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@mediciarchiects.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
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Seattle, WA 98102
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douglassmitharborist@gmail.com

LANDSCAPE ARCHITECT
JGM Landscape Architects
Craig Lewis
12610 NE 104th St
Kirkland, WA 98033
(425) 454-5723
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10	Floor Plans
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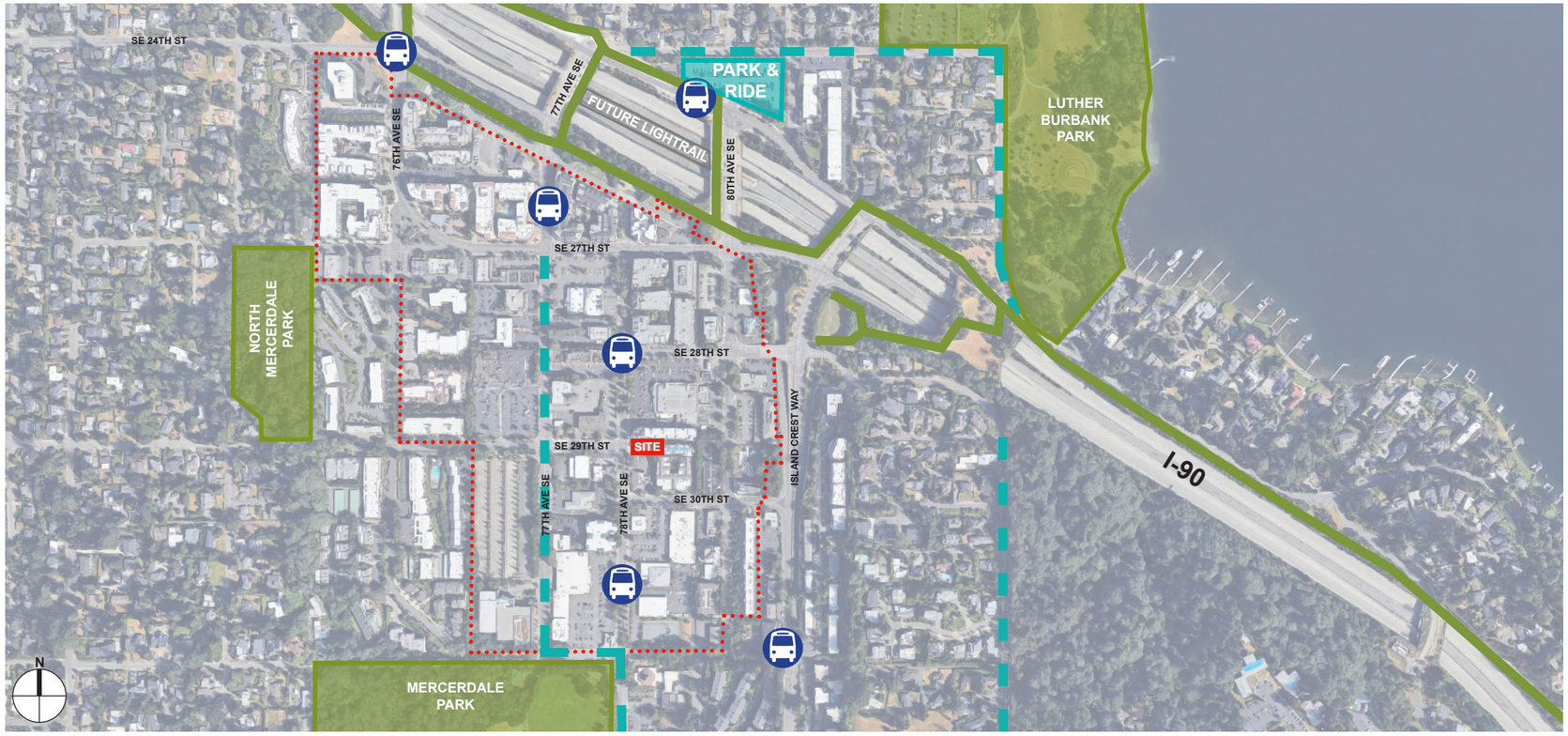
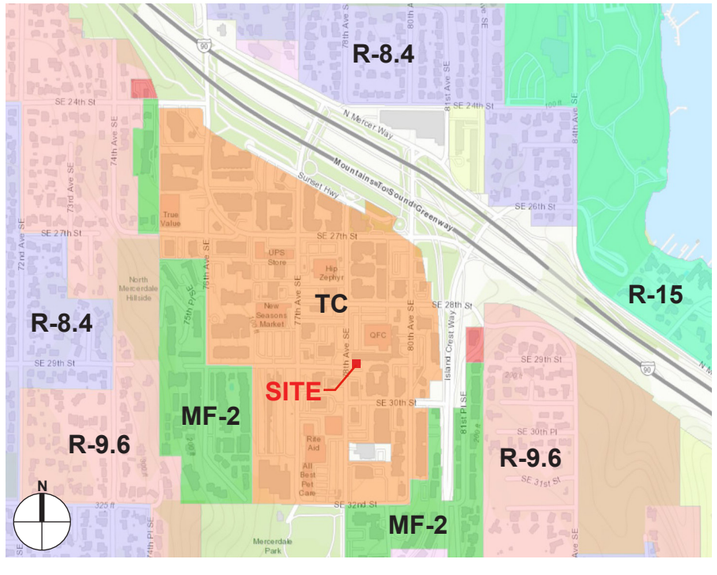
VICINITY MAP AND DESIGN OBJECTIVES





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

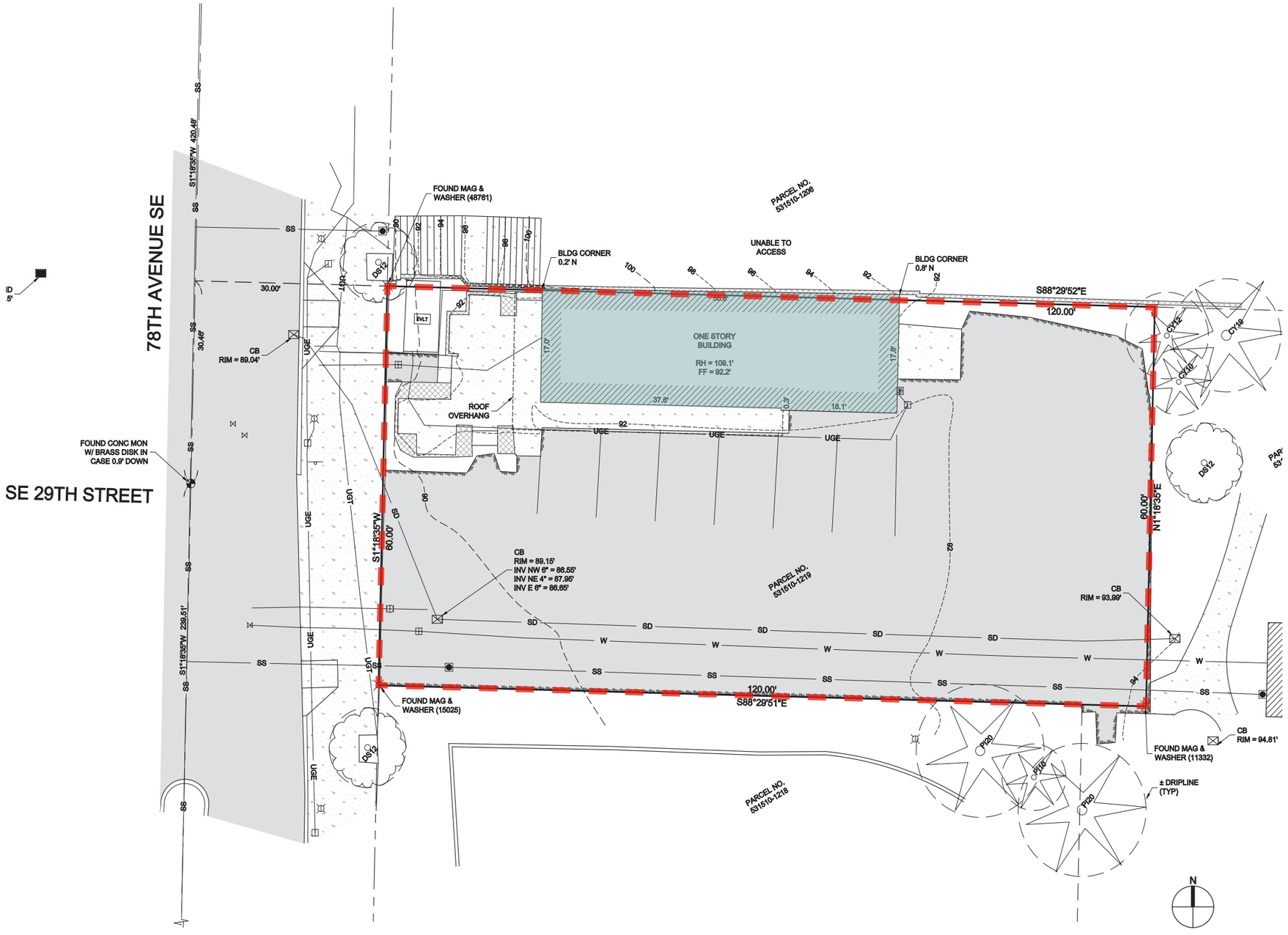
BIKE FRIENDLY

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



PROJECT ADDRESS

2900 78th Ave SE
Mercer Island, WA 98040

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

10 parking stalls provided.

