           |
| <b>Total</b>  | <b>6</b>    |

**Parking Area (SF)**

|              |             |
|--------------|-------------|
| 1st Floor    | 4920        |
| <b>Total</b> | <b>4920</b> |

**Gross Heated Area (SF)**

|              |              |
|--------------|--------------|
| 1st Floor    | 267          |
| 2nd Floor    | 3792         |
| 3rd Floor    | 3424         |
| 4th Floor    | 3424         |
| <b>Total</b> | <b>10907</b> |

**Parking Provided**

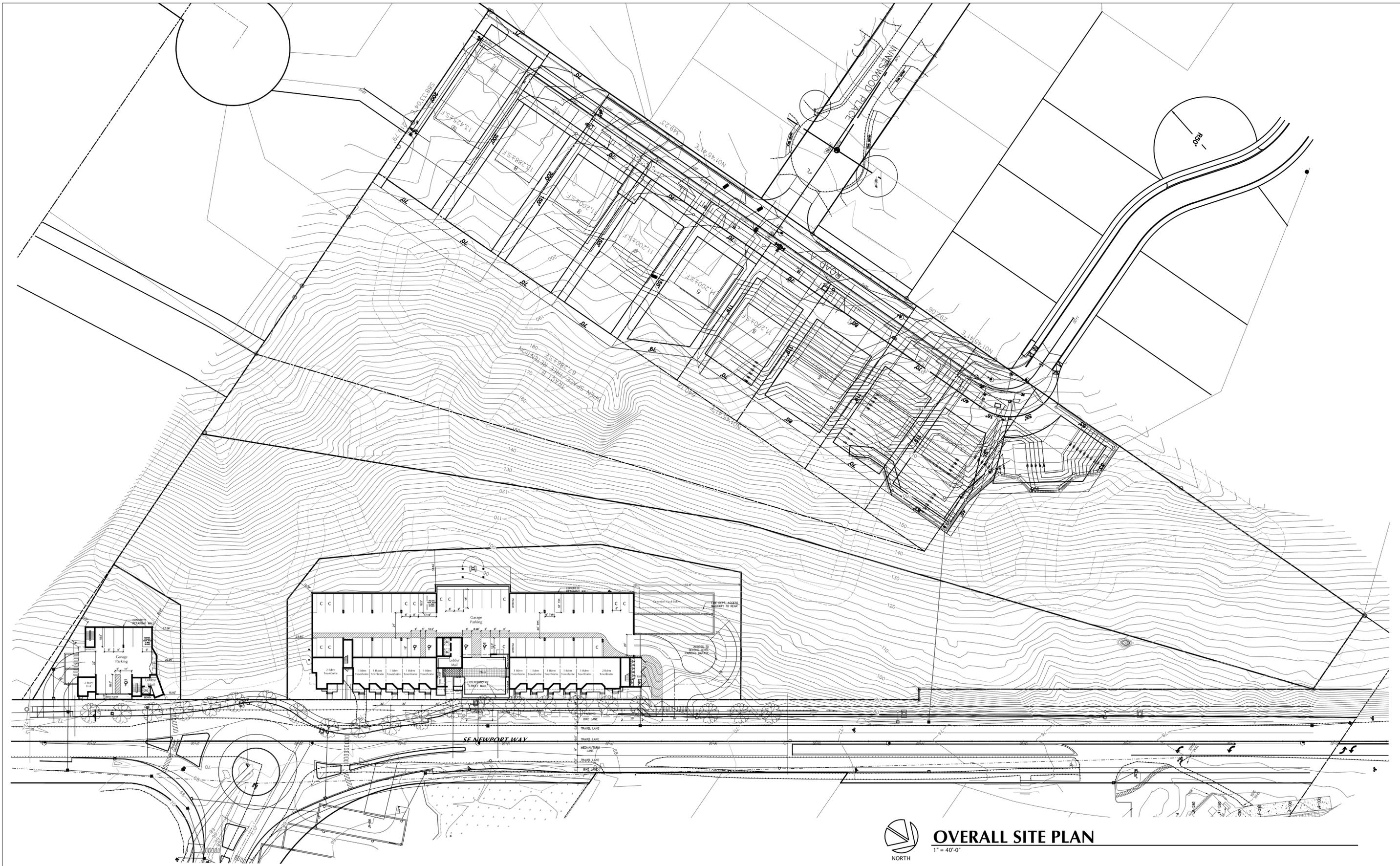
| Parking Level | Stall Count |
|---------------|-------------|
| L1            | 8           |
| <b>Total</b>  | <b>8</b>    |

\*NOTE: 1 ACCESSIBLE STALL TO BE A VAN SPACE PER 1106.5 IBC

**Parking Provided**

| Parking Level | Stall Count |
|---------------|-------------|
| L1            | 55          |
| L2            | 58          |
| <b>Total</b>  | <b>113</b>  |

