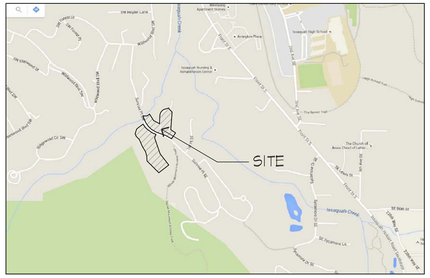
KELKARI TOWNHOMES

A TOWNHOME COMMUNITY - May 24 , 2017

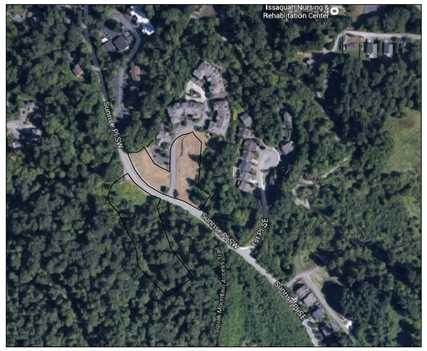
ISSAQUAH - WASHINGTON

VICINITY MAP



INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.
SITE PLAN FROM GOOGLE MAP 2016

SITE AERIAL VIEW



INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.
SITE PLAN FROM GOOGLE MAP 2016

PROJECT TEAM

APPLICANT
IS PROPERTY INVESTMENTS, LLC
411 FIRST AVE S, SUITE 650
SEATTLE, WA 98104
CONTACT: DAVID MACDUFF
VICE PRESIDENT-DEVELOPMENT,
EMAIL: DavidM@Intra-Corp.com
PHONE: (206) 728-6517

LAND USE PLANNER
VANNESS FELDMAN LLP
719 SECOND AVENUE, SUITE 1150
SEATTLE, WA 98104
CONTACT: JO M. RYAN
EMAIL: jryan@vnf.com
PHONE: (206) 623-4372

ARCHITECT
BAYLIS ARCHITECTS
10801 MAIN STREET, SUITE 110
BELLEVUE, WA 98004
CONTACT: RICH WAGNER, FAIA
EMAIL: wagnerr@baylisarchitects.com
PHONE: (425) 454-0566

ENVIRONMENTAL
THE WATERSHED COMPANY
750 SIXTH STREET SOUTH
KIRKLAND, WA 98033
CONTACT: HUGH B. MORTENSEN
EMAIL: hMortensen@watershedco.com
PHONE: (425) 822-5242

CIVIL ENGINEER/ SURVEYOR
CORE DESIGN
14711 NE 29th PLACE SUITE 101
BELLEVUE, WASHINGTON 98007
CONTACT: JAMES OLSEN
EMAIL: jao@coredesigninc.com
PHONE: (425) 885-7877

GEOTECH
TERRA ASSOCIATES, INC.
12220-113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER
EMAIL: TSchepper@terra-associates.com
PHONE: (425) 821-7777

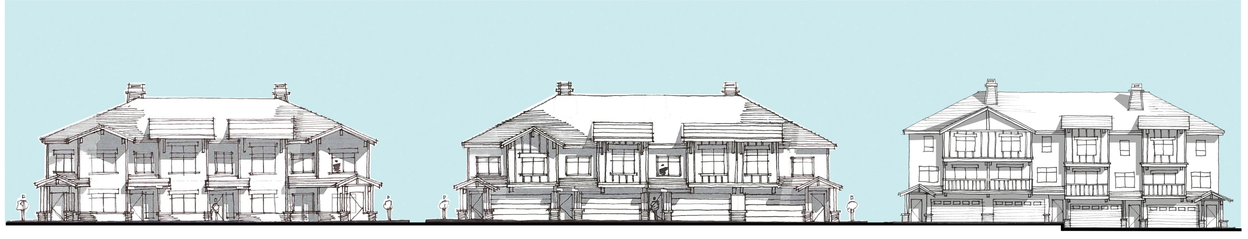
LANDSCAPE
WEISMAN DESIGN GROUP
2324 E MADISON ST.
SEATTLE WA 98112
CONTACT: NICK HAGAN
EMAIL: Nick@wdginc.com
PHONE: (206) 322-1732

TRAFFIC
TENW
P.O. BOX 65254
SEATTLE, WA 98155
CONTACT: MICHAEL READ
EMAIL: mikeread@tenw.com
PHONE: (206) 361-7333 (X 101)

LEGAL DESCRIPTION

ALTA COMMITMENT 0034325-06
LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER PLN 01-000244, RECORDED UNDER RECORDING NUMBER 20010807900008, BEING A PORTION OF LOT 2, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

ALTA COMMITMENT 0034346-06
LOTS 8, 9, AND 10, AND PARCEL B, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.



PROJECT DESCRIPTION

KELKARI IS A RESIDENTIAL COMMUNITY LOCATED IN THE SUNRISE NEIGHBORHOOD OF SOUTH ISSAQUAH, NEAR THE INTERSECTION OF SUNRISE PLACE SOUTHWEST AND CABIN CREEK LANE SOUTHWEST. THE MASTER SITE PLAN, SITE DEVELOPMENT PERMIT, AND BINDING SITE PLAN FOR KELKARI WERE APPROVED IN 1998. THE DEVELOPMENT WAS APPROVED TO BE COMPRISED OF 188 DWELLING UNITS IN 9 BUILDINGS, EACH WITH A PROPOSED HEIGHT OF APPROXIMATELY 50 FEET. PHASE-1, WITH 63 DWELLING UNITS AND THE CLUBHOUSE, WAS COMPLETED IN 1999. THIS APPLICATION CONCERNS THE PHASE-2 AND PHASE-3 PROJECT AREAS. PHASE-2 AND 3 WILL INCLUDE A TOTAL OF 75 TOWNHOUSE STYLE BUILDINGS, WITH A MAXIMUM HEIGHT NOT TO EXCEED 45 FEET. THE PHASE-2 PROJECT AREA IS LOCATED ON THE NORTH SIDE OF SUNRISE PLACE SOUTHWEST, AND PHASE-3 IS ON THE SOUTH SIDE. THE PHASE-2 PROJECT AREA HAS BEEN CLEARED, GRADED, AND LANDSCAPED, AND SITE IMPROVEMENTS (I.E., THE MAIN ACCESS ROAD AND STORMWATER MANAGEMENT SYSTEM/VAULT) HAVE BEEN CONSTRUCTED AS PART OF PHASE-1, AND INCLUDE ACCOMMODATION OF THE FUTURE PHASE-2 . THE PHASE-3 PROJECT AREA IS UNDEVELOPED BEYOND THE EXISTING ACCESS INTERSECTION. GRADING TO ESTABLISH LOT AND ROADWAY ELEVATIONS WILL BE MODERATE, WITH CUTS AND FILLS OF 2.0-20.0 FEET PLANNED THROUGHOUT THE SITE AS SOME IMPACTS TO WETLANDS ARE ANTICIPATED. A WETLAND MITIGATION AREA IN PHASE-3 IS ALSO INCLUDED AS PART OF THE PROJECT.