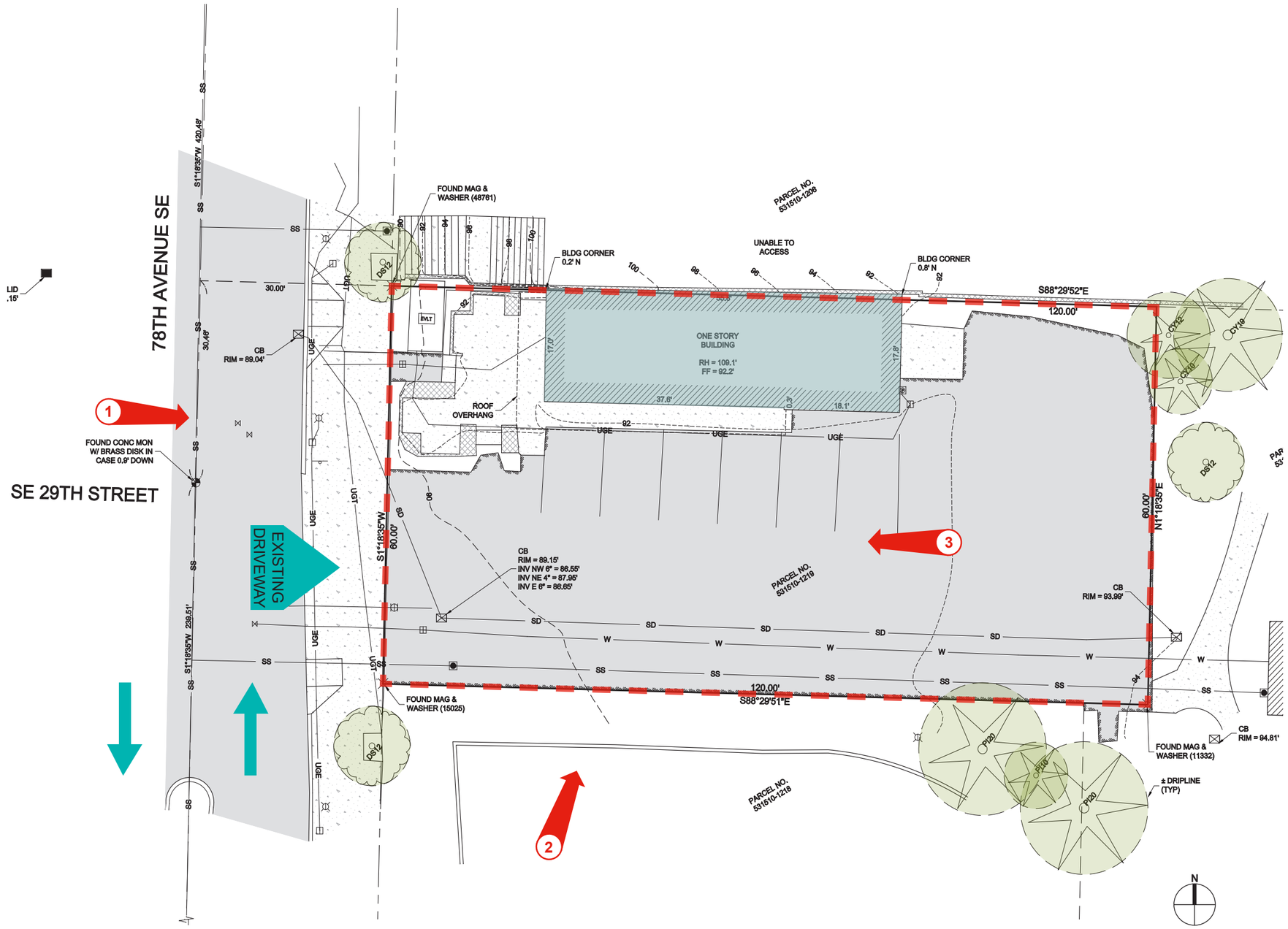
LANDSCAPE

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

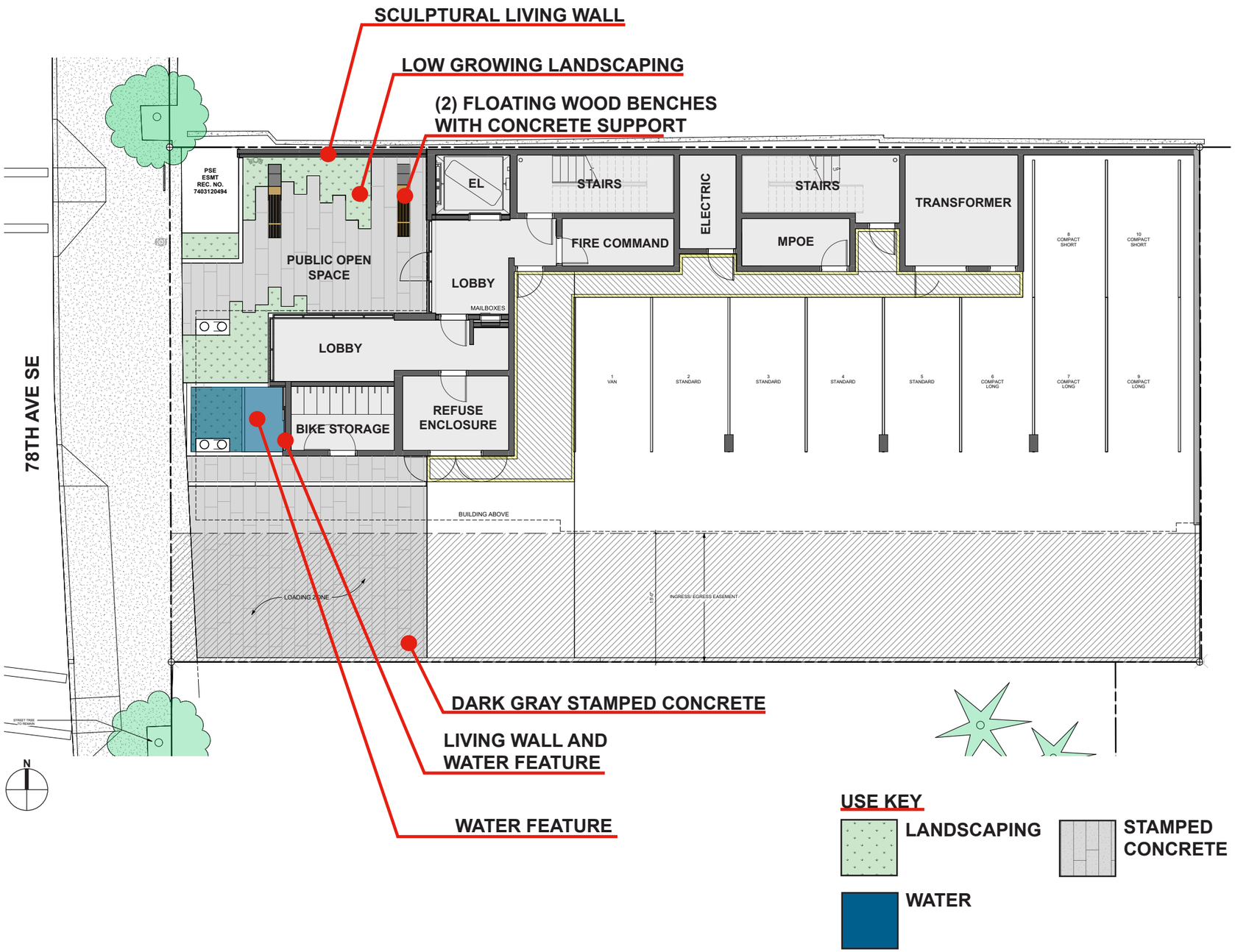
SITE FEATURES

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

EXISTING CONDITIONS



PROPOSED SITE PLAN



USE KEY

- LANDSCAPING
- STAMPED CONCRETE
- WATER

LANDSCAPE REQUIREMENTS

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

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

7,200 SF * 25% = 1,800 SF

GROUND LEVEL PLANTING ARE CALCULATED AT A RATE OF 100%

PROPOSED AREA: 208 SF

GREEN ROOFS ARE CALCULATED AT A RATE OF 50%.

