

2900 78th Ave SE, Mercer Island WA 98040



PROJECT ADDRESS

2900 78th Ave SE
Mercer Island, WA 98040

MERCER ISLAND PERMITS

2207-281, DSR22-014, DSR24-010

PROJECT TEAM

ARCHITECT Medici Architects
11711 SE 8th St. Suite 100
Bellevue, WA 98005
(425) 453-9298
medici@mediciarchitects.com

OWNER 2900 Development LLC
3010 77th Ave SE
Mercer Island, WA 98040

CIVIL ENGINEER Tebaldi Engineering, LLC
Chris Tebaldi
4625 126th Ave E
Edgewood, WA 98372
(206) 450-5096
chris@tebaldiengineering.com

ARBORIST Seattle Tree Consulting
Doug Smith
117 E Louisa St, Suite 731
Seattle, WA 98102
(206) 457-5706
douglassmitharborist@gmail.com

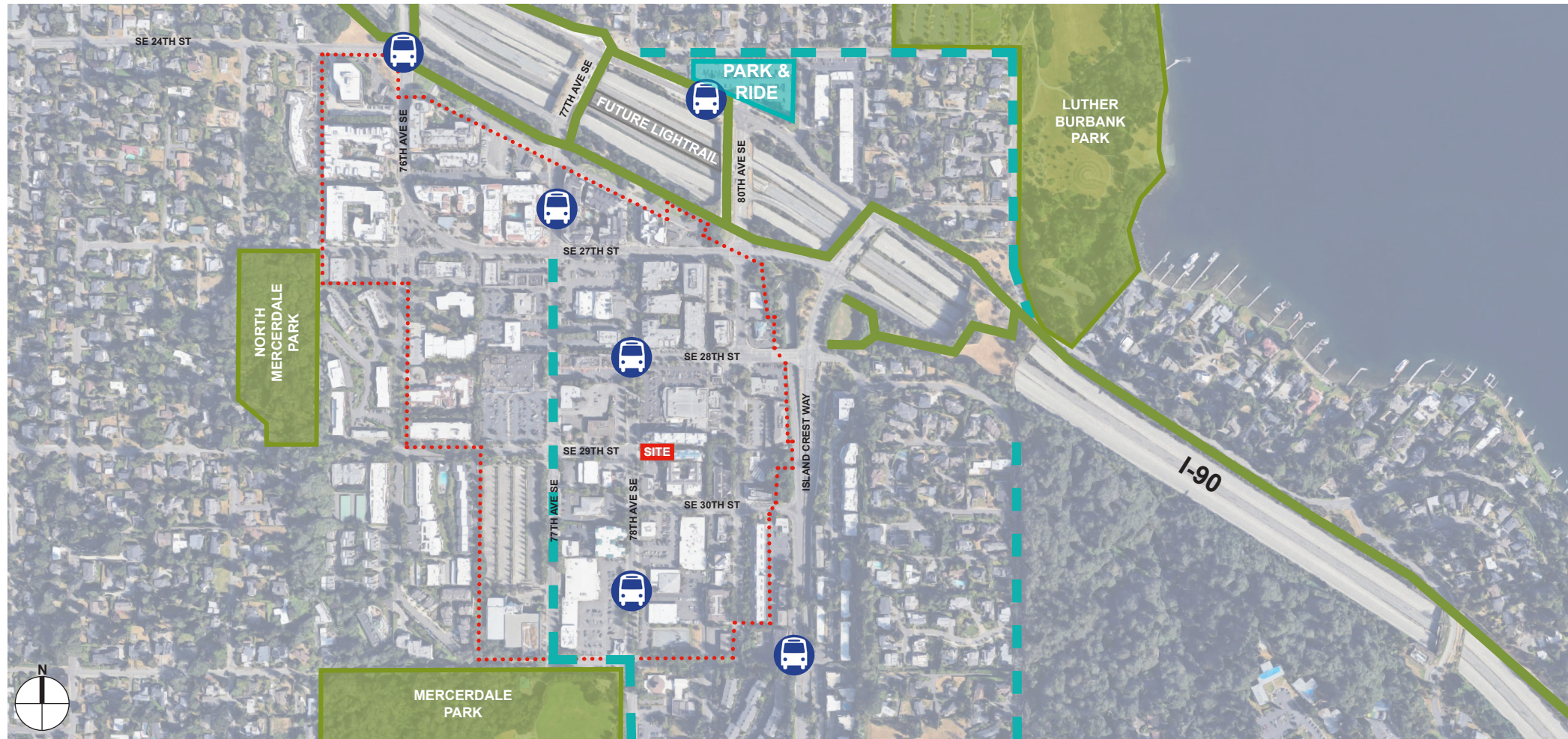
LANDSCAPE ARCHITECT JGM Landscape Architects
Craig Lewis
12610 NE 104th St
Kirkland, WA 98033
(425) 454-5723
craig@jgm-inc.com

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VICINITY MAP AND DESIGN OBJECTIVES







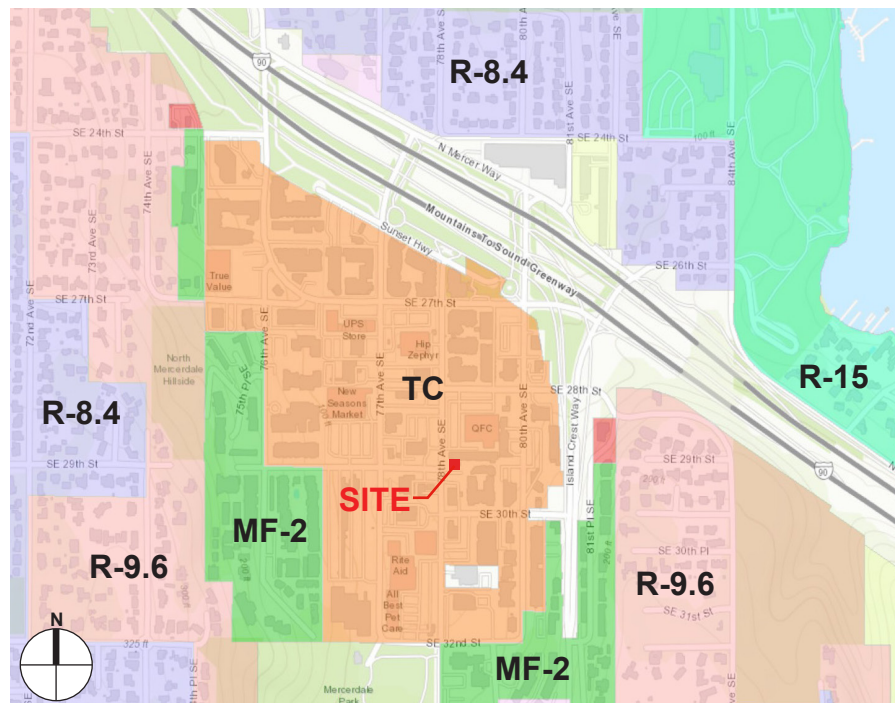
PROJECT DESCRIPTION

(8) unit apartment building over an at-grade, open parking garage. Public open space, on-site loading and ROW improvements are included in this proposal.

DEVELOPMENT OBJECTIVES

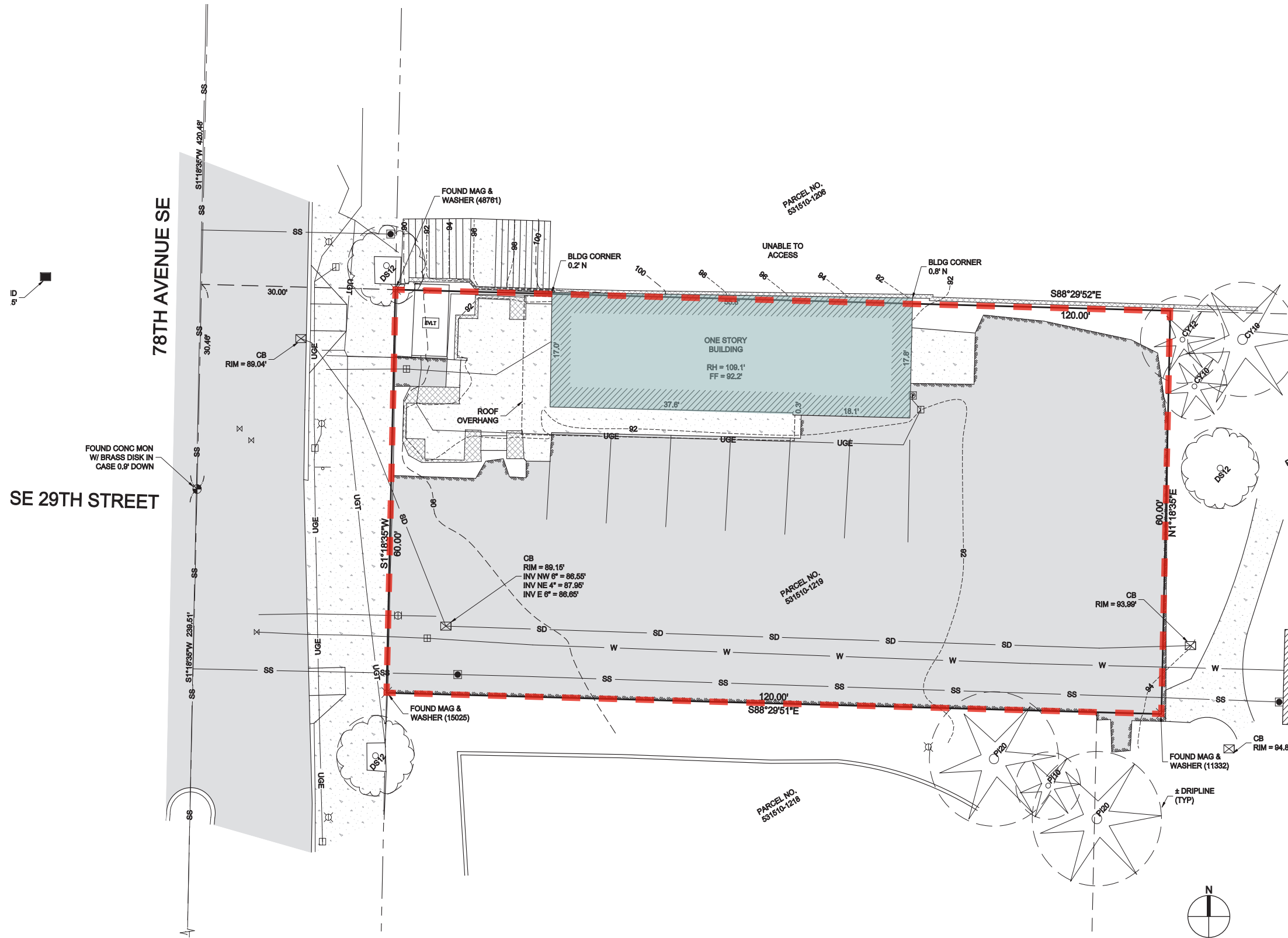
To create a downtown townhome development which provides a transition between multi-family structures, businesses, and single family uses. The project seeks to maximize density potential while integrating landscape and fostering a safe and active street with street facing units and front terraces adjacent to the public right of way.

