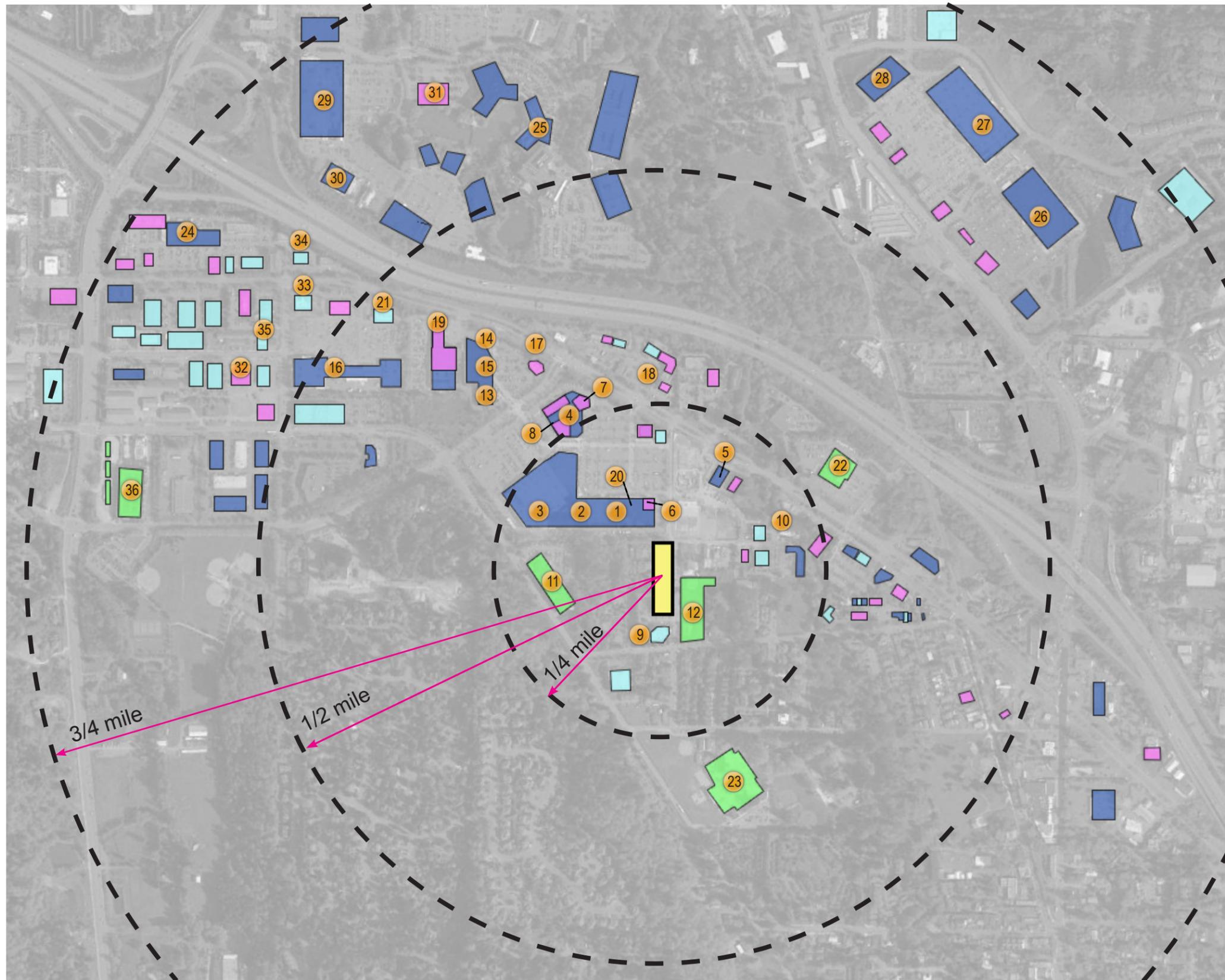




# ISSAQUAH APARTMENTS

955 7TH AVE SW  
ISSAQUAH, WA 98027



## DEVELOPMENT PATTERN

### NEIGHBORHOOD DEVELOPMENT WITHIN 1/4 MILE

- |                          |                           |
|--------------------------|---------------------------|
| <b>RETAIL</b>            | <b>COMMERCIAL</b>         |
| 1 SAFEWAY                | 9 ISSAQUAH DENTAL ARTS    |
| 2 REI                    | 10 KEY BANK               |
| 3 TARGET                 |                           |
| 4 BED BATH AND BEYOND    | <b>PUBLIC AMENITIES</b>   |
| 5 O'RIELY AUTO PARTS     | 11 KING COUNTY LIBRARY SC |
|                          | 12 AT WORK!               |
| <b>FOOD AND BEVERAGE</b> |                           |
| 6 STARBUCKS              |                           |
| 7 CHIPOLTLE              |                           |
| 8 PANERA BREAD           |                           |

