

# SUNRISE - ISSAQUAH

## ISSAQUAH, KING COUNTY, WASHINGTON



### VICINITY MAP



### PROJECT DATA

**PARCEL NUMBER**  
 SW-22-24-6, 222406-9023

**LEGAL DESCRIPTION**  
 "NEW LOT A" ISSAQUAH BOUNDARY LINE ADJUSTMENT/COMBINATION NO PLN04-00101 REC NO 20050307900009 BEING A POR OF SW 1/4 AND SE 1/4 STR 22-24-06 LY SELY OF ISSAQUAH-FALL CITY ROAD (VAUGHN HILL ROAD)

**ZONING**  
 MF-M, SF-SL

**OCCUPANCY CLASSIFICATION**  
 A-3, B, I-2, S-1

**TYPE OF CONSTRUCTION**  
 TYPE 1-B (non-combustible) - STRUCTURAL LIGHT GAUGE  
 NFPA TYPE 13 SPRINKLERS THROUGHOUT

**GROSS SITE AREA**  
 100,908 SF (2.32 ACRES)

**DEVELOPABLE SITE AREA**  
 37,441 SF (AREA OF PROPOSED USE)  
 47,478 SF (APPROX. DEVELOPABLE AREA)

**BASE SITE AREA**  
 100,908 SF

**GROSS FLOOR AREA**  
 APPROX. 96,500 SF

**IMPERVIOUS/PERVIOUS SURFACE**

IMPERVIOUS SURFACE =	40,039 SF	40%
PERVIOUS SURFACE =	60,869 SF	61%
TOTAL	100,908 SF	100%

**OPEN SPACE/COMMUNITY SPACE**  
 MINIMUM OF 48 SQ. FT. PER UNIT @ 82 UNITS = 3,936 SQ. FT. MINIMUM OPEN SPACE PROPOSED EXTERIOR AREA : 5,988 SQ. FT. INCLUDES PATIO, COURTYARD, DECKS, FRONT, BISTRO COURT.

**PROPOSED INTERIOR COMMUNITY SPACES:** 10,242 S.F. INCLUDES, DINING ROOMS, LIVING ROOM, BISTRO, SUNROOM, TV MEDIA ROOM, LIBRARY, PATIO, ACTIVITY ROOMS.

**SITE SETBACKS**  
 FRONT YARD = 10'  
 SIDE YARD = 7'  
 REAR YARD = 20'

**BUILDING HEIGHT**  
 49'-9" HEIGHT TO MEASURE FROM THE AVERAGE EXISTING GRADE OF THE PROPERTY WHERE THE BUILDING WILL SIT.

**PARKING**

STANDARD STALLS	25
COMPACT STALLS	24
ACCESSIBLE STALLS	2
VAN STALLS	1
<b>TOTAL</b>	<b>52</b>

REQUIRED STALLS (82 UNITS x 0.5) = 41 RES. + 11 STAFF STALLS = 52 TOTAL STALLS

LOADING SPACES 1  
 BICYCLE STALLS 7

**WATER/SEWER UTILITIES**  
 WATER: SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
 SEWER: SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

**AVAILABLE FIRE FLOW**  
 3,000 GMP

**ADDITION PERMITS REQUIRED**  
 ADMINISTRATIVE ADJUSTMENT TO STANDARDS FOR BUILDING HEIGHT INCREASE TO 50'  
 ADMINISTRATIVE ADJUSTMENT TO STANDARDS FOR BSBL REDUCTION  
 SEPA REVIEW  
 BUILDING PERMIT

UNIT SCHEDULE			
UNIT	TYPE	# UNITS	Total Residents
<b>1ST FLOOR</b>			
UNIT A1	STUDIO	1	1
UNIT A9	STUDIO	2	2
UNIT A10	STUDIO	2	2
UNIT A11	STUDIO	1	1
UNIT A13	STUDIO	2	2
UNIT C1b	1-BDRM	2	2
UNIT C2	2-BED SUITE	1	2
UNIT C5	2-BED SUITE	1	2
UNIT C6	2-BED SUITE	2	4
14		14	18
<b>2ND FLOOR</b>			
UNIT A1	STUDIO	3	3
UNIT A2	STUDIO	1	1
UNIT A6	STUDIO	2	2
UNIT A8	STUDIO	2	2
UNIT A9	STUDIO	2	2
UNIT A10	STUDIO	2	2
UNIT A11	STUDIO	1	1
UNIT B2	1-BDRM	3	3
UNIT B3	1-BDRM	1	1
UNIT C1b	1-BDRM	2	2
UNIT C2c	2-BED SUITE	1	2
UNIT C6	2-BED SUITE	2	4
22		22	25
<b>3RD FLOOR</b>			
UNIT A1	STUDIO	1	1
UNIT A2	STUDIO	1	1
UNIT A3	STUDIO	1	1
UNIT A4	STUDIO	1	1
UNIT A6	STUDIO	4	4
UNIT A7	STUDIO	1	1
UNIT A7b	STUDIO	1	1
UNIT A9	STUDIO	2	2
UNIT A10	STUDIO	2	2
UNIT A11	STUDIO	1	1
UNIT C1	2-BED SUITE	2	4
UNIT C2	2-BED SUITE	2	4
UNIT C4	2-BED SUITE	1	2
UNIT C5	2-BED SUITE	1	2
UNIT C7	2-BED SUITE	2	4
23		23	31
<b>4TH FLOOR</b>			
UNIT A1	STUDIO	1	1
UNIT A2	STUDIO	1	1
UNIT A3	STUDIO	1	1
UNIT A4	STUDIO	1	1
UNIT A6	STUDIO	4	4
UNIT A7	STUDIO	1	1
UNIT A7b	STUDIO	1	1
UNIT A9	STUDIO	2	2
UNIT A10	STUDIO	2	2
UNIT A11	STUDIO	1	1
UNIT C1	2-BED SUITE	2	4
UNIT C2	2-BED SUITE	2	4
UNIT C4	2-BED SUITE	1	2
UNIT C5	2-BED SUITE	1	2
UNIT C6	2-BED SUITE	2	4
23		23	31
GRAND TOTAL: 82		82	105