-  PUBLIC TRAIL
-  BIKE FRIENDLY
-  TOWN CENTER ZONE
-  BUS STOP



To create a residential development that seeks to infill an under-utilized lot and provide much needed housing within the urban core. The project seeks to maximize density potential while integrating urban landscape and fostering a safe and active street with street facing units adjacent to the public right of way.

ZONING DATA AND CODE ANALYSIS



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PARCEL

531510-1219

ZONE

TC-4

LOT AREA

7,200 SF .17 acre

MAXIMUM HEIGHT

51' Max Building height - Up to 4 stories if affordable housing is provided.
Affordable housing proposed.

SETBACKS

0' rear setback, 0' side setbacks
front setback 15' from face of curb to face of building

PARKING

8 parking stalls provided.

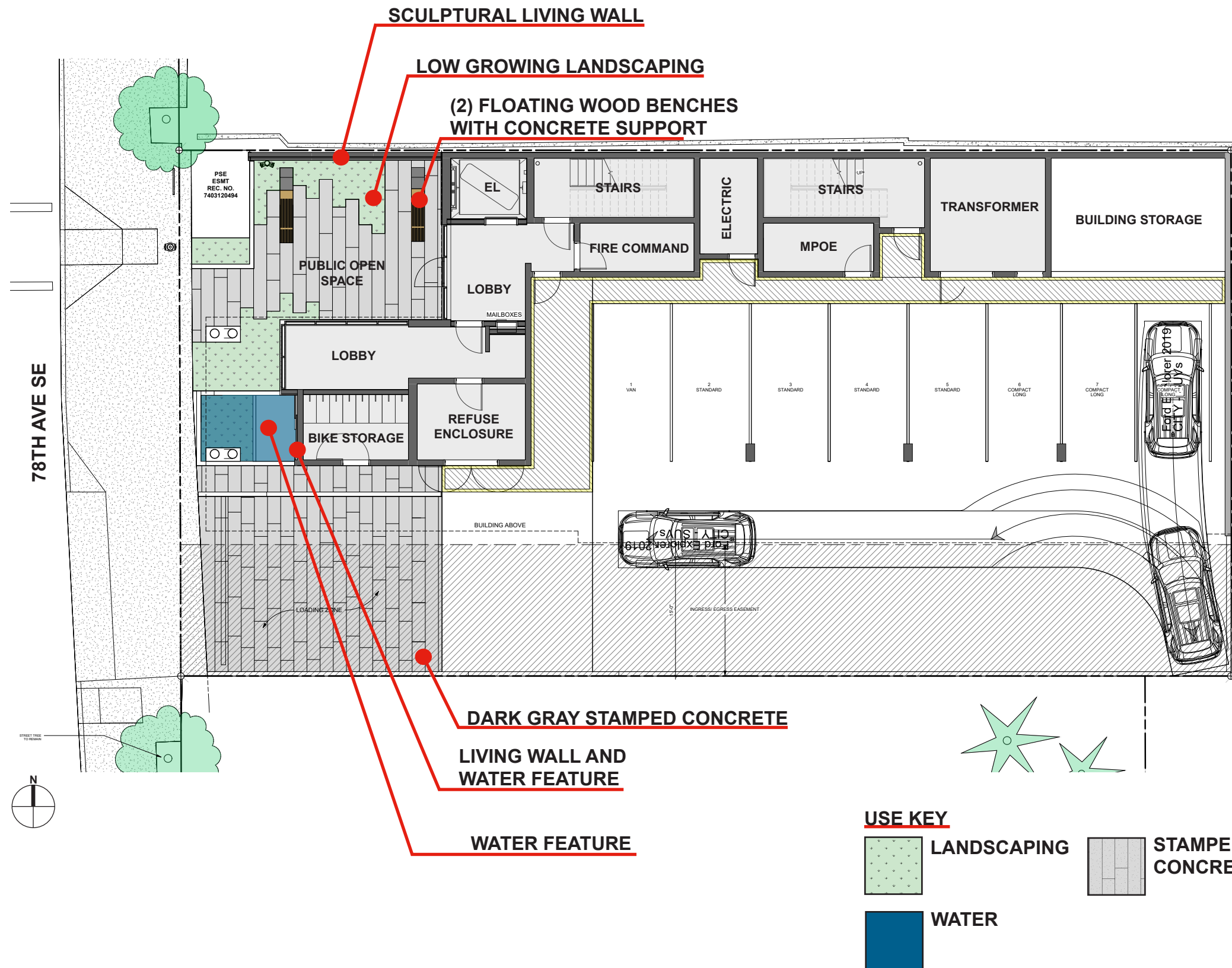
LANDSCAPE

Landscape areas must equal at least 25% of site (1,800 sf)

SITE FEATURES

Public open space min. 3% OF GFA & min. of 3 minor site features

PROPOSED SITE PLAN



LANDSCAPE REQUIREMENTS

LOT SIZE 7,200 SF
 LOT DIMENSIONS 60' x 120'

LANDSCAPE SUFRACES SHALL EQUAL AT LEAST 25% OF THE SITE.

$$7,200 \text{ SF} * 25\% = 1,800 \text{ SF}$$

GROUND LEVEL PLANTING ARE CALCULATED AT A RATE OF 100%

PROPOSED AREA: 208 SF

GREEN ROOFS ARE CALCULATED AT A RATE OF 50%.

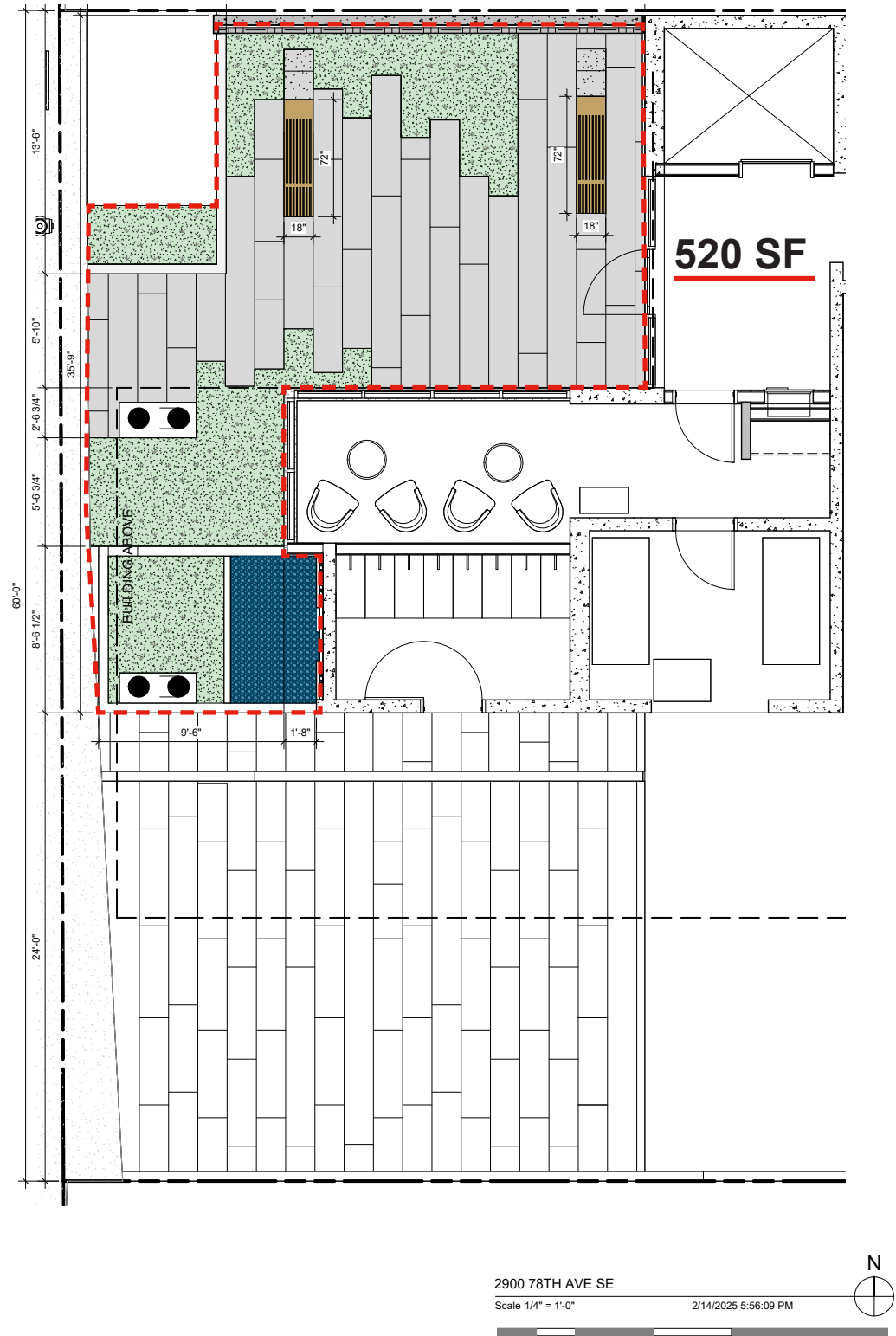
PROPOSED AREA: 2,480 SF * 50% = 1,240 SF

ARTISTIC GREEN WALLS ADJACENT TO GROUND LEVEL PUBLIC SPACES QUALIFY AS A LANDSCAPED SURFACE AT A RATE OF 125%

PROPOSED AREA: 283 SF * 125% = 352 SF

TOTAL PROPOSED LANDSCAPE: 1,800SF / 25% OF SITE

PUBLIC OPEN SPACE



SITE DESIGN

LOT SIZE 7,200 SF
LOT DIMENSIONS 60' x 120'

MINOR SITE FEATURES

SHALL HAVE AT LEAST 3 MINOR SITE FEATURES TO COMPLIMENT BUILDING DESIGN AND CREATE VISUAL FOCAL POINTS.

PROPOSED SITE FEATURES INCLUDE:

- SPECIAL PAVING
- WATER FEATURE
- SCULPTURAL LIVING WALL

PUBLIC OPEN SPACE REQUIREMENTS

SIZE: MINIMUM 3% GFA
WIDTH: 20'

AMENITIES

SIDEWALK LEVEL AMENITIES FOR PUBLIC USE TO INCLUDE FEATURES SUCH AS SEATING, LIGHTING, WATER FEATURES, SPECIAL PAVING, AND LANDSCAPING FEATURES.

