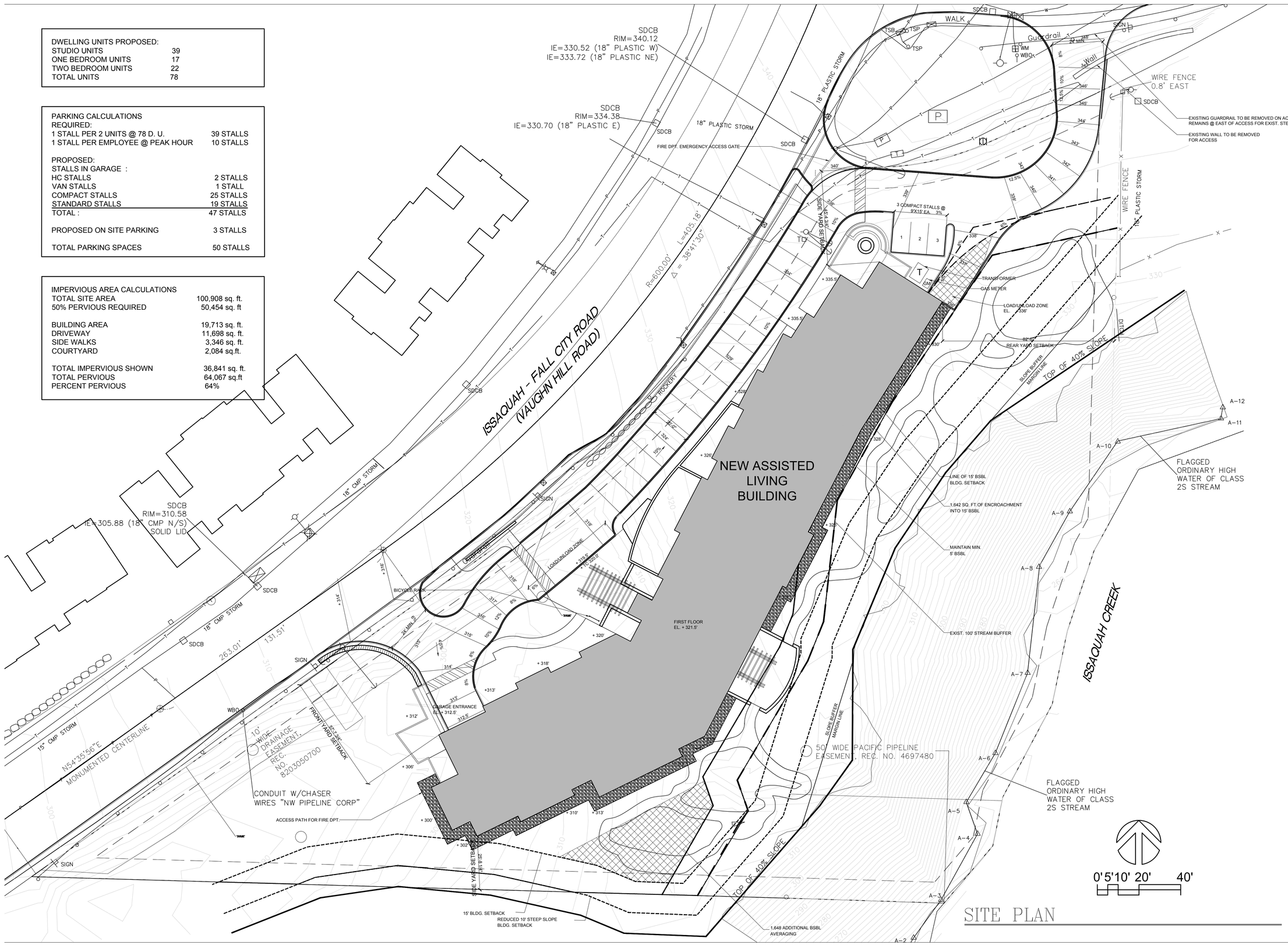
DWELLING UNITS PROPOSED:	
STUDIO UNITS	39
ONE BEDROOM UNITS	17
TWO BEDROOM UNITS	22
TOTAL UNITS	78

PARKING CALCULATIONS	
REQUIRED:	
1 STALL PER 2 UNITS @ 78 D. U.	39 STALLS
1 STALL PER EMPLOYEE @ PEAK HOUR	10 STALLS
PROPOSED:	
STALLS IN GARAGE :	
HC STALLS	2 STALLS
VAN STALLS	1 STALL
COMPACT STALLS	25 STALLS
STANDARD STALLS	19 STALLS
TOTAL :	47 STALLS
PROPOSED ON SITE PARKING	3 STALLS
TOTAL PARKING SPACES	50 STALLS

IMPERVIOUS AREA CALCULATIONS	
TOTAL SITE AREA	100,908 sq. ft.
50% PERVIOUS REQUIRED	50,454 sq. ft
BUILDING AREA	19,713 sq. ft.
DRIVEWAY	11,698 sq. ft.
SIDE WALKS	3,346 sq. ft.
COURTYARD	2,084 sq.ft.
TOTAL IMPERVIOUS SHOWN	36,841 sq. ft.
TOTAL PERVIOUS	64,067 sq.ft
PERCENT PERVIOUS	64%



SITE PLAN

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NO.	DESCRIPTION	DATE

SUNRISE ISSAQUAH

SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.:	21504.1
PLOT DATE:	-
DATE:	
SCALE:	
DRAWN:	
CHCKD.:	
SHEET NO.:	A1.01