PROJECT DATA

PROJECT NAME:	KELKARI TOWNHOMES
PROJECT ADDRESS:	1000 CABIN CREEK LN S.W.
PROJECT JURISDICTION:	CITY OF ISSAQUAH, WASHINGTON
TAX PARCEL #'S:	3800980-0010, 0020, 0070, 0900, 0130, 0080, 0090, 0100, 0120
LAND USE ZONE:	MF-M (MUTI-FAMILY MEDIUM DENSITY)
CONSTRUCTION TYPE:	PER IBC 2012 & WA STATE AMENDMENTS, TYPE V-B, SPRINKLERED, NFPA R13
TYPE OF OCCUPANCY:	R-2
FLOOR AREA RATIO (FAR):	NA
MAX BUILDING HEIGHT:	PER ISSAQUAH MUNICIPAL CODE- SECTIONS 18.07.060, AND 18.07.360 TABLE (1). MAX. BUILDING HEIGHT ALLOWED = 50'-0" MAX. BUILDING HEIGHT PROPOSED = 45'-0"
GROSS FLOOR AREA (GFA):	SEE TABLE THIS SHEET
REQUIRED PARKING:	PER SECTION/ TABLE 18.09.050: 2/ UNIT
IMPERVIOUS SURFACES AND PERVIOUS SURFACES:	REFER TO CIVIL FOR OPEN SPACE (IMPERVIOUS SURFACES AND PERVIOUS SURFACES) AND CALCULATIONS.

UNIT TYPE	PHASE 2	PHASE 3	TOTAL
A	26	0	26
B	9	16	25
C	0	21	21
TOTAL	35	37	72
GUEST PARKING	7	6	13

PARKING STALL SIZE: 9'-0" x 18'-6"
EACH BICYCLE RACK FOR 3+ BICYCLES

GROSS FLOOR AREA (GFA)

UNIT TYPE	PHASE 2 (SF)	PHASE 3 (SF)	TOTAL (SF)
A	53,534	0	53,534
B	21,636	38,464	60,100
C	0	40,572	40,572
TOTAL	75,170	79,036	154,206

SHEET INDEX

A01 COVER SHEET

CIVIL
P1 BOUNDARY/TOPOGRAPHIC SURVEY-PHASE 1
P2 BOUNDARY/TOPOGRAPHIC SURVEY- PHASE 2
P3 PRELIMINARY GRADING AND UTILITY PLAN- PHASE 1
P4 PRELIMINARY GRADING AND UTILITY PLAN- PHASE 2
P5 FIRE DEPARTMENT SITE PLAN- PHASE 1
P6 FIRE DEPARTMENT SITE PLAN- PHASE 2
E1 SITE DISTURBANCE EXHIBIT
E2 TRAIL LOCATION EXHIBIT
BSP ALTERATION SHEETS 1 THRU 5

ENVIRONMENTAL
W1 EXISTING SITE CONDITIONS
W2 PROPOSED IMPACTS
W3 MITIGATION PLAN
W4 MITIGATION PLAN NOTES

LANDSCAPE
L100R LANDSCAPE PLAN
L100 OVERALL LANDSCAPE PLAN
L101 NORTH SITE LANDSCAPE PLAN
L102 SOUTH SITE LANDSCAPE PLAN
L103 ENLARGED VIEW - AMENITY SPACES
L104 ENLARGED VIEW - AMENITY SPACES
L105 ENLARGED VIEW - AMENITY SPACES & PAVING
L106 PLANTING SCHEDULE AND DETAILS
L200 LANDSCAPE LIGHTING
L201 LANDSCAPE LIGHTING
L300 SITE FURNISHINGS
L400 LANDSCAPE DETAILS

ARCHITECTURAL
A02 SITE PLAN PHASE II & III
A03 SITE SECTIONS PHASE II & III
A04 FLOOR PLANS & EXTERIOR ELEVATIONS UNIT-A
A05 FLOOR PLANS & EXTERIOR ELEVATIONS UNIT-B
A06 EXTERIOR ELEVATIONS STEPPED UNITS- A & B
A07 FLOOR PLANS & EXTERIOR ELEVATIONS UNIT-C
A08 EXTERIOR ELEVATIONS UNIT-C
A09 MAIL KIOSK & ENLARGED GARAGE PLANS
A10 MATERIAL BOARD

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES
SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY: BD
PLOT DATE: May 25, 2017 - 2:04pm

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:
FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

COVER SHEET

A01

Drawing Name: P:\301515-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A01 Cover Sheet.dwg

LEGEND:

BLDG. 18	BUILDING NUMBER
(C)	UNIT TYPE

1 AMENITY SPACE, SEE LANDSCAPE

2 EXISTING SIGN, SEE LANDSCAPE

3

20 SITE PLAN - PHASE II & III

1" = 40'-0" 0 40' 80'

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES
SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER:	17-0357
PROJECT MANAGER:	JG
DRAWN BY:	BD
PLOT DATE:	May 25, 2017 - 1:41pm

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

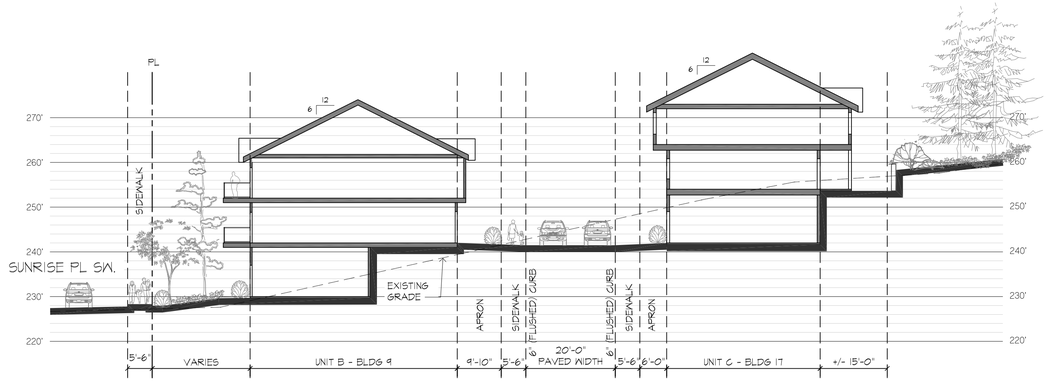
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