PROPOSED AMENITIES INCLUDE:

- 12' OF LINEAR SEATING
- LIGHTING OF DESIGN ELEMENTS
- VERTICAL AND HORIZONTAL WATER FEATURE
- STAMPED CONCRETE PAVING

SEATING

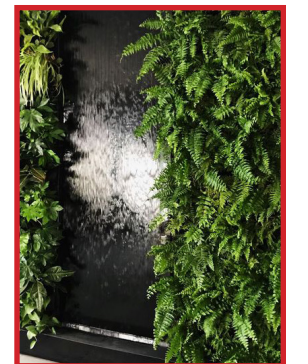
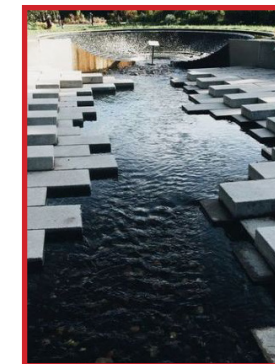
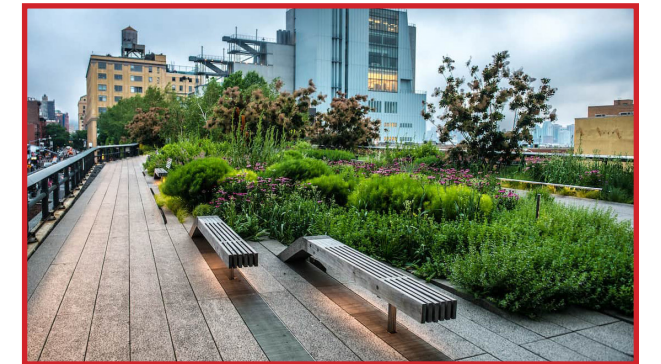
- HALF TO HAVE SEAT BACKS
- WOOD SURFACE
- 18" DEEP
- 2' LINEAR PER 100 SF OF OPEN SPACE

PROPOSED: 12' LINEAR (6' WITH BACK)

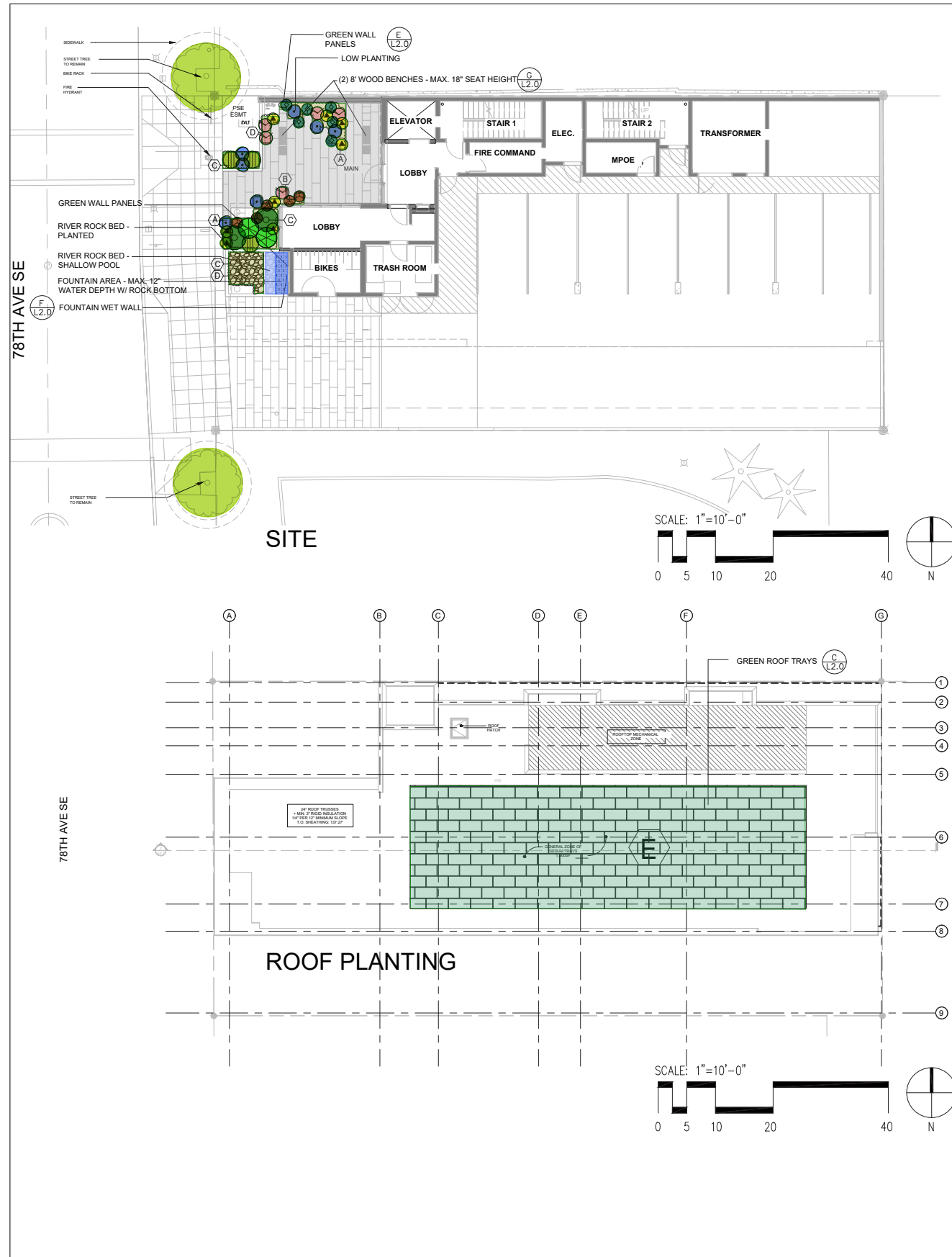
LANDSCAPE

SIZE: MIN. 25%, MAX 60%

PROPOSED: 26.3% (170 SF)



LANDSCAPE PLAN



PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
(X)	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE - SAVE AND PROTECT.			
SHRUBS				
(G)	SARCOCOCCA RUSIFOLIA / SARCOCOCCA	24" HT., 5-GAL POT	2	YES
(L)	SKIMMIA JAPONICA / SKIMMIA	24" HT., 5-GAL POT	2	YES
(M)	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	6	YES
(N)	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
(O)	CORNUS STOLONIFERA 'KELSEYI'/DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
(P)	AQUILEGIA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	7	YES
(Q)	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	8	NO
(R)	PENNISETUM ALOPECUROIDES 'HADELN' / FOUNTAIN GRASS	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
GREEN WALL PLANTS				
(S)	GALAX URCEOLATA	GSKY STANDARD GREEN WALL PANEL		YES
(T)	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN	GSKY STANDARD GREEN WALL PANEL		YES
(U)	ASARUM CAUDATUM / WILD GINGER	GSKY STANDARD GREEN WALL PANEL		YES
(V)	IRIS TECTORUM / ROOF IRIS	GSKY STANDARD GREEN WALL PANEL		NO
GROUNDCOVERS				
(A)	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT	1'-0" O.C.	NO
(B)	CORNUS CANADENSIS / BUNCHBERRY	4-INCH POT	1'-0" O.C.	YES
(C)	GAULTHERIA OVATIFOLIA /	4-INCH POT	1'-0" O.C.	YES
(D)	GALIUM ODORATUM / SWEET WOODRUFF	4-INCH POT	1'-0" O.C.	YES
(E)	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2'X4'X4-1/2" DEEP GREENROOF TRAYS	1,570 S.F.	YES

NOTES

1. ALL NEW PLANTING SHALL BE INSTALLED AS PER CITY OF MERCER ISLAND INSTALLATION STANDARDS AND PLANS.
2. ALL NEW ON-GRADE PLANTING AREAS SHALL RECEIVE MINIMUM 12" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF BARK MULCH.
3. ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUT OFF DEVICE.
4. PROPOSED APARTMENT BUILDING WILL BE PERMITTED UNDER A SEPARATE BUILDING PERMIT.

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND RECREATION PLANNING
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98040

REVISIONS/DRAWING ISSUES:
▲ 7-20-2022
▲ 2-7-2023
▲ 5-15-2024
▲ 4-30-2025

Drawn by: CL
Checked by: CL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Luigi De Rosa
CERTIFICATE NO. 442

DATE: 4-30-2025

LAST UPDATE:
CAD FILE:

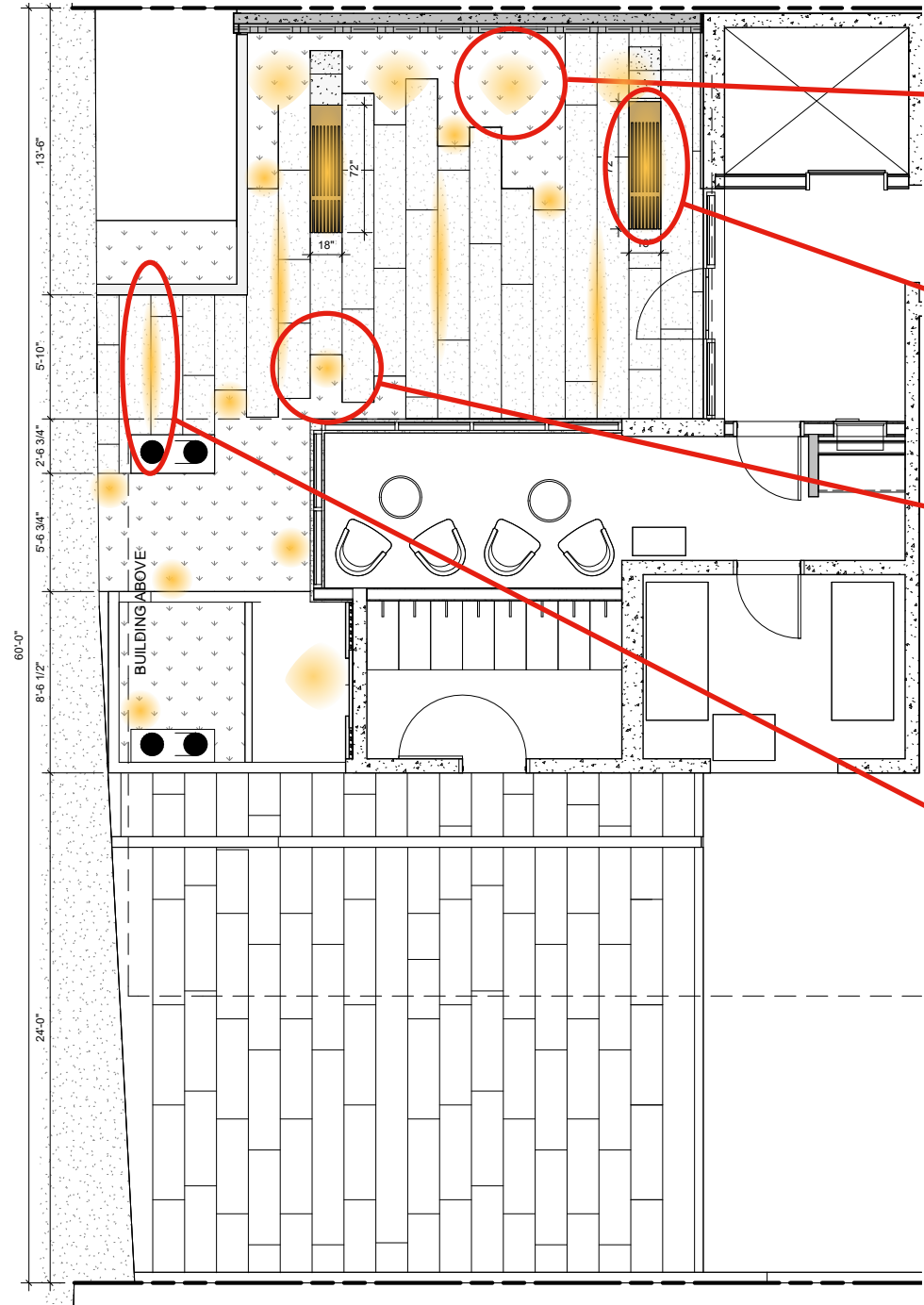
DRAWING TITLE

PLANTING PLAN

SHEET NUMBER

L1.0

LIGHTING PLAN

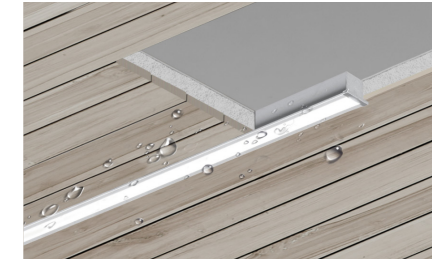


2900 78TH AVE SE
 Scale 1/4" = 1'-0"
 2/14/2025 3:36:05 AM

ALCON LIGHTING
 LED OUTDOOR SIGN LIGHT
 COLOR TEMP: 2700K
 MODEL: 31031
 COLOR: BLACK
 @ LIVING WALL



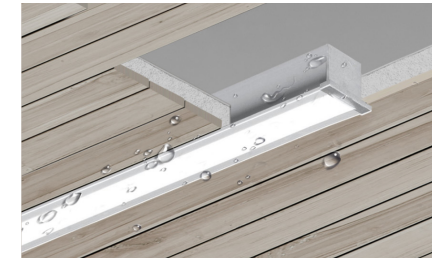
ALCON LIGHTING
 0.8-INCH LINEAR WET RECESSED LED
 COLOR TEMP: 2700K
 MODEL: 12100-8-R
 COLOR: BLACK
 @ BENCH