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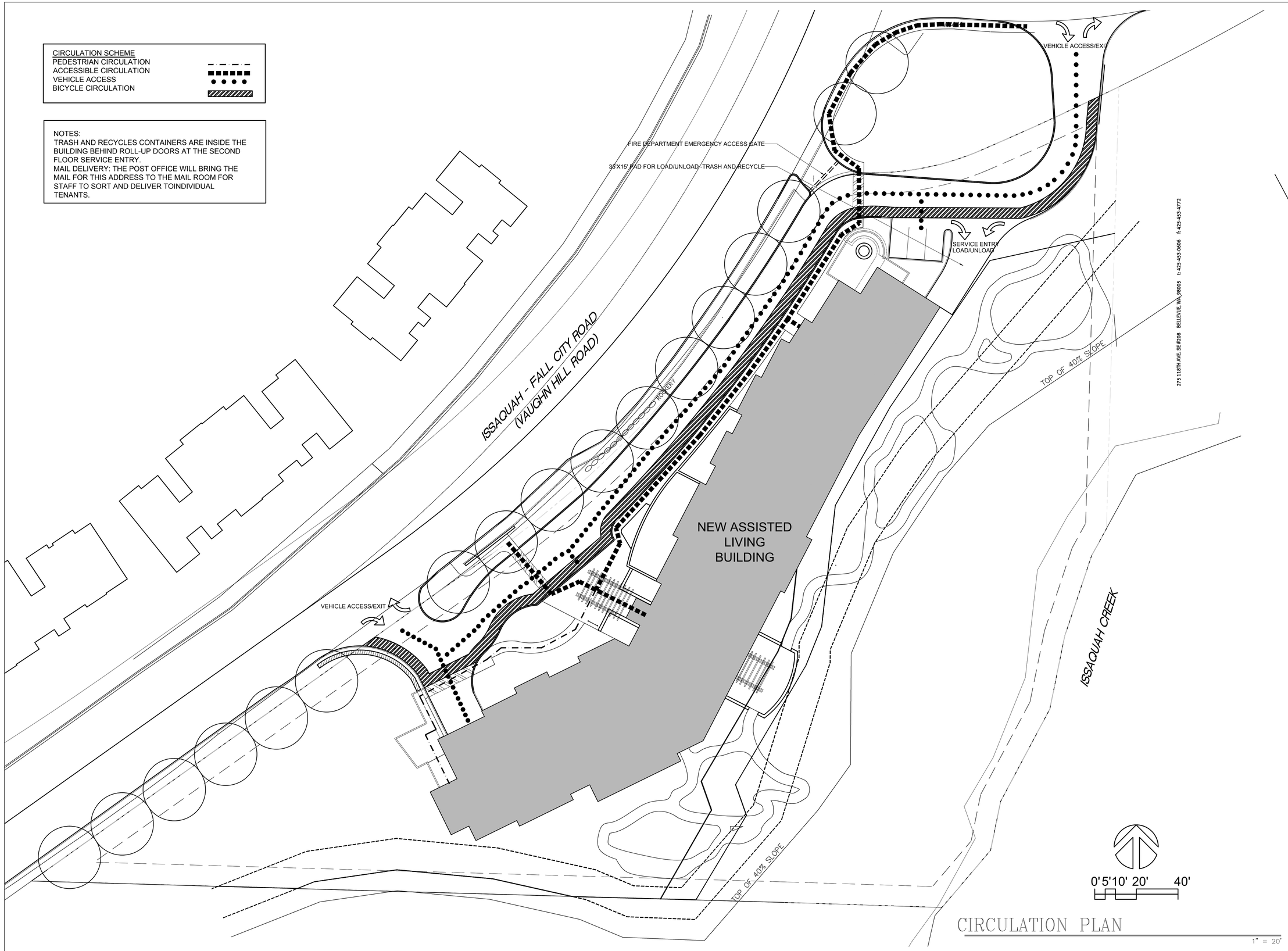
CIRCULATION SCHEME
PEDESTRIAN CIRCULATION
ACCESSIBLE CIRCULATION
VEHICLE ACCESS
BICYCLE CIRCULATION

NOTES:
TRASH AND RECYCLES CONTAINERS ARE INSIDE THE BUILDING BEHIND ROLL-UP DOORS AT THE SECOND FLOOR SERVICE ENTRY.
MAIL DELIVERY: THE POST OFFICE WILL BRING THE MAIL FOR THIS ADDRESS TO THE MAIL ROOM FOR STAFF TO SORT AND DELIVER TOINDIVIDUAL TENANTS.



CIRCULATION PLAN
1" = 20'

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NO.	DESCRIPTION	DATE

CIRCULATION PLAN

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE: -
DATE:
SCALE:
DRAWN:
CHCKD.:
SHEET NO.: A1.02

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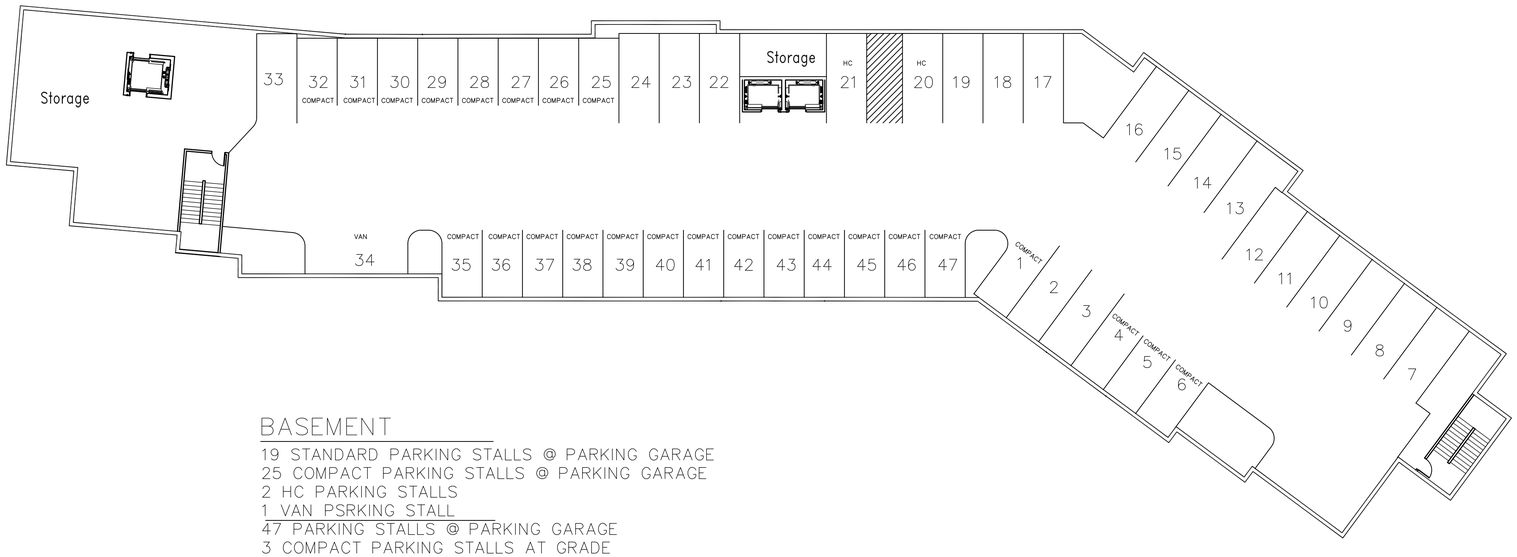