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### PROJECT DIRECTORY

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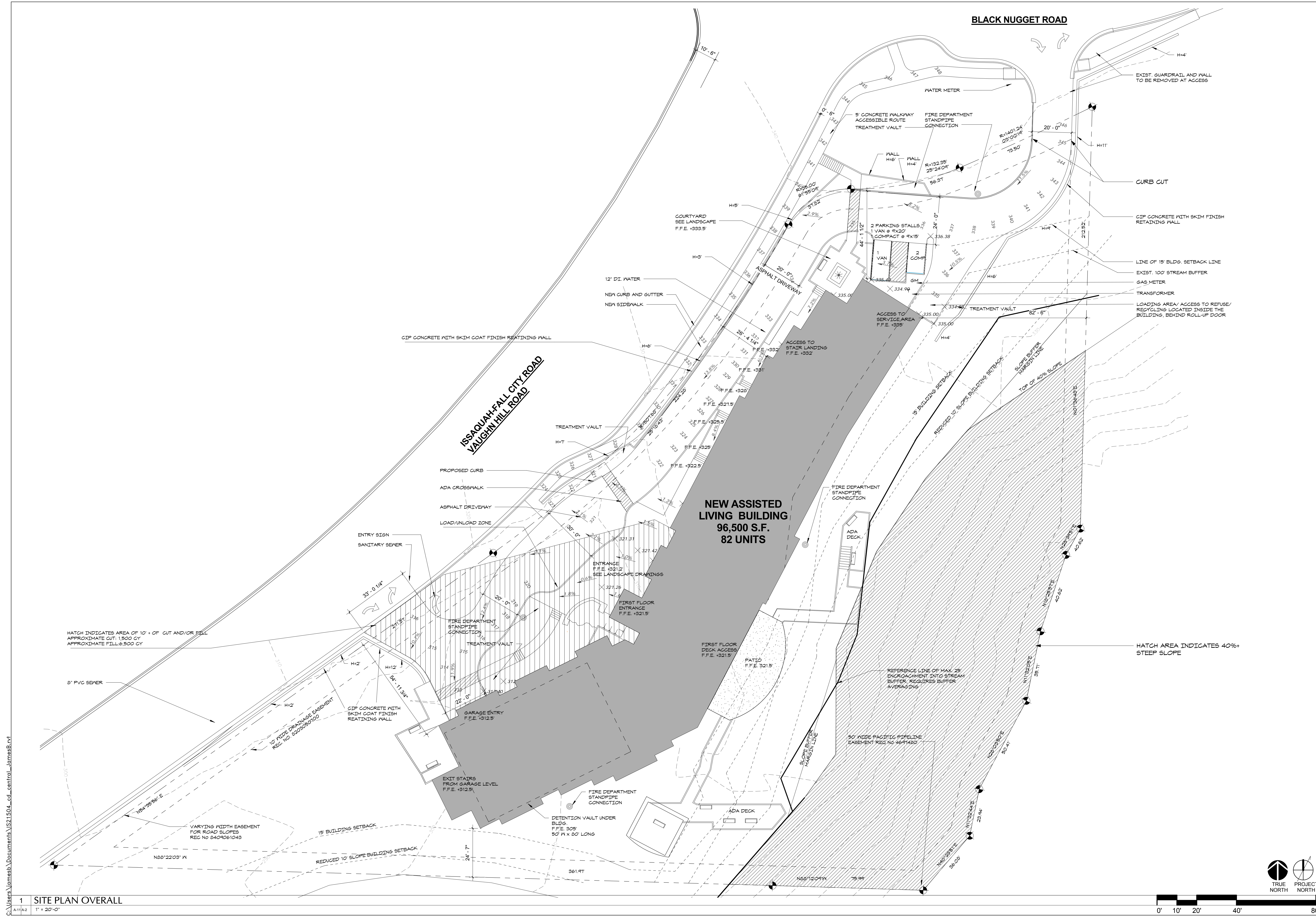
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 SUE NICOL  
 HORTICULTURIST  
 ISA CERTIFIED ARBORIST & RISK  
 ASSESSMENT QUALIFIED  
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 206.280.9740 c  
 www.nicolhort.com

COVER SHEET

SUNRISE - ISSAQUAH  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

JOB NO.: IS21504  
 PLOT DATE: 12/11/2015 3:36:08 PM  
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 CHECKD: Checker

SHEET NO.: A-1



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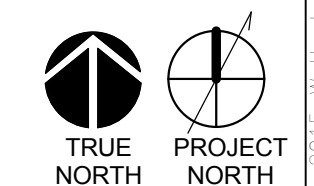
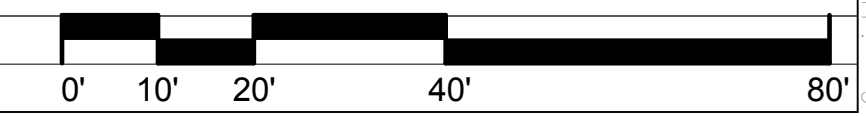
**SITE PLAN OVERALL**

**SUNRISE - ISSAQUAH**  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

JOB NO.:	IS21504
PLOT DATE:	12/11/2015 3:36:10 PM
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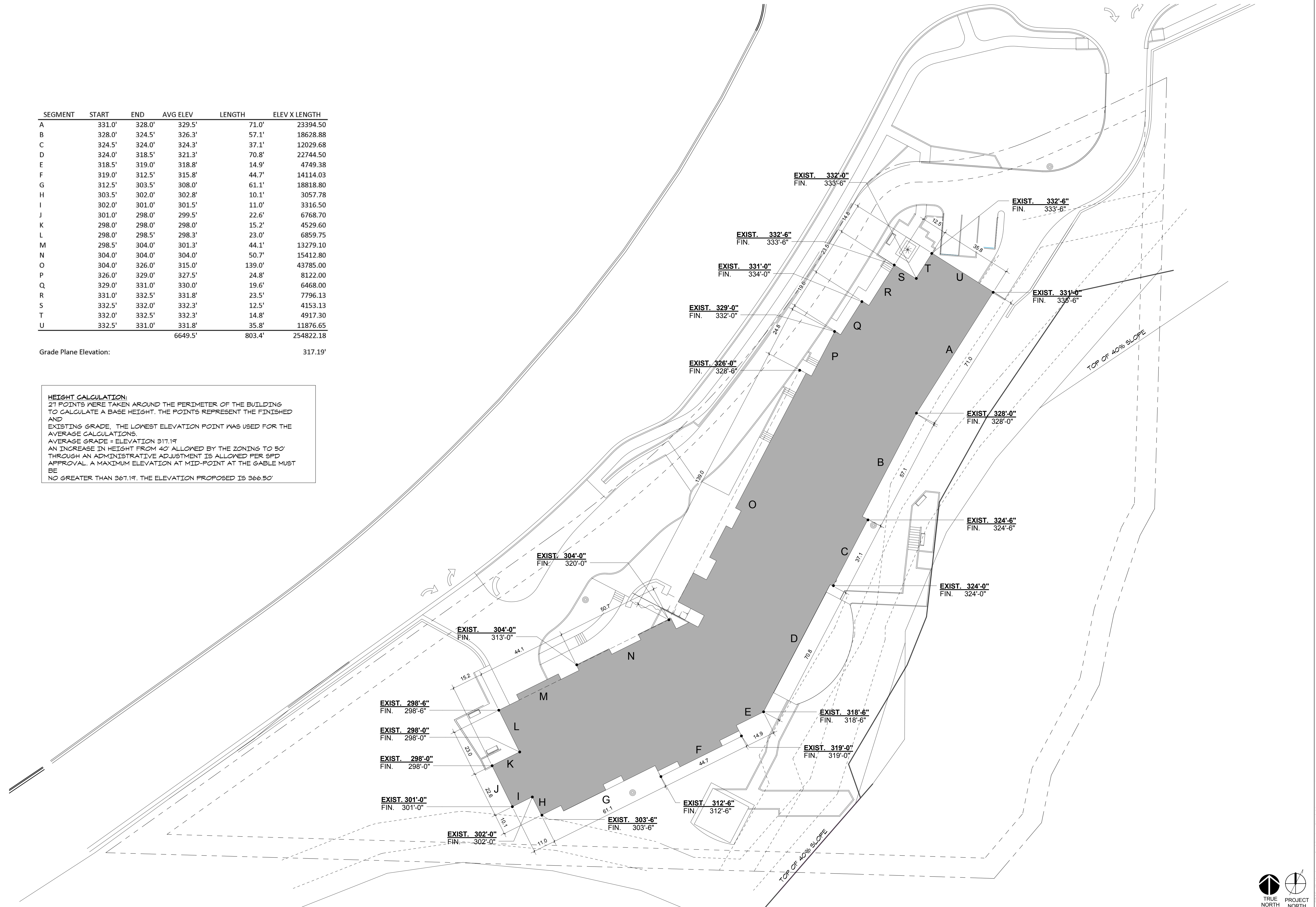
1 SITE PLAN OVERALL  
 A11 A2 1" = 20'-0"



SEGMENT	START	END	AVG ELEV	LENGTH	ELEV X LENGTH
A	331.0'	328.0'	329.5'	71.0'	23394.50
B	328.0'	324.5'	326.3'	57.1'	18628.88
C	324.5'	324.0'	324.3'	37.1'	12029.68
D	324.0'	318.5'	321.3'	70.8'	22744.50
E	318.5'	319.0'	318.8'	14.9'	4749.38
F	319.0'	312.5'	315.8'	44.7'	14114.03
G	312.5'	303.5'	308.0'	61.1'	18818.80
H	303.5'	302.0'	302.8'	10.1'	3057.78
I	302.0'	301.0'	301.5'	11.0'	3316.50
J	301.0'	298.0'	299.5'	22.6'	6768.70
K	298.0'	298.0'	298.0'	15.2'	4529.60
L	298.0'	298.5'	298.3'	23.0'	6859.75
M	298.5'	304.0'	301.3'	44.1'	13279.10
N	304.0'	304.0'	304.0'	50.7'	15412.80
O	304.0'	326.0'	315.0'	139.0'	43785.00
P	326.0'	329.0'	327.5'	24.8'	8122.00
Q	329.0'	331.0'	330.0'	19.6'	6468.00
R	331.0'	332.5'	331.8'	23.5'	7796.13
S	332.5'	332.0'	332.3'	12.5'	4153.13
T	332.0'	332.5'	332.3'	14.8'	4917.30
U	332.5'	331.0'	331.8'	35.8'	11876.65
			6649.5'	803.4'	254822.18