\*NOTE: 1 ACCESSIBLE STALL TO BE A VAN SPACE PER 1106.5 IBC



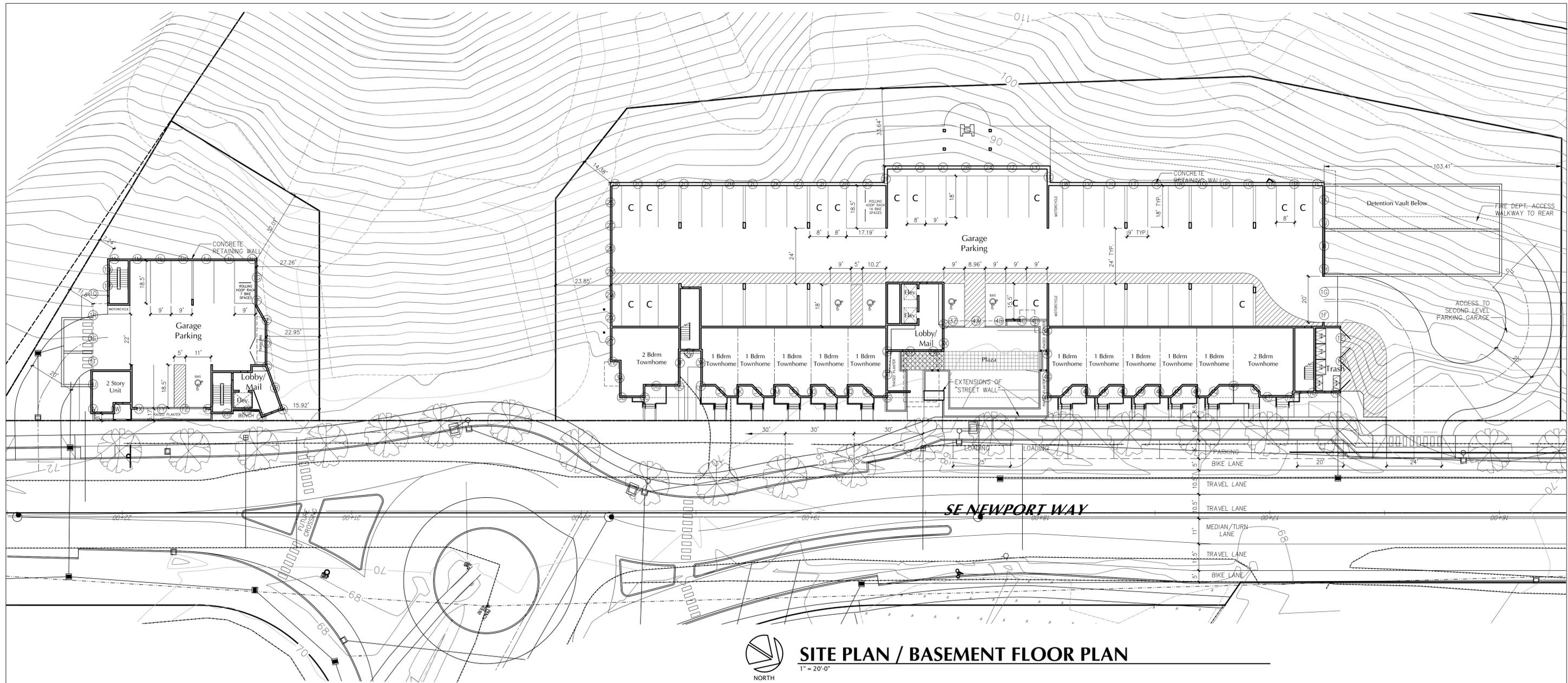
**OVERALL SITE PLAN**

1" = 40'-0"


**Milbrandt Architects, Inc., P.S.**  
 25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208 Website: <http://www.milbrandtarch.com>

**Inneswood Apartments**  
 Issaquah, WA  
*Inneswood Estates, LLC*

|                          |           |               |
|--------------------------|-----------|---------------|
| <b>OVERALL SITE PLAN</b> |           | Sheet No.:    |
| <b>A2</b>                |           |               |
| Scale:                   | Drawn By: | Date:         |
| 1" = 20'-0"              | RT/APT    | 07-22-2015    |
|                          |           | Date Plotted: |
|                          |           | 7-22-15       |
|                          |           | Job No.:      |
|                          |           | 1146          |



**SITE PLAN / BASEMENT FLOOR PLAN**  
1" = 20'-0"

Rough Average grade calcs proposed

| POINT | HEIGHT (FT) |
|-------|-------------|
| 1A    | 71          |
| 1B    | 73          |
| 1C    | 74          |
| 1D    | 78          |
| 1E    | 82          |
| 1F    | 84          |
| 1G    | 87          |
| 1H    | 89          |
| 1I    | 86          |
| 1J    | 85          |
| 1K    | 84          |
| 1L    | 83          |
| 1M    | 82          |
| 1N    | 82          |
| 1O    | 80          |
| 1P    | 78          |
| 1Q    | 78          |
| 1R    | 73          |
| 1S    | 72          |
| 1T    | 72          |
| 1U    | 72          |
| 1V    | 71          |
| 1W    | 71          |

|          |       |
|----------|-------|
| 1X       | 71    |
| 1Y       | 71    |
| 1Z       | 71    |
| 2A       | 71    |
| 2B       | 71    |
| 2C       | 71    |
| 2D       | 71    |
| TOTAL=   | 2304  |
| AVERAGE= | 76.80 |

Rough Average grade calcs proposed

| POINT | HEIGHT (FT) |
|-------|-------------|
| 1A    | 69          |
| 1B    | 69          |
| 1C    | 69          |
| 1D    | 70          |
| 1E    | 74          |
| 1F    | 77          |
| 1G    | 79          |
| 1H    | 80          |
| 1I    | 80          |
| 1J    | 90          |
| 1K    | 90          |
| 1L    | 90          |
| 1M    | 90          |
| 1N    | 90          |
| 1O    | 90          |
| 1P    | 90          |
| 1Q    | 90          |
| 1R    | 90          |
| 1S    | 90          |
| 1T    | 90          |
| 1U    | 90          |
| 1V    | 90          |
| 1W    | 90          |