BASEMENT

19 STANDARD PARKING STALLS @ PARKING GARAGE
25 COMPACT PARKING STALLS @ PARKING GARAGE
2 HC PARKING STALLS
1 VAN PSRKING STALL
47 PARKING STALLS @ PARKING GARAGE
3 COMPACT PARKING STALLS AT GRADE
TOTAL OF 50 PARKING STALLS

GARAGE FLOOR PLAN

1/16" = 1'-0"

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NO.	DESCRIPTION	DATE

FLOOR PLAN

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE: -
DATE:
SCALE:
DRAWN:
CHCKD.:
SHEET NO.: A2.01

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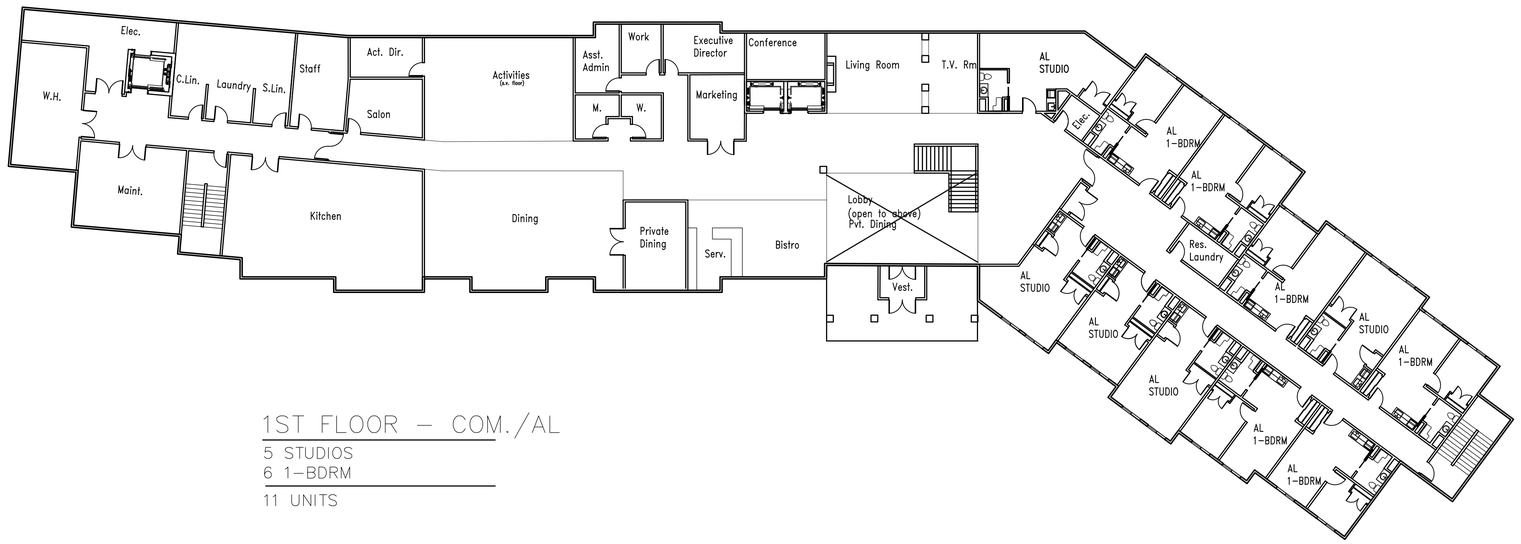
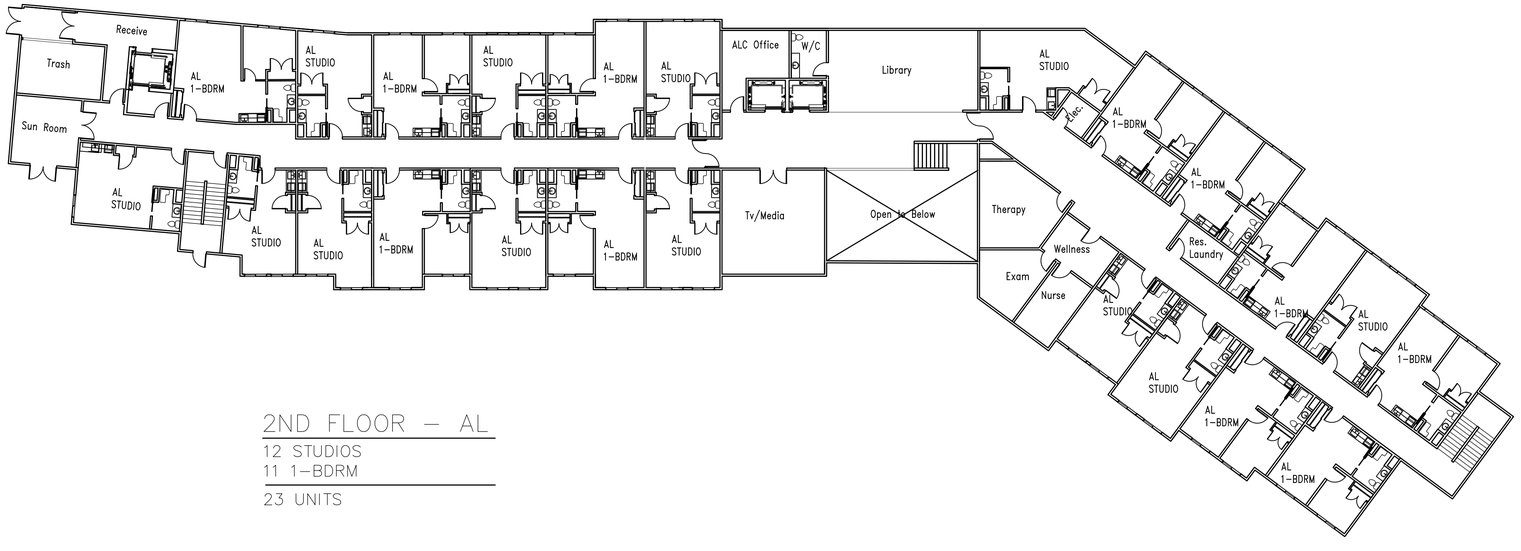


1ST FLOOR – COM./AL

5 STUDIOS
6 1–BDRM

11 UNITS



2ND FLOOR – AL

12 STUDIOS
11 1–BDRM

23 UNITS

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NO.	DESCRIPTION	DATE

FLOOR PLANS

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE: –
DATE:
SCALE:
DRAWN:
CHCKD.:
SHEET NO.: A2.02