### NEIGHBORHOOD DEVELOPMENT WITHIN 1/2 MILE

- |                           |                                      |
|---------------------------|--------------------------------------|
| <b>RETAIL</b>             | <b>COMMERCIAL</b>                    |
| 13 TRADER JOES            | 20 BECU                              |
| 14 PETCO                  | 21 BANK OF AMERICA                   |
| 15 ROSS                   |                                      |
| 16 SPORTS AUTHORITY       | <b>PUBLIC AMENITIES</b>              |
|                           | 22 US POST OFFICE                    |
| <b>FOOD AND BEVERAGE</b>  | <b>INSTITUTIONAL</b>                 |
| 17 WILDFIN AMERICAN GRILL | 23 ISSAQUAH VALLEY ELEMENTARY SCHOOL |
| 18 BIG FOOT JAVA          |                                      |
| 19 TACO TIME              |                                      |

### NEIGHBORHOOD DEVELOPMENT WITHIN 3/4 MILE

- |                          |                            |
|--------------------------|----------------------------|
| <b>RETAIL</b>            | <b>COMMERCIAL</b>          |
| 24 QFC                   | 33 CHASE BANK              |
| 25 COSTCO                | 34 WELS FARGO              |
| 26 HOME DEPOT            | 35 US BANK                 |
| 27 FRED MEYER            |                            |