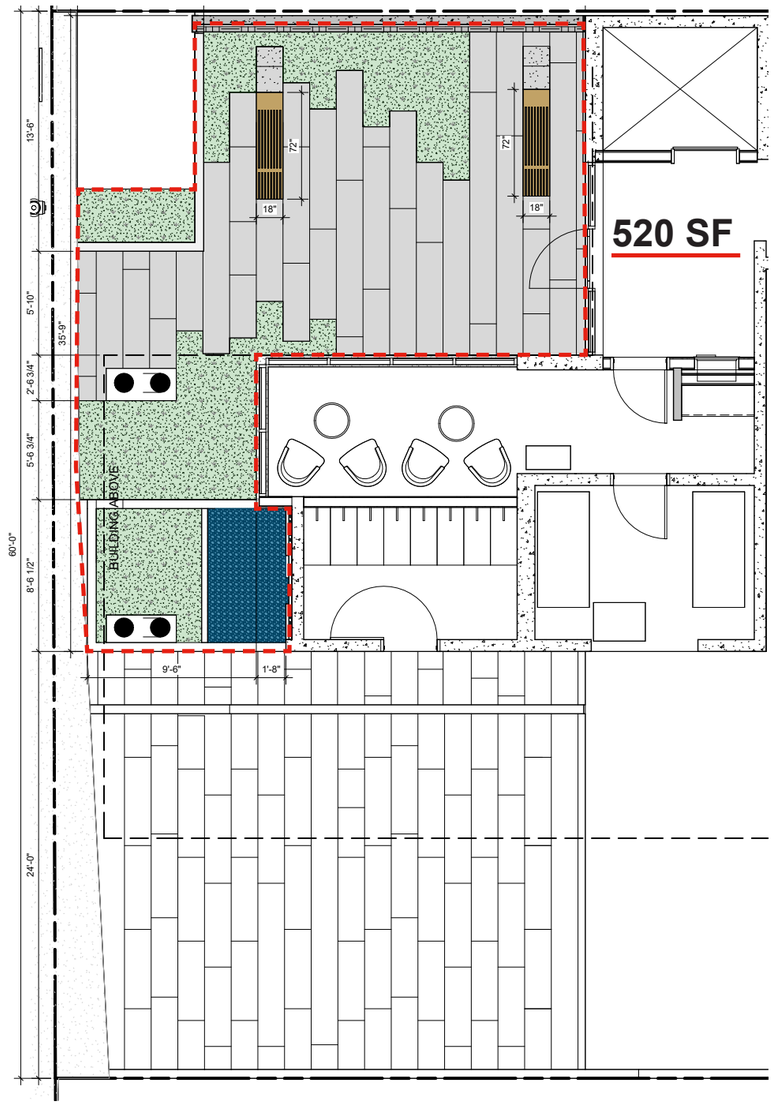
PROPOSED AREA: 2,480 SF * 50% = 1,240 SF

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

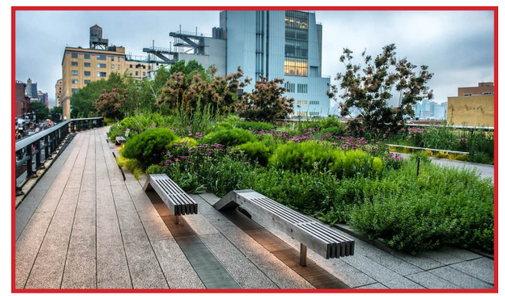
SEATING

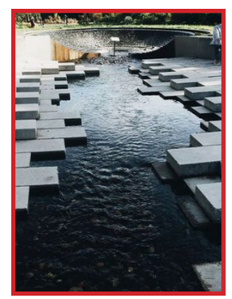
- HALF TO HAVE SEAT BACKS
- WOOD SURFACE
- 18” DEEP
- 2’ LINEAR PER 100 SF OF OPEN SPACE

PROPOSED: 12’ LINEAR (6’ WITH BACK)

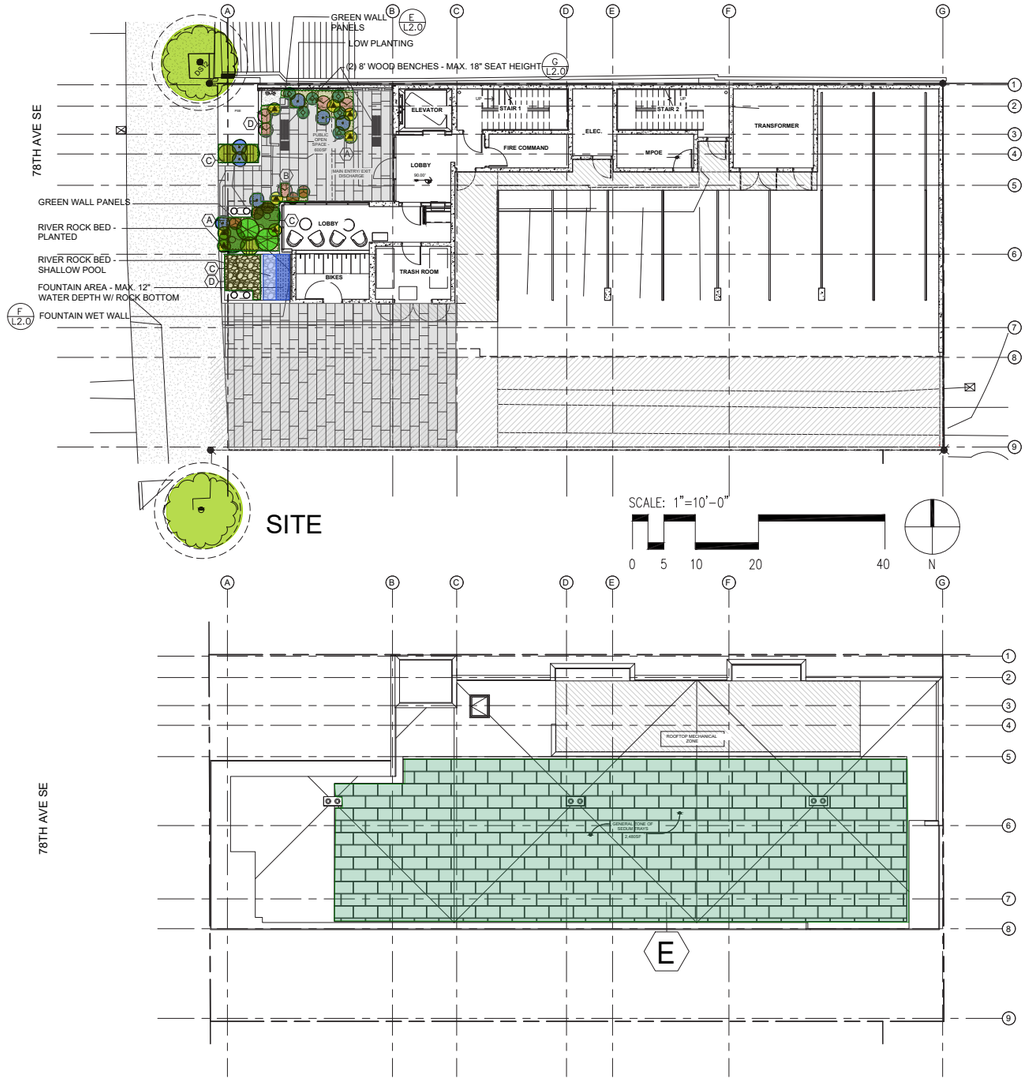
LANDSCAPE

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				
	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE – SAVE AND PROTECT.			
SHRUBS				
	SARCOCOCCA RUSIFOLIA / SARCOCOCCA	24" HT., 5-GAL POT	2	YES
	SKIMMIA JAPONICA / SKIMMIA	24" HT., 5-GAL POT	2	YES
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	6	YES
	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
	CORNUS STOLONIFERA 'KELSEYI'/DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
	AQUILEGIA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	7	YES
	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	8	NO
	PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
GREEN WALL PLANTS				
	GALAX URCEOLATA	GSKY STANDARD GREEN WALL PANEL		YES
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN	GSKY STANDARD GREEN WALL PANEL		YES
	ASARUM CAUDATUM / WILD GINGER	GSKY STANDARD GREEN WALL PANEL		YES
	IRIS TECTORUM / ROOF IRIS	GSKY STANDARD GREEN WALL PANEL		NO
GROUNDCOVERS				
A	LIRIOPE SPICAPA / 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	2,480 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
12610 NE 104TH ST.
KIRKLAND WA 98033
PH: 425.454.5723
FX: 425.822.3525
E-: jgm@jgm-inc.com