|    |    |
|----|----|
| 1X | 90 |
| 1Y | 90 |
| 1Z | 90 |
| 2A | 90 |
| 2B | 90 |
| 2C | 90 |
| 2D | 90 |
| 2E | 90 |
| 2F | 90 |
| 2G | 84 |
| 2H | 86 |
| 2I | 89 |
| 2J | 92 |
| 2K | 94 |
| 2L | 95 |
| 2M | 95 |
| 2N | 95 |
| 2O | 95 |
| 2P | 96 |
| 2Q | 98 |
| 2R | 99 |
| 2S | 96 |
| 2T | 92 |
| 2U | 88 |
| 2V | 85 |
| 2W | 81 |

|    |    |
|----|----|
| 2X | 77 |
| 2Y | 74 |
| 2Z | 71 |
| 3A | 71 |
| 3B | 70 |
| 3C | 70 |
| 3D | 70 |
| 3E | 70 |
| 3F | 70 |
| 3G | 70 |
| 3H | 70 |
| 3I | 70 |
| 3J | 70 |
| 3K | 70 |
| 3L | 70 |
| 3M | 70 |
| 3N | 70 |
| 3O | 70 |
| 3P | 70 |
| 3Q | 70 |
| 3R | 70 |
| 3S | 70 |
| 3T | 69 |
| 3U | 69 |
| 3V | 69 |
| 3W | 69 |

|    |    |
|----|----|
| 3X | 69 |
| 3Y | 69 |
| 3Z | 69 |
| 4A | 69 |
| 4B | 69 |
| 4C | 69 |
| 4D | 69 |
| 4E | 69 |
| 4F | 69 |
| 4G | 69 |
| 4H | 69 |
| 4I | 69 |
| 4J | 69 |
| 4K | 69 |
| 4L | 69 |
| 4M | 69 |
| 4N | 69 |
| 4O | 69 |
| 4P | 69 |
| 4Q | 69 |
| 4R | 69 |
| 4S | 69 |
| 4T | 69 |

|          |       |
|----------|-------|
| TOTAL=   | 7713  |
| AVERAGE= | 78.70 |

### FLOOR AREA RATIO

74 UNIT APARTMENT BUILDING WITH 12 TOWNHOMES  
PARCEL B

$$\frac{\text{GROSS FLOOR AREA}}{\text{DEVELOPABLE SITE AREA}} = \text{FAR} \quad \frac{87,807 \text{ SF}}{61,113 \text{ SF}} = 1.44$$

1.44 ≤ 2

7 UNIT APARTMENT BUILDING  
PARCEL C

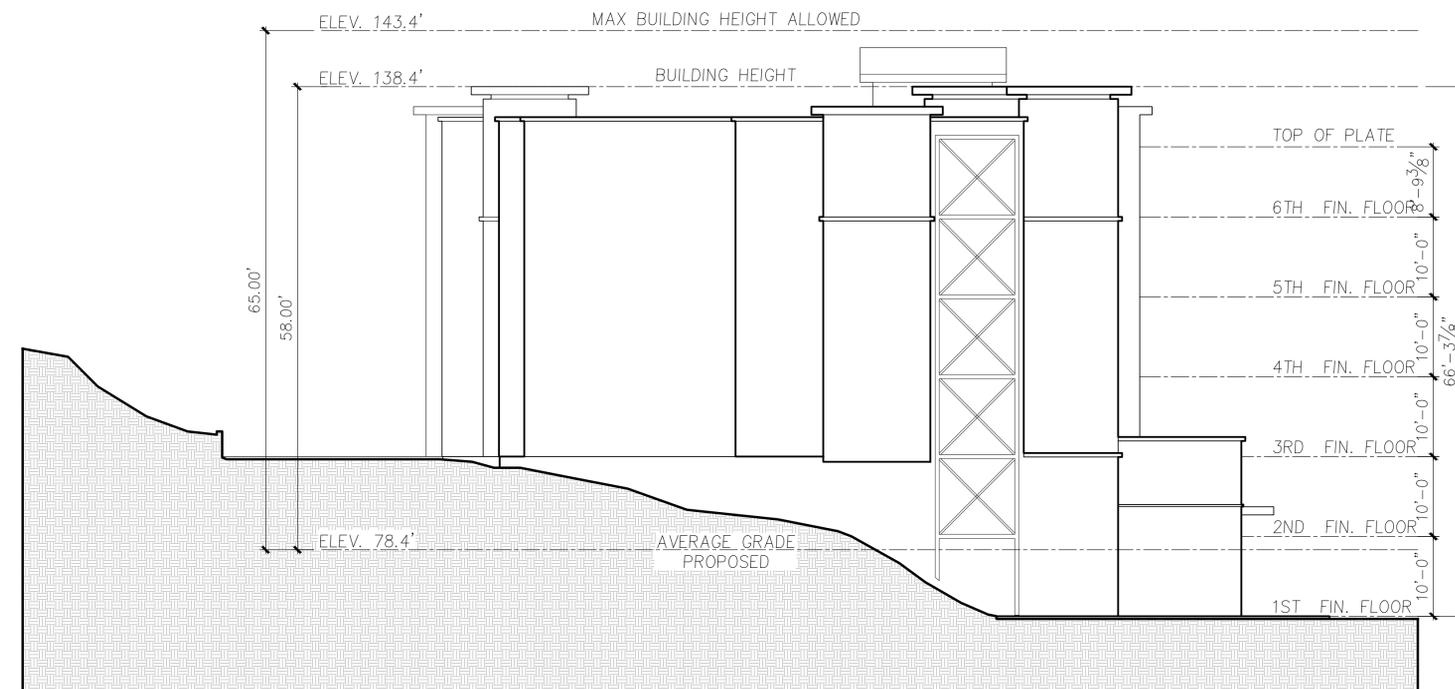
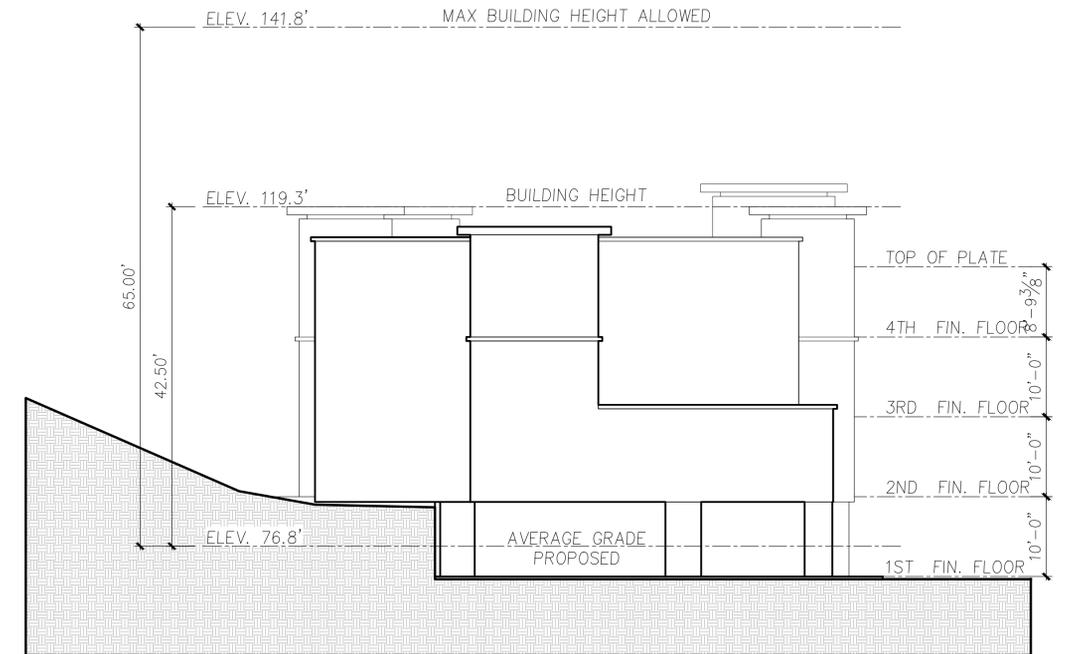
$$\frac{\text{GROSS FLOOR AREA}}{\text{DEVELOPABLE SITE AREA}} = \text{FAR} \quad \frac{10,907 \text{ SF}}{12,220 \text{ SF}} = 0.89$$