ALCON LIGHTING
 SPRUCE LED CONTEMPORARY PATH LIGHT
 COLOR TEMP: 2700K
 MODEL: 9066
 COLOR: BLACK
 @ PATHWAY



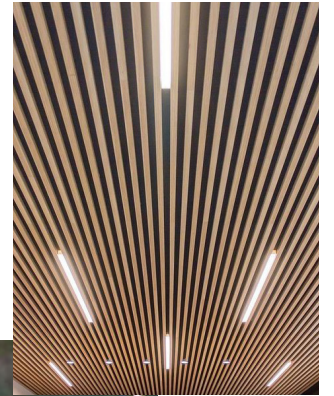
ALCON LIGHTING
 2.4-INCH LINEAR WET RECESSED LED
 COLOR TEMP: 2700K
 MODEL: 12100-24-R
 COLOR: BLACK
 @ CANTILEVER SOFFIT



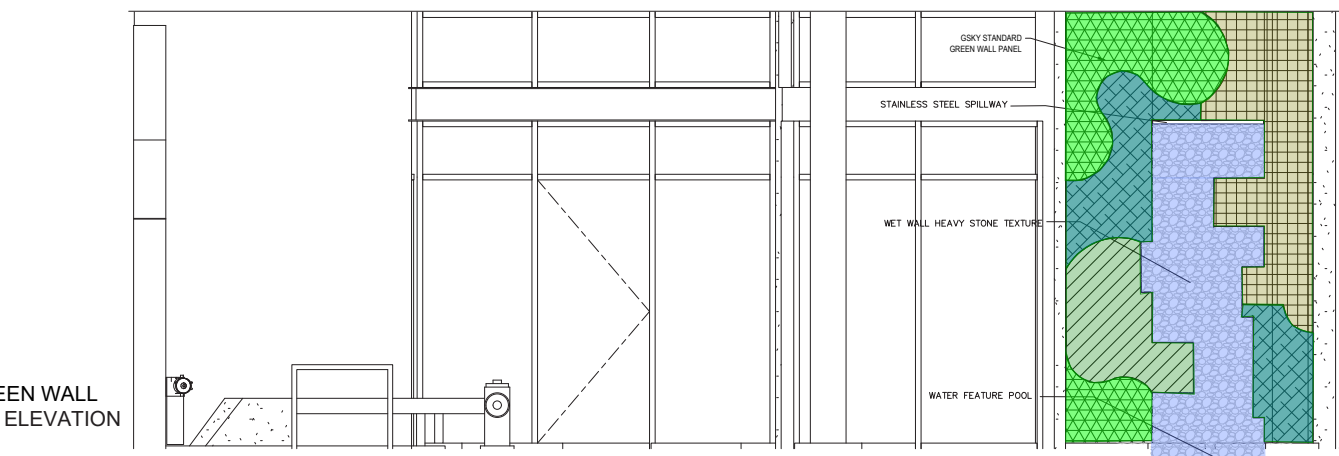
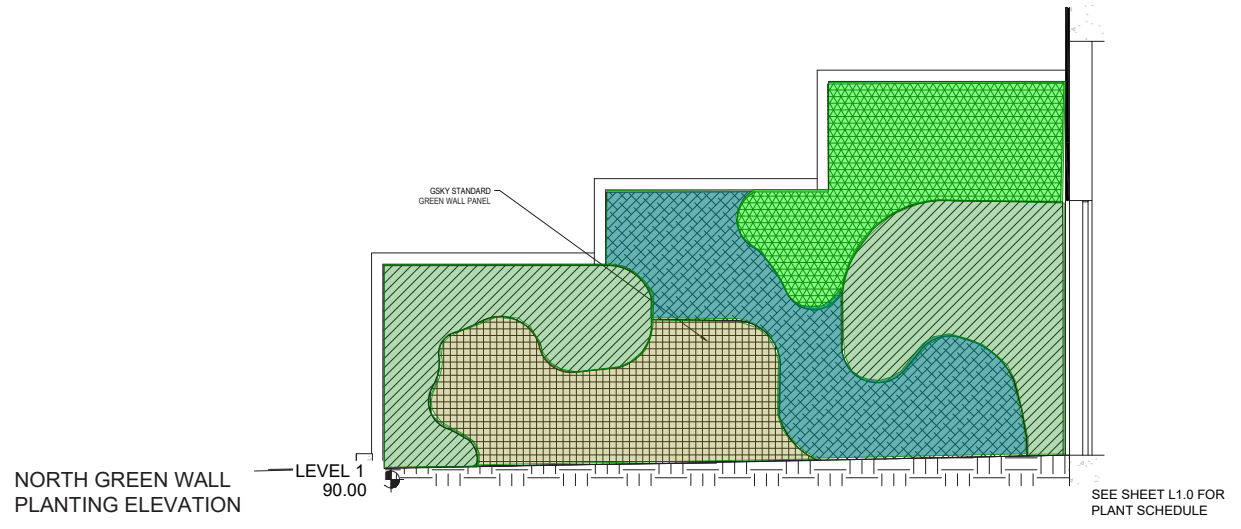
ALCON LIGHTING
 RECESSED ROUND LED
 COLOR TEMP: 2700K
 MODEL: 14144-R
 COLOR: BLACK
 @ ENTRY AWNING



ALCON LIGHTING
 SQUARED ARCHITECTURAL 4-INCH
 COLOR TEMP: 2700K
 MODEL: 11137
 COLOR: BLACK
 @ UNIT DECKS

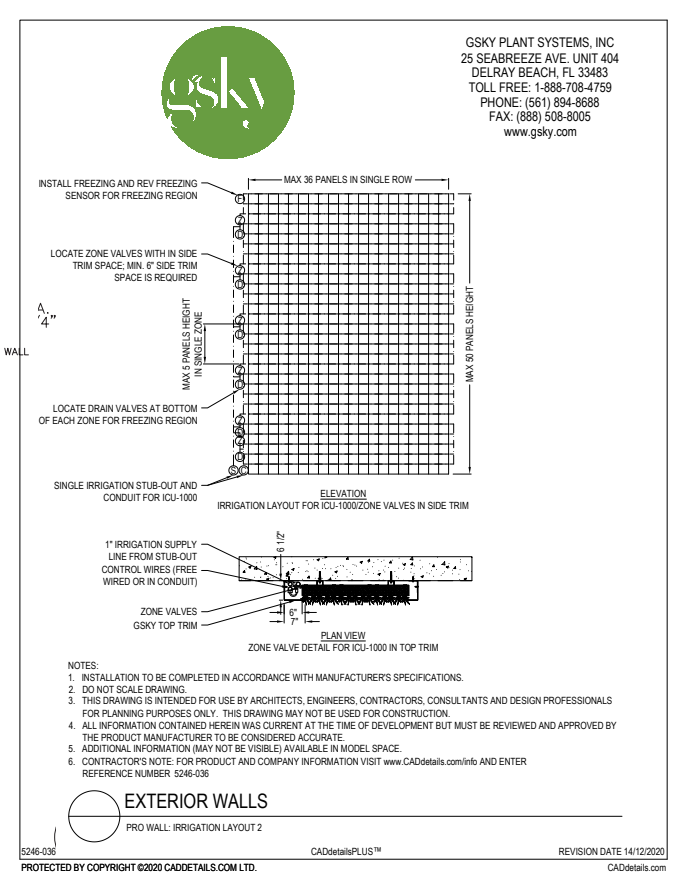
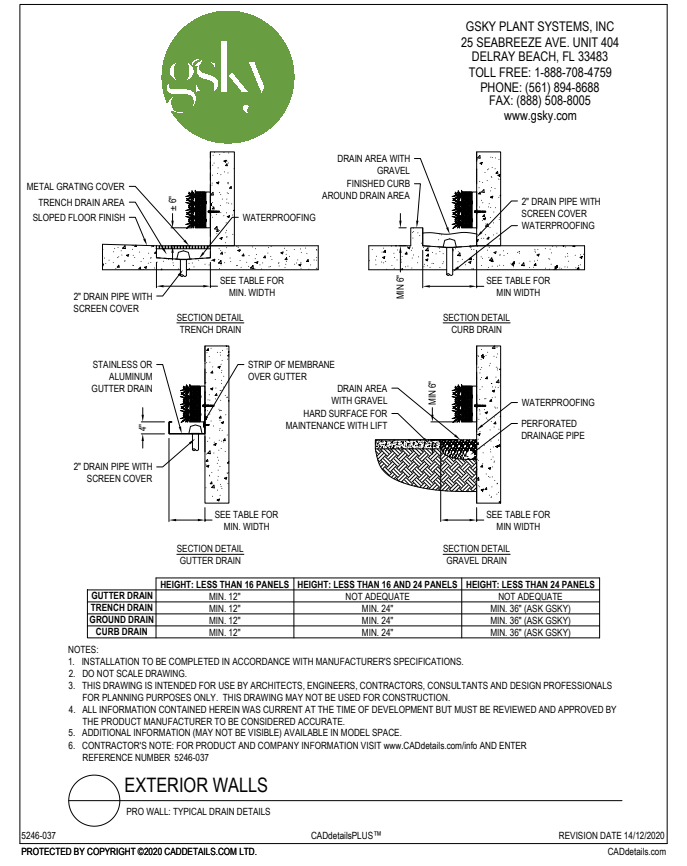
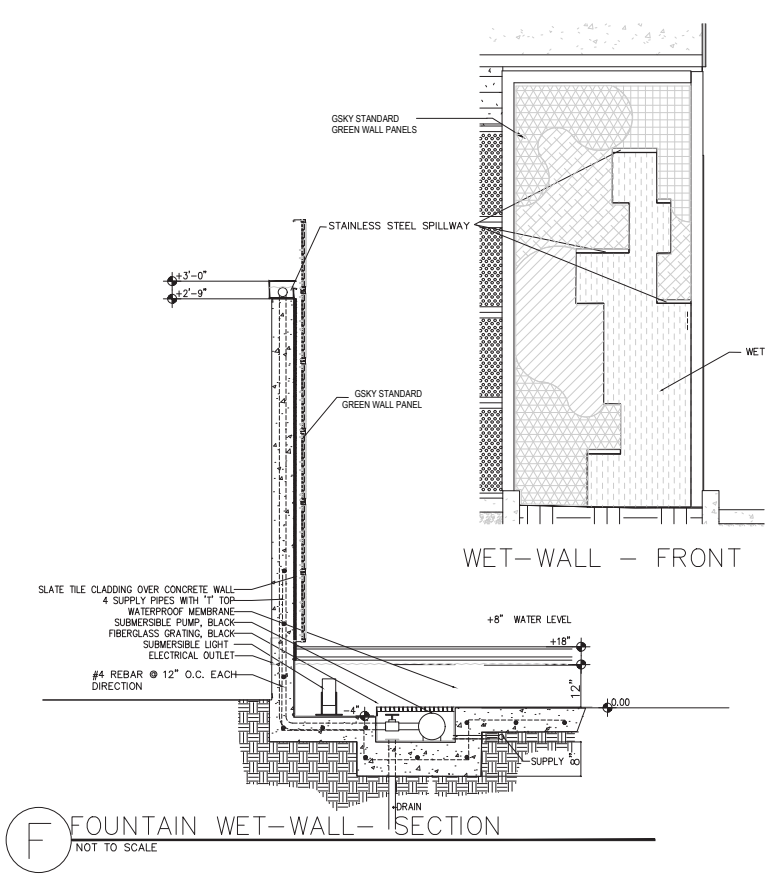
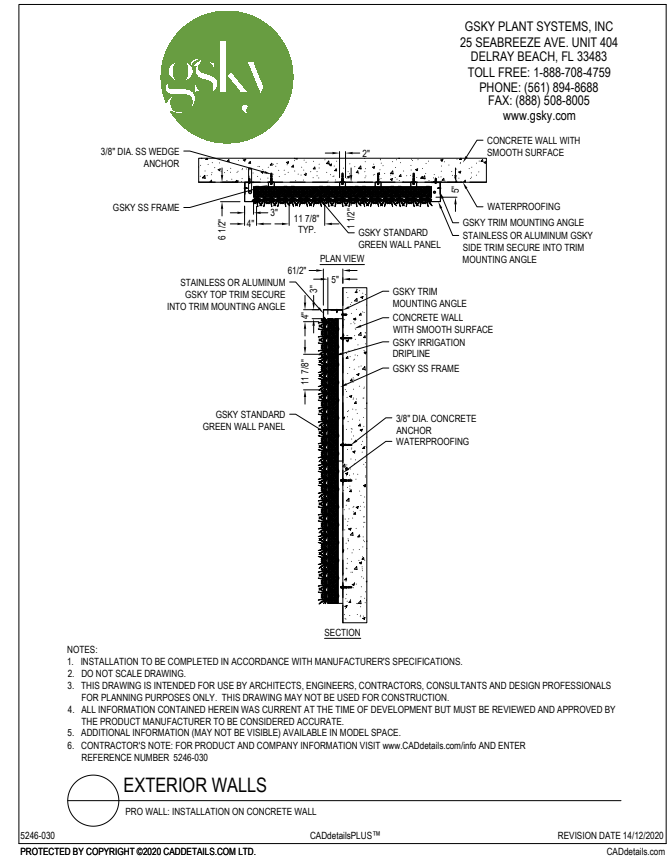