| 28 BEST BUY              | <b>PUBLIC AMENITIES</b>    |
| 29 LOWES                 | 36 ISSAQUAH TRANSIT CENTER |
| 30 PETSMART              |                            |
| <b>FOOD AND BEVERAGE</b> |                            |
| 31 RED ROBIN             |                            |
| 32 GASLAMP BAR & GRILL   |                            |

### MAP LEGEND

- |   |   |
|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> RETAIL              | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> COMMERCIAL   |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> FOOD AND BEVERAGE | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> PUBLIC AMENITIES |

## ISSAQUAH APARTMENTS

955 7th Avenue NW  
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# PUBLIC TRANSPORTATION AND TRAILS

## BUS ROUTES WITHIN 5 MIN WALK (7TH AVE NW AND GILMAN BLVD)

- ROUTE 200  
Weekdays every 35 min.  
Local route through Issaquah
- ROUTE 208  
Weekdays every 2 hours 15 min.  
Regional route to Snoqualmie and North Bend
- ROUTE 214  
Weekdays every 10-20 min.  
Regional route from Issaquah through Mercer Island to Downtown Seattle

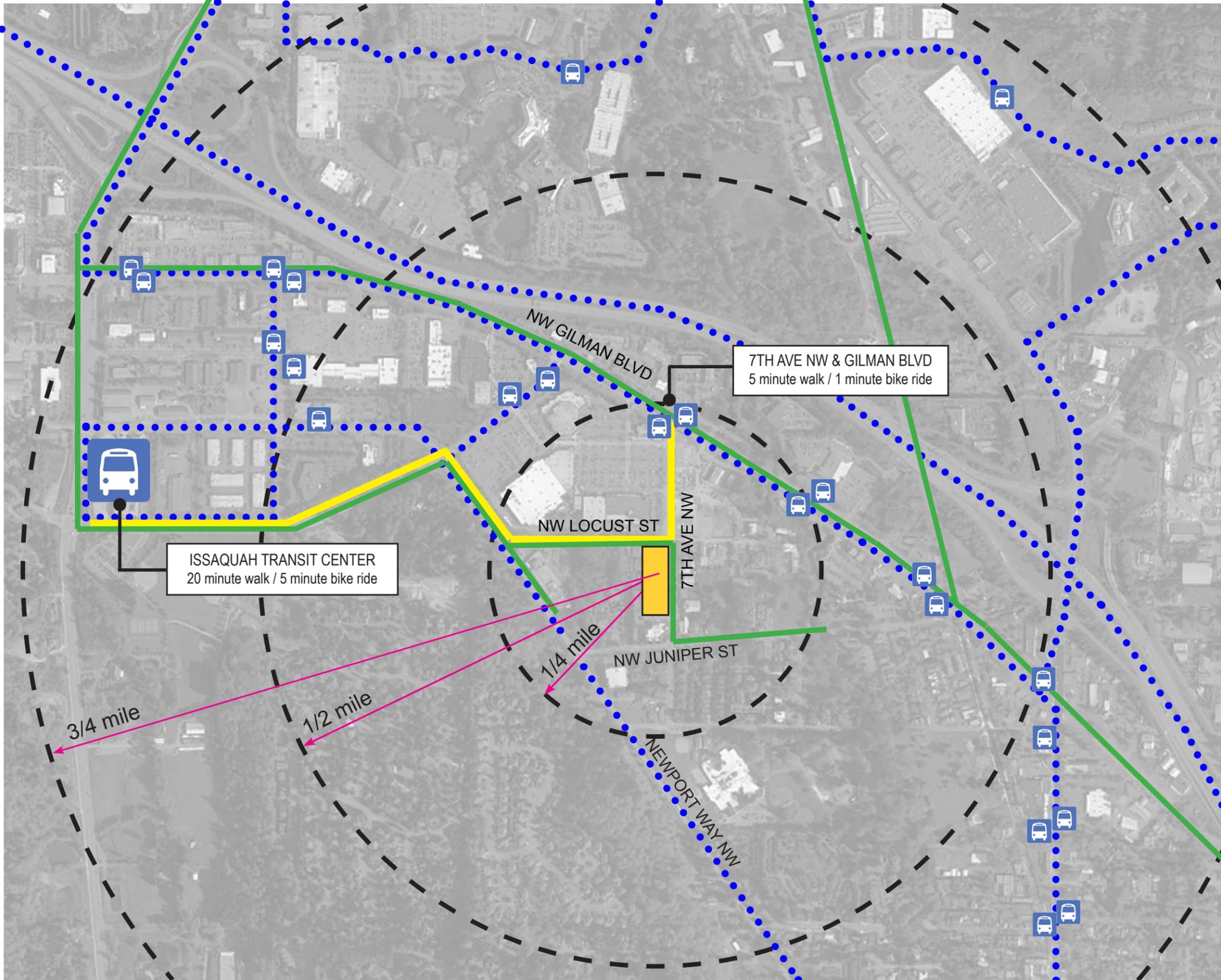
- ROUTE 271  
Weekdays every 30 min.; weekends every 30 min.  
Regional Route from Issaquah through Bellevue to Seattle and University of Washington