0.89 ≤ 2

EXTRACT FROM TABLE 4.4  
CENTRAL ISSAQUAH DESIGN STANDARDS

| Zoning Districts      | Floor Area Ratio (FAR) |      |      |      |      |      | Height |     |
|-----------------------|------------------------|------|------|------|------|------|--------|-----|
|                       | Min.                   |      | Base |      | Max  |      | Base   | Max |
|                       | Res.                   | Com. | Res. | Com. | Res. | Com. |        |     |
| Mixed Use Residential | n/a                    | n/a  | 1.25 | 1    | 2    | 2    | 40'    | 65' |

| REQUESTED DEVELOPMENT STANDARDS ADJUSTMENTS |  |   |   |
|---|--|---|---|
|   | CODE STANDARD AMOUNTS                  | PROPOSED ADJUSTED AMOUNTS                       | HOW DESIGN MEETS OR EXCEEDS CITY DESIGN STANDARDS   |
| BASE FAR                                    | 1.25                                   | 1.45  | BUY DESIGNING A BUILDING WITH A HIGHER FLOOR AREA RATIO, WE WILL BE ABLE TO ACHIEVE THE HIGHER DENSITY LIVING ENVISIONED IN THE CENTRAL ISSAQUAH PLAN. WE WILL BE PAYING THE DENSITY FEE OF \$15 PER SQUARE FOOT.   |
| BASE BUILDING HEIGHT                        | 40'                                    | THE MAX BUILDING HEIGHT OF 65'                  | ADDITIONAL BUILDING HEIGHT WILL BE NEEDED FROM THE BASE HEIGHT OUTLINED IN TABLE 4.4 IN ORDER TO CREATE A BUILDING MASS THAT STEPS BACK ABOVE THE SECOND FLOOR AND FRAMES A PEDESTRIAN SCALE STREETScape. WE WILL BE PAYING THE DENSITY FEE TO GET THE MAX BUILDING HEIGHT.   |
| PARKWAY CIRCULATION FACILITIES              | NO PARKING LANES                       | STREET PARKING ALON OUR SIDE OF THE DEVELOPMENT | WITH THE CONSTRAINT IMPOSED BY OUR SITE, WE DON'T HAVE ROO TO LOCATE THE REQUIRED LOADING SPACE GENERATED BY OUR DEVELOPMENT. WE ALSO WANT TO PLAN FOR OCCURANCES WHERE RESIDENCE HAVE GUESTS. ON STREET PARKING WILL BE NEEDED TO MEET THESE REQUIREMENTS AND MINIMIZE THE SIZE OF PARKING STRUCTURES. IN AN EFFORT TO KEEP R.O.W. DISTANCE CLOSE TO THAT ESTABLISHED IN THE CENTRAL ISSAQUAH CODE, WE PROPOSE REDUCING OUR PLANING STRIP BY 1'. |
|   | 6' PLANTING STRIP                      | 5' PLANTING STRIPS                              |   |
| LOADING SPACES                              | 2 TYPE A LOADING SPACES (TABLE 8.16-1) | 2 STREET TYPE A LOADING SPACES                  | SITE CONSTRAINTS MAKE IT UNFEASIBLE TO PROVIDE TWO TYPE A DEDICATED LOADING SPACES IN THE DEVELOPMENT WITHOUT LOCATING THEM ON THE STREET. ACCORDING TO 8.16 C, WE ARE ALOUD TO LOCATE ONE OF THESE TYPE A SPACES ON-STREET. WE PROPOSE THAT BOTH OUR REQUIRED LOADING SPACES BE ON-STREET DUE TO THE INFREQUENT USE OF SUCH SPACES WITH OUR PROPOSED BUILDING USES.  |
| GROUND LEVEL WINDOWS                        | 50% OF BUILDING FRONTAGE               | 10% OF BUILDING FRONTAGE                        | GROUND LEVEL USES OF OUR LARGE BUILDING ARE SINGLE FAMILY TOWNHOME UNITS AND REQUIRE MORE PRIVACY THAN RETAIL OR OTHER COMERCIAL USES. SO WE PROPOSE A LARGE REDUCTION IN THE REQUIRED GROUND LEVEL FENESTRATION.   |