LIVING WALL

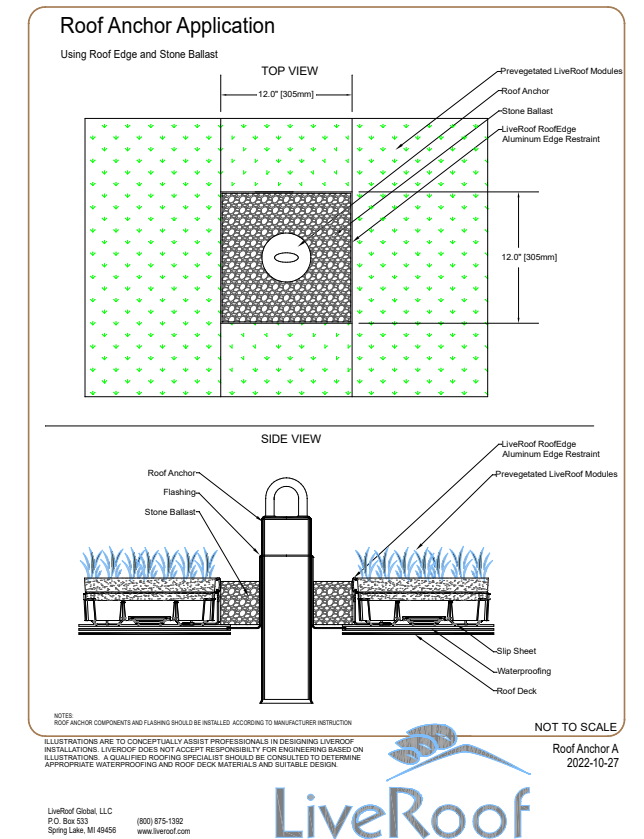
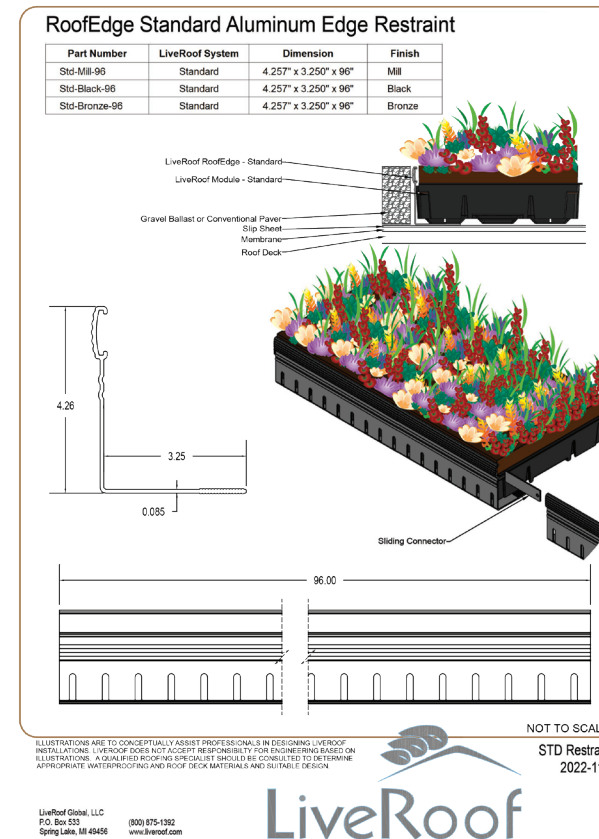
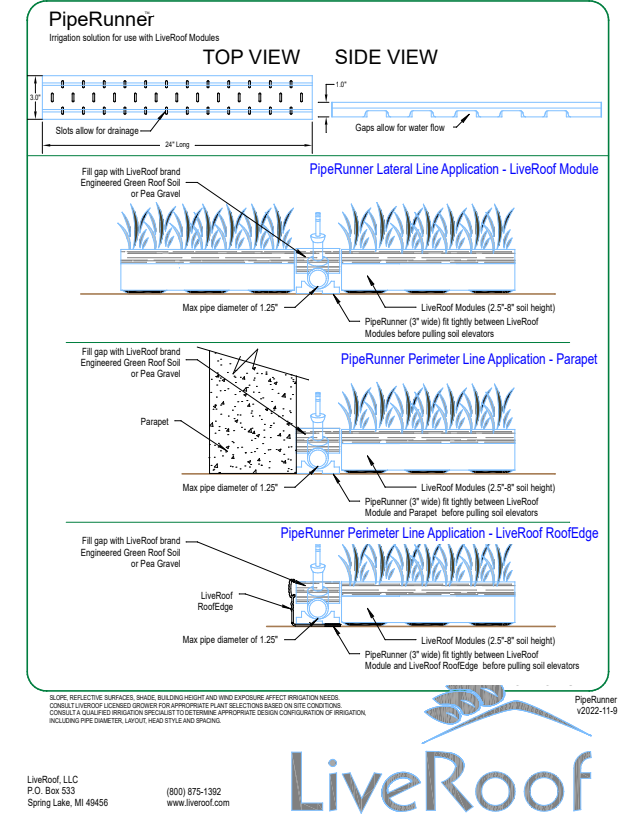
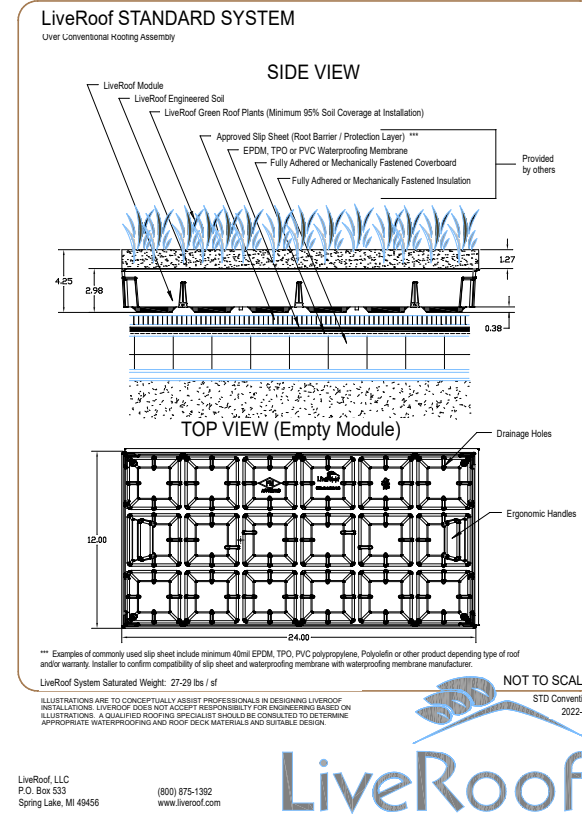
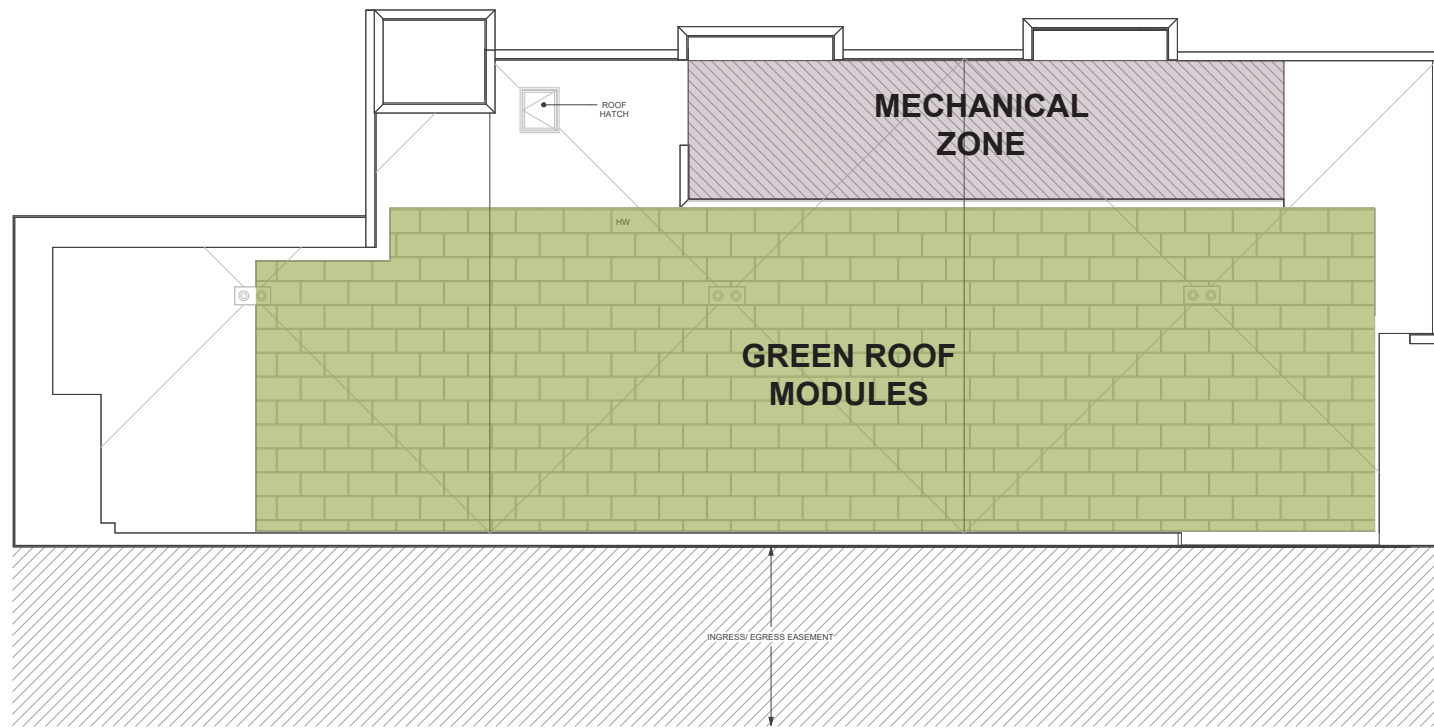