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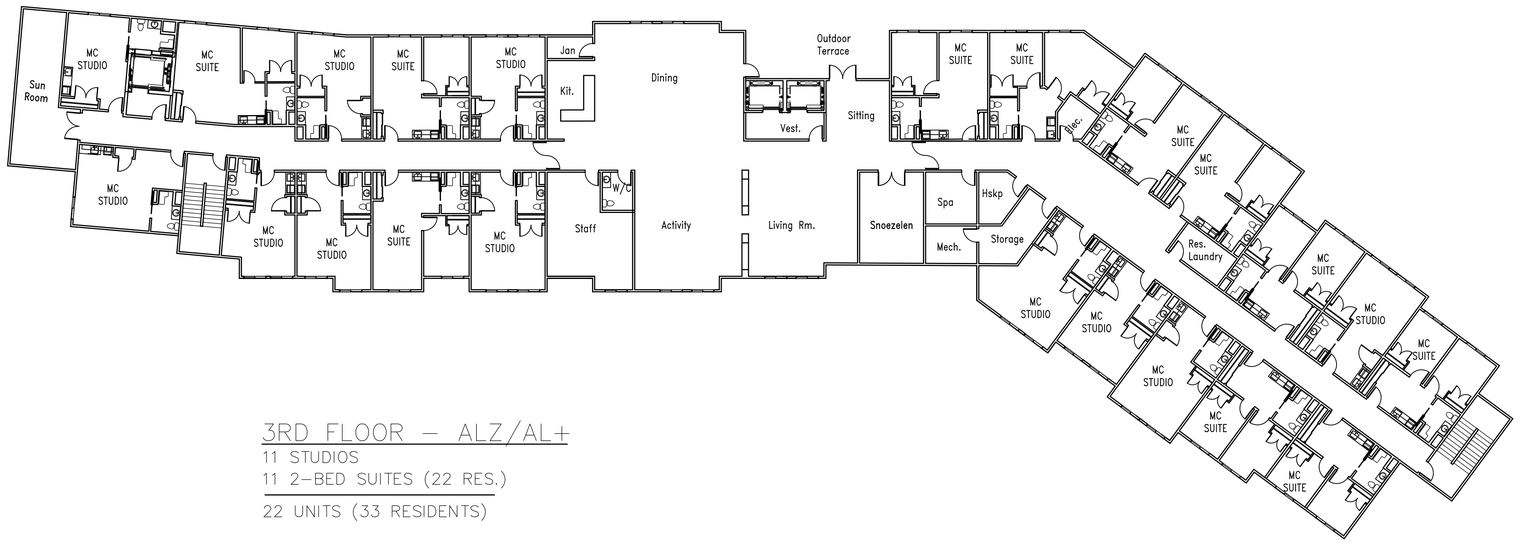
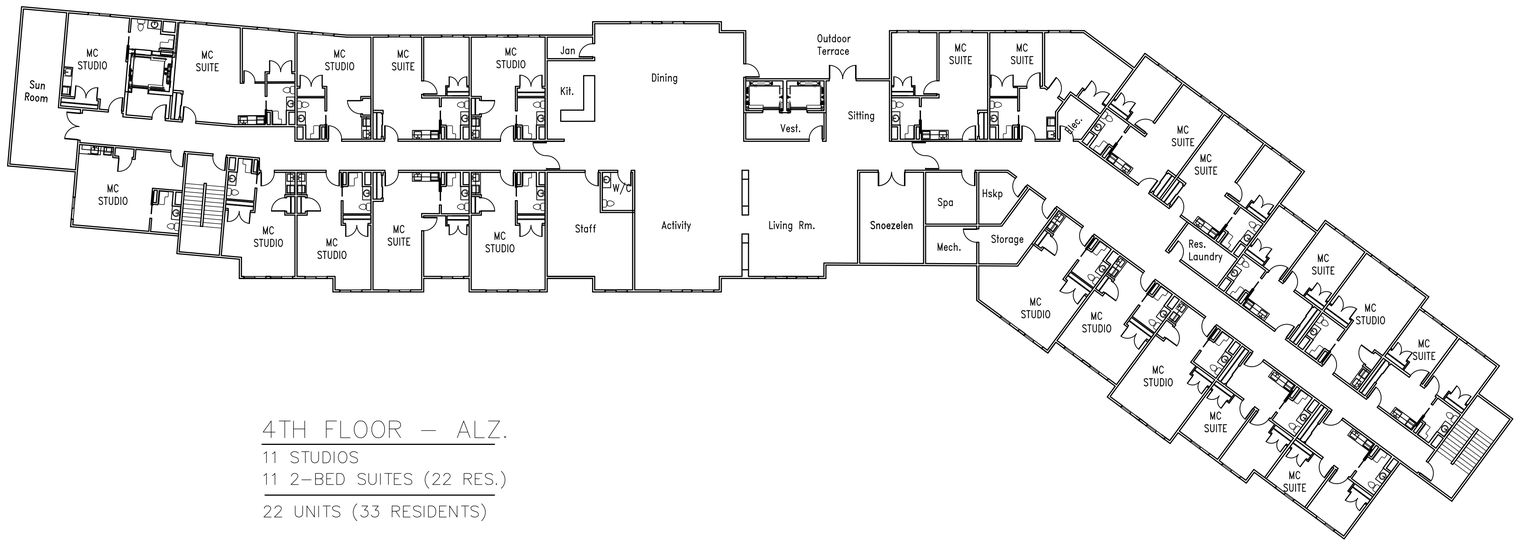


3RD FLOOR – ALZ/AL+

11 STUDIOS
11 2–BED SUITES (22 RES.)

22 UNITS (33 RESIDENTS)



4TH FLOOR – ALZ.

11 STUDIOS
11 2–BED SUITES (22 RES.)

22 UNITS (33 RESIDENTS)

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NO.	DESCRIPTION	DATE

FLOOR PLANS

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

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PLOT DATE: _
DATE:
SCALE:
DRAWN:
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SHEET NO.: A2.03

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PRELIMINARY PROJECT CONCEPT ELEVATIONS
PREPARED 2008 BY MITHUN ARCHITECTS

MONTEVERDE SENIOR APARTMENTS - ORINDA, CALIFORNIA
ARCHITECT: DAHLIN GROUP

VIVANTE - COSTA MESA, CALIFORNIA
ARCHITECT: HILL PARTNERSHIP

THE STELVIO - REDMOND, WASHINGTON
ARCHITECT: WEBER THOMPSON

ALJOYA - MERCER ISLAND, WASHINGTON
ARCHITECT: WEBER THOMPSON

ELYSIAN VILLAGE WALK - HENDERSON, NEVADA
ARCHITECT: KTGY

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NO.	DESCRIPTION	DATE

ARCHITECTURAL CHARACTER STUDY

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE:
DATE:
SCALE:
DRAWN:
CHCKD.:
SHEET NO.: A3.01