SITE PLAN
PHASE II & III

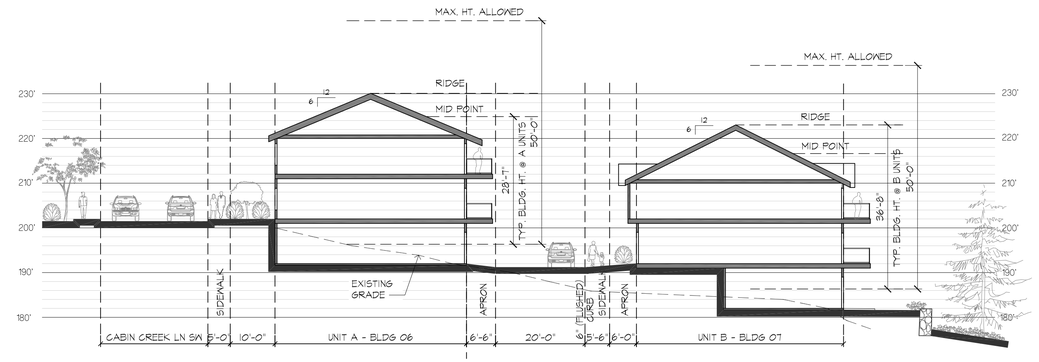
A02

Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A02 - Site Plan.dwg



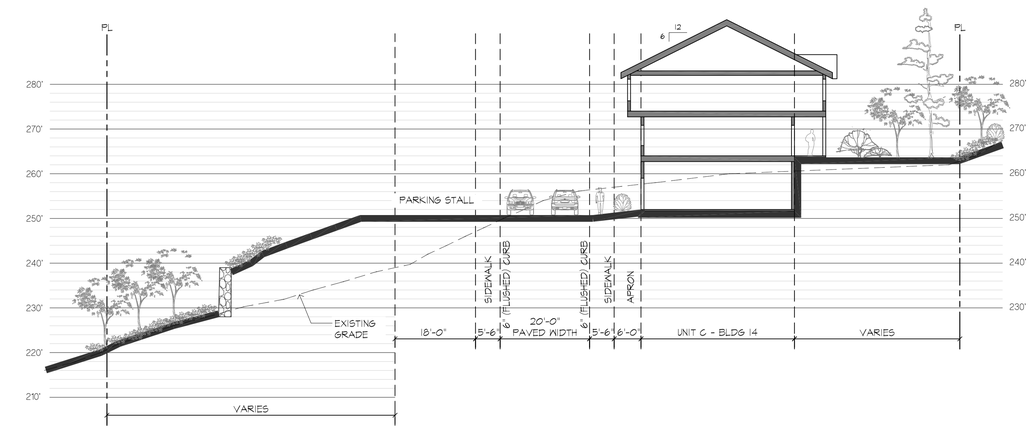
17 SITE SECTION D

1/16"=1'-0"



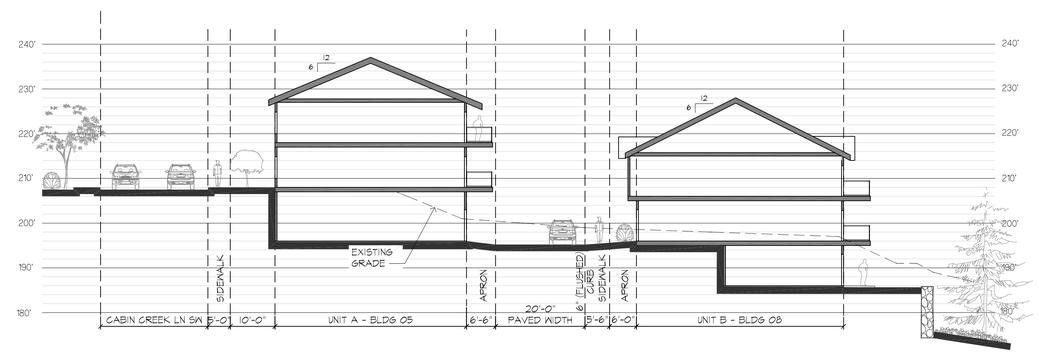
5 SITE SECTION A

1/16"=1'-0"



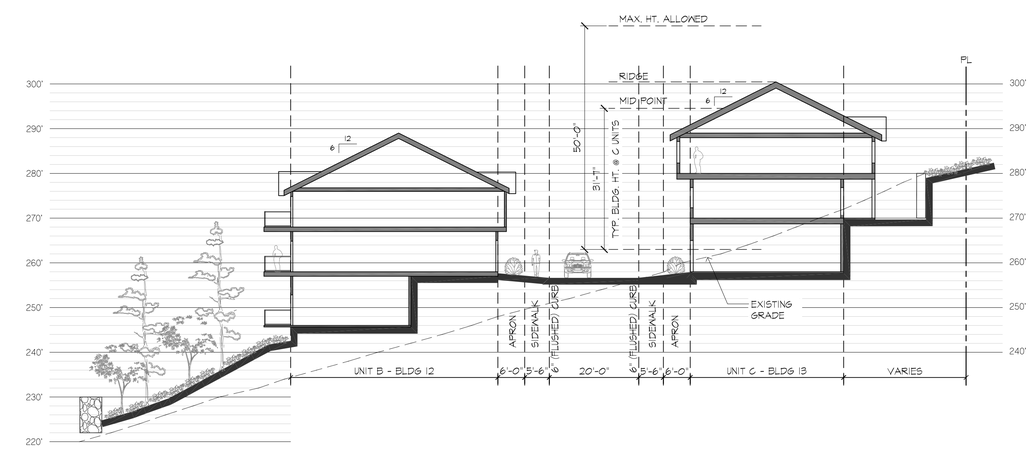
18 SITE SECTION E

1/16"=1'-0"



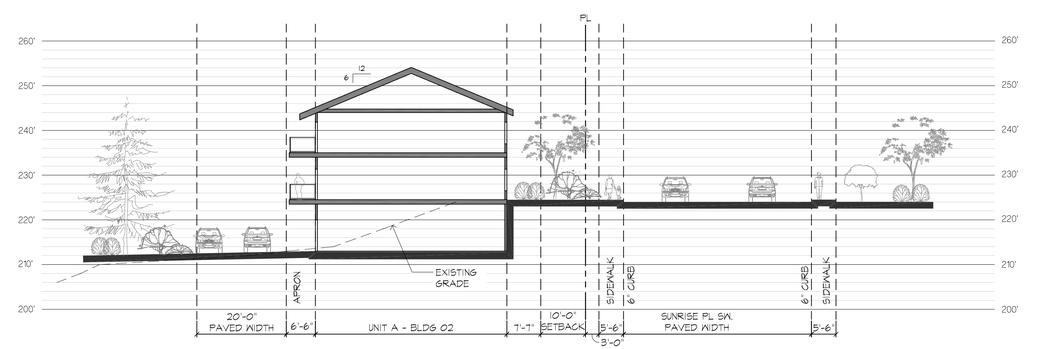
6 SITE SECTION B

1/16"=1'-0"



20 SITE SECTION F

1/16"=1'-0"



8 SITE SECTION C

1/16"=1'-0"

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES
SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY:
PLOT DATE: May 25, 2017 - 1:51pm

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

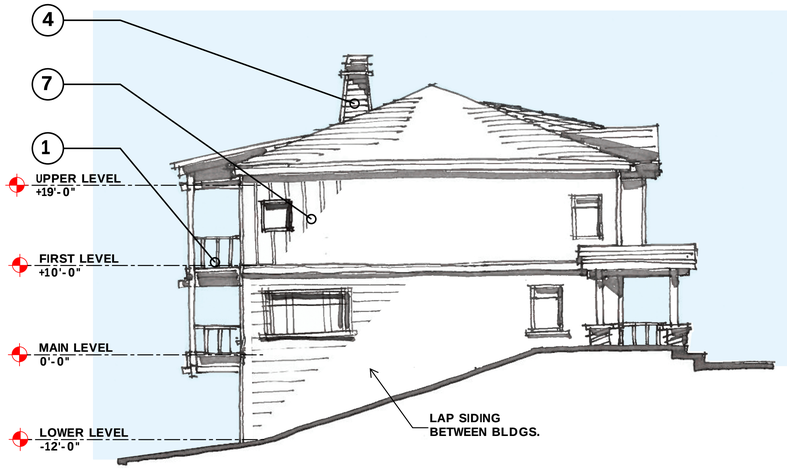
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