GREEN WALL PLANTS

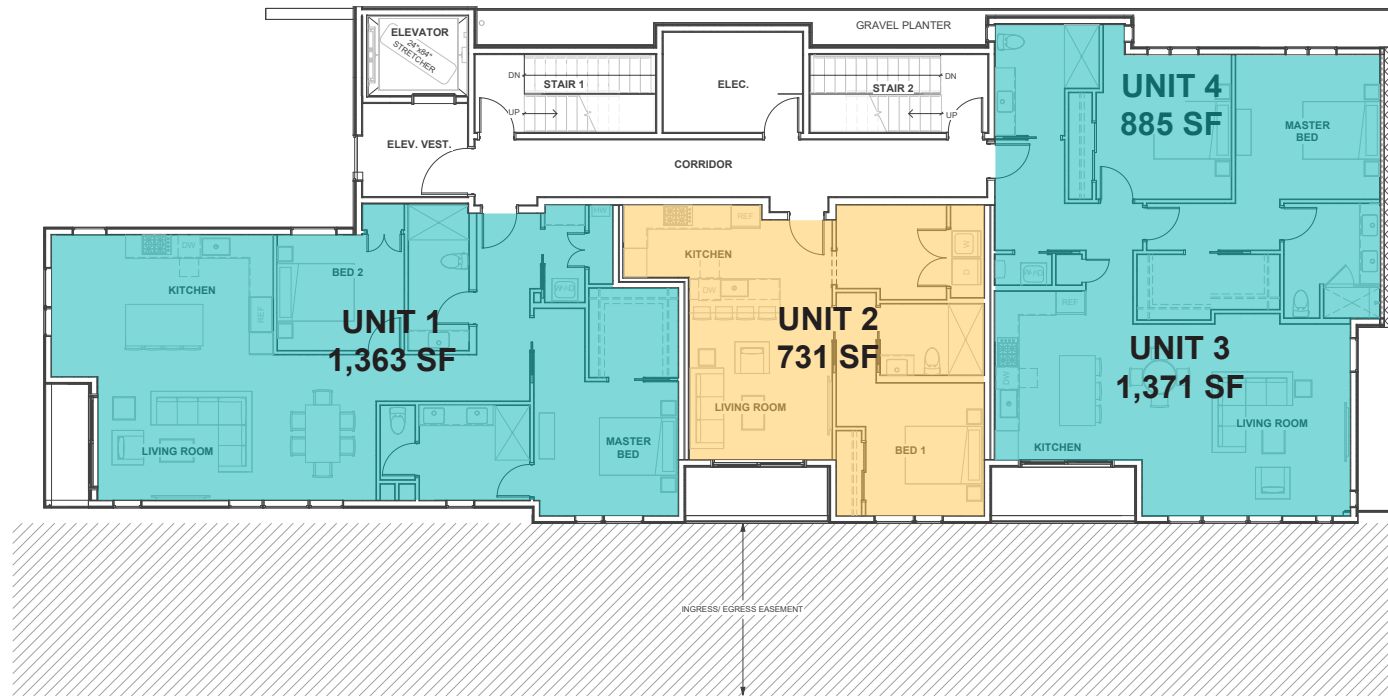
	GALAX URCEOLATA
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN
	AGAPANTHUS 'PETER PAN' / LILY-OF-NILE
	IRIS TECTORUM / ROOF IRIS