Grade Plane Elevation: 317.19'

**HEIGHT CALCULATION:**  
 27 POINTS WERE TAKEN AROUND THE PERIMETER OF THE BUILDING TO CALCULATE A BASE HEIGHT. THE POINTS REPRESENT THE FINISHED AND EXISTING GRADE. THE LOWEST ELEVATION POINT WAS USED FOR THE AVERAGE CALCULATIONS.  
 AVERAGE GRADE = ELEVATION 317.19'  
 AN INCREASE IN HEIGHT FROM 40' ALLOWED BY THE ZONING TO 50' THROUGH AN ADMINISTRATIVE ADJUSTMENT IS ALLOWED PER SPD APPROVAL. A MAXIMUM ELEVATION AT MID-POINT AT THE GABLE MUST BE NO GREATER THAN 367.19'. THE ELEVATION PROPOSED IS 366.50'



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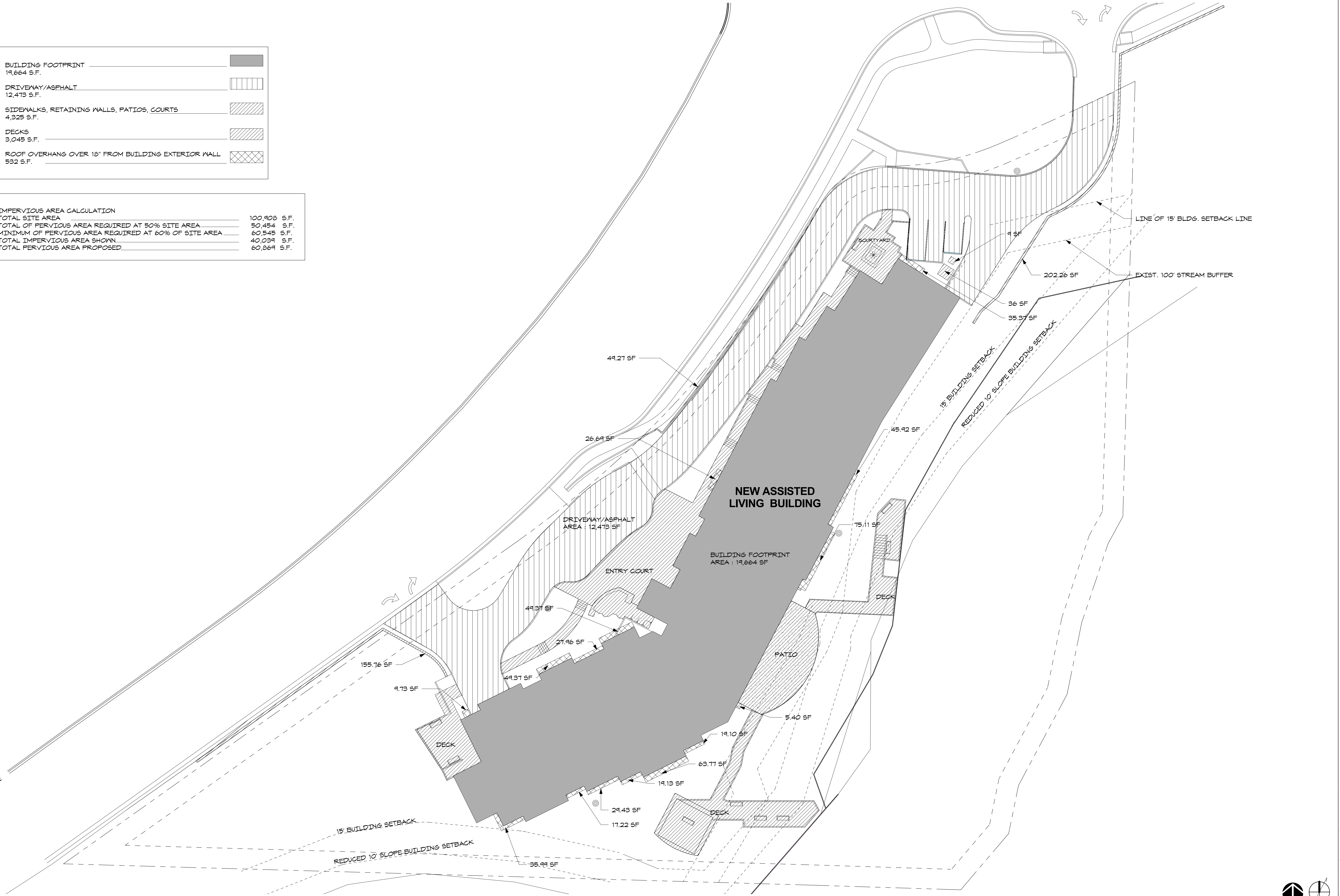
**BUILDING HEIGHT ANALYSIS**

**SUNRISE - ISSAQUAH**  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

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BUILDING FOOTPRINT	19,664 S.F.
DRIVEWAY/ASPHALT	12,473 S.F.
SIDEWALKS, RETAINING WALLS, PATIOS, COURTS	4,325 S.F.
DECKS	3,045 S.F.
ROOF OVERHANG OVER 18" FROM BUILDING EXTERIOR WALL	532 S.F.

IMPERVIOUS AREA CALCULATION	
TOTAL SITE AREA	100,908 S.F.
TOTAL OF PERVIOUS AREA REQUIRED AT 50% SITE AREA	50,454 S.F.
MINIMUM OF PERVIOUS AREA REQUIRED AT 60% OF SITE AREA	60,545 S.F.
TOTAL IMPERVIOUS AREA SHOWN	40,031 S.F.
TOTAL PERVIOUS AREA PROPOSED	60,869 S.F.



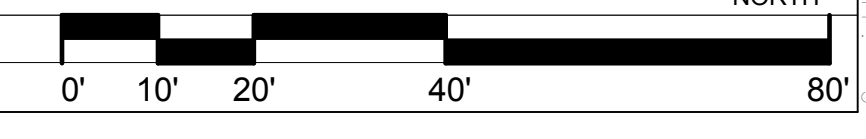
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**IMPERVIOUS AREA**