SITE SECTION
PHASE II & III

A03

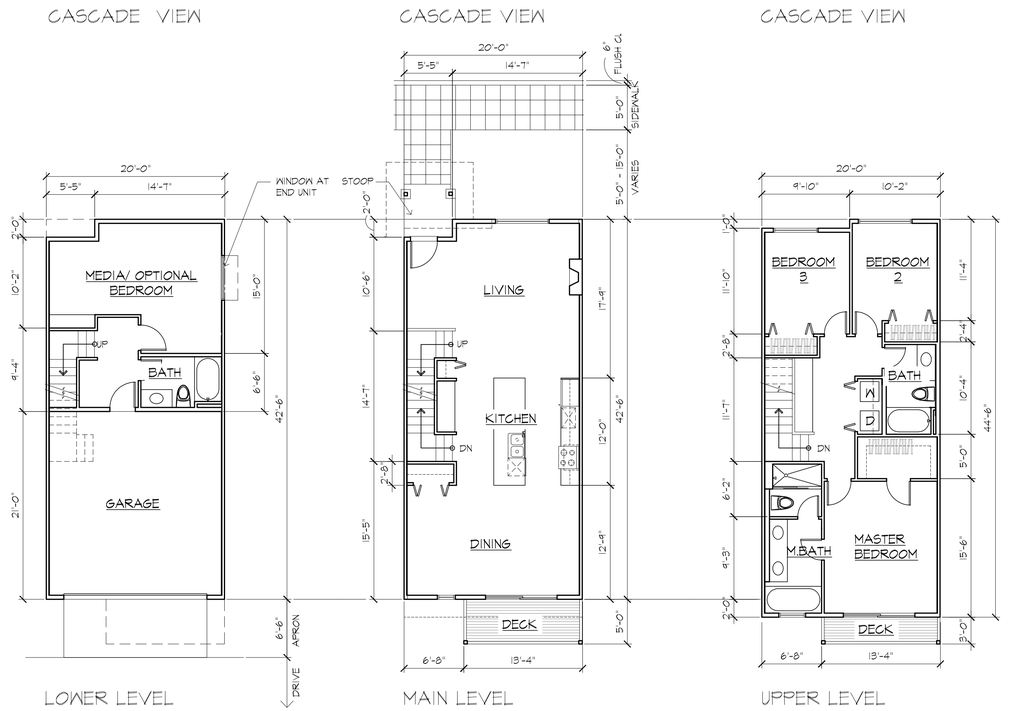
Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A03 - Site Sections.dwg



18 EXTERIOR ELEVATION - **SIDE**

1/8"=1'-0" 0 1 2 4 8 16

SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR



10 UNIT PLAN TYPE 'A'

1/8"=1'-0" 0 1 2 4 8 16

UNIT MATRIX	
LOWER LEVEL	380 SF
MAIN LEVEL	839 SF
UPPER LEVEL	840 SF
TOTAL:	2,059 SF

20 EXTERIOR ELEVATION - **REAR**

1/8"=1'-0" 0 1 2 4 8 16

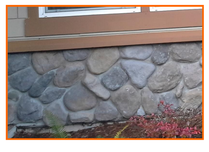
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

12 EXTERIOR ELEVATION - **FRONT**

1/8"=1'-0" 0 1 2 4 8 16

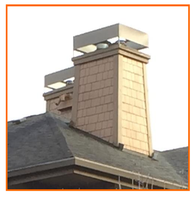
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1 - DECK & RAIL



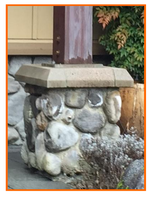
2 - WATER TABLE

3 - EXTERIOR BRACKET

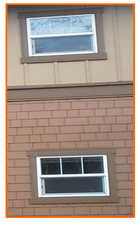


4 - CHIMNEY

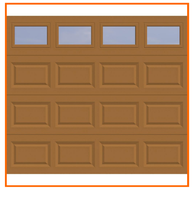
5 - GABLE ROOF



6 - COLUMN BASE



7 - SIDING AND TRIM



8 - GARAGE DOOR

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER:	17-0357
PROJECT MANAGER:	JG
DRAWN BY:	BD
PLOT DATE:	May 24, 2017 - 11:40am

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

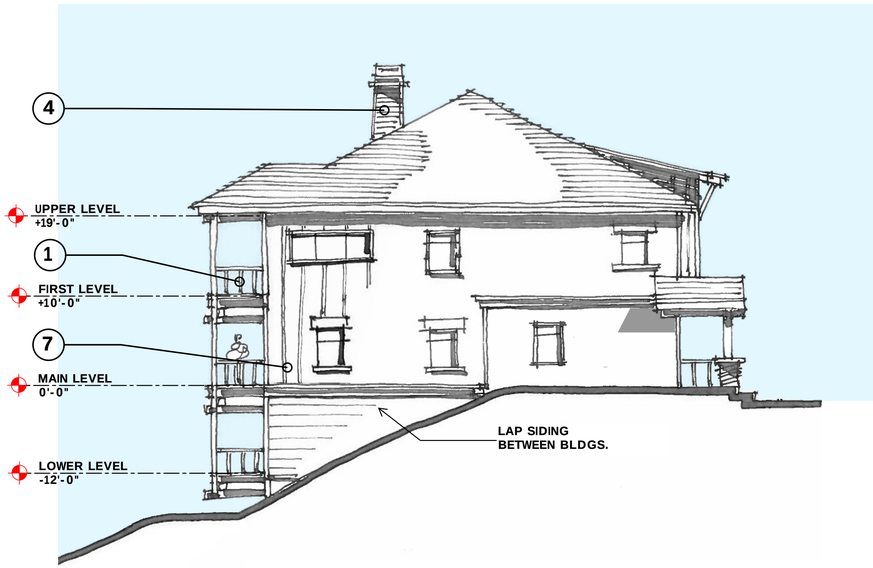
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