2900 78TH AVE. S.E.
MERCER ISLAND, WA
98040

REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL

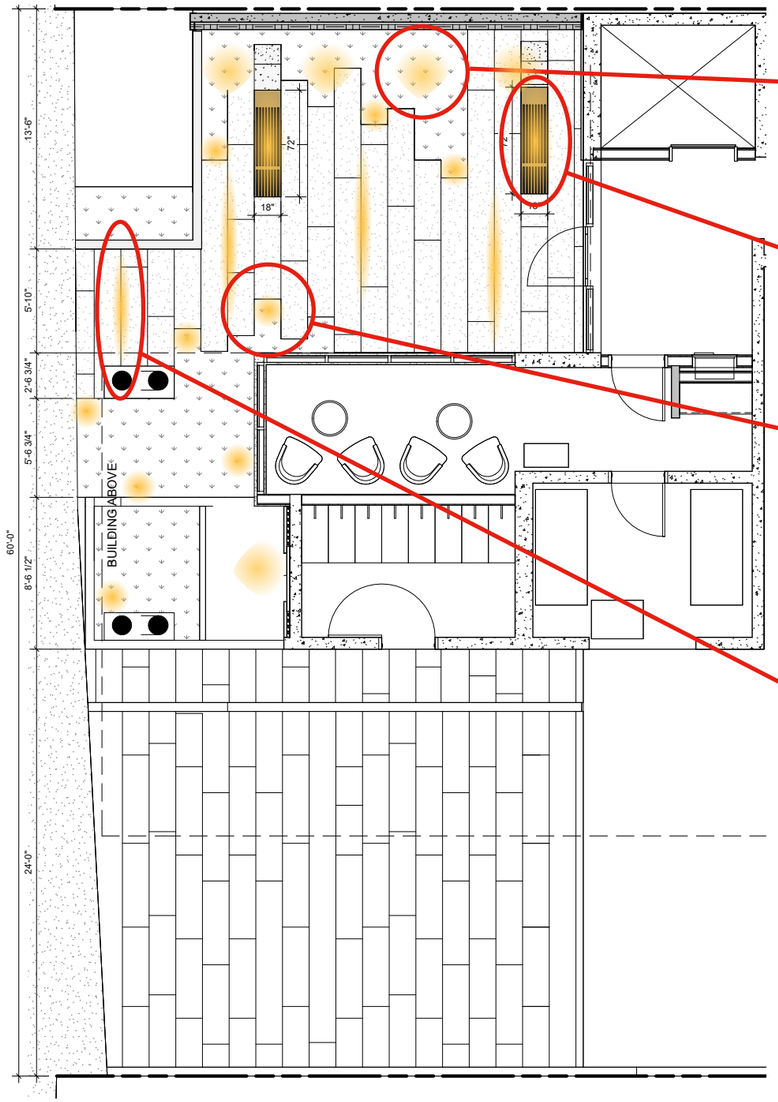
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
CERTIFICATE NO. 442

DATE: 2-14-2025
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

N

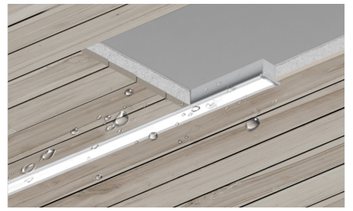
N

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

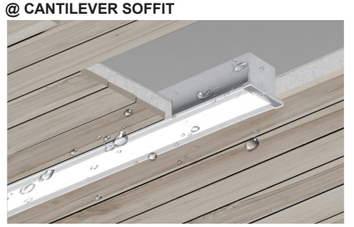
ALCON LIGHTING
SPRUCE LED CONTEMPORARY PATH LIGHT
COLOR TEMP: 2700K
MODEL: 9066
COLOR: BLACK
@ PATHWAY

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

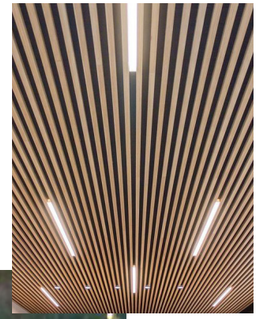
ALCON LIGHTING
0.8-INCH LINEAR WET RECESSED LED
COLOR TEMP: 2700K
MODEL: 12100-8-R
COLOR: BLACK
@ BENCH

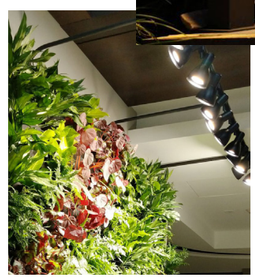


ALCON LIGHTING
2.4-INCH LINEAR WET RECESSED LED
COLOR TEMP: 2700K
MODEL: 12100-24-R
COLOR: BLACK
@ CANTILEVER SOFFIT

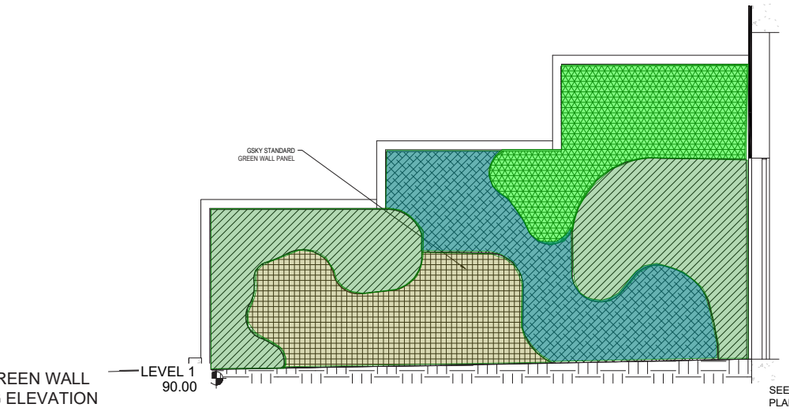


ALCON LIGHTING
SQUARED ARCHITECTURAL 4-INCH
COLOR TEMP: 2700K
MODEL: 11137
COLOR: BLACK
@ UNIT DECKS





LIVING WALL

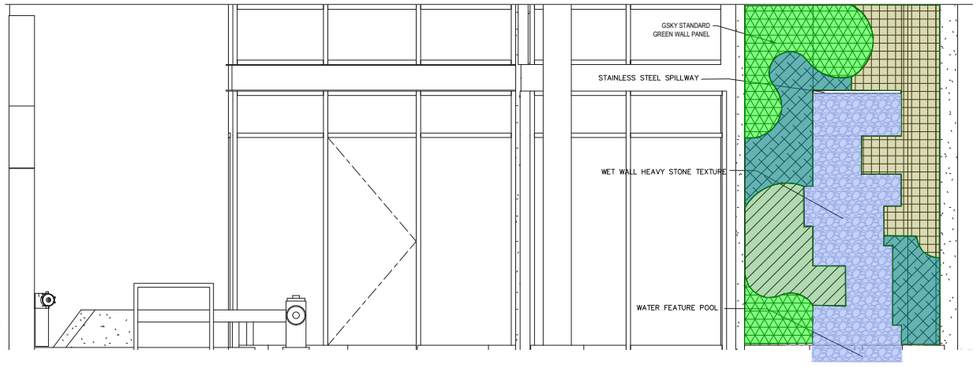


NORTH GREEN WALL
PLANTING ELEVATION

NOT TO SCALE

LEVEL 1
90.00

SEE SHEET L1.0 FOR
PLANT SCHEDULE



WEST GREEN WALL
PLANTING ELEVATION

NOT TO SCALE

GREEN WALL PLANTS

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

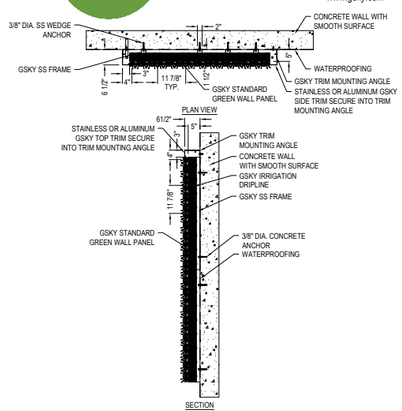
GALAX URCEOLATA

ADIATUM ALEUTICUM

AGAPANTHUS

IRIS TECTORUM

GSKY PLANT SYSTEMS, INC
25 SEABREEZE AVE. UNIT 404
DELRAY BEACH, FL 33483
TOLL FREE: 1-888-708-4759
PHONE: (561) 894-8688
FAX: (888) 508-8005
www.gsky.com