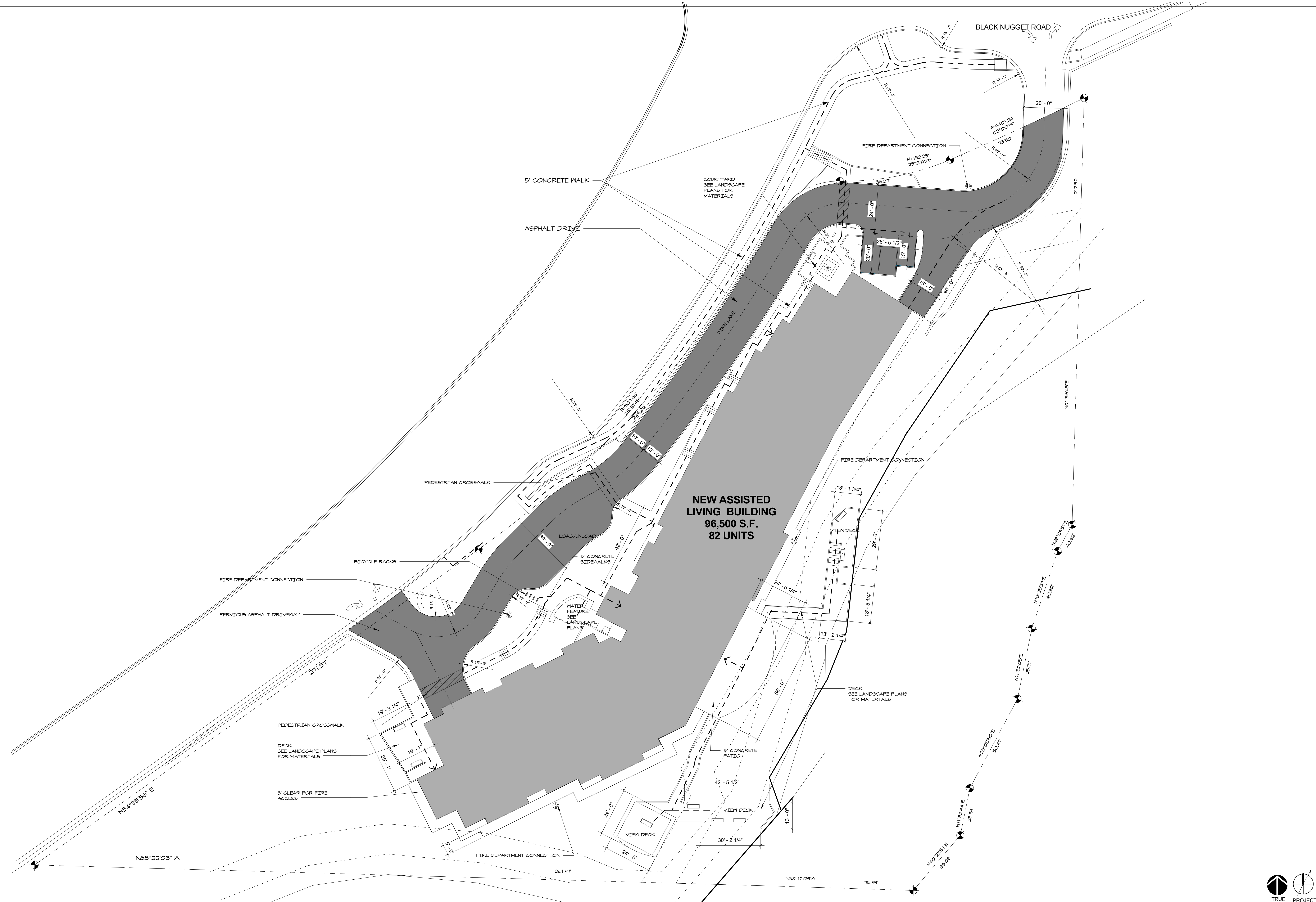
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 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
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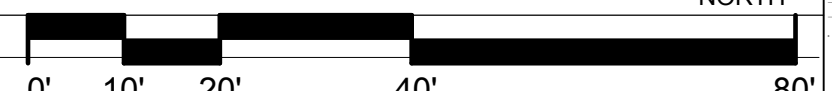
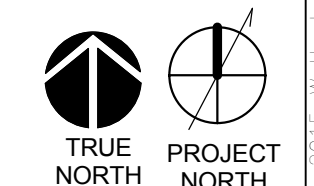
1 SITE SDP CIRCULATION  
 1" = 20'-0"

Revision Schedule		
#	DESCRIPTION	DATE

**CIRCULATION PLAN**

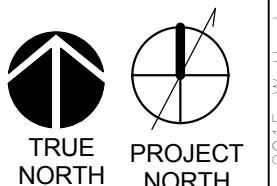
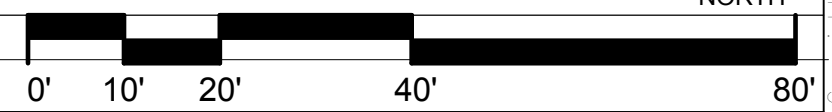
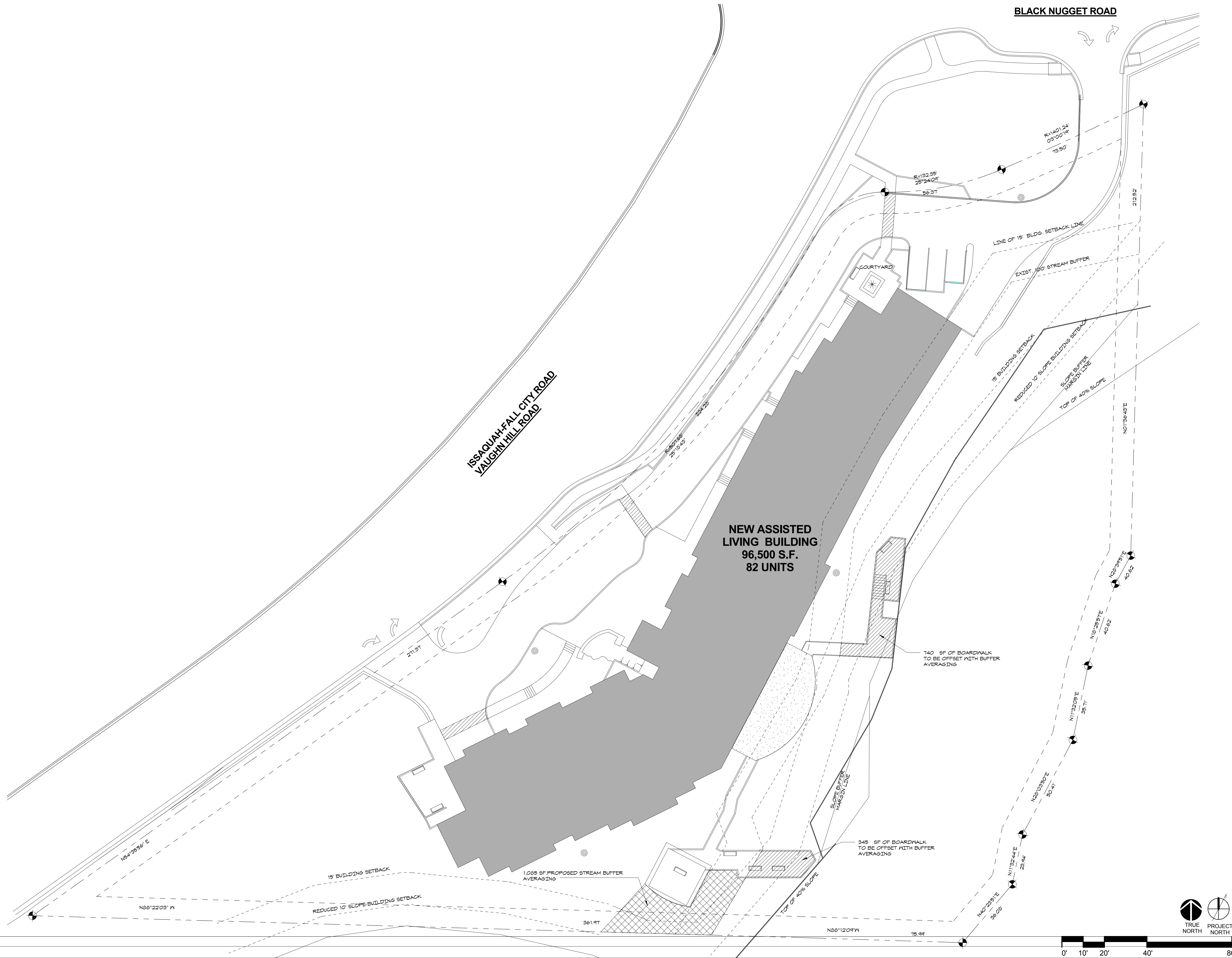
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1 SITE SDP BSBL  
A11/A4 1" = 20'-0"