## BUS ROUTES WITHIN 18 MIN WALK (ISSAQUAH TRANSIT CENTER)

- ROUTE 269  
Weekdays; every 20-30 min.  
Regional Route from Issaquah through Bear Creek to Overlake
- ROUTE 554  
Weekdays every 20 min.; Weekends every 30 min.  
Sound Transit route from Redmond through Issaquah to Downtown Seattle
- ROUTE 555  
Weekdays every 20 min.  
Sound Transit route from Issaquah through Bellevue and University District to Northgate
- ROUTE 556  
Weekdays every 30 min.  
Sound Transit route from Issaquah through Bellevue and University District to Northgate

### MAP LEGEND

-  PUBLIC TRAIL
-  BUS ROUTE
-  DIRECT PEDESTRIAN/ BIKE ROUTE FROM SITE





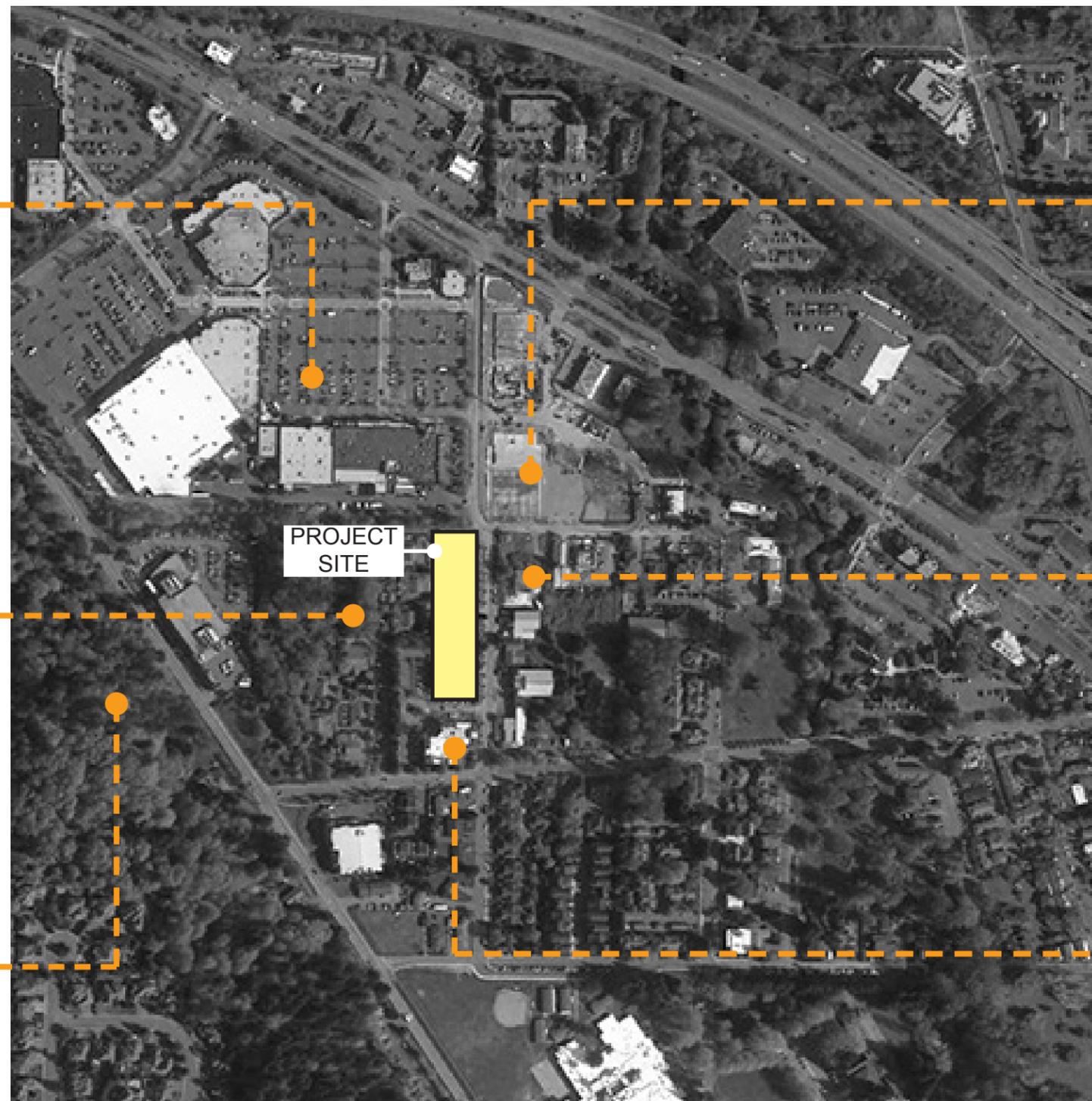
ISSAQUAH COMMONS SHOPPING CENTER



AEGIS ASSISTED LIVING COMMUNITY



INNESWOOD APARTMENTS  
93 UNIT APARTMENT DEVELOPMENT - (Under Landuse Review)



ATLAS APARTMENTS  
344 UNIT MULTIFAMILY DEVELOPMENT - (Under Construction)



ATWORK! RECYCLING SITE



JUNIPER PROFESSIONAL BUILDING  
Adjacent parcel to South

ISSAQUAH APARTMENTS

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1 - 7TH AVE NW AND NW LOCUST STREET