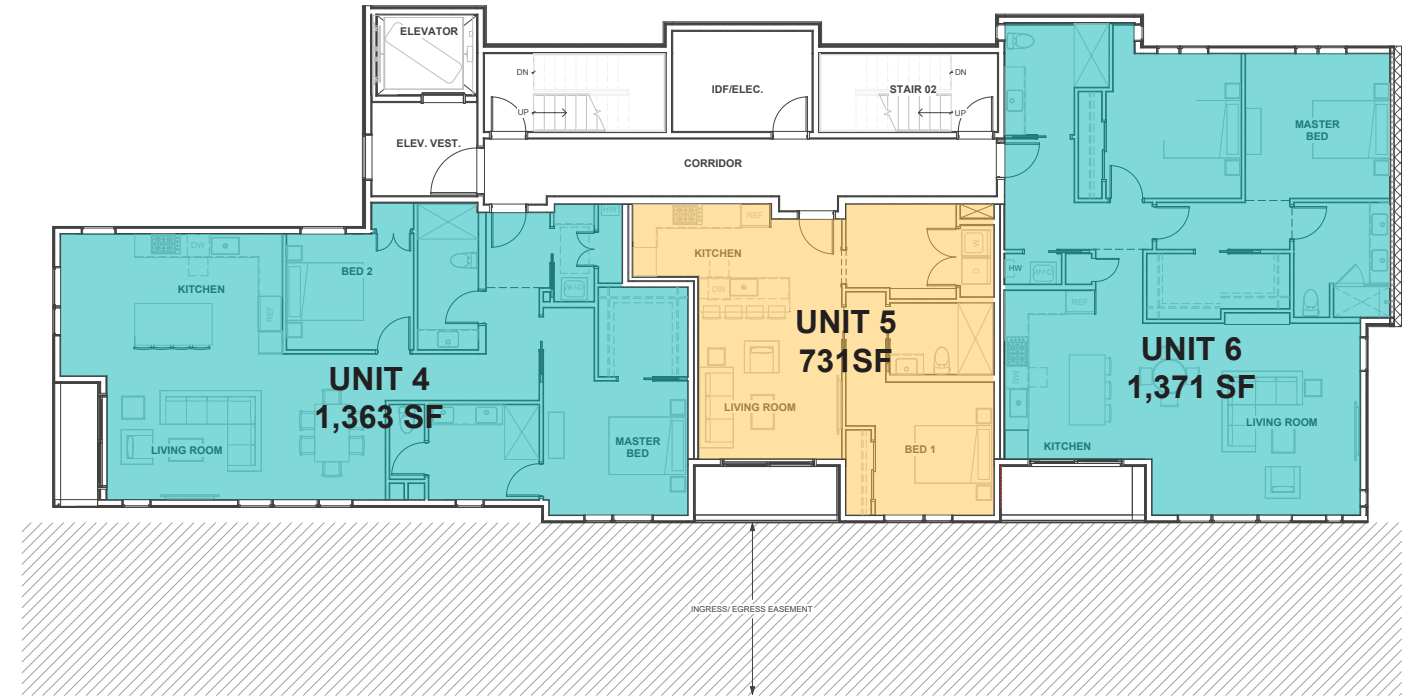
GREEN ROOF



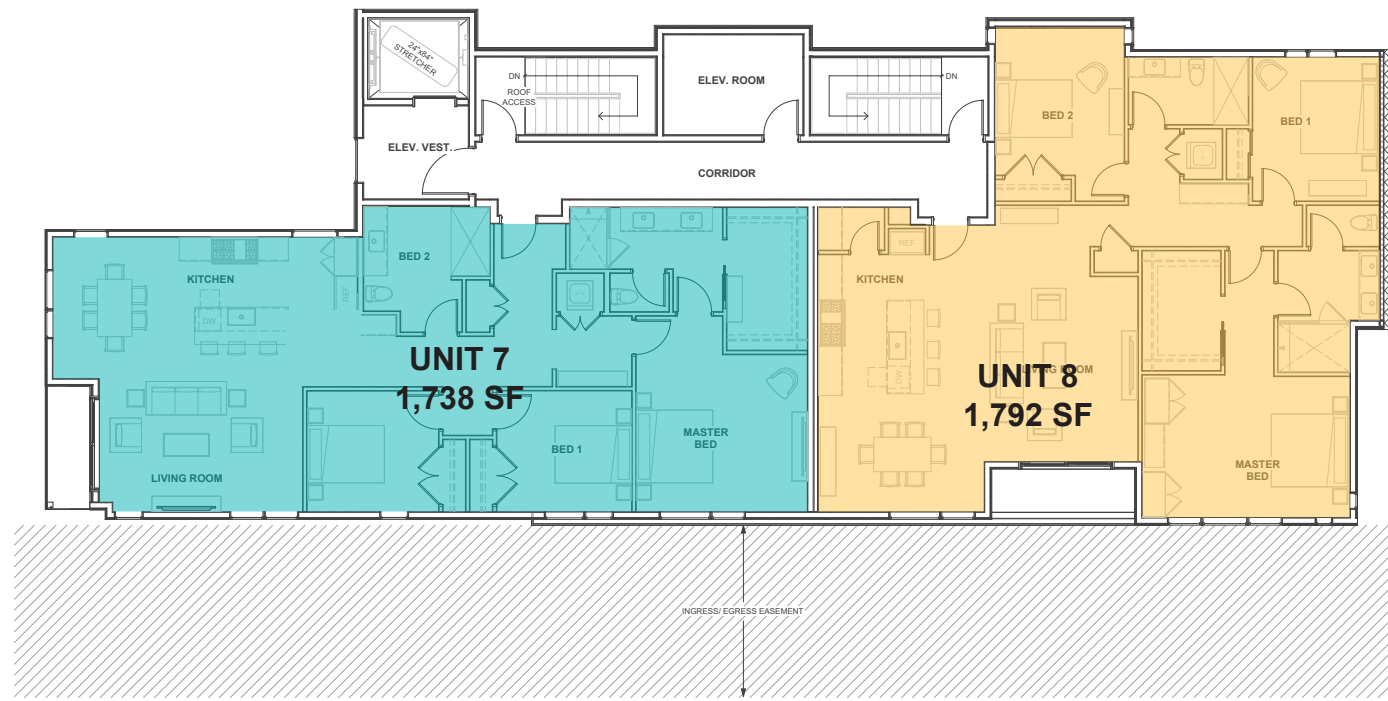
FLOOR PLANS



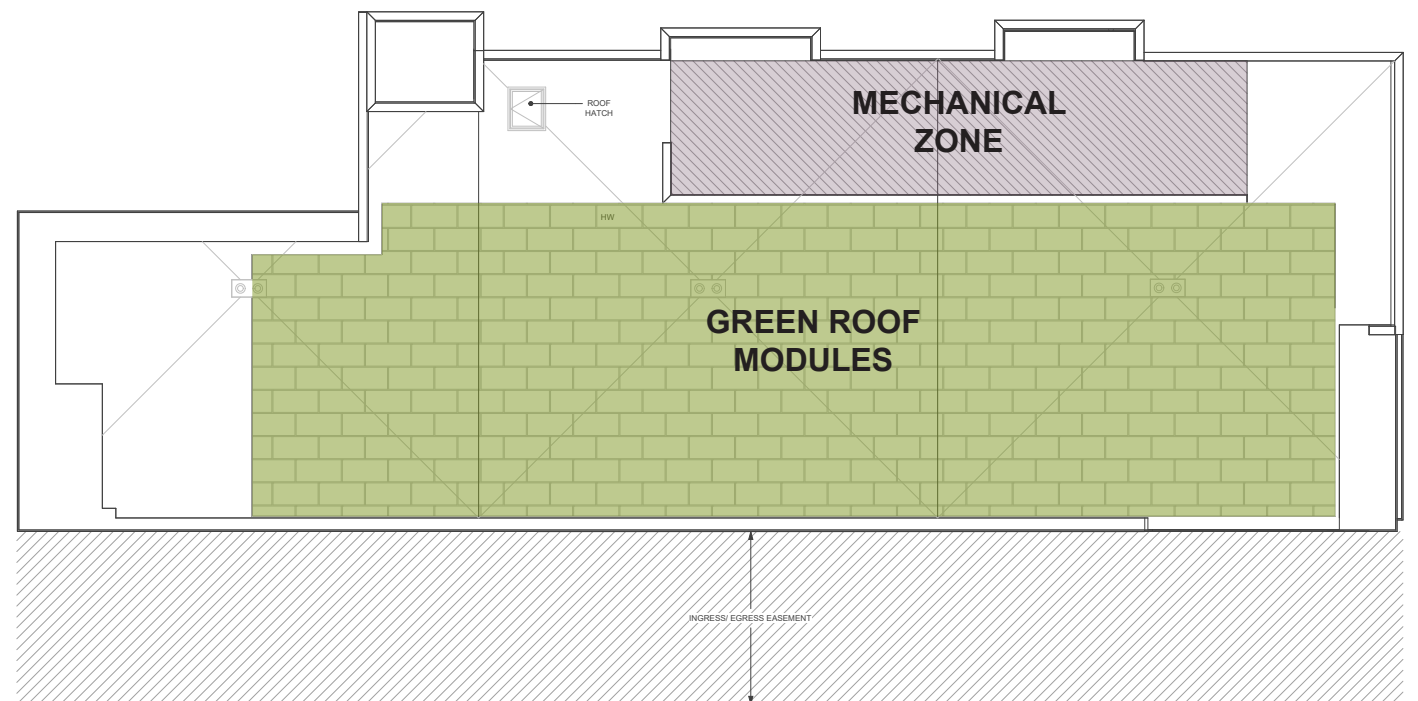
LEVEL 2



LEVEL 3

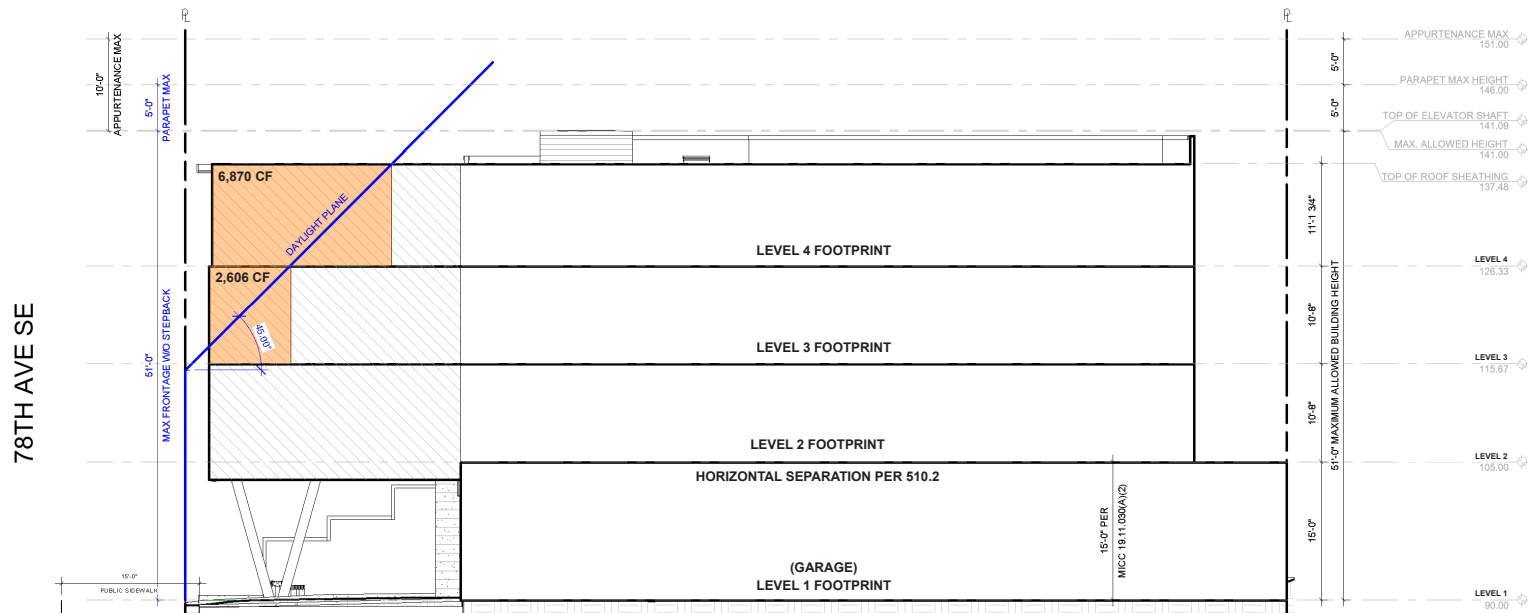
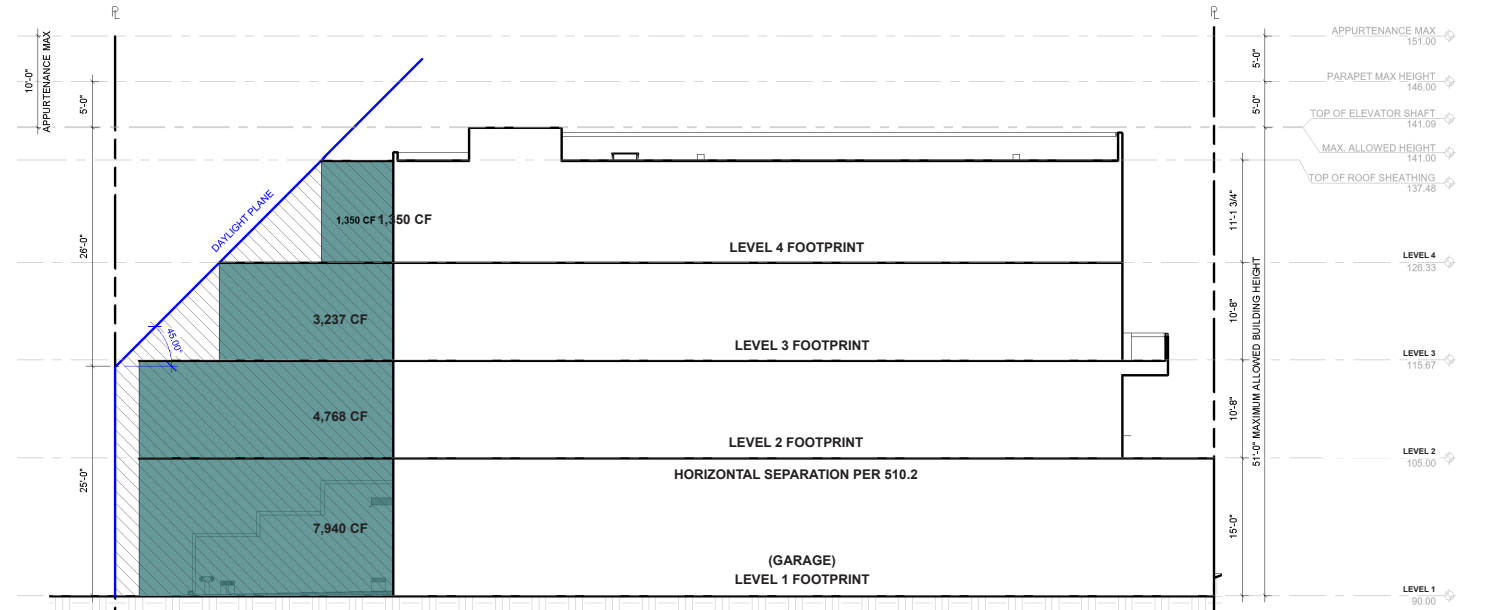
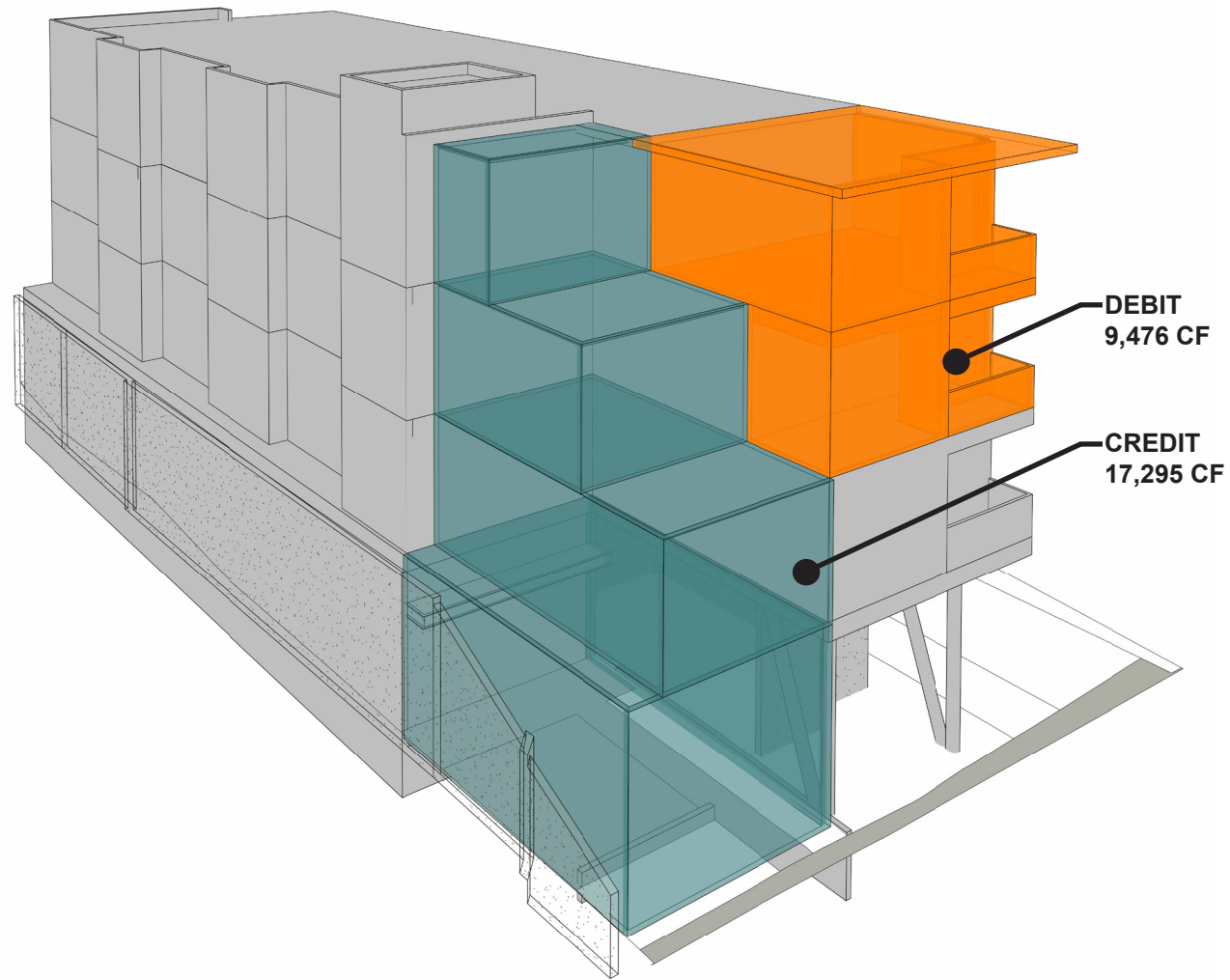


