

Code Official Design Review

For the

Sunrise of Mercer Island

Mercer Island , Washington

Parcel No's: 5315100905

Property Owner: SJV 1 MERCER ISLAND LLC
Sunrise Senior Living, LLC
7902 Westpark Drive
McLean, VA 22102

Applicant: James Brown
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Date: July 22, 2022

Sunrise of Mercer Island Remodel

I. PROJECT NARRATIVE

A. Introduction

The proposed project includes a major repositioning and remodel of an existing assisted living facility, licensed by the Washington State Department of Health. The existing building consists of approximately 41,832 SF and contains 50 assisted living sleeping units. The building is constructed (3) floors of type V-A construction over (1) level of daylight basement of type I-A construction. The building currently serves assisted living residents on floors 1-3. Floor 3 contains a secure memory care neighborhood. The basement level contains a parking garage with 16 stalls, commercial kitchen, offices and other support spaces necessary for operation of the building.

The building is protected by a full NFPA 13 fire sprinkler system and NFPA 72 fire alarm.

The intent of this remodel is to modify the building to meet current Sunrise standards, address deferred maintenance and repairs, and to convert floors 1 and 2 into secure memory care neighborhoods.

B. Site Description

The project site is located at 2959 76th Ave. SE, Mercer Island Washington, 98004. The site is 45,535 SF (1.04 acres). The property is zoned MF-2.

- Adjacent property to the North and East is zoned MF-2.
- Adjacent property to the West is zoned R-9.6
- The property to the South is also zoned R-9.6 and contains Mercerdale Hillside Park.

The site is steeply sloped towards the East. The entire site falls within a Landslide Hazard Area. The site does not contain any wetlands or other known critical areas.

C. Project Description

The proposed project includes a major repositioning and remodel of an existing assisted living facility. The intent of the remodel is to modify the building to meet current Sunrise standards, address deferred maintenance and repairs, and to convert floors 1 and 2 into secure memory care neighborhoods.

The majority of the work is interior to the building, however, some site work and exterior work is required for this remodel. The exterior scope of work consists of the following.

- Replacement all siding and trim.
- Replacement of exterior windows.
- Add an exterior deck to floors 2 and 3.
- New landscaping at the courtyard and building frontage.
- Add a generator on site adjacent to the fire truck turnaround.
- Some limited paving repairs and alterations to the patio at the courtyard.
- Reconstruct the ramp at the courtyard and remove the entry stairs to the porch.