2 - NW LOCUST STREET - LOOKING WEST



3 - NW LOCUST STREET AND JUNIPER TRAIL - LOOKING WEST



4 - WEST PROPERTY LINE - LOOKING WEST



5 - SOUTH PROPERTY LINE - LOOKING NORTH



6 - 7TH AVE NW - LOOKING NORTH

**ISSAQUAH APARTMENTS**

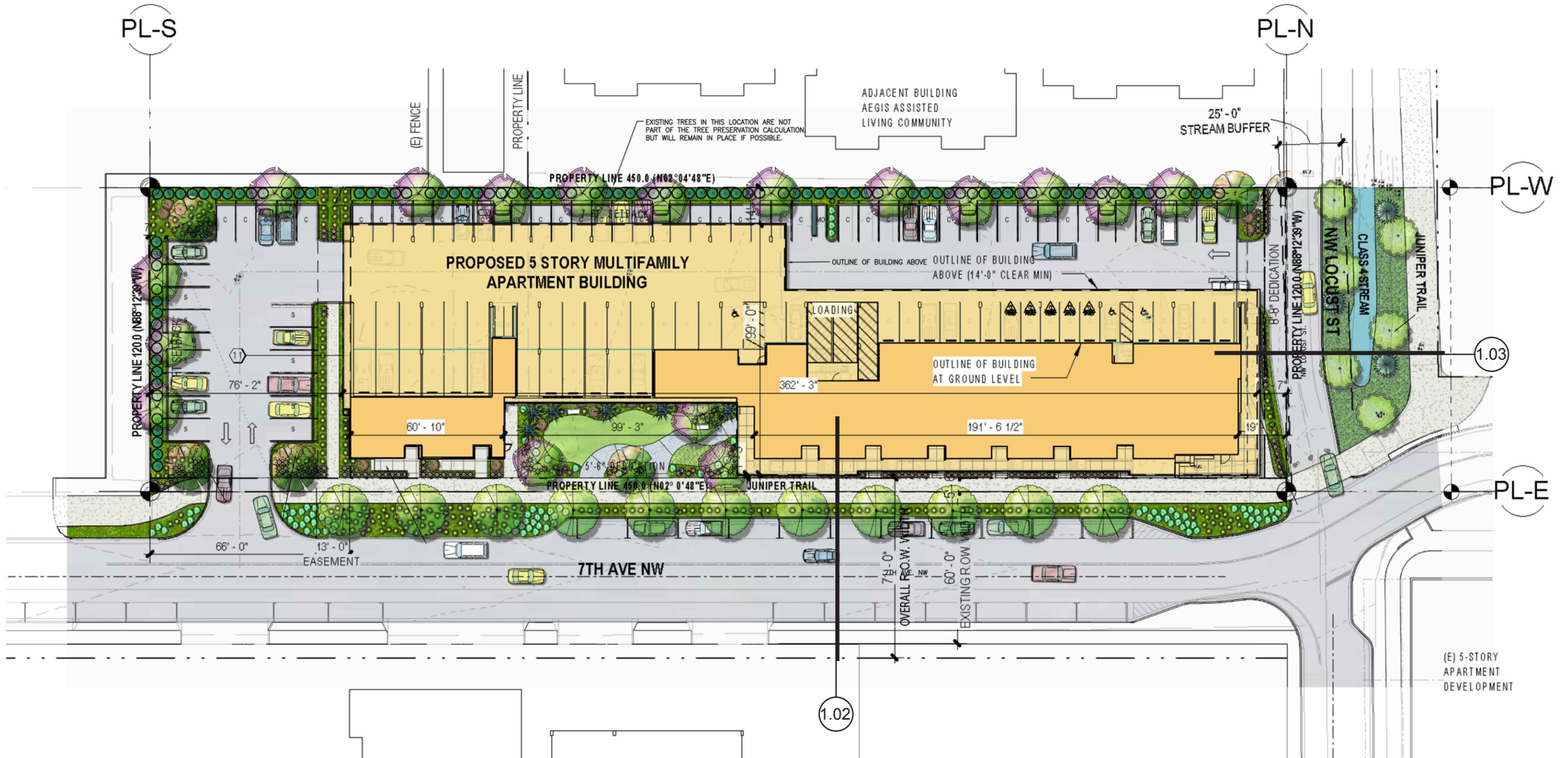
955 7th Avenue NW  