LEVEL 4



ROOF LEVEL

MASSING & DAYLIGHT PLANE



AVERAGE DAYLIGHT PLANE CALCULATION



DEBIT VOLUME

LEVEL 3: 2,606
 LEVEL 4: 6,870
 DEBIT TOTAL: 9,476 CF



CREDIT VOLUME

LEVEL 1: 7,940
 LEVEL 2: 4,768
 LEVEL 3: 3,237
 LEVEL 4: 1,350
 CREDIT TOTAL: 17,925 CF

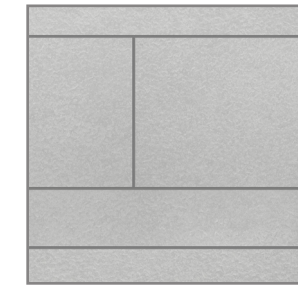
DIFFERENCE: 17,295
 - 9,476

TOTAL CREDIT VOLUME: 7,819 CF

ELEVATIONS: WEST



1 EQUITONE - LUNARA LA 20 - INTEGRATED COLOR PANEL OR SIMILAR



5 NICHHA - VINTAGE WOOD CEDAR OR SIMILAR



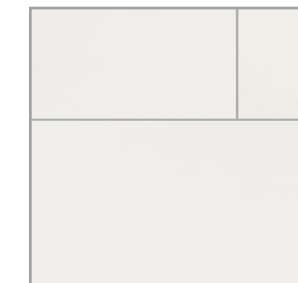
2 BLACK METAL PANEL ACCENTS - SHERWIN WILLIAMS SW 6258



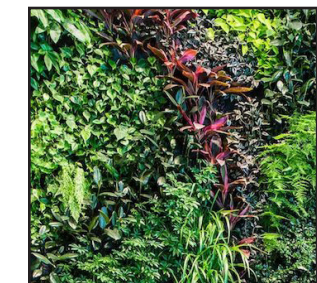
6 CONCRETE BOARD FORMED



3 EQUITONE - TECHTIVA TE 90 OR SIMILAR



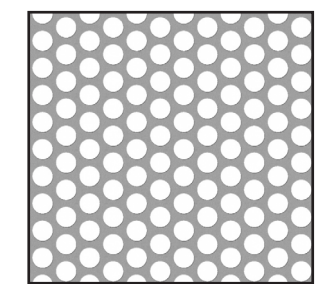
7 LIVING WALL VARIED SPECIES



4 POWDER COATED METAL SW 6258



8 MOZ DESIGNS PERFORATED METAL PANEL GURADRIL WITH 1" CIRCLES OR SIMILAR



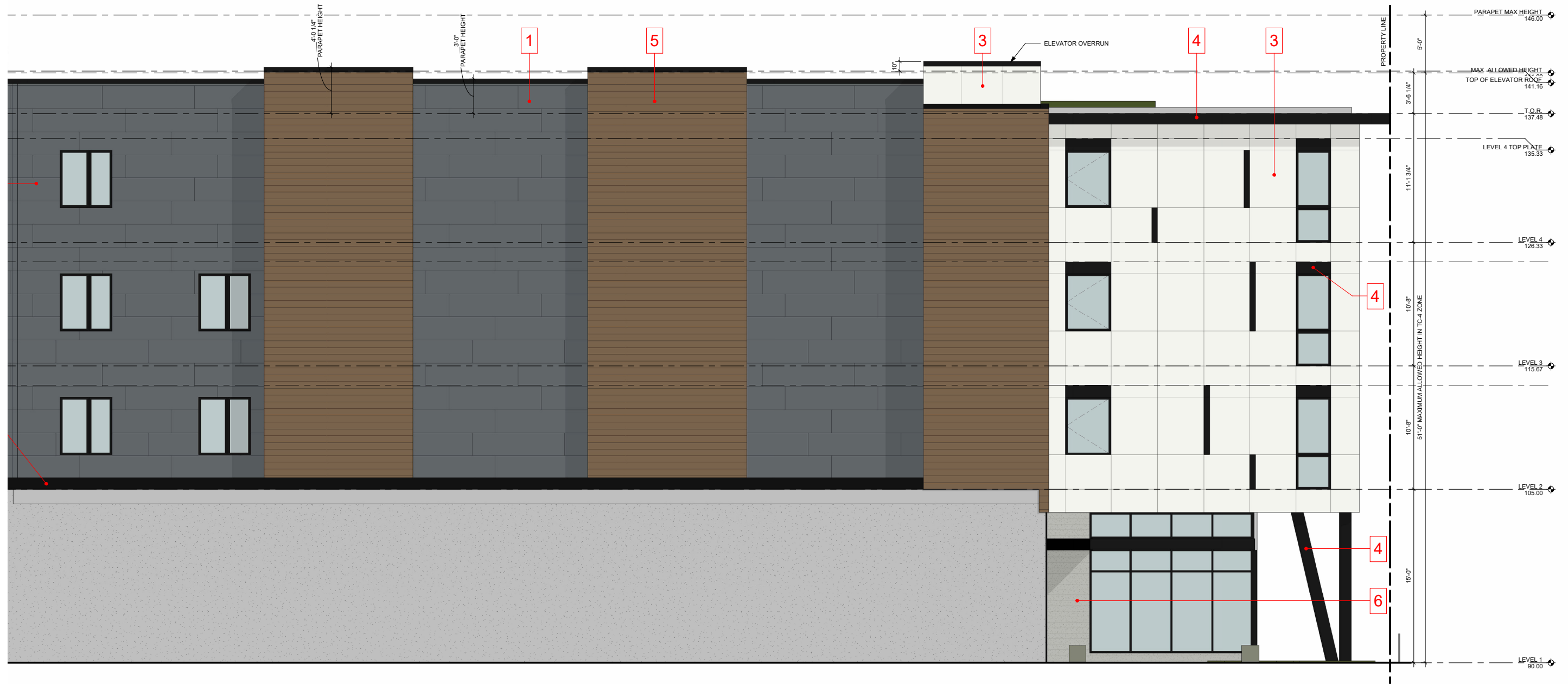
ELEVATIONS: SOUTH



ELEVATIONS: EAST



ELEVATIONS: NORTH



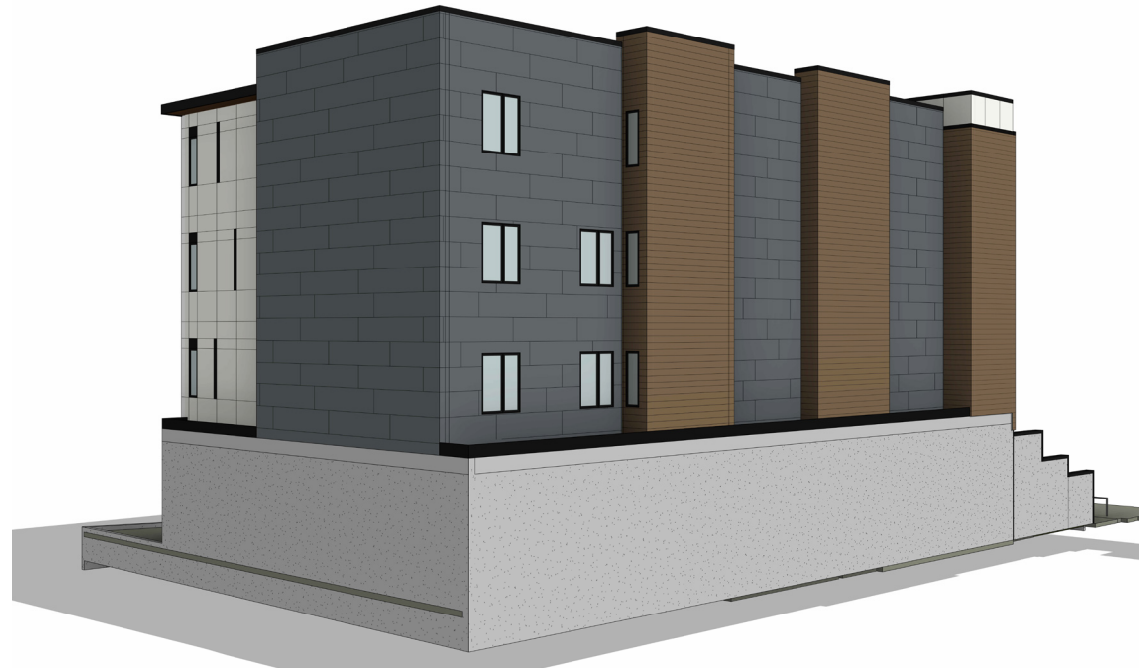
PERSPECTIVE



SW PERSPECTIVE



NW PERSPECTIVE



NE PERSPECTIVE



SE PERSPECTIVE

NW PERSPECTIVE



SW PERSPECTIVE