FLOOR PLANS & EXTERIOR ELEVATIONS UNIT A

A04

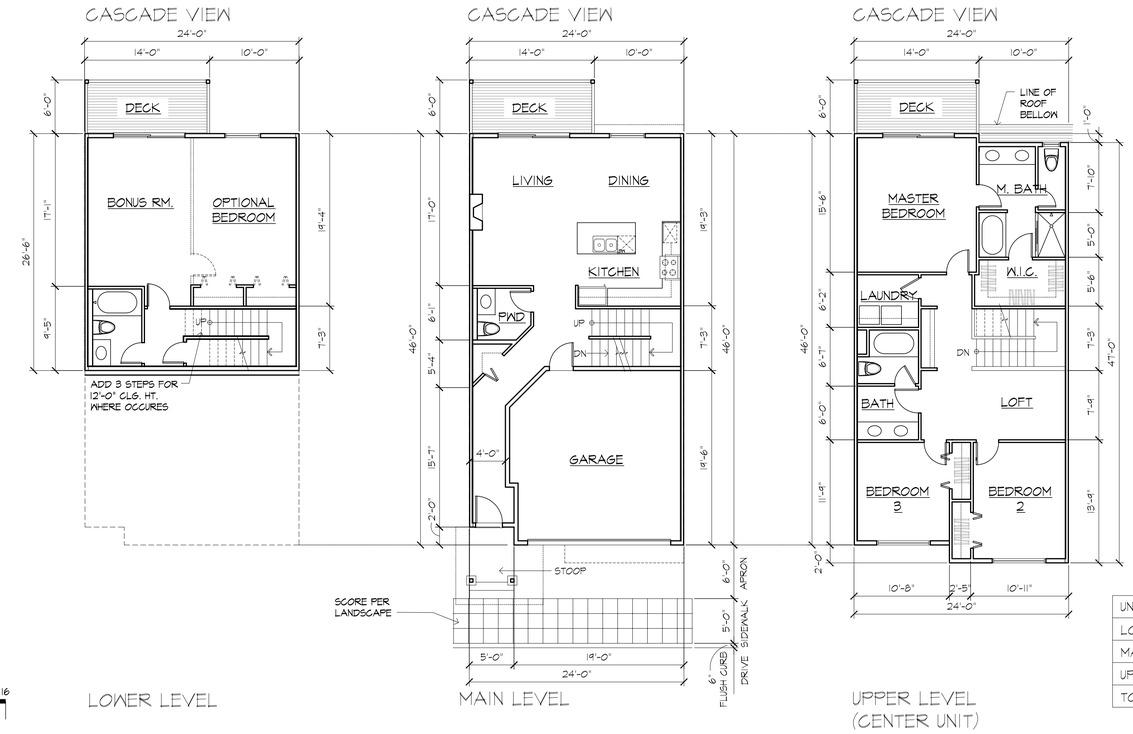
Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A04 - Floor Plans & Elevations - Unit -A.dwg



18 EXTERIOR ELEVATION - **SIDE**

SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1/8"=1'-0" 0 1 2 4 8 16



UNIT MATRIX (CENTER UNIT)	
LOWER LEVEL	636 SF
MAIN LEVEL	712 SF
UPPER LEVEL	1,056 SF
TOTAL:	2,404 SF

10 UNIT PLAN TYPE 'B'

1/8"=1'-0" 0 1 2 4 8 16

20 EXTERIOR ELEVATION - **REAR**

SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1/8"=1'-0" 0 1 2 4 8 16

12 EXTERIOR ELEVATION - **FRONT**

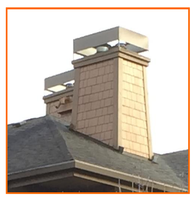
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1/8"=1'-0" 0 1 2 4 8 16

1 - DECK & RAIL

2 - WATER TABLE

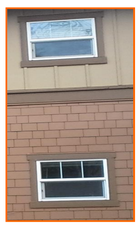
3 - EXTERIOR BRACKET



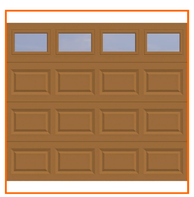
4 - CHIMNEY

5 - GABLE ROOF

6 - COLUMN BASE



7 - SIDING AND TRIM



8 - GARAGE DOOR

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS, INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY: BD
PLOT DATE: May 24, 2017 - 11:41am

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

FLOOR PLANS & EXTERIOR ELEVATIONS UNIT B

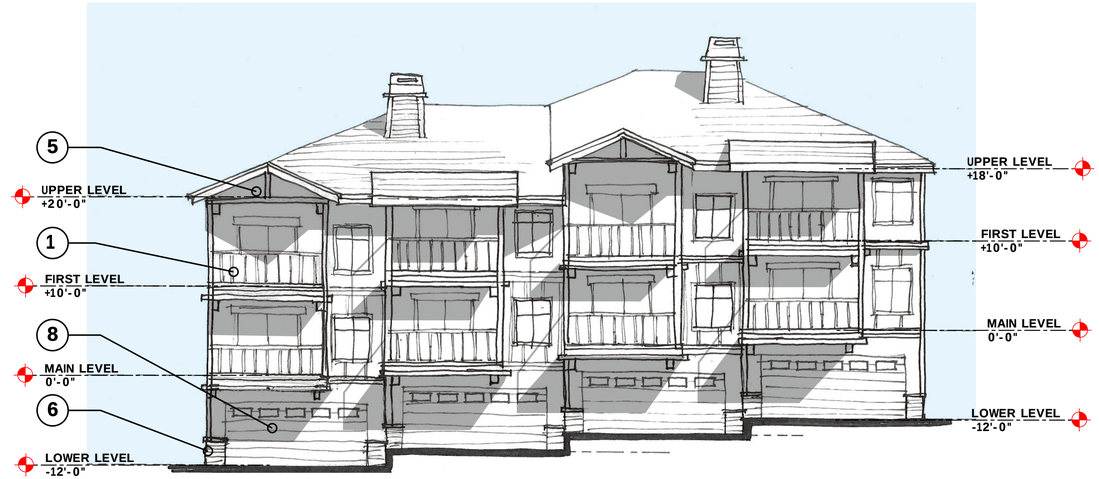
A05

Drawing Name: P:\201515-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A05 - Floor Plans & Elevations - Unit -B.dwg

18 EXTERIOR ELEVATION - **FRONT - STEPPED - UNIT A**

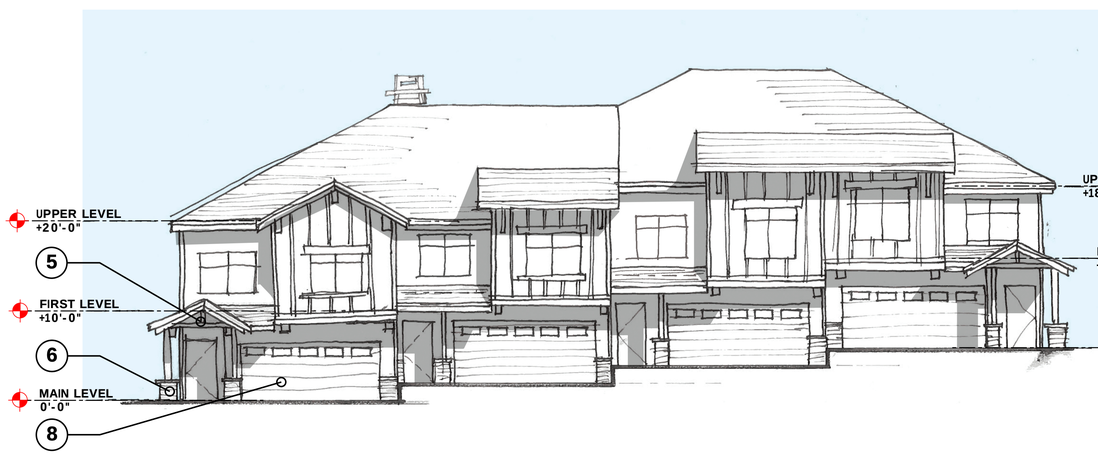
1/8"=1'-0" 0 1 2 4 8 16

SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR



10 EXTERIOR ELEVATION - **REAR - STEPPED - UNIT A**

1/8"=1'-0" 0 1 2 4 8 16



20 EXTERIOR ELEVATION - **FRONT - STEPPED - UNIT B**

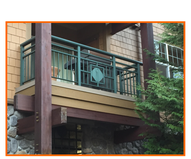
1/8"=1'-0" 0 1 2 4 8 16

SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

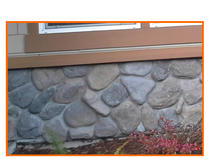
12 EXTERIOR ELEVATION - **REAR - STEPPED - UNIT B**

1/8"=1'-0" 0 1 2 4 8 16

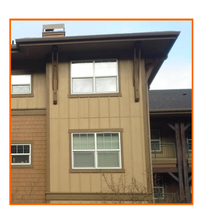
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR



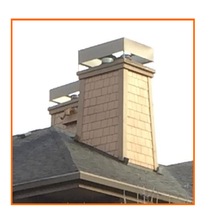
1 - DECK & RAIL



2 - WATER TABLE

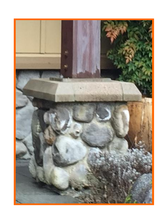


3 - EXTERIOR BRACKET

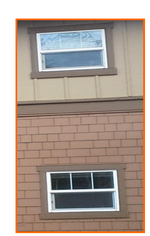


4 - CHIMNEY

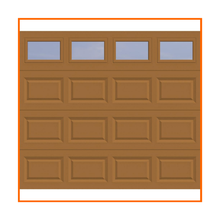
5 - GABLE ROOF



6 - COLUMN BASE



7 - SIDING AND TRIM



8 - GARAGE DOOR

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER:	17-0357
PROJECT MANAGER:	JG
DRAWN BY:	BD
PLOT DATE:	May 24, 2017 - 11:41am

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

MAY 24, 2017
APPLICATION RESUBMITTAL

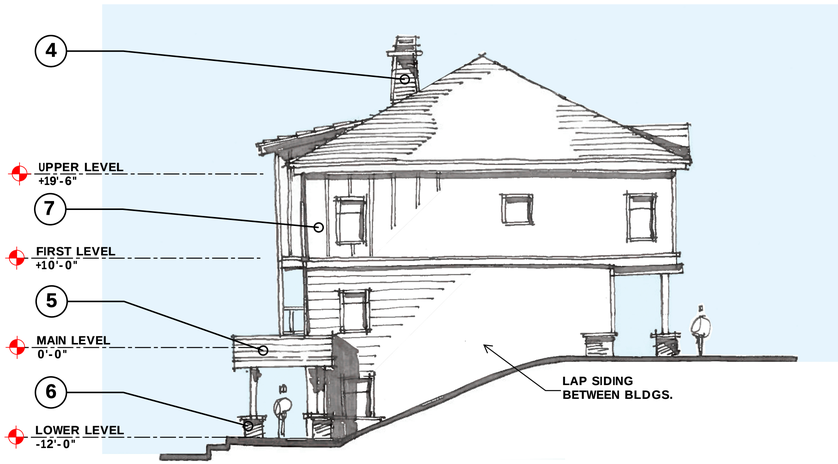
baylis ARCHITECTS

10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

EXTERIOR ELEVATIONS STEPPED UNITS A & B

A06

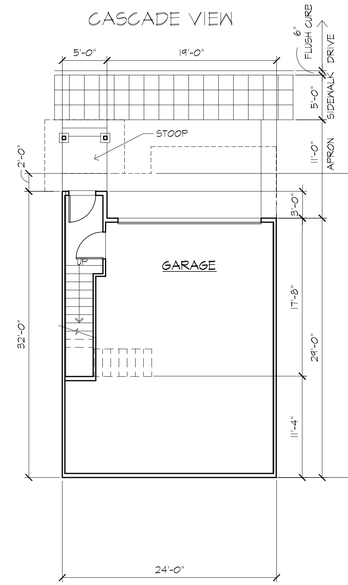
Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A06 - Exterior Elevations Stepped Unit -A & B.dwg



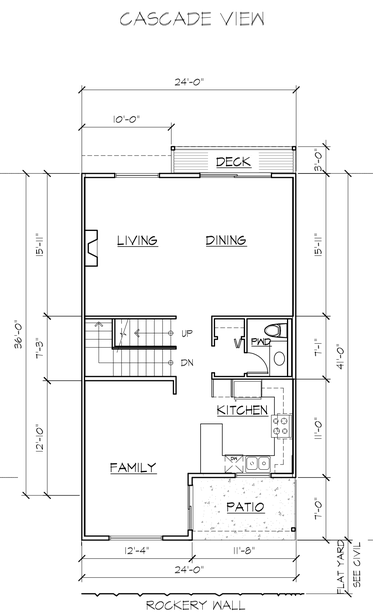
18 EXTERIOR ELEVATION - **SIDE**

1/8"=1'-0" 0 1 2 4 8 16

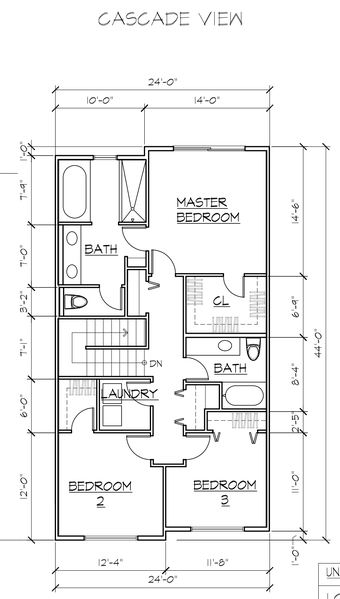
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR



LOWER LEVEL



MAIN LEVEL
WOODLAND VIEW



UPPER LEVEL
WOODLAND VIEW

UNIT MATRIX	
LOWER LEVEL	57 SF
MAIN LEVEL	903 SF
UPPER LEVEL	972 SF
TOTAL:	1,932 SF

10 UNIT PLAN TYPE 'C'

1/8"=1'-0" 0 1 2 4 8 16

20 EXTERIOR ELEVATION - **FRONT**

1/8"=1'-0" 0 1 2 4 8 16

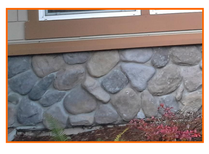
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

12 EXTERIOR ELEVATION - **REAR**

1/8"=1'-0" 0 1 2 4 8 16

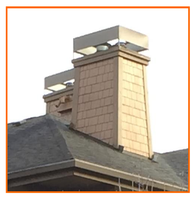
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1 - DECK & RAIL



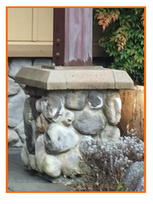
2 - WATER TABLE

3 - EXTERIOR BRACKET

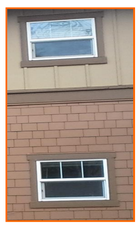


4 - CHIMNEY

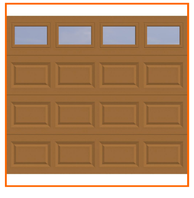
5 - GABLE ROOF



6 - COLUMN BASE



7 - SIDING AND TRIM



8 - GARAGE DOOR

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY: BD
PLOT DATE: May 24, 2017 - 1:40pm