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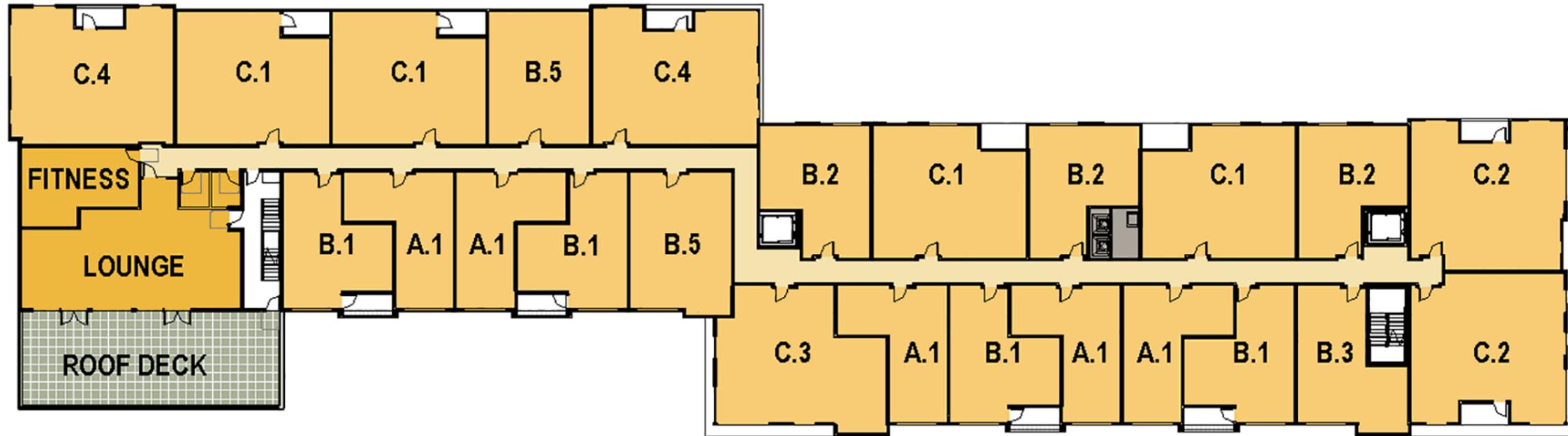
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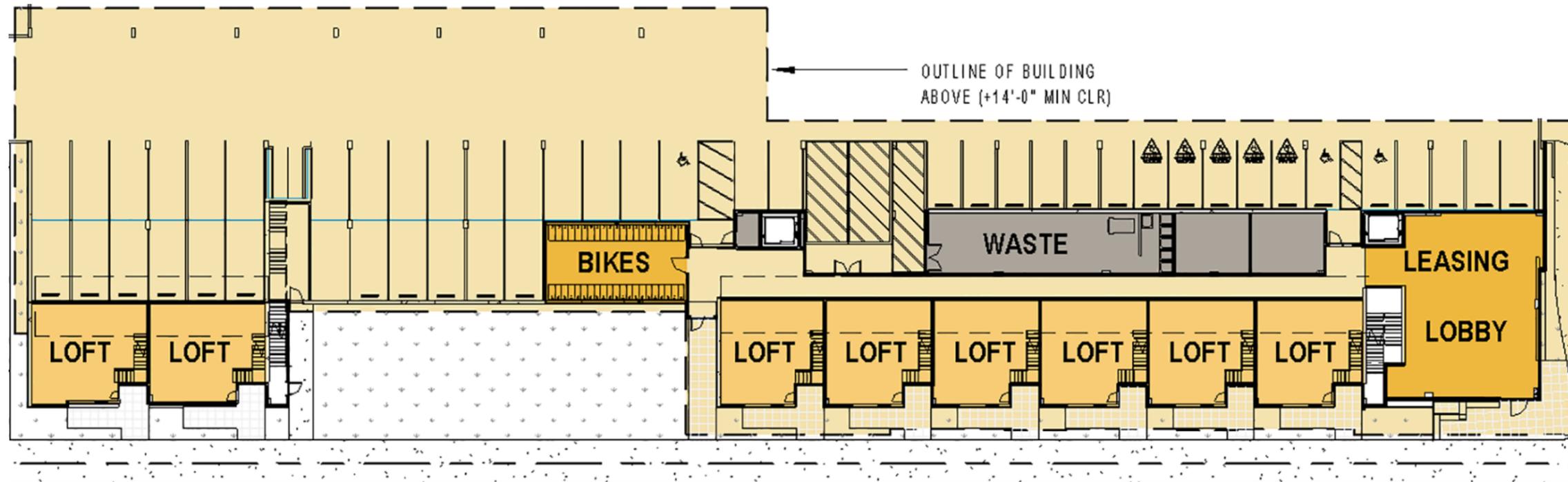
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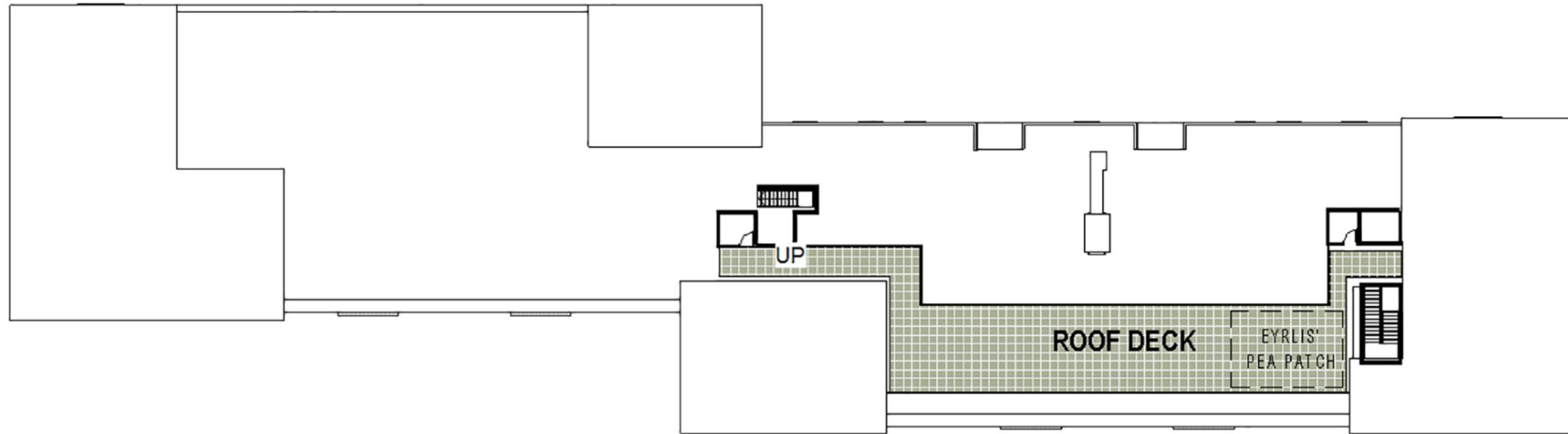