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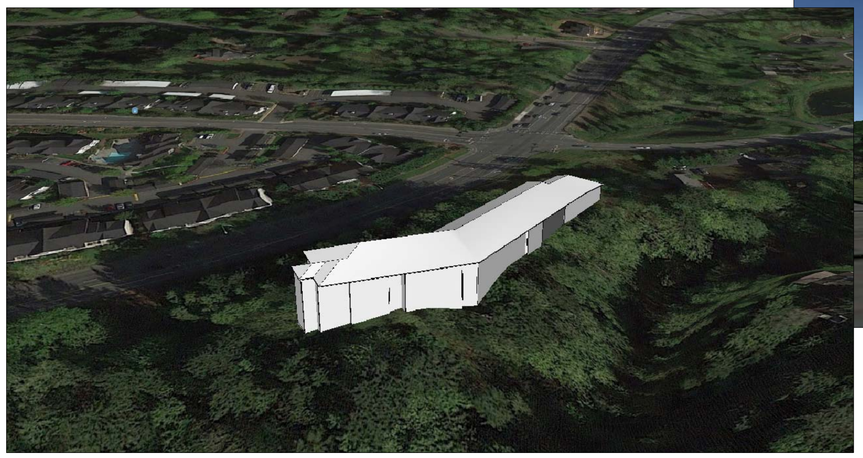
AERIAL VIEW TO THE NW FROM ISSAQUAH–FALLS CITY RD

AERIAL VIEW TO THE SOUTH FROM ISSAQUAH–FALLS CITY RD



AERIAL VIEW FROM THE SOUTH

STREET LEVEL FROM INTERSECTION OF BLACK NUGGET RD & ISSAQUAH–FALLS CITY RD

STREET LEVEL VIEW TO NE FROM ISSAQUAH–FALLS CITY RD

AERIAL VIEW TO THE EAST

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NO.	DESCRIPTION	DATE

MASSING STUDY

SUNRISE ISSAQUAH

SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1

PLOT DATE: -

DATE:
SCALE:
DRAWN:
CHCKD.:

SHEET NO.: A4.02

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SEC 22, TWP 24 N, RGE 6 E, W.M.

SUNRISE SENIOR LIVING

ISSAQUAH, WA

EXISTING CONDITIONS

LEGAL DESCRIPTION

TAX PARCEL 222406-9023

"NEW LOT A" ISSAQUAH BOUNDARY LINE ADJUSTMENT COMBINATION NO. PLN04-00101 RECORDED NO. 20050307900009, BEING A PORTION OF THE SW 1/4 AND THE SE 1/4 STR 22-24-06 LYING SOUTHEASTERLY OF ISSAQUAH-FALL CITY ROAD (VAUGHN HILL ROAD).

BASIS OF BEARINGS

GRID BEARING OF N 01°21'31" E ALONG THE WEST LINE OF THE SW 1/4 OF SEC. 22, T. 24 N., R. 6 E.
WASHINGTON STATE PLANE NORTH ZONE NAD 83/91

VERTICAL DATUM

NAVD88

SITE NOTES

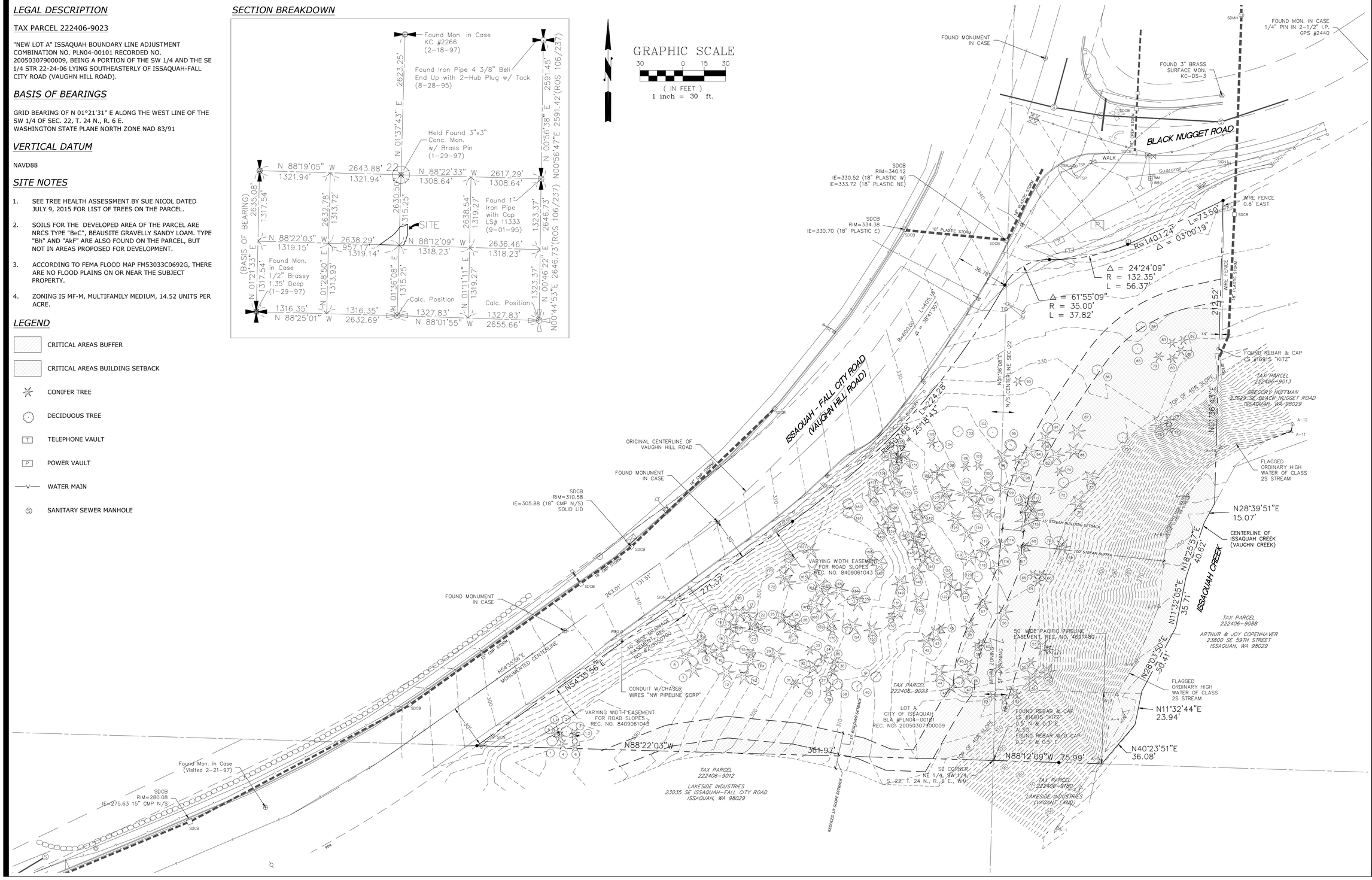
1. SEE TREE HEALTH ASSESSMENT BY SUE NICOL DATED JULY 9, 2015 FOR LIST OF TREES ON THE PARCEL.
2. SOILS FOR THE DEVELOPED AREA OF THE PARCEL ARE NRCS TYPE "BeC", BEAUSITE GRAVELLY SANDY LOAM. TYPE "Bh" AND "AkF" ARE ALSO FOUND ON THE PARCEL, BUT NOT IN AREAS PROPOSED FOR DEVELOPMENT.
3. ACCORDING TO FEMA FLOOD MAP FM53033C0692G, THERE ARE NO FLOOD PLAINS ON OR NEAR THE SUBJECT PROPERTY.
4. ZONING IS MF-M, MULTIFAMILY MEDIUM, 14.52 UNITS PER ACRE.