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

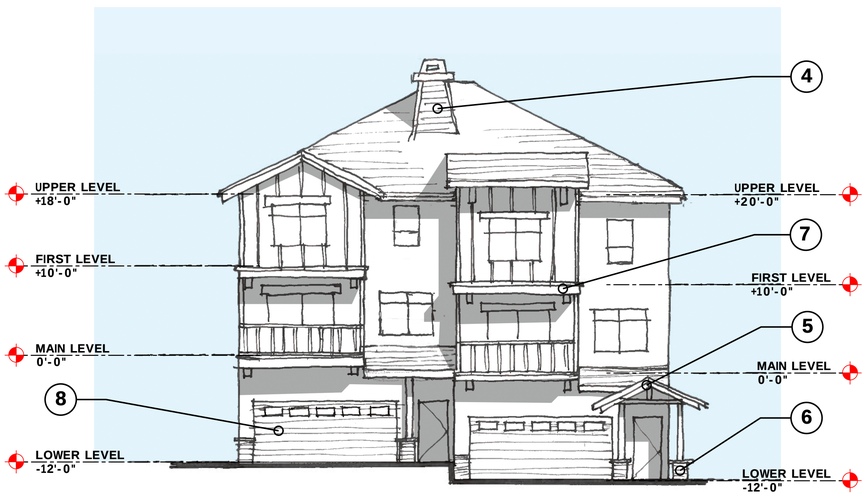
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

FLOOR PLANS & EXTERIOR ELEVATIONS UNIT C

A07

Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A07 - Floor Plans & Elevations - Unit -C.dwg



20 EXTERIOR ELEVATION - **FRONT - STEPPED**

1/8"=1'-0" 0 1 2 4 8 16

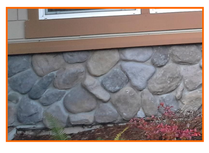
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

12 EXTERIOR ELEVATION - **REAR - STEPPED**

1/8"=1'-0" 0 1 2 4 8 16

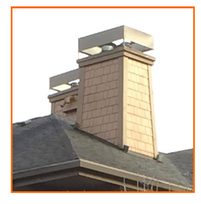
SEE SHEET A10 FOR SPECIFIC SIDING/ TRIM & COLOR

1 - DECK & RAIL



2 - WATER TABLE

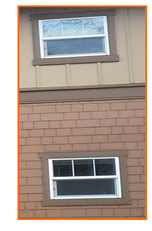
3 - EXTERIOR BRACKET



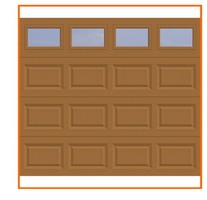
4 - CHIMNEY

5 - GABLE ROOF

6 - COLUMN BASE



7 - SIDING AND TRIM



8 - GARAGE DOOR

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.

ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY: BD
PLOT DATE: May 24, 2017 - 11:42am

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

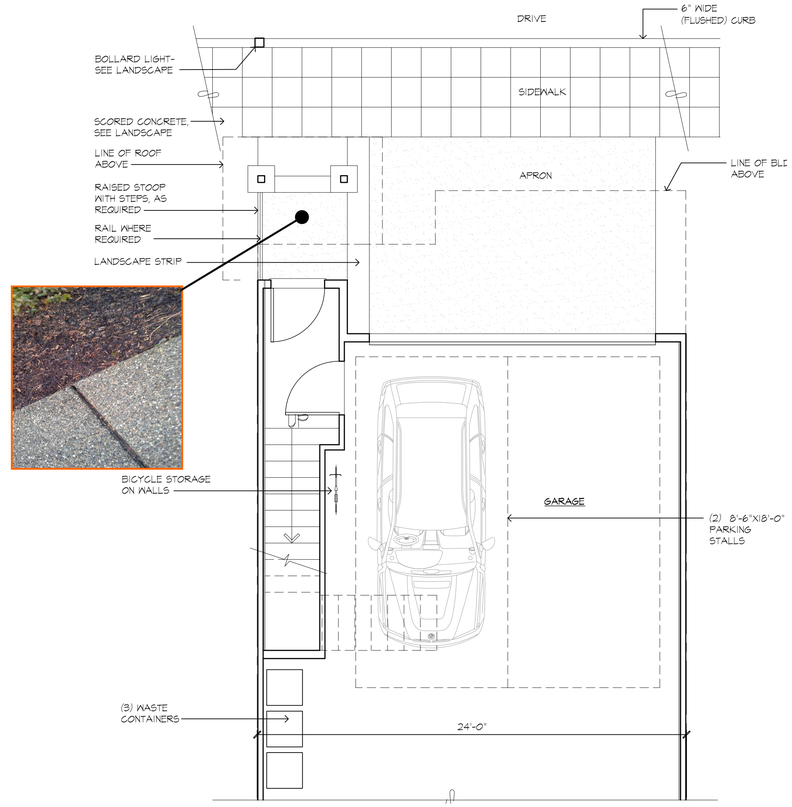
MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

EXTERIOR ELEVATIONS STEPPED UNIT C

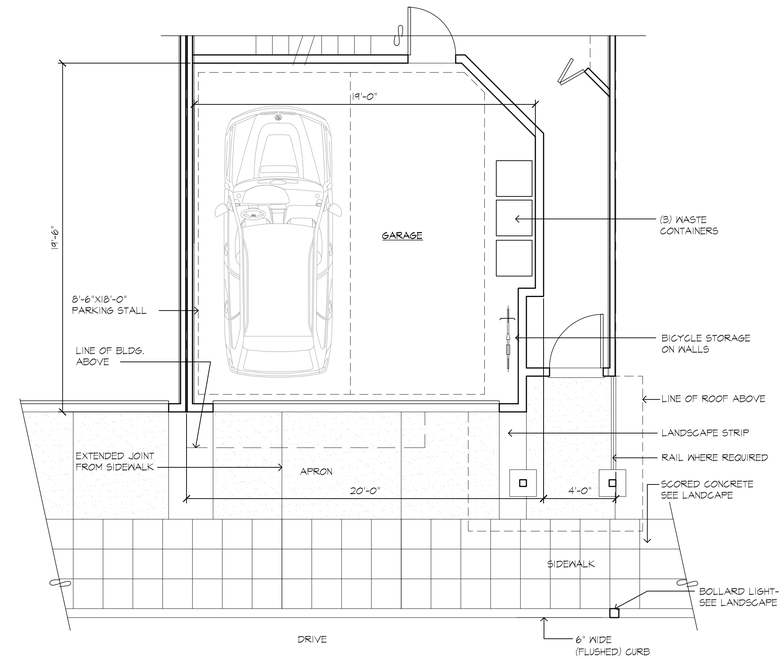
A08

Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-0830 - Drawing Sheets\A08 - Exterior Elevations Stepped Units -C.dwg