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EXTERIOR WALLS

PRO WALL: INSTALLATION ON CONCRETE WALL

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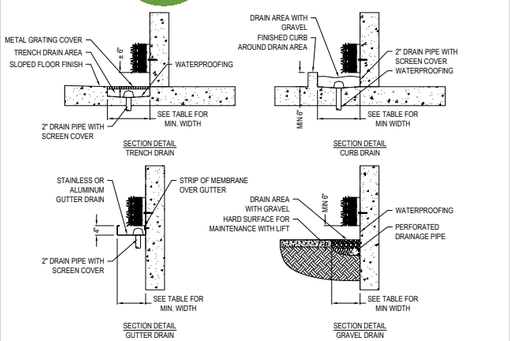
www.gsky.com



	HEIGHT: LESS THAN 16 PANELS	HEIGHT: LESS THAN 16 AND 24 PANELS	HEIGHT: LESS THAN 24 PANELS
GUTTER DRAIN	MIN. 12"	NOT ADEQUATE	NOT ADEQUATE
TRENCH DRAIN	MIN. 12"	MIN. 24"	MIN. 36" (ASK GSKY)
GROUND DRAIN	MIN. 12"	MIN. 24"	MIN. 36" (ASK GSKY)
CURB DRAIN	MIN. 12"	MIN. 24"	MIN. 36" (ASK GSKY)

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EXTERIOR WALLS

PRO WALL: TYPICAL DRAIN DETAILS

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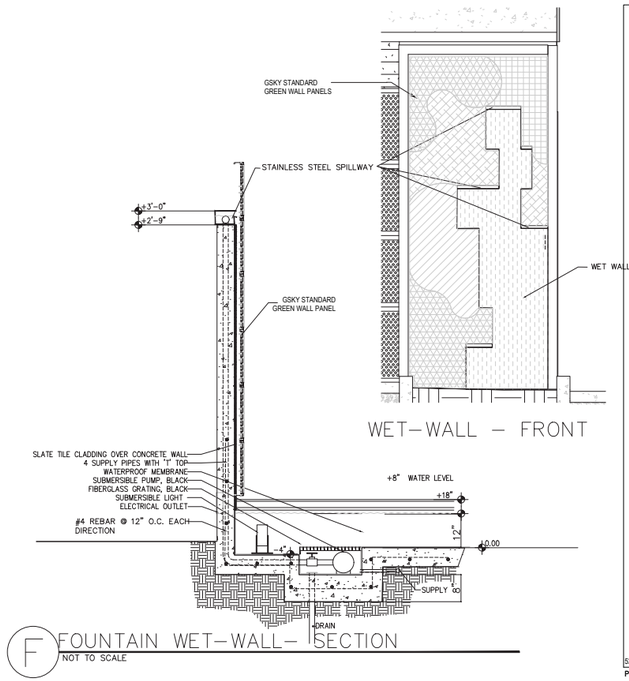

F FOUNTAIN WET-WALL- SECTION

NOT TO SCALE

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25 SEABREEZE AVE. UNIT 404
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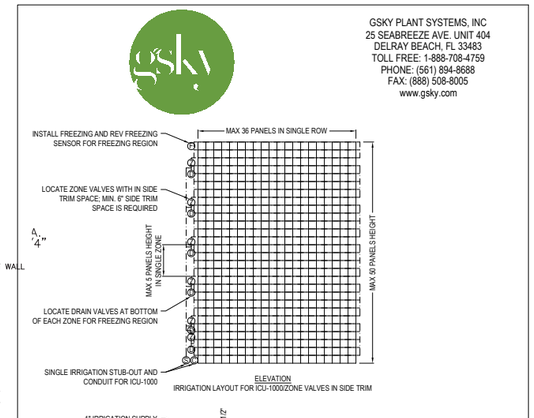

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EXTERIOR WALLS

PRO WALL: IRRIGATION LAYOUT 2

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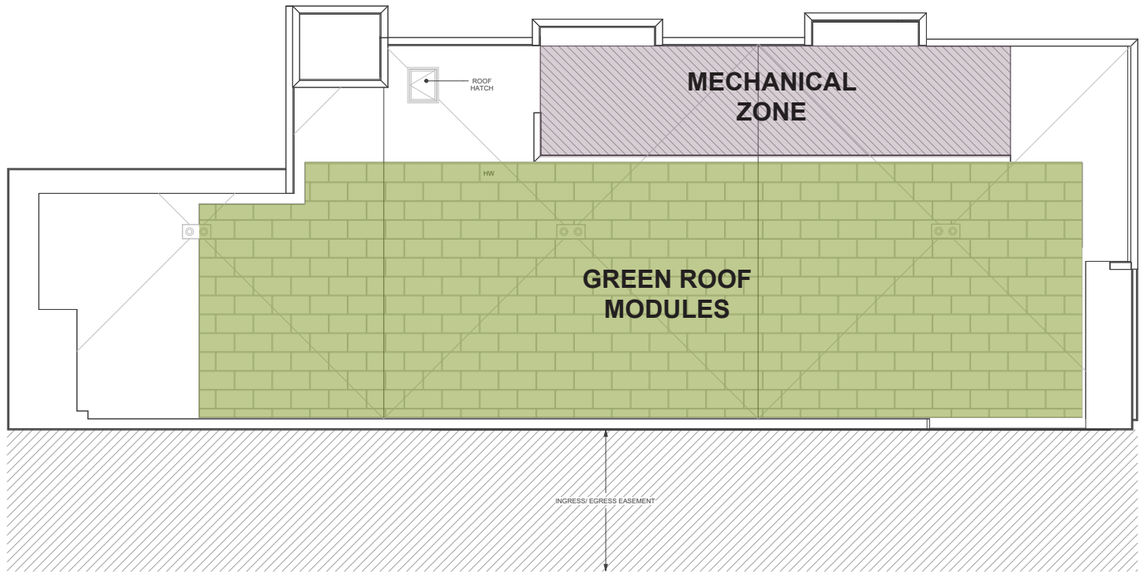
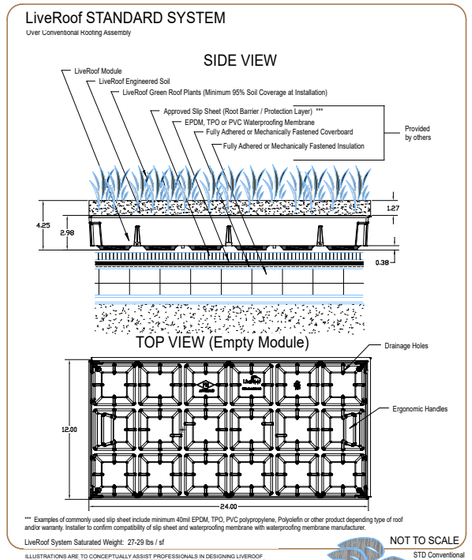
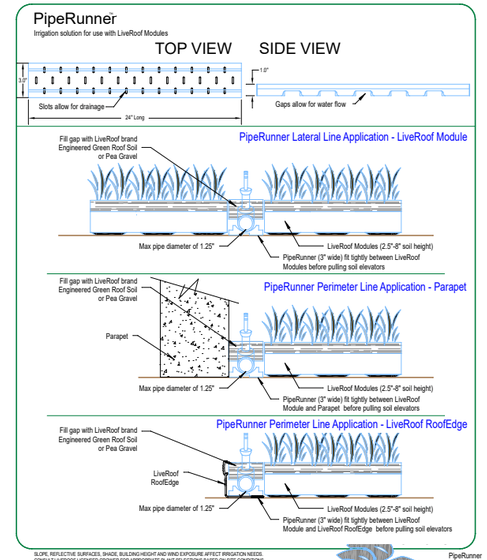
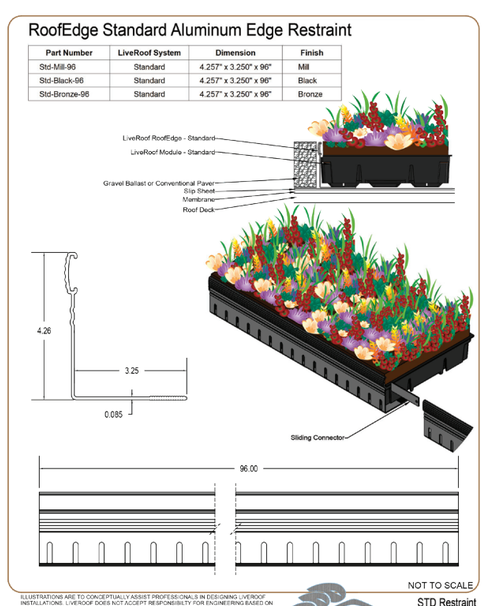
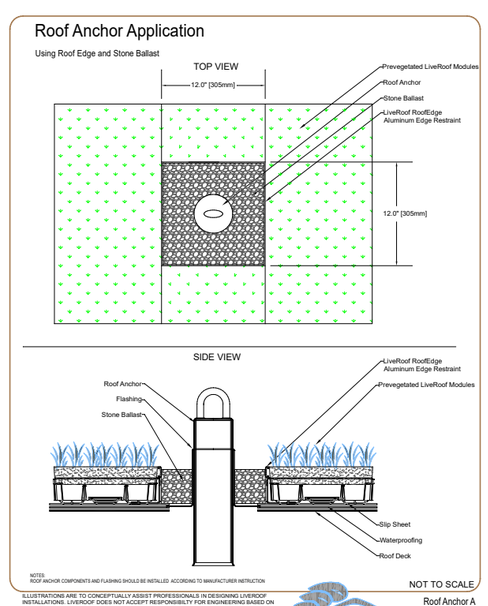
GREEN ROOF