LEGEND

- CRITICAL AREAS BUFFER
- CRITICAL AREAS BUILDING SETBACK
- CONIFER TREE
- DECIDUOUS TREE
- TELEPHONE VAULT
- POWER VAULT
- WATER MAIN
- SANITARY SEWER MANHOLE

SECTION BREAKDOWN

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



NO.	DESCRIPTION	INIT	DATE

CONTACT
Lakewood: 253-301-4157
Issaquah: 425-392-6055
beylerconsulting.com

OFFICE
455 Rainier Blvd N
Issaquah, WA 98027

BEYLER CONSULTING
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING
PROJECT MANAGEMENT | FEASIBILITY STUDIES | PERMITTING

PRE-APPLICATION SET

EXISTING CONDITIONS
SUNRISE SENIOR LIVING
CITY OF ISSAQUAH WASHINGTON

DRAWN BY: BJS
CHECKED BY: LCB
SCALE: HORZ.: 1"=30' VERT: N/A
DATE:

PRELIMINARY

MARK D. KELLER STATE OF WASHINGTON 37804 REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER 15-134

SHEET 1 OF 1

PA-1

SEC 22, TWP 24 N, RGE 6 E, W.M.

SUNRISE SENIOR LIVING

ISSAQUAH, WA

PRELIMINARY SITE PLAN

LEGAL DESCRIPTION

TAX PARCEL 222406-9023

"NEW LOT A" ISSAQUAH BOUNDARY LINE ADJUSTMENT COMBINATION NO. PLN04-00101 RECORDED NO. 20050307900009, BEING A PORTION OF THE SW 1/4 AND THE SE 1/4 STR 22-24-06 LYING SOUTHEASTERLY OF ISSAQUAH-FALL CITY ROAD (VAUGHN HILL ROAD).

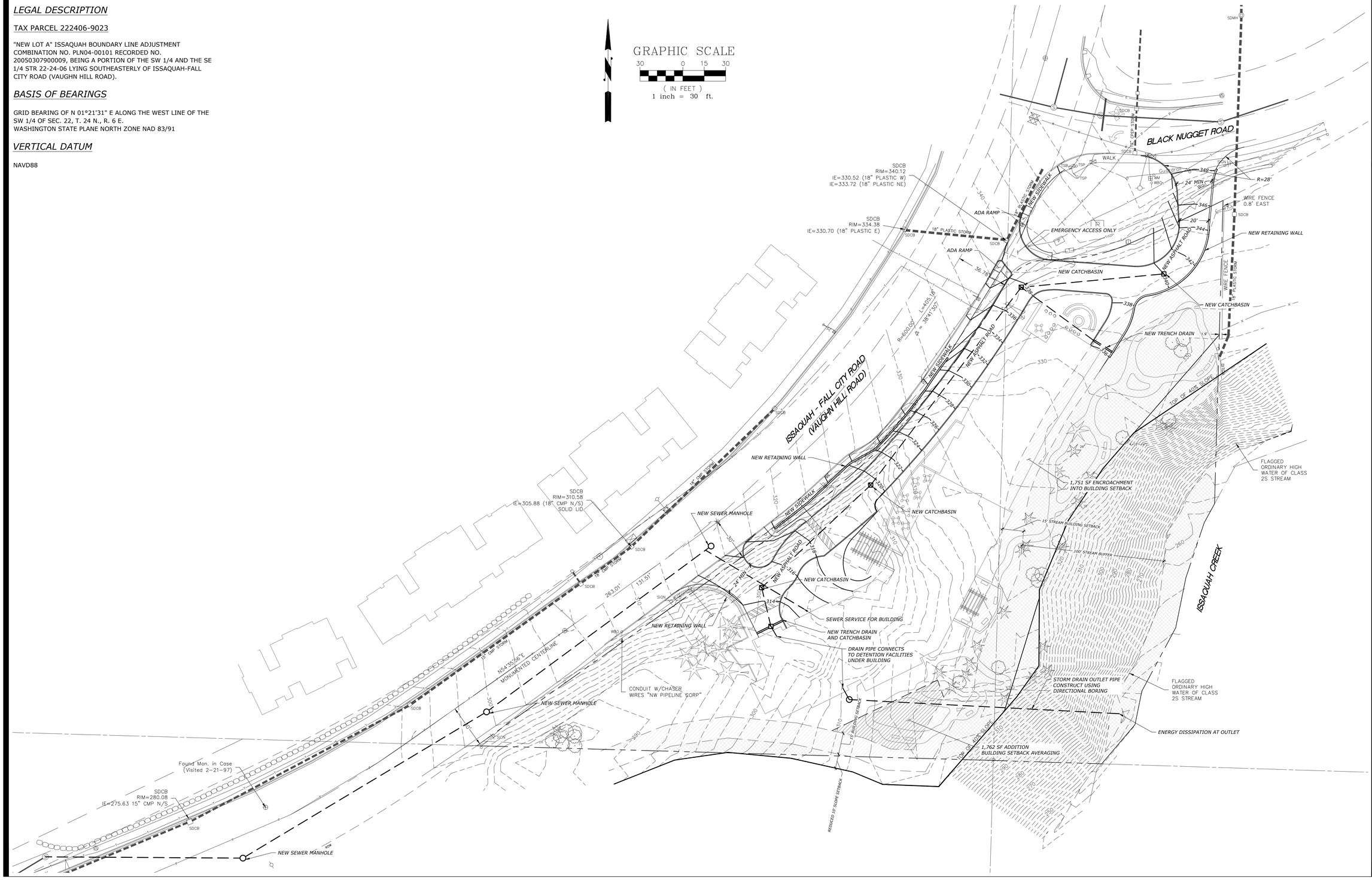
BASIS OF BEARINGS

GRID BEARING OF N 01°21'31" E ALONG THE WEST LINE OF THE SW 1/4 OF SEC. 22, T. 24 N., R. 6 E.
WASHINGTON STATE PLANE NORTH ZONE NAD 83/91