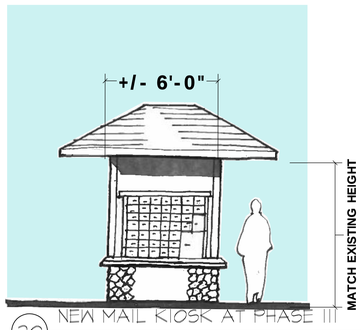
14 TYPICAL MAIN ENTRY & GARAGE @ UNIT - C

1/4" = 1'-0"

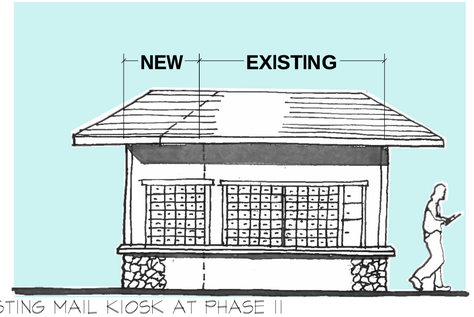


6 TYPICAL MAIN ENTRY & GARAGE @ UNIT - B

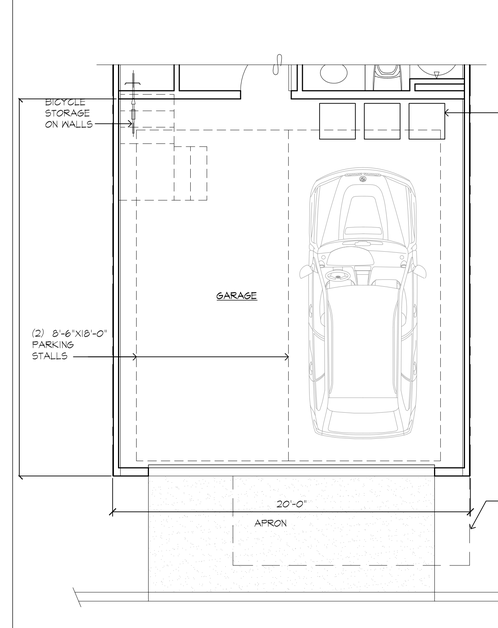
1/4" = 1'-0"



20 NEW MAIL KIOSK AT PHASE III

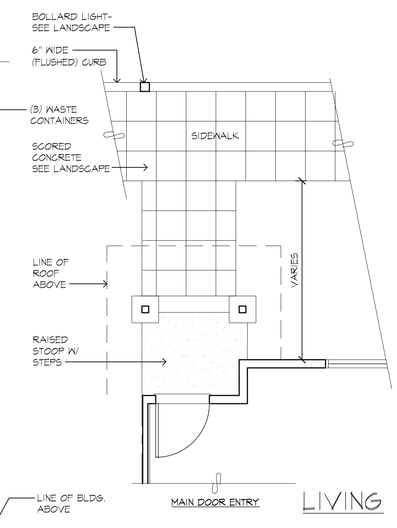


16 ADDITION TO EXISTING MAIL KIOSK AT PHASE II



8 TYPICAL MAIN ENTRY & GARAGE @ UNIT - A

1/4" = 1'-0"



1 TYPICAL ENTRY

1/4" = 1'-0"

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THE DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES
SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY: BD
PLOT DATE: May 25, 2017 - 1:58pm

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION RESUBMITTAL 5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

MAY 24, 2017
APPLICATION RESUBMITTAL

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

MAIL KIOSK & ENLARGED GARAGE PLANS

A09

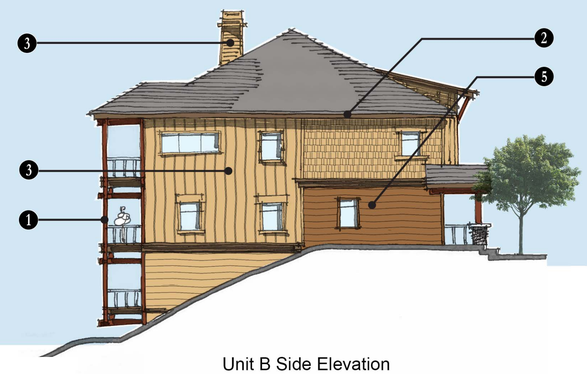
Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\302 Design Drawings\02 SD\2016-08310 - Drawing Sheets\A09 - Enlarged Unit Entry.dwg

Unit A Rear Elevation

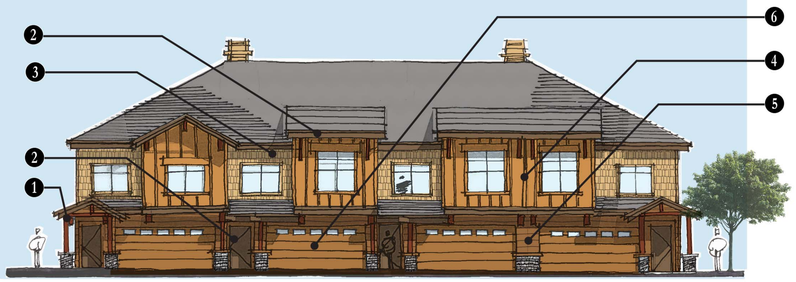
Unit A Side Elevation

Unit A Front Elevation

Unit B Rear Elevation

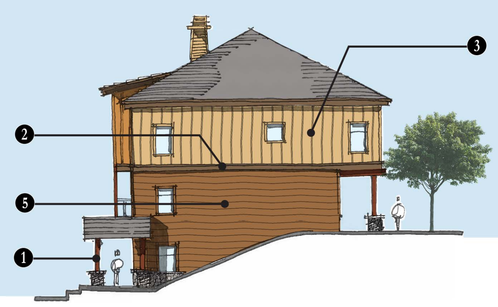


Unit B Side Elevation



Unit B Front Elevation

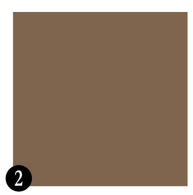
Unit C Front Elevation



Unit C Side Elevation

Unit C Rear Elevation

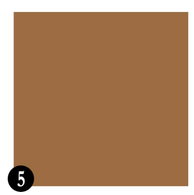
1 Toasted Chestnut
SW 2174-10



2 Plymouth Brown
SW HC -73

3 Golden Tan
SW 2152-40

4 Delightful Gold
SW 2158-30



5 Tanwy
SW 2161-20

6 Golden Meadow
SW 2165-20

Shingle Siding

Board & Batten Siding

Lap Siding

Stone

Roof

COPYRIGHT © 2016
BAYLIS ARCHITECTS INCORPORATED
ALL RIGHTS RESERVED

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF BAYLIS ARCHITECTS INC., AND MAY NOT BE REUSED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BAYLIS ARCHITECTS INCORPORATED.

KELKARI TOWNHOMES

SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY
INVESTMENTS LLC

PROJECT NUMBER: 17-0357
PROJECT MANAGER: JG
DRAWN BY:
PLOT DATE:

SDP/ MSP/ BSP
MINOR
AMENDMENT
APPLICATION
RESUBMITTAL
5-24-17

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR
AMENDMENT
APPLICATION

MAY 24, 2017
APPLICATION
RESUBMITTAL

baylis ARCHITECTS

10801 Main Street, #110 | Bellevue,WA 98004
1904 Third Avenue, #330 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0566

MATERIAL
BOARD

A10