H:\1146\BUILDING HEIGHT ELEVATIONS.DWG



① Newport Way Elevation Rendering



② Rear Elevation Rendering



① Northeast Corner Perspective



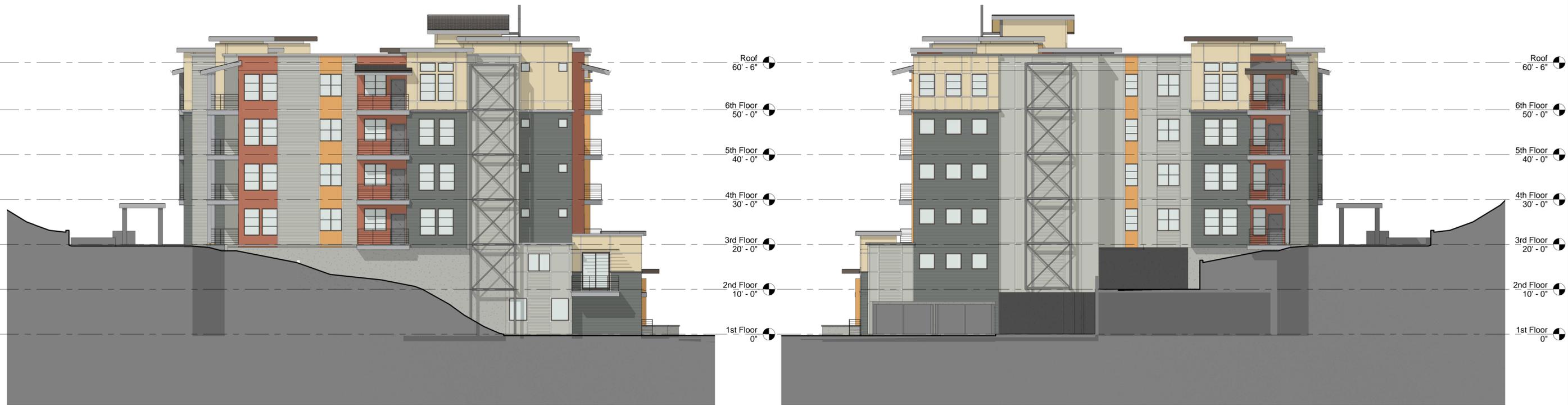
② Newport Way NW Main Entry Detail



③ Southeast Corner Perspective



① Newport Way - East (Front) Elevation  
3/32" = 1'-0"



② South (Left Side) Elevation  
3/32" = 1'-0"

③ North (Right Side) Elevation  
3/32" = 1'-0"

# Inneswood Apartments

Issaquah, WA

*Inneswood Estates, LLC*

## ELEVATIONS FRONT AND SIDE ELEVATIONS MAIN BUILDING

Scale: 3/32" = 1'-0"

Drawn By: RT/JH/APT

Date: 07-22-2015

Date Plotted: 7/22/2015 3:07:30 PM

Sheet No.:

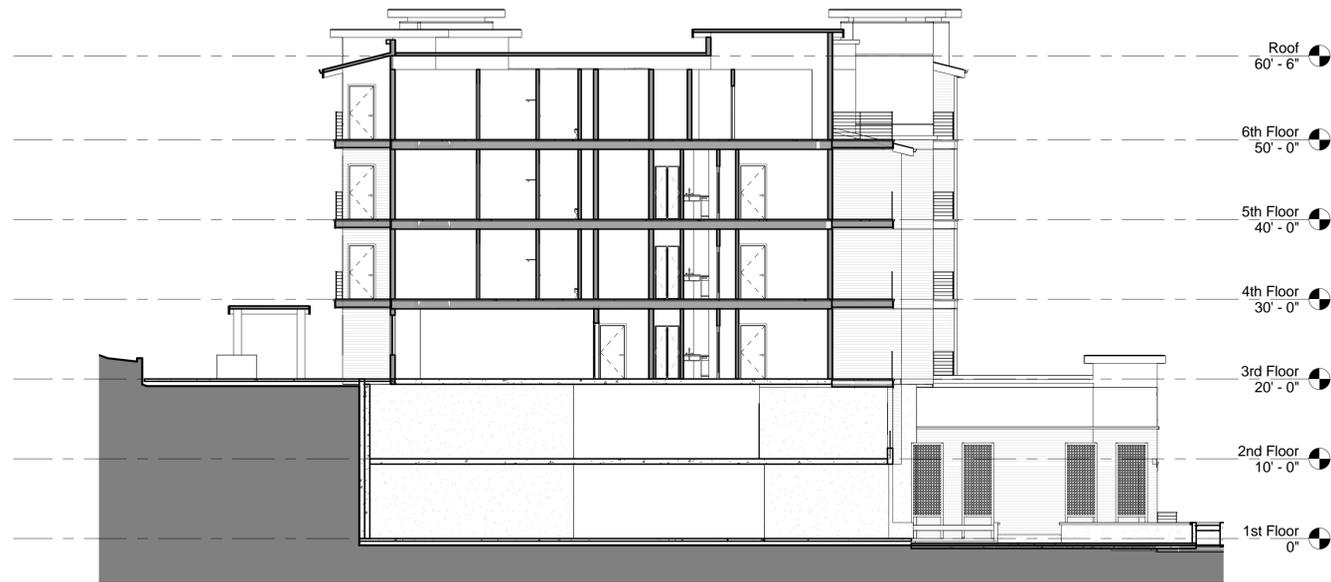
**B3**

Job No.:

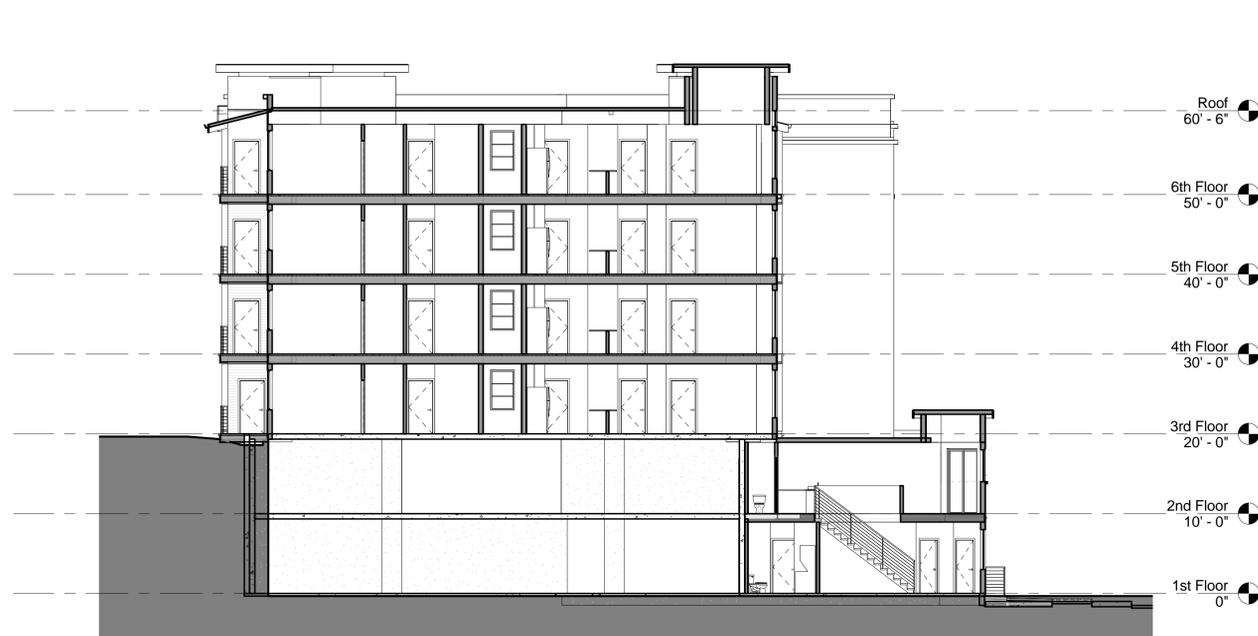
**1146**



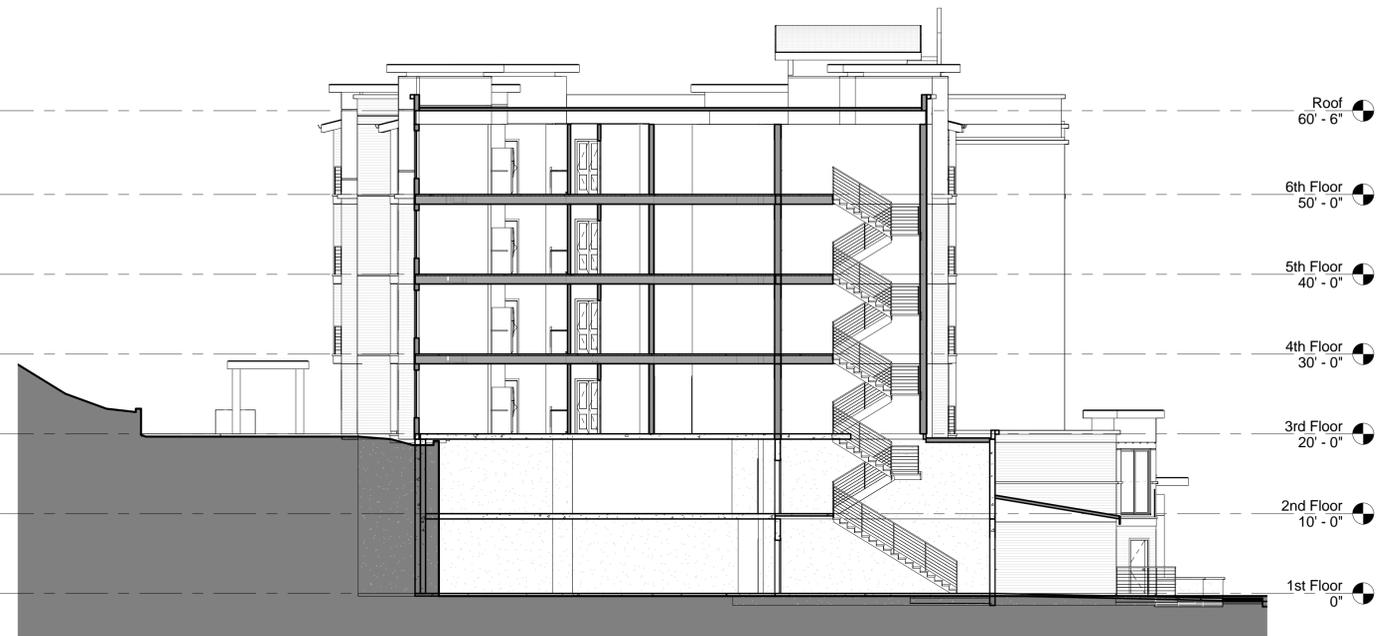
① West (Rear) Elevation  
 $\frac{3}{32}'' = 1'-0''$