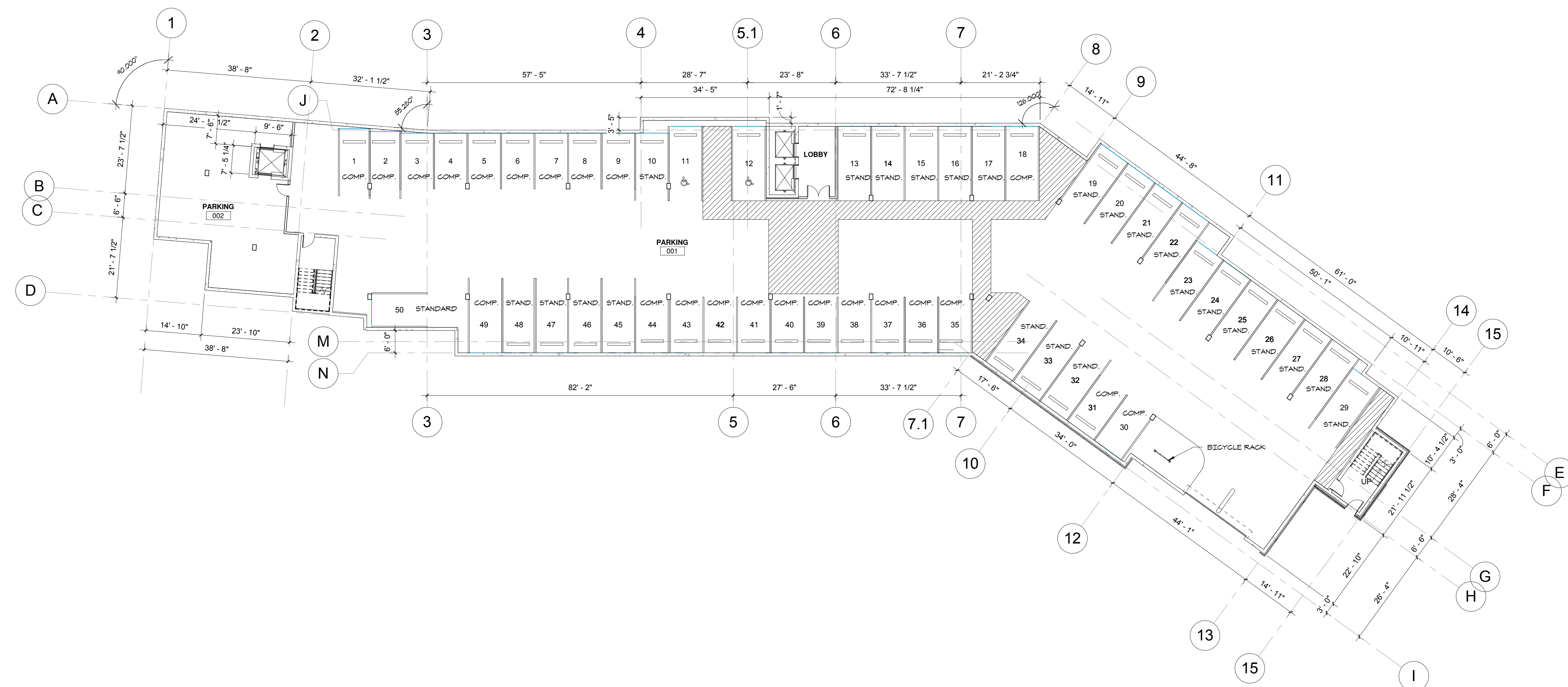


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**SUNRISE - ISSAQUAH**  
**BUFFER**  
**AVERAGING PLAN**

23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
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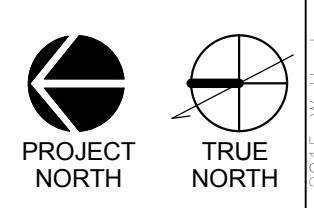


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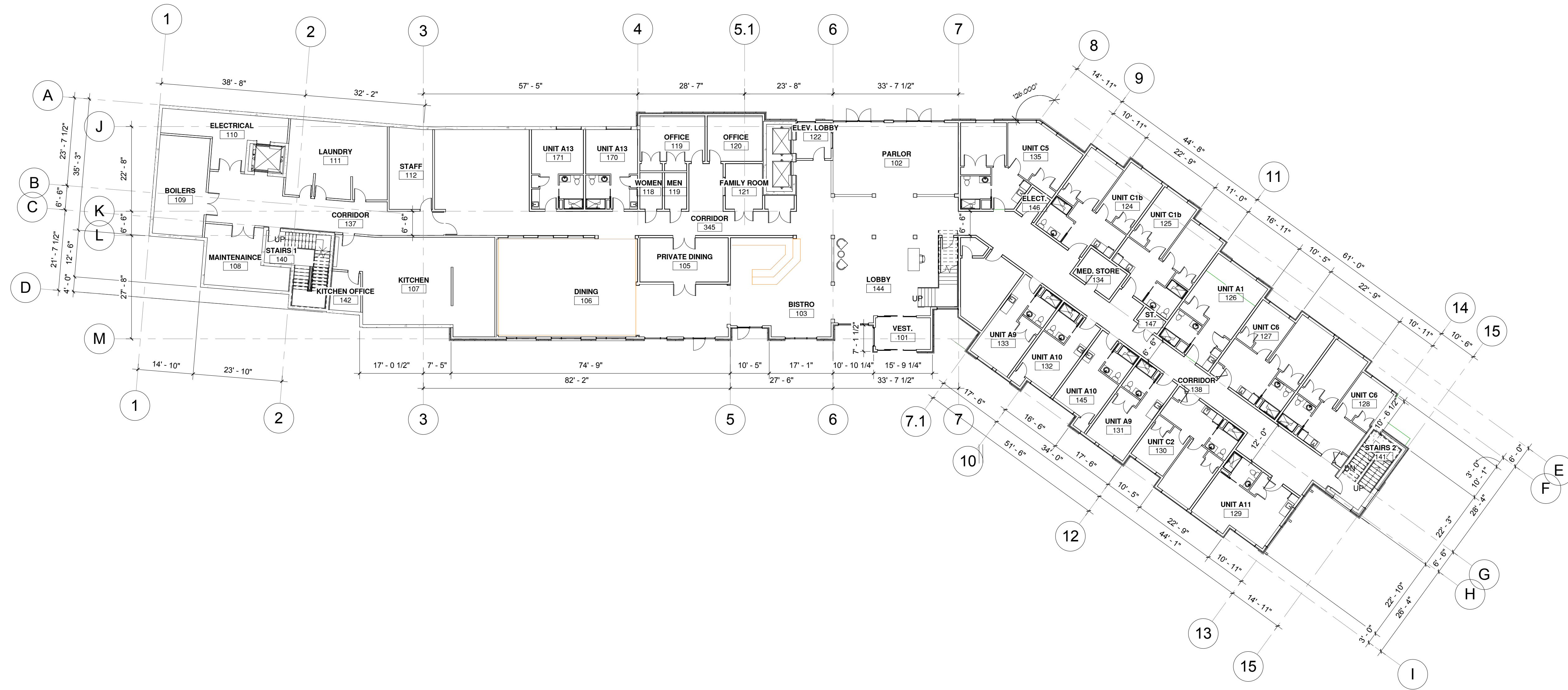
**BASEMENT FLOOR PLAN**

**SUNRISE - ISSAQUAH**  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

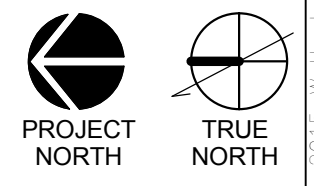
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1 FIRST FLOOR PLAN  
1/16" = 1'-0"