MECHANICAL
ZONE
ROOF
HATCH
HW
GREEN ROOF
MODULES
INGRESS/ EGRESS EASEMENT


LiveRoof STANDARD SYSTEM
Over Conventional Hooting Assembly
SIDE VIEW
LiveRoof Module
LiveRoof Engineered Soil
LiveRoof Green Roof Plants (Minimum 95% Soil Coverage at Installation)
Approved Slip Sheet (Root Barrier / Protection Layer) ***
EPDM, TPO or PVC Waterproofing Membrane
Fully Adhered or Mechanically Fastened Coverboard
Fully Adhered or Mechanically Fastened Insulation
Provided by others
4.25
2.98
1.27
0.38
TOP VIEW (Empty Module)
Drainage Holes
Ergonomic Handles
12.00
24.00
*** Examples of commonly used slip sheet include minimum 40mil EPDM, TPO, PVC polypropylene, Polyolefin or other product depending type of roof and/or warranty. Installer to confirm compatibility of slip sheet and waterproofing membrane with waterproofing membrane manufacturer.
LiveRoof System Saturated Weight: 27-29 lbs / sf
NOT TO SCALE
STD Conventional
2022-11-8
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.
LiveRoof, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com
LiveRoof

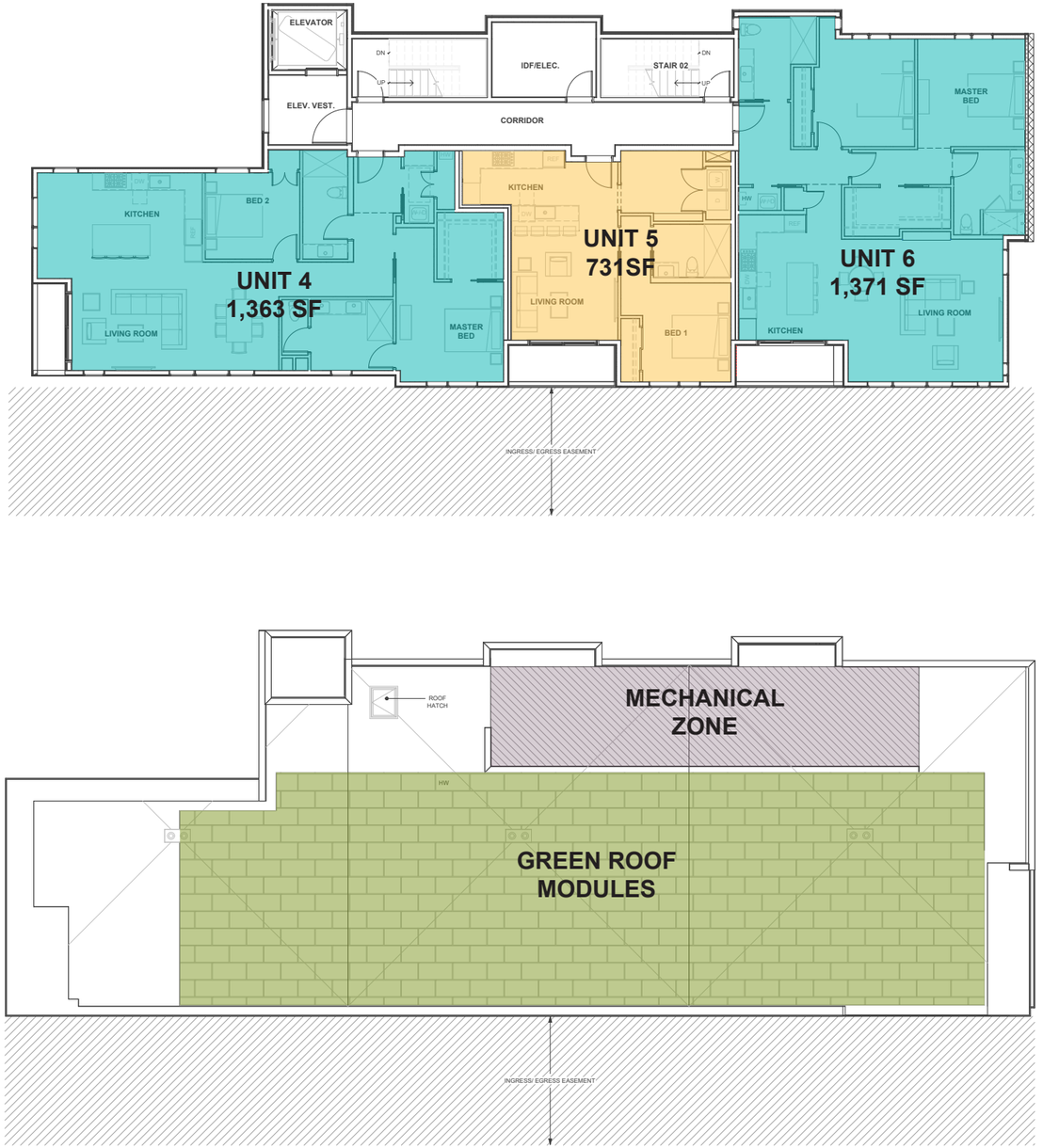

PipeRunner
Irrigation solution for use with LiveRoof Modules
TOP VIEW
SIDE VIEW
1.0"
Slots allow for drainage
24" Long
Gaps allow for water flow
PipeRunner Lateral Line Application - LiveRoof Module
Fill gap with LiveRoof brand Engineered Green Roof Soil or Pea Gravel
Max pipe diameter of 1.25"
LiveRoof Modules (2.5"-8" soil height)
PipeRunner (3" wide) fit tightly between LiveRoof Modules before pulling soil elevators
PipeRunner Perimeter Line Application - Parapet
Parapet
PipeRunner (3" wide) fit tightly between LiveRoof Module and Parapet before pulling soil elevators
PipeRunner Perimeter Line Application - LiveRoof RoofEdge
LiveRoof RoofEdge
PipeRunner (3" wide) fit tightly between LiveRoof Module and LiveRoof RoofEdge before pulling soil elevators
SLOPE, REFLECTIVE SURFACES, SHADE, BUILDING HEIGHT AND WIND EXPOSURE AFFECT IRRIGATION NEEDS. CONSULT LIVEROOF LICENSED GROWER FOR APPROPRIATE PLANT SELECTIONS BASED ON SITE CONDITIONS. CONSULT A QUALIFIED IRRIGATION SPECIALIST TO DETERMINE APPROPRIATE DESIGN CONFIGURATION OF IRRIGATION, INCLUDING PIPE DIAMETER, LAYOUT, HEAD STYLE AND SPACING.
PipeRunner
v2022-11-9
LiveRoof, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com
LiveRoof


RoofEdge Standard Aluminum Edge Restraint
Part Number | LiveRoof System | Dimension | Finish
Std-Mill-96 | Standard | 4.257" x 3.250" x 96" | Mill
Std-Black-96 | Standard | 4.257" x 3.250" x 96" | Black
Std-Bronze-96 | Standard | 4.257" x 3.250" x 96" | Bronze
LiveRoof RoofEdge - Standard
LiveRoof Module - Standard
Gravel Ballast or Conventional Paver
Slip Sheet
Membrane
Roof Deck
4.26
3.25
0.085
Sliding Connector
96.00
NOT TO SCALE
STD Restraint
2022-11-8
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.
LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com
LiveRoof


Roof Anchor Application
Using Roof Edge and Stone Ballast
TOP VIEW
12.0" [305mm]
Prevegetated LiveRoof Modules
Roof Anchor
Stone Ballast
LiveRoof RoofEdge Aluminum Edge Restraint
12.0" [305mm]
SIDE VIEW
Roof Anchor
Flashing
Stone Ballast
LiveRoof RoofEdge Aluminum Edge Restraint
Prevegetated LiveRoof Modules
Slip Sheet
Waterproofing
Roof Deck
NOTES
ROOF ANCHOR COMPONENTS AND FLASHING SHOULD BE INSTALLED ACCORDING TO MANUFACTURER INSTRUCTION
NOT TO SCALE
Roof Anchor A
2022-10-27
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.
LiveRoof Global, LLC
P.O. Box 533
Spring Lake, MI 49456
(800) 875-1392
www.liveroof.com
LiveRoof