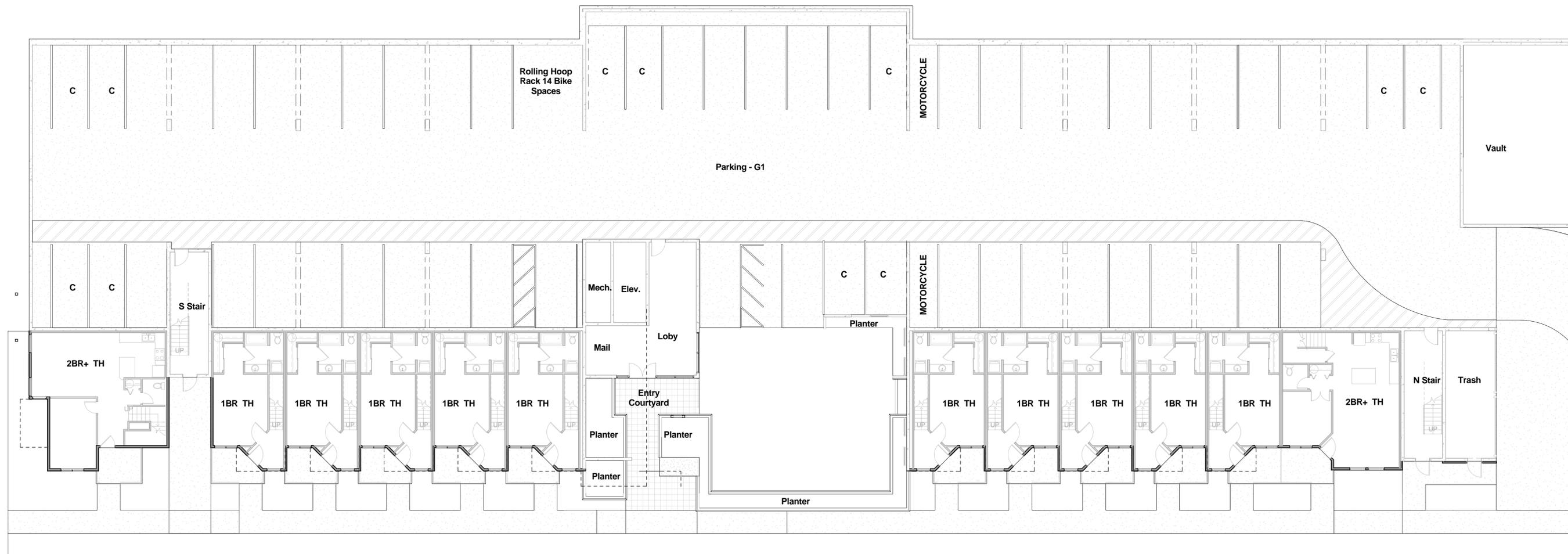
① Section at Main Entry  
3/32" = 1'-0"



② Section at North Wing  
3/32" = 1'-0"



③ Section at South Stair Tower  
3/32" = 1'-0"





## Inneswood Apartments

Issaquah, WA

*Inneswood Estates, LLC*

## SECOND FLOOR PLAN MAIN BUILDING

Scale: 3/32" = 1'-0"

Drawn By: RT/JH/APT

Date: 07-22-2015

Date Plotted: 7/22/2015 3:12:58 PM

Sheet No.:

**B7**

Job No.:

**1146**



## Inneswood Apartments

Issaquah, WA

*Inneswood Estates, LLC*

## THRID FLOOR PLAN MAIN BUILDING

Scale: 3/32" = 1'-0"