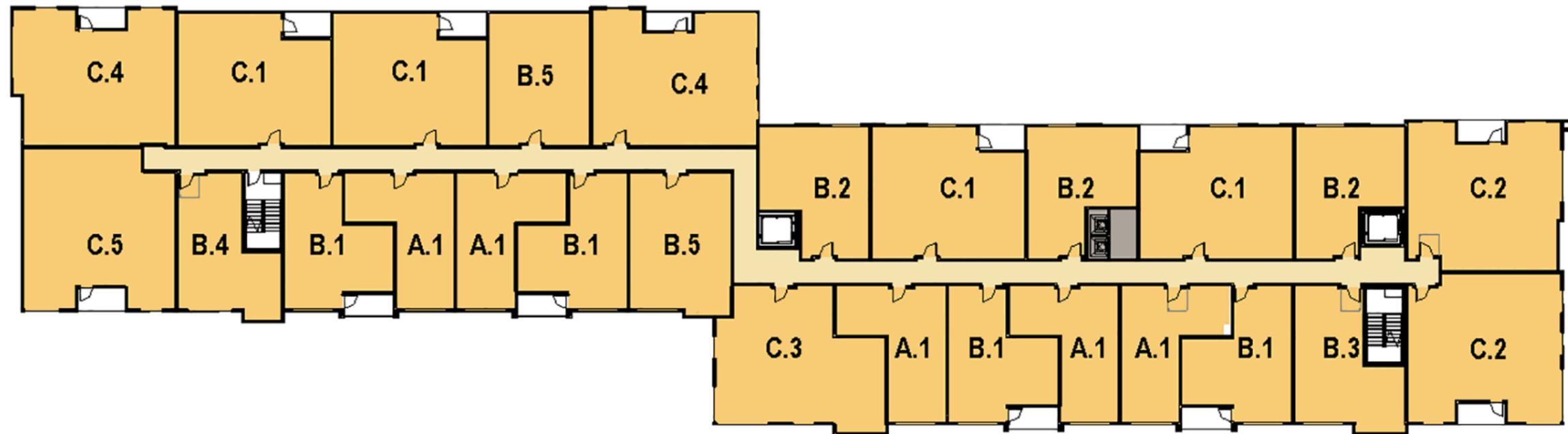
LEVEL 2 FLOOR PLAN



GROUND LEVEL FLOOR PLAN



ROOF PLAN



TYPICAL RESIDENTIAL FLOOR PLAN (L3-L5)

**MATERIAL SCHEDULE**

- |                          |                             |
|--------------------------|-----------------------------|
| 1 CEMENT BOARD - SW-7604 | 7 SYNTHETIC WOOD PANEL      |
| 2 CEMENT BOARD - SW-7003 | 8 EXPOSED CONCRETE          |
| 3 CEMENT BOARD - SW-7003 | 9 VINYL WINDOWS             |
| 4 CEMENT BOARD - SW-7019 | 10 ARCHITECTURAL COMPONENTS |
| 5 METAL PANEL SIDING     | 11 GREEN SCREEN             |
| 6 BRICK VENEER           |                             |



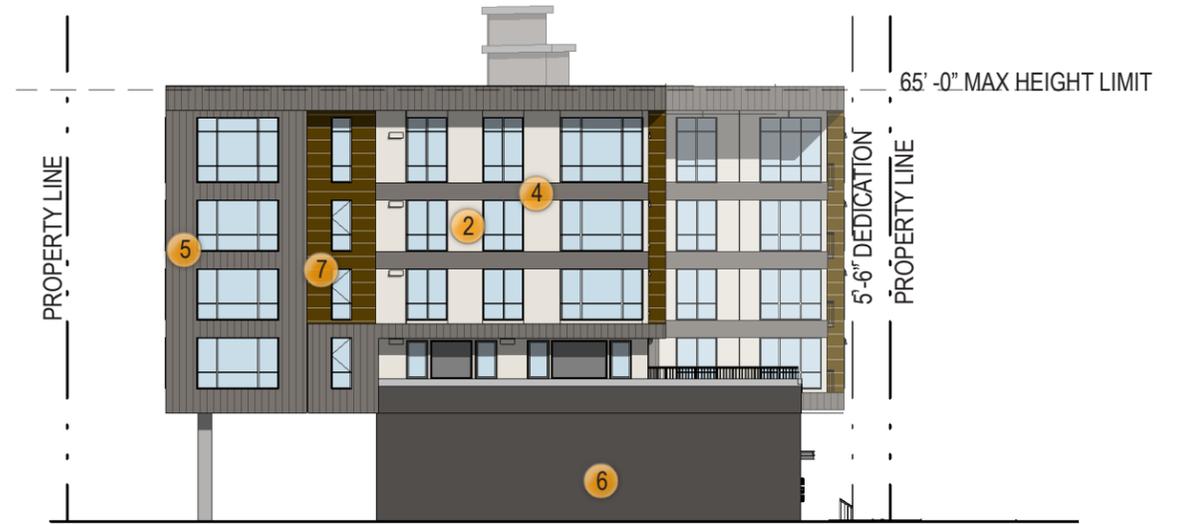
NORTH ELEVATION - NW LOCUST ST



EAST ELEVATION - 7TH AVE NW

**MATERIAL SCHEDULE**

- |                          |                             |
|--------------------------|-----------------------------|
| 1 CEMENT BOARD - SW-7604 | 7 SYNTHETIC WOOD PANEL      |
| 2 CEMENT BOARD - SW-7003 | 8 EXPOSED CONCRETE          |
| 3 CEMENT BOARD - SW-7003 | 9 VINYL WINDOWS             |
| 4 CEMENT BOARD - SW-7019 | 10 ARCHITECTURAL COMPONENTS |
| 5 METAL PANEL SIDING     | 11 GREEN SCREEN             |
| 6 BRICK VENEER           |                             |