FLOOR PLANS

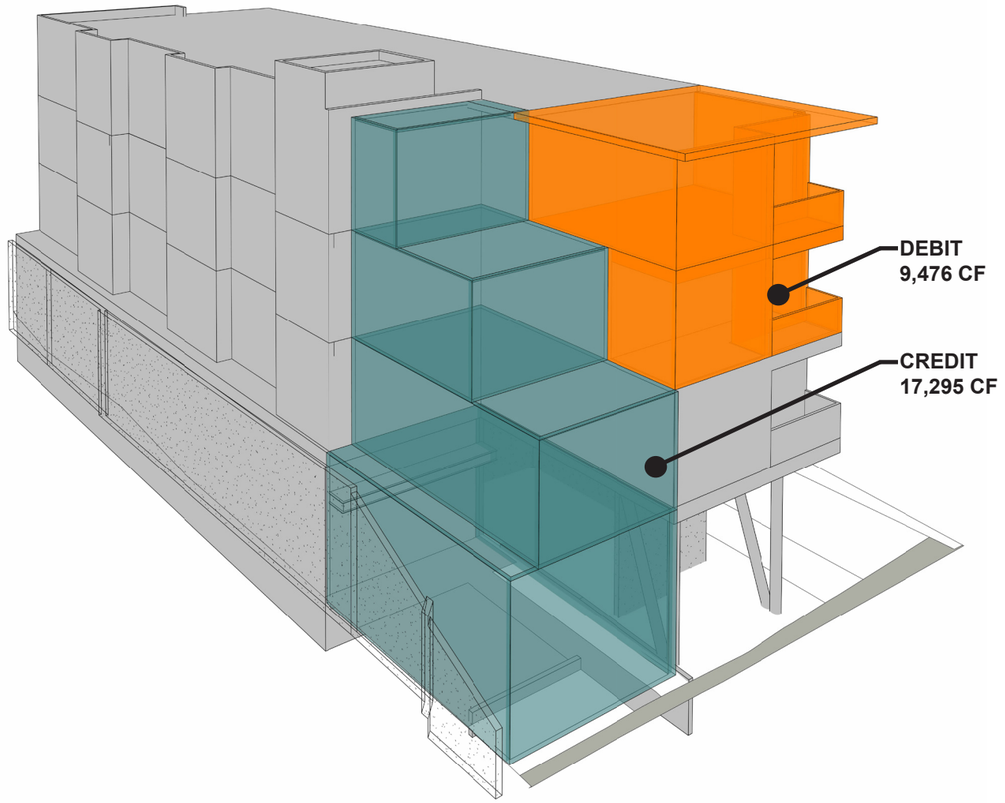
ELEVATOR
24"x84" STRETCHER
GRAVEL PLANTER
DN
STAIR 1
UP
ELEC.
STAIR 2
DN
UP
ELEV. VEST.
CORRIDOR
UNIT 4
885 SF
MASTER BED
KITCHEN
BED 2
UNIT 1
1,363 SF
KITCHEN
UNIT 2
731 SF
UNIT 3
1,371 SF
LIVING ROOM
MASTER BED
BED 1
KITCHEN
LIVING ROOM
INGRESS/ EGRESS EASEMENT

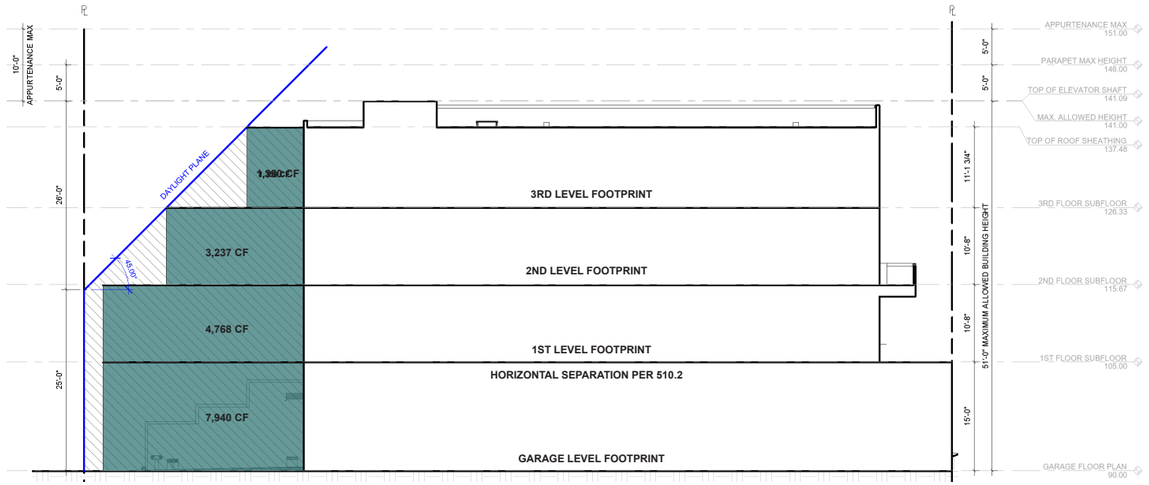

ELEVATOR
DN
IDF/ELEC.
STAIR 02
DN
UP
ELEV. VEST.
CORRIDOR
MASTER BED
KITCHEN
BED 2
KITCHEN
UNIT 5
731SF
UNIT 4
1,363 SF
UNIT 6
1,371 SF
LIVING ROOM
MASTER BED
LIVING ROOM
BED 1
KITCHEN
LIVING ROOM
INGRESS/ EGRESS EASEMENT

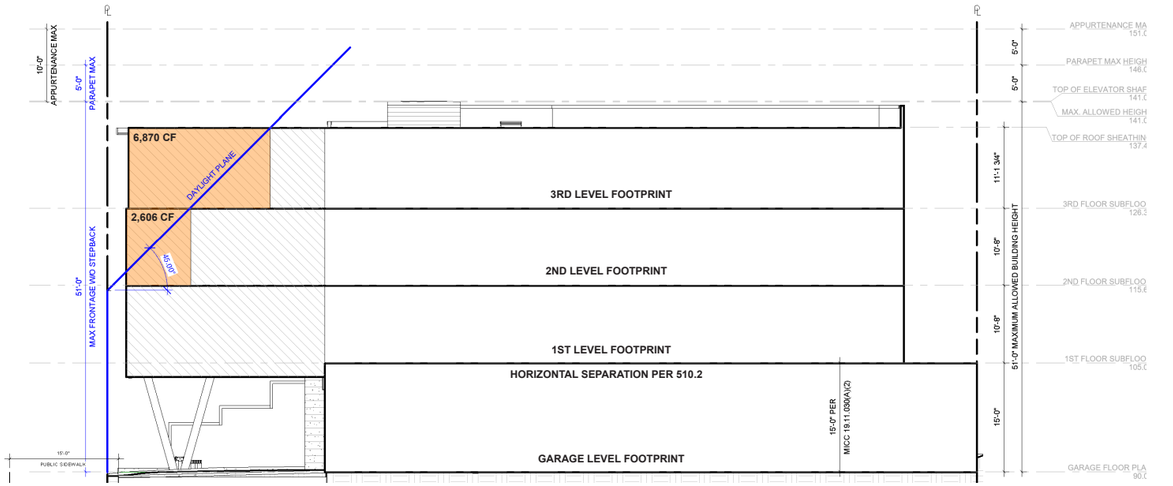
24"x84" STRETCHER
DN
ROOF ACCESS
ELEV. ROOM
DN
ELEV. VEST.
CORRIDOR
BED 2
BED 1
KITCHEN
BED 2
KITCHEN
UNIT 7
1,738 SF
UNIT 8
1,792 SF
LIVING ROOM
BED 1
MASTER BED
MASTER BED
INGRESS/ EGRESS EASEMENT

ROOF HATCH
MECHANICAL ZONE
HW
GREEN ROOF MODULES
INGRESS/ EGRESS EASEMENT

MASSING & DAYLIGHT PLANE







AVERAGE DAYLIGHT PLANE CALCULATION

DEBIT VOLUME

2ND FLOOR:	2,606
3RD FLOOR:	6,870
DEBIT TOTAL:	9,476 CF

CREDIT VOLUME

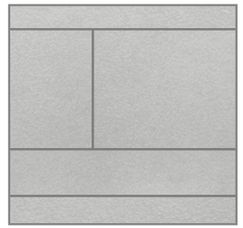
GARAGE:	7,940
1ST FLOOR:	4,768
2ND FLOOR:	3,237
3RD FLOOR:	1,350
CREDIT TOTAL:	17,925 CF