Revision Schedule		
#	DESCRIPTION	DATE

# 1ST FLOOR PLAN

**SUNRISE - ISSAQUAH**  
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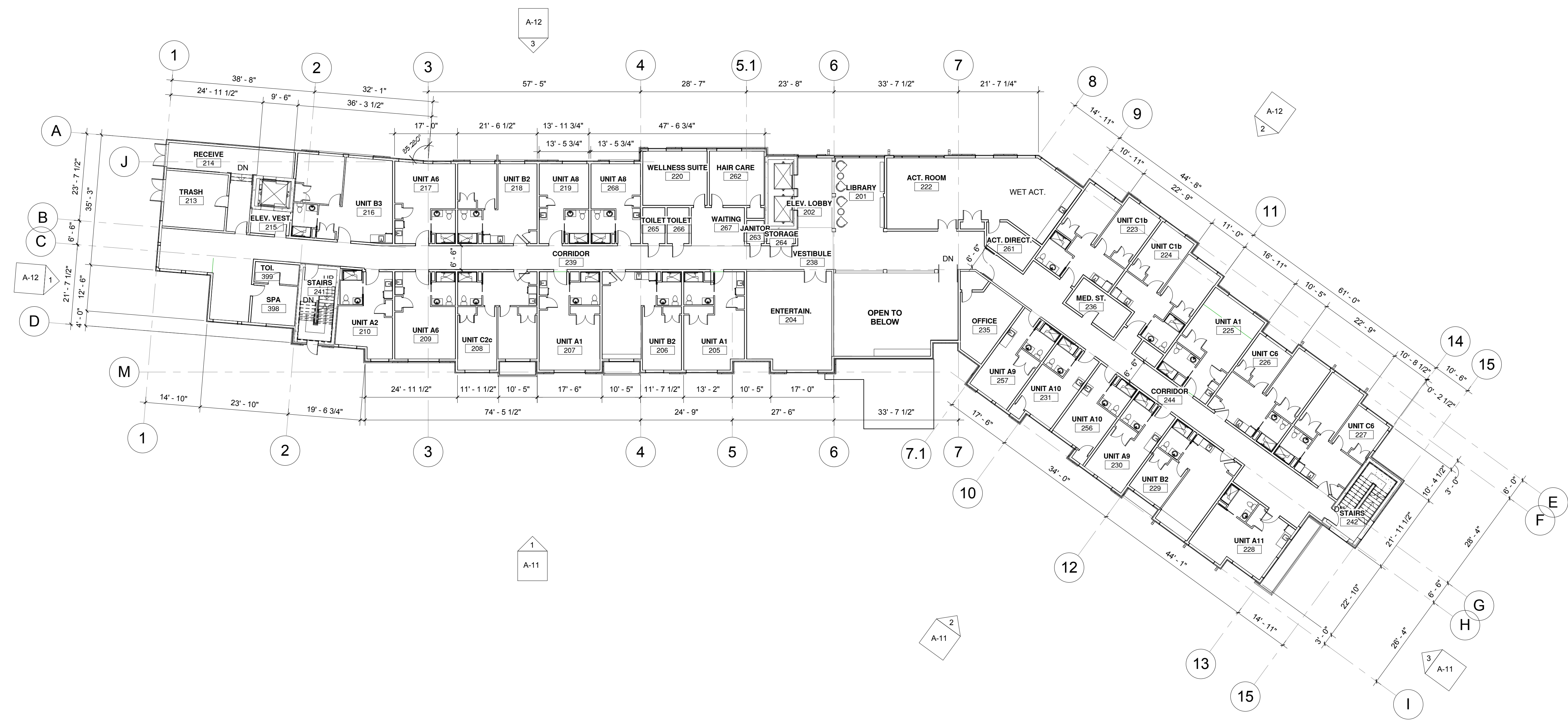
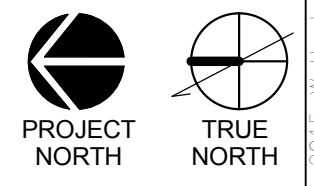


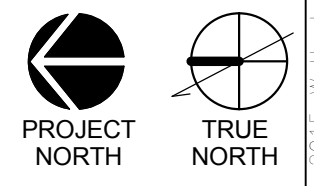
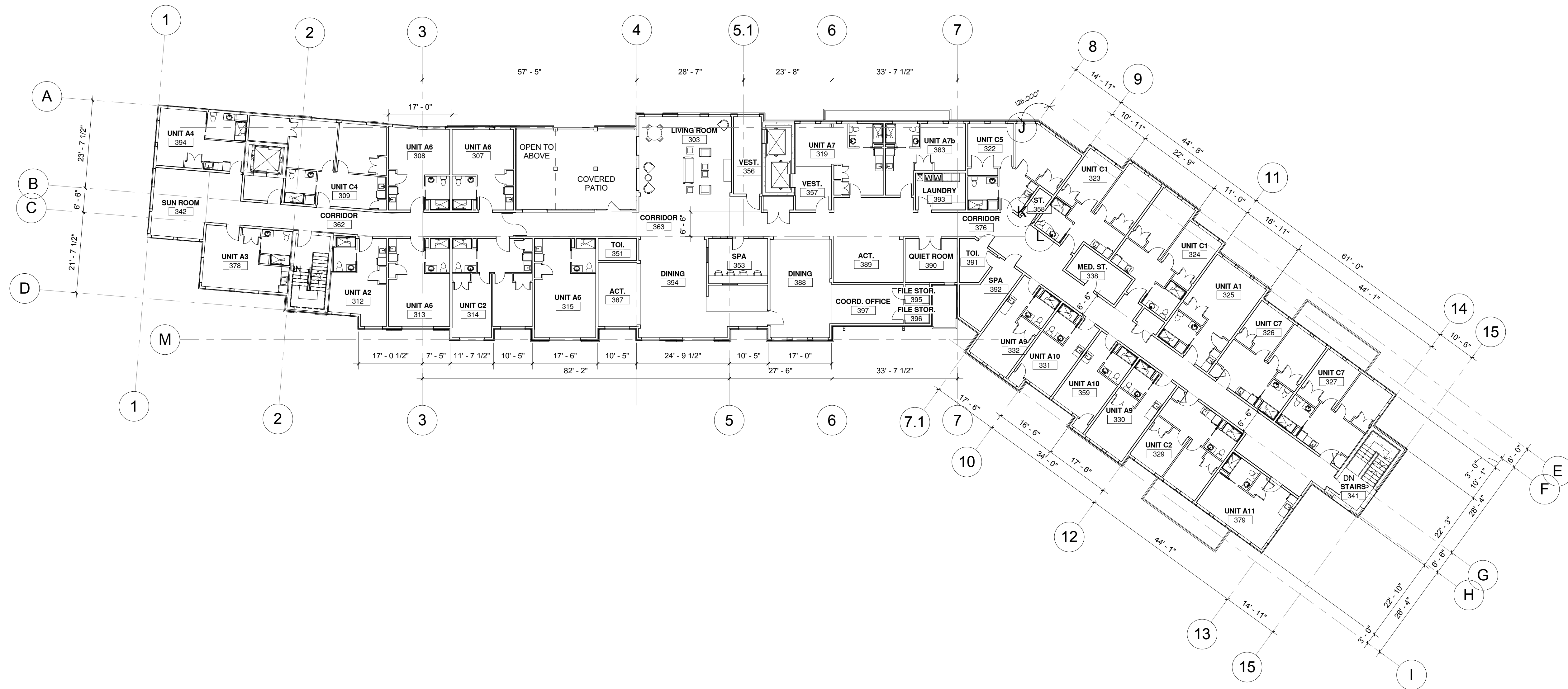
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 SUNRISE DEVELOPMENT INC.