VERTICAL DATUM

NAVD88

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



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beylerconsulting.com

OFFICE
455 Rainier Blvd N
Issaquah, WA 98027

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CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING | PLANNING
PROJECT MANAGEMENT | CONSTRUCTION MANAGEMENT & SUPERVISION

PRE-APPLICATION SET

PRELIMINARY SITE PLAN

SUNRISE SENIOR LIVING

CITY OF ISSAQUAH WASHINGTON

DRAWN BY: BJS | CHECKED BY: MK | SCALE: HORZ: 1"=30' VERT: N/A | DATE: 2015/07/07

PRELIMINARY

MARK D. KELLER — STATE OF WASHINGTON — 37803 — REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
15-134

SHEET 1 OF 1

PA-2

ADDED MITIGATION TREES

	Pseudotsuga menziesii DOUGLAS FIR
	Thuja plicata WESTERN RED CEDAR
	Acer circinatum VINE MAPLE

EXISTING TREES TO REMAIN

#	DECIDUOUS TREES
	CONIFEROUS TREES

STREET FRONTAGE PLANTING TYPE 3 VISUAL BUFFER
PERMIMETER PLANTING TYPE 3 VISUAL BUFFER
FIRE LANE
STREET TREES AT 30' O.C.
ROLLED CURB
3 COMPACT PARKING SPACES
STREET FRONTAGE PLANTING TYPE 3 VISUAL BUFFER
WATER FEATURE
TRELLIS FENCE
ARBOR W/ BENCH
DEVELOPABLE AREA LIMITS
RAILING
SUN COURT
CHAIRS
NATIVE GARDENS
SIDEWALK
ISSAQUAH - FALL CITY ROAD (VAUGHN HILL ROAD)
VIEW
5' PERIMETER ACCESS CLEAR ZONE
GARDEN VIEW
WATERFALL VIEW ?
NATIVE GARDENS
BISTRO COURT
STREET TREES AT 30' O.C.
SIDEWALK
ENTRY WATER FEATURE
EXERCISE ADA TRAIL
STREET FRONTAGE PLANTING TYPE 3 VISUAL BUFFER
ENTRY ARBOR
ISSAQUAH CREEK
BENCH
STREET FRONTAGE PLANTING TYPE 3 VISUAL BUFFER
RETAINING WALL
VIEW COURT
STREET TREES AT 30' O.C.
CONDUIT W/CHASER WIRES "NW PIPELINE CORP"
ELEVATED DECK
NATIVE GARDENS
WETANDS RETENTION ???P
DEVELPOPABLE AREA LIMIT
5' PERIMETER ACCESS CLEAR ZONE

0' 5' 10' 20' 40'

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JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.632.7470
john.jsdesignstudio@gmail.com

No.	Description	Date

SITE PLAN

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE:
DATE: 07/09/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L1.01

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NOTE: THE SURVEY AND EXISTING TREES LOCATIONS ARE AS PROVIDED BY CONCEPT ENGINEERING . SEE ALSO SUE NICOL'S ARBORIST REPORT ENTITLED: "TREE HEALTH ASSESSMENT" DATED 7/9/2015 FOR LISTING OF TREES TO BE SAVED AS INDICATED ON THIS DRAWING.

SEE SUE NICOL ARBORISIT'S REPORT ENTITLED TREE HEALTH ASSESSMENT DATED 7/9/15 FOR LISTING FOR ALL TREES TO BE RETAINED OR REMOVED.

EXISTING TREES

SYM	EXISTING TREES
	RETAINED DECIDUOUS TREES
#	
	RETAINED CONIFEROUS TREES
	REMOVED DECIDUOUS TREES
#	
	REMOVED CONIFEROUS TREES

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No.	Description	Date

TREE RETENTION

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

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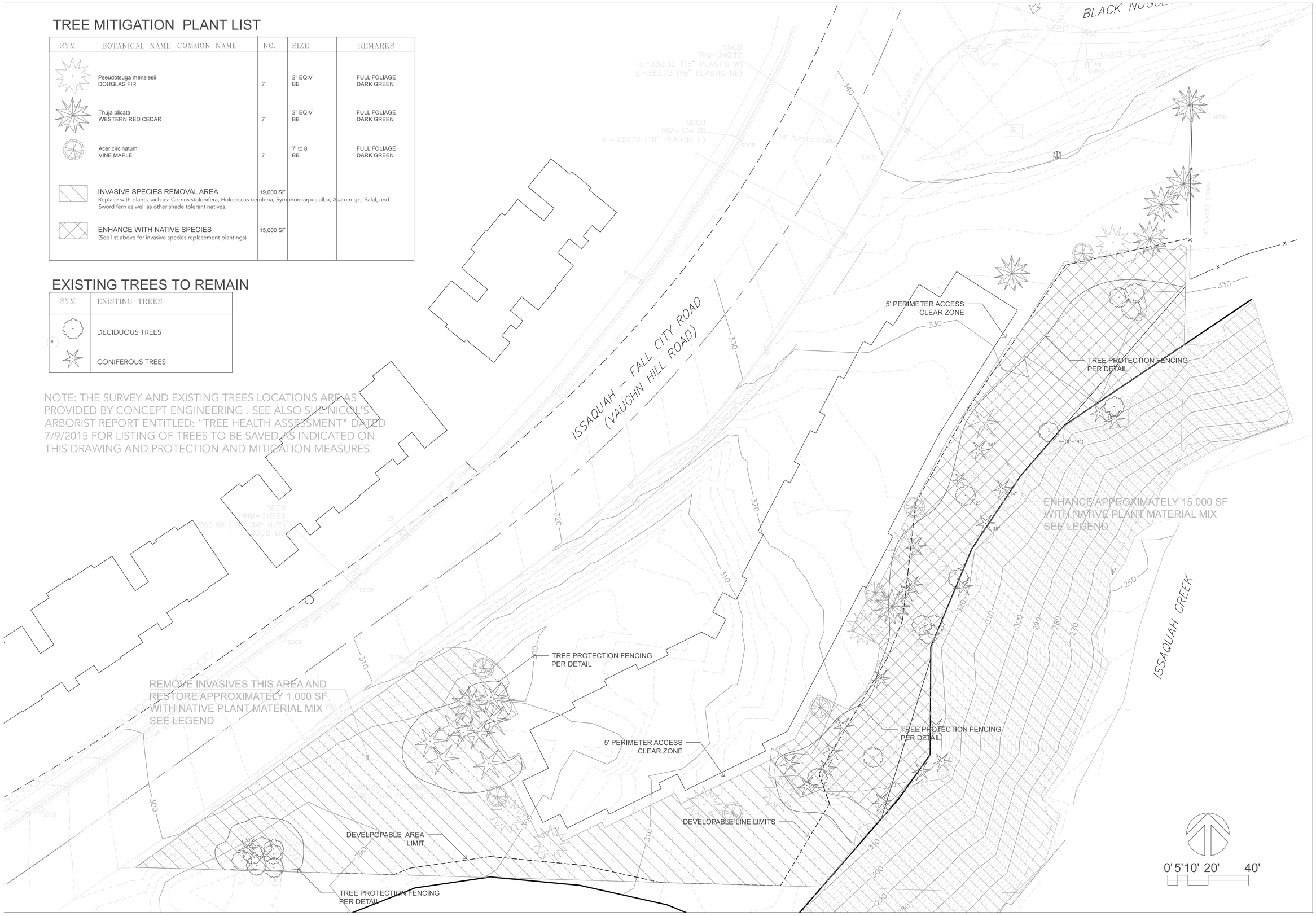
TREE MITIGATION PLANT LIST