Drawn By: RT/JH/APT

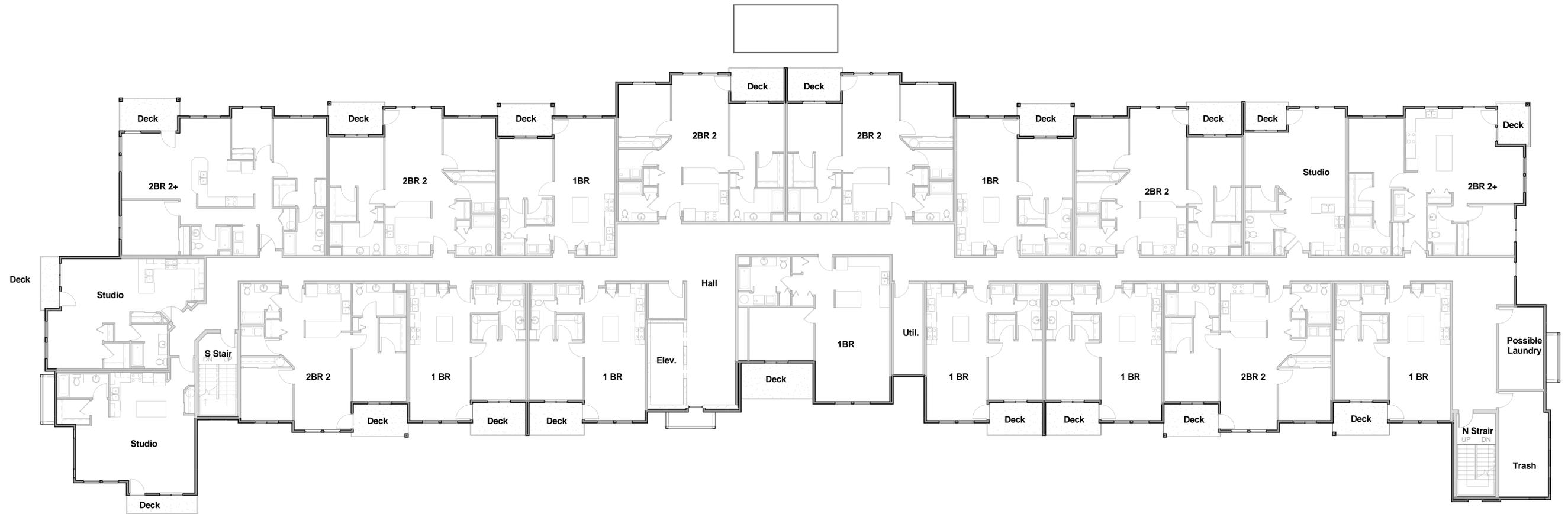
Date: 07-22-2015

Date Plotted: 7/22/2015 3:13:16 PM

Sheet No.:

**B8**

Job No.: 1146



## Inneswood Apartments

Issaquah, WA

*Inneswood Estates, LLC*

## 4TH-6TH FLOOR PLANS MAIN BUILDING

Scale: 3/32" = 1'-0"

Drawn By: RT/JH/APT

Date: 07-22-2015

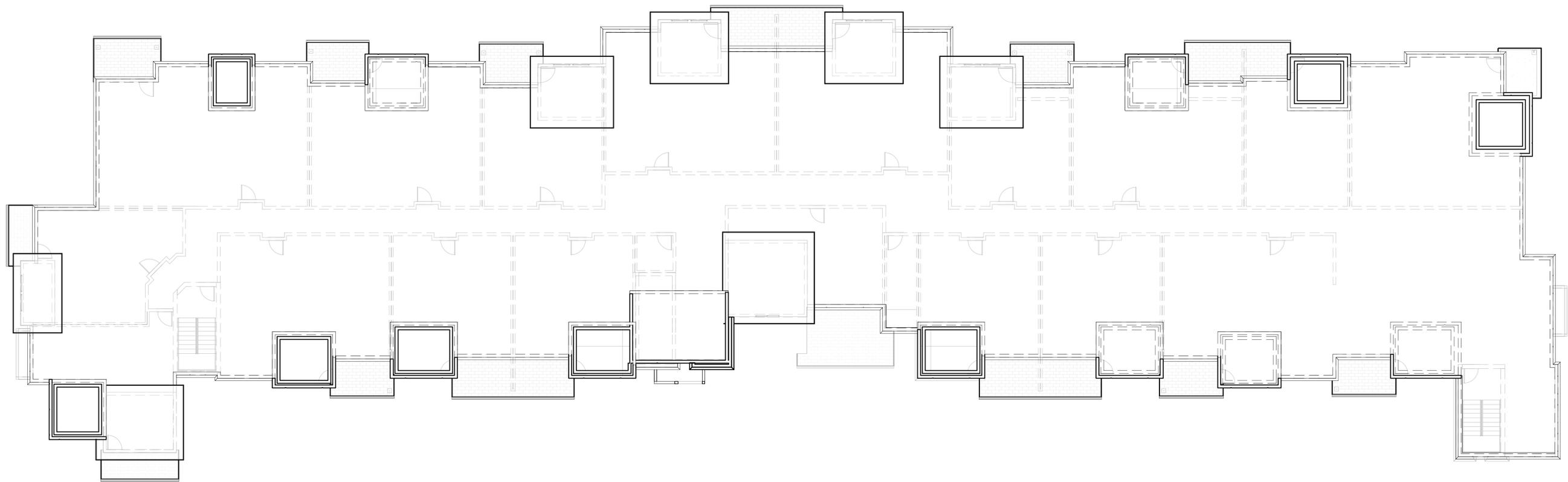
Date Plotted: 7/22/2015 3:13:32 PM

Sheet No.:

**B9**

Job No.:

**1146**



## Inneswood Apartments

Issaquah, WA

*Inneswood Estates, LLC*

## ROOF PLAN MAIN BUILDING

Scale: 3/32" = 1'-0"

Drawn By: RT/JH/APT

Date: 07-22-2015

Date Plotted: 7/22/2015 3:13:48 PM

Sheet No.:

**B10**

Job No.: 1146



① NW Corner - Main Entry Perspective



② Newport Way (East/Front) Elevation



③ Southeast Corner Perspective



④ West (Rear) Elevation Rendering



① South (Left Side) Elevation  
3/32" = 1'-0"



② Newport Way - East (Front) Elevation  
3/32" = 1'-0"



③ North (Right Side) Elevation  
3/32" = 1'-0"



④ West (Rear) Elevation  
3/32" = 1'-0"



① 1st Floor Plan  
1/8" = 1'-0"



② 2nd Floor Plan  
1/8" = 1'-0"



① 3rd and 4th Floor Plan  
 1/8" = 1'-0"