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 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
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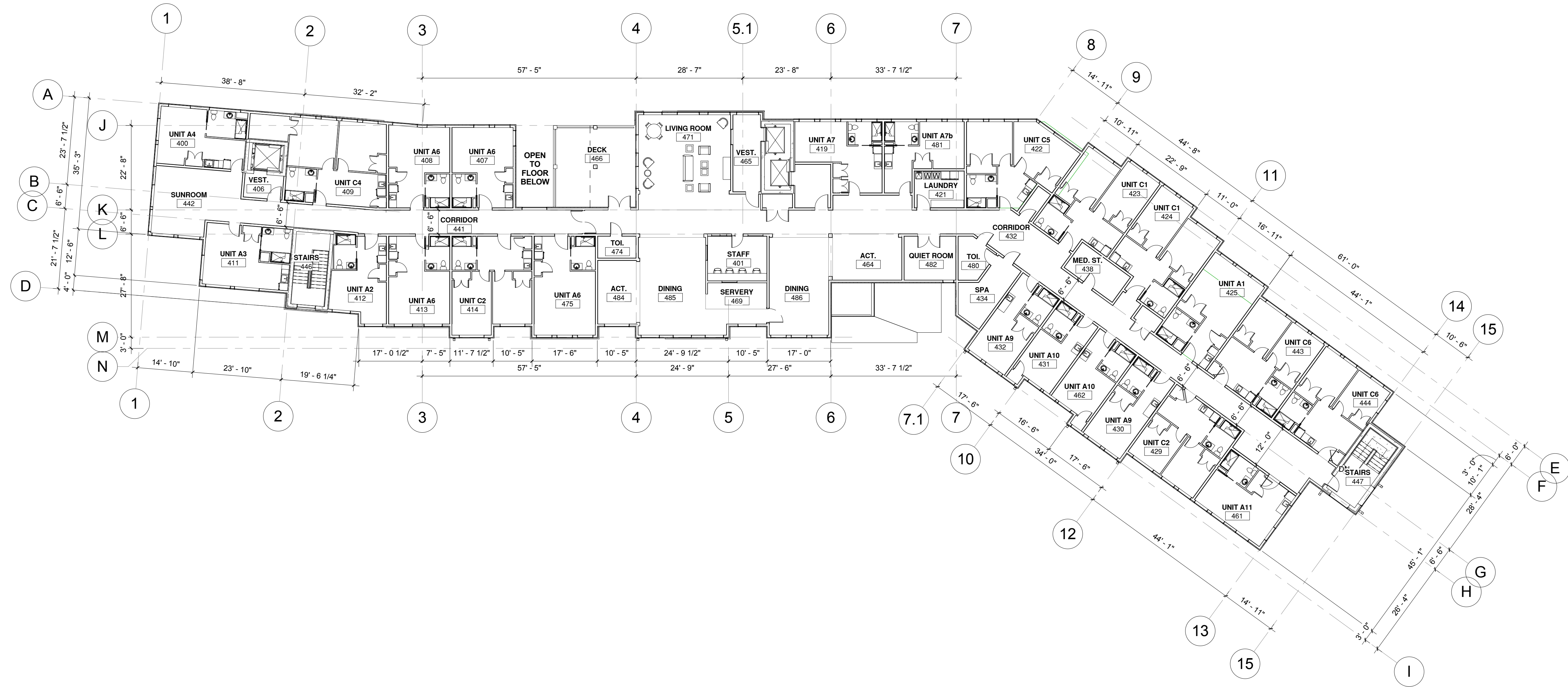
**3RD FLOOR PLAN**

**SUNRISE - ISSAQUAH**  
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SUNRISE DEVELOPMENT INC.

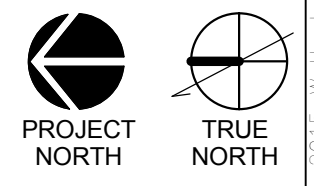
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SHEET NO.: **A-8**

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1 04 FOURTH FLOOR  
1/16" = 1'-0"



Revision Schedule		
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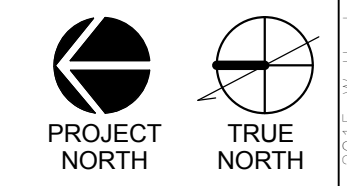
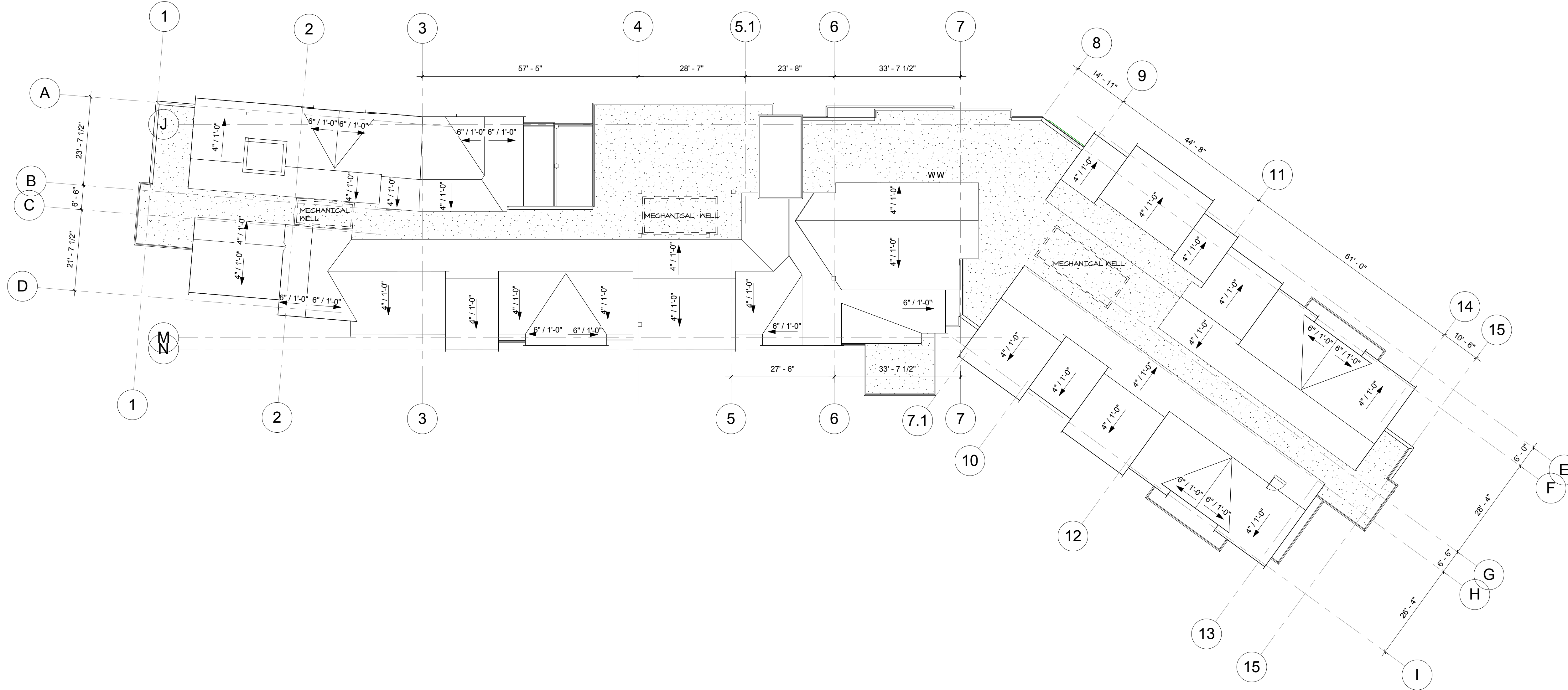
**4TH FLOOR PLAN**

**SUNRISE - ISSAQUAH**  
23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
SUNRISE DEVELOPMENT INC.

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PLOT DATE: 12/11/2015 3:36:30 PM  
DATE: 11/25/15  
SCALE: 1/16" = 1'-0"  
DRAWN: Author  
CHKCD: Checker

SHEET NO.: **A-9**



Revision Schedule		
#	DESCRIPTION	DATE

# ROOF PLAN

**SUNRISE - ISSAQUAH**  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

JOB NO.: IS21504  
 PLOT DATE: 12/11/2015 3:36:32 PM  
 DATE: 11/25/15  
 SCALE: 1/16" = 1'-0"  
 DRAWN: Author  
 CHCKD: Checker