SYM	BOTANICAL NAME COMMON NAME	NO.	SIZE	REMARKS
	Pseudotsuga menziesii DOUGLAS FIR	7	2" EQIV BB	FULL FOLIAGE DARK GREEN
	Thuja plicata WESTERN RED CEDAR	7	2" EQIV BB	FULL FOLIAGE DARK GREEN
	Acer circinatum VINE MAPLE	7	7' to 8' BB	FULL FOLIAGE DARK GREEN
	INVASIVE SPECIES REMOVAL AREA Replace with plants such as: Cornus stolonifera, Holodiscus oemleria, Symphoricarpus alba, Asarum sp., Salal, and Sword fern as well as other shade tolerant natives.	19,000 SF		
	ENHANCE WITH NATIVE SPECIES (See list above for invasive species replacement plantings)	15,000 SF		

EXISTING TREES TO REMAIN

SYM	EXISTING TREES
#	DECIDUOUS TREES
	CONIFEROUS TREES

NOTE: THE SURVEY AND EXISTING TREES LOCATIONS ARE AS PROVIDED BY CONCEPT ENGINEERING . SEE ALSO SUE NICOL'S ARBORIST REPORT ENTITLED: "TREE HEALTH ASSESSMENT" DATED 7/9/2015 FOR LISTING OF TREES TO BE SAVED AS INDICATED ON THIS DRAWING AND PROTECTION AND MITIGATION MEASURES.



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john.jsdesignstudio@gmail.com

NO.	DESCRIPTION	DATE

TREE MITIGATION

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE: –
DATE: 07/08/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L1.03

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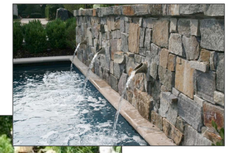
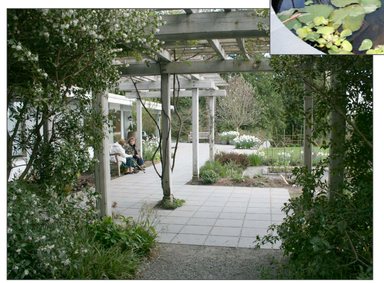
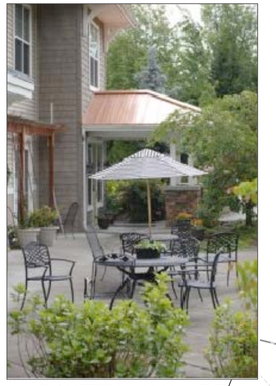


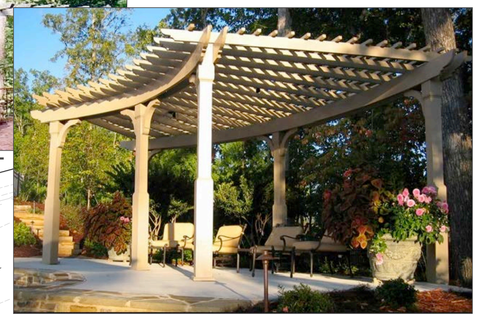
ENTRY WATER FEATURE





BISTRO COURT

ARBOR COURT

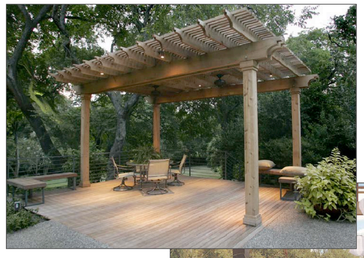


GARDEN PATH

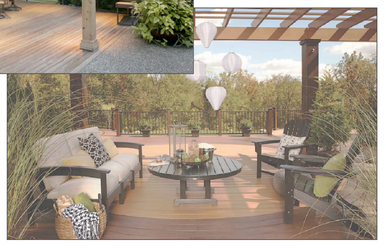
BENCH

DECOMPOSED GRANITE PATH
(5' WIDE ADA Compliant

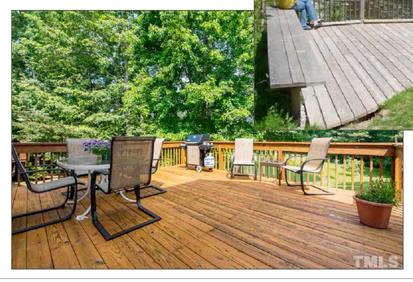
PATIO DECK



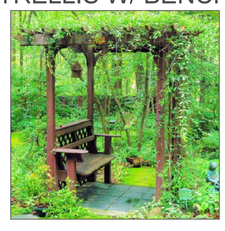
BOARDWALK / BRIDGE



ELEVATED DECK OVERLOOK



TRELLIS W/ BENCH



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JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.632.7470
John.Jadesignstudio@gmail.com

NO. DESCRIPTION DATE

SITE CHARACTER

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
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CHCKD.:
SHEET NO.: L1.04

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