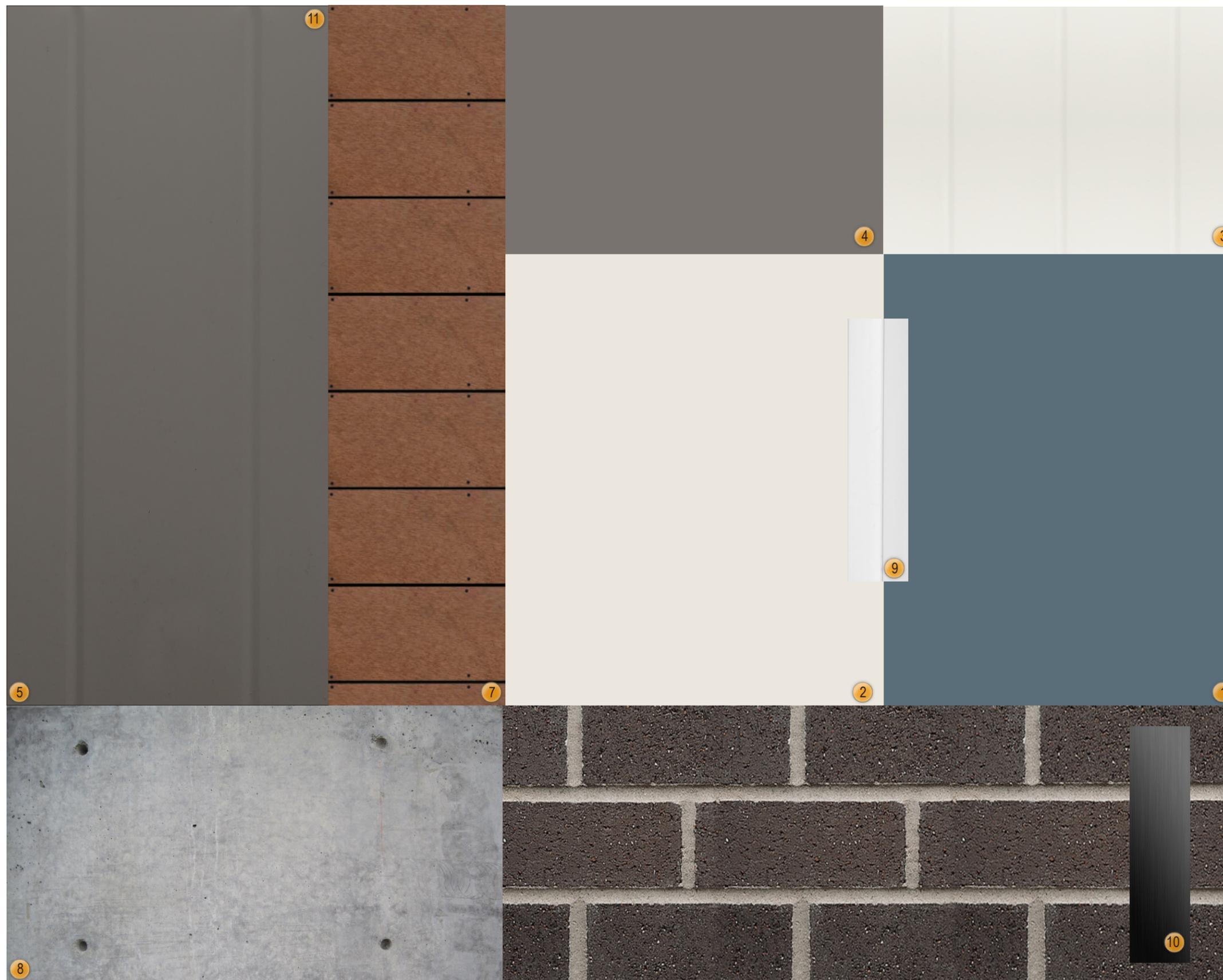


SOUTH ELEVATION



WEST ELEVATION

## MATERIAL BOARD



- 1 CEMENT PANEL SIDING - BODY**  
 Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "SMOKEY BLUE", SW-7604 by Sherwin Williams.
- 2 CEMENT PANEL SIDING - BODY**  
 Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "TOQUE WHITE", SW-7003 by Sherwin Williams.
- 3 CEMENT BOARD VERTICAL SIDING**  
 Cement board 24" wide vertical siding panels with recessed joints and prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "TOQUE WHITE", SW-7003 by Sherwin Williams.
- 4 CEMENT PANEL SIDING - ACCENT**  
 Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color to match metal panel, "GAUNTLET GRAY", SW-7019 by Sherwin Williams.
- 5 METAL PANEL SIDING**  
 Metal panel 12" vertical siding. Flat pan, no reveal, with 2 pencil ribs. Prestige Series "COOL ZINC GRAY", by AEP-Span or similar.
- 6 BRICK VENEER**  
 Standard 2 1/2" with raked joints. "EBONY" series, by Mutual Materials or similar.
- 7 SYNTHETIC WOOD PANEL SIDING**  
 High density laminate timber panel with expressed horizontal reveals. Panel color is "COPPER" Facade, by Parklex or similar.
- 8 EXPOSED CONCRETE WALLS**  
 Architectural concrete walls with cast reveal joints.
- 9 RESIDENTIAL WINDOWS**  
 Vinyl windows, color to be "white".
- 10 RAILINGS, AWNINGS, & SCREENS**  
 Painted metal railings, awnings, and screening components.
- 11 FLASHINGS & CAPS**  
 Metal to match adjacent material colorings.



**ISSAQUAH APARTMENTS**

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