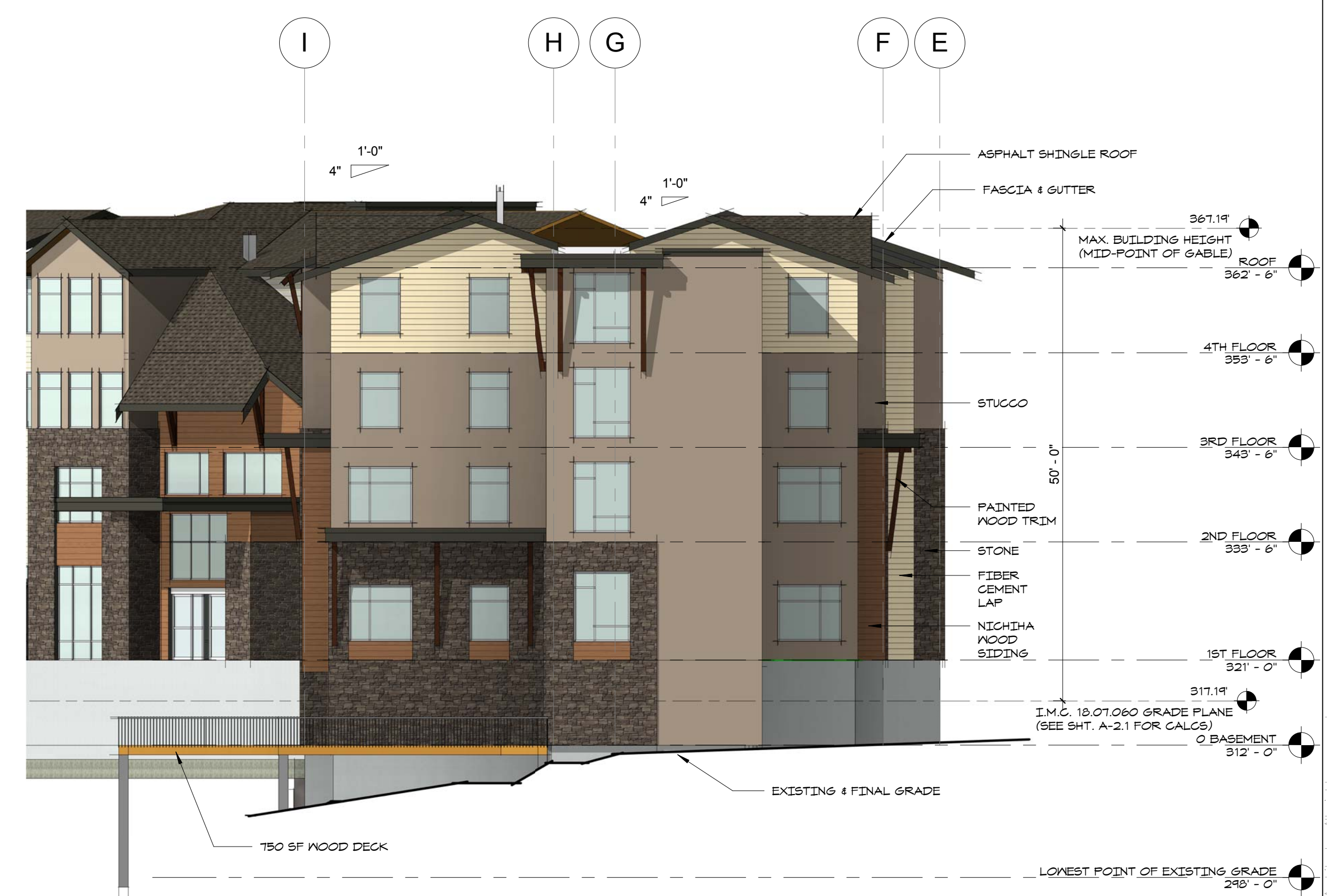
SHEET NO.:  
**A-10**



1 WEST PARTIAL  
 A7/A11 3/32" = 1'-0"



2 WEST PARTIAL 2  
 A7/A11 3/32" = 1'-0"



3 SOUTH  
 A7/A11 3/32" = 1'-0"

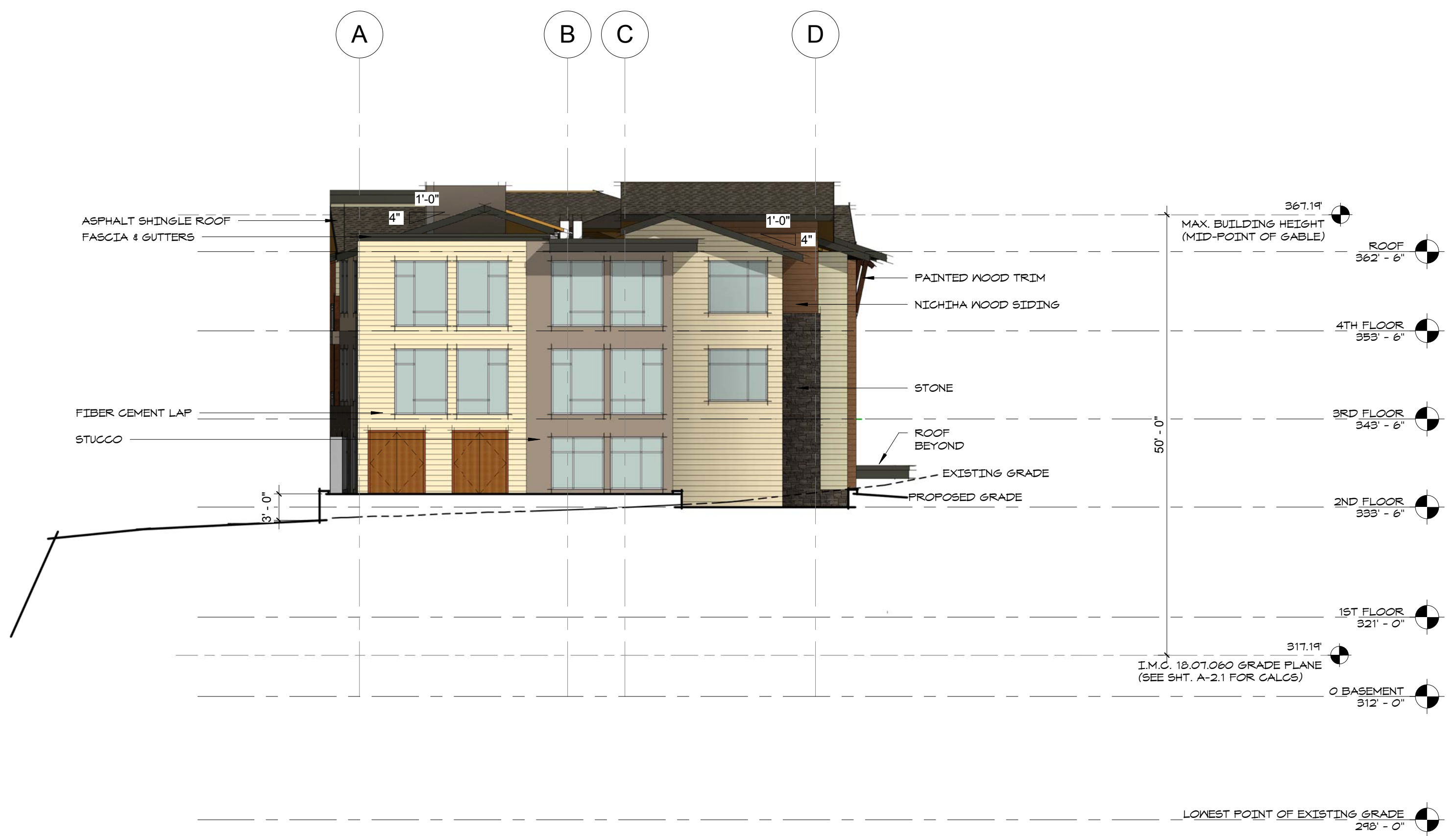
ELEVATIONS

SUNRISE - ISSAQUAH  
 23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
 SUNRISE DEVELOPMENT INC.

JOB NO.:	IS21504
PLOT DATE	12/11/2015 3:38:15 PM
DATE:	11/25/15
SCALE:	3/32" = 1'-0"
DRAWN:	Author
CHKCD:	Checker

SHEET NO.:  
**A-11**

C:\Users\jamesb\Documents\IS21504\_scd\_central\_jamesb.rvt



1 ELEVATION NORTH  
A1/A-12 3/32" = 1'-0"



2 EAST PARTIAL  
A1/A-12 3/32" = 1'-0"



3 EAST PARTIAL 2  
A1/A-12 3/32" = 1'-0"

Revision Schedule		
#	DESCRIPTION	DATE

**ELEVATIONS**

**SUNRISE - ISSAQUAH**  
23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
SUNRISE DEVELOPMENT INC.

JOB NO.:	IS21504
PLOT DATE	12/11/2015 3:39:36 PM
DATE:	11/25/15
SCALE:	3/32" = 1'-0"
DRAWN:	Author
CHKD:	Checker
SHEET NO.:	<b>A-12</b>

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Revision Schedule		
#	DESCRIPTION	DATE

**EXHIBITS**

**SUNRISE - ISSAQUAH**  
23535 SE ISSAQUAH-FALL CITY RD ISSAQUAH, WA 98029  
SUNRISE DEVELOPMENT INC.

JOB NO.: IS21504  
PLOT DATE: 12/11/2015 3:39:37 PM  
DATE: 11/25/15  
SCALE:  
DRAWN: Author  
CHKCD: Checker

SHEET NO.: **A-13**