DIFFERENCE:	17,295
	- 9,476

TOTAL
CREDIT VOLUME: 7,819 CF

ELEVATIONS: WEST

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

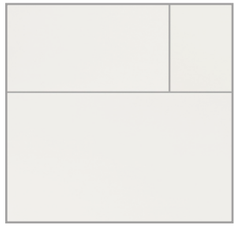


5 NICHIHA - VINTAGE WOOD CEDAR OR SIMILAR

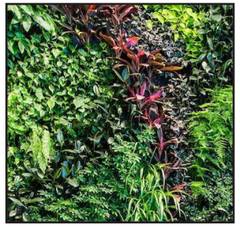
2 BLACK METAL PANEL ACCENTS - SHERWIN WILLIAMS SW 6258

6 CONCRETE BOARD FORMED

3 EQUITONE - TECHTIVA TE 90 OR SIMILAR

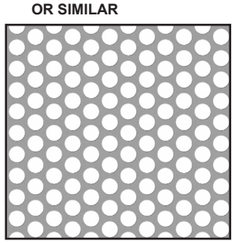


7 LIVING WALL VARIED SPECIES



4 POWDER COATED METAL SW 6258

8 MOZ DESIGNS PERFORATED METAL PANEL GURADRAIL WITH 1“ CIRCLES OR SIMILAR



ELEVATIONS: SOUTH

ELEVATIONS: EAST

ELEVATIONS: NORTH

PERSPECTIVE

SW PERSPECTIVE

NW PERSPECTIVE

NE PERSPECTIVE

SE PERSPECTIVE

NW PERSPECTIVE

SW PERSPECTIVE

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PROJECT DATA

PROJECT DESCRIPTION:	A FOUR-STORY BUILDING WITH 8 RESIDENTIAL UNITS AND 10 PARKING SPACES. 1 RESIDENTIAL UNIT SHALL BE AN AFFORDABLE RESIDENTIAL UNIT. ALL EXISTING STRUCTURES ON-SITE TO BE DEMOLISHED.
OWNER:	2900 DEVELOPMENT LLC 3010 77TH AVE SE, STE 108 MERCER ISLAND, WA 98040 CONTACT: FRANK IMANI P: 206.910.7959 E: FRANK@IMANIHOMES.COM
ARCHITECT:	MEDICI ARCHITECTS 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 P: 425.453.9298 E: MEDICI@MEDICIARCHITECTS.COM
STRUCTURAL ENGINEER:	MALSAM TSANG 122 S JACKSON ST. SUITE 210 SEATTLE, WA 98104 P: 206.498.2674 E: MARCM@MALSAM-TSANG.COM
CIVIL ENGINEER:	TEBALDI ENGINEERING, LLC 4625 126TH AVE E EDGEWOOD, WA 98372 P: 206.450.5096 E: CHRIS@TEBALDIENGINEERING.COM
SURVEYOR:	SITE SURVEYING 21923 NE 11TH ST. SAMMAMISH, WA 98074 P: 425.298.4412 E: TNW@SITESURVEYMAPPING.COM
GEOTECH:	GEOTECH CONSULTANTS, INC. 2401 10TH AVE E. SEATTLE, WA 98102 P: 425.747.5618

VICINITY MAP
NTS

QUARTER SECTION MAP
12" = 1'-0"

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BLK	BLOCK
BS	BOTH SIDES
BLDG	BUILDING
CAB	CABINET
CB	CATCH BASIN
CLG	CEILING
CLR	CLEAR
CL	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
CPT	CARPET
CSMT	CASEMENT
CF	CUBIC FOOT
DIA	DIAMETER
DBH	DIAMETER BREAST HEIGHT
DIM	DIMENSION
DW	DISHWASHER
DH	DOUBLE HUNG
DN	DOWN
DS	DOWNSPOUT
D	DRYER
EA	EACH
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
ELEV	ELEVATOR
EQ	EQUAL
EXT	EXTERIOR
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FRD	FIRE RATE DOOR
FRW	FIRE RATE WINDOW
FXD	FIXED
FIXT	FIXTURE
FAR	FLOOR AREA RATIO
FTG	FOOTING
FAU	FORCED AIR UNIT
FDN	FOUNDATION
FURN	FURNACE
GFA	GROSS FLOOR AREA
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING, VENTILATION & A/C
HT	HEIGHT
HORZ	HORIZONTAL
HR	HOUR
INCL	INCLUDE (ED)(ING)
INT	INTERIOR
LED	LIGHT EMITTING DIODE
LOD	LIMIT OF DISTURBANCE
LF	LINEAR FEET
MANUF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
PERF	PERFORATED
PICT	PICTURE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PROPERTY LINE
PNA	PROTECTED NATURAL AREA
QTY	QUANTITY
REF	REFRIGERATOR
REQD	REQUIRED
REV	REVISION
R	RISER
RM	ROOM
RO	ROUGH OPENING
SG	SAFETY GLASS
SIM	SIMILAR
SH	SINGLE HUNG
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
SUP	SUPPLEMENTAL
TV	TELEVISION
TEMP	TEMPORARY
TP	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
TO	TOP OF
TOW	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TPZ	TREE PROTECTION ZONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VTOS	VENT TO OUTSIDE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
WC	WATER CLOSET
WH	WATER HEATER
WRB	WATER RESISTANT BARRIER
W	WASHER
WHF	WHOLE HOUSE FAN
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WP	WATER PROOFING
YD	YARD

SYMBOL LEGEND

A / 1 GRID LINES	EXISTING WALL
PROJECT BASE POINT	EXISTING WALL TO DEMO
REFERENCE ELEVATION POINT	2X WALLS
PROPERTY CORNER	FOUNDATION WALL
PROPERTY LINE	CONCRETE SURFACE
CENTER LINE	CAST IN PLACE CONCRETE
T.O.W. 119.12' TOP OF WALL ELEVATION	STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
N 90 00' 00" E Distance PROPERTY LINE TAG	GAS OUTLET
1 / A101 SECTIONS FOUND ON SHEET A101	GAS METER
	HOSE BIB
1 / A101 DETAIL SECTION FOUND ON SHEET A101	DOWNSPOUT
	ELECTRICAL METER
1 / 4 A1.0 2 / 3 INTERIOR ELEVATION FOUND ON SHEET A1.0	ELECTRICAL PANEL
	UNDISTURBED EARTH
	COMPACTED FILL
EXIT EXIT DIRECTION	GRAVEL
	RIGID OR SPRAY INSULATION
SMOKE DETECTOR	
	BIBS BLOWN-IN INSULATION
SMOKE & CARBON MONOXIDE DETECTOR	STONE
DOOR TAG NUMBER	BATT INSULATION
10'-0"x12'-0" DOOR SIZE	EXHAUST FAN
WINDOWS TAG NUMBER	VENT TO OUTSIDE
DRAWING REVISION	WATER METER
WALL TAG ASSEMBLY	STEP DOWN / ELEVATION CHANGE
WHOLE HOUSE FAN CONTROL	KEY NOTES

APPLICABLE CODES

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF MERCER ISLAND

2022 MERCER ISLAND CITY CODE (MICC) NOV 28, 2022
2021 INTERNATIONAL BUILDING CODE (IBC)
WITH WASHINGTON STATE AMENDMENTS CITY AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 UNIFORM PLUMBING CODE (UPC)
2021 INTERNATIONAL FIRE CODE (IFC)
WASHINGTON STATE ENERGY CODE (WSEC)
WASHINGTON CITIES ELECTRICAL CODE (WCEC)
ICC/ANSI A117.1-17, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS

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G1.1	SITE CONTEXT
G1.2	ZONING DIAGRAMS
G2.0	BUILDING CODE SUMMARY
G2.1	BUILDING USE AND EGRESS
G2.2	FIRE RATINGS AND PROTECTIONS

SURVEY

1 OF 1	SURVEY

CIVIL

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C2	TESC PLAN
C3	CIVIL SITE PLAN
C4	GRADING AND DRAINAGE PLAN
C5	WATER AND SANITARY SEWER PLAN
C6	NOTES AND DETAILS
C7	NOTES AND DETAILS

LANDSCAPE

L1.0	PLANTING PLAN
L1.1	PLANTING ELEVATIONS
L2.0	PLANTING DETAILS

ARCHITECTURAL

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A2.0	FLOOR PLAN - LEVEL 1
A2.1	FLOOR PLAN - LEVEL 2
A2.2	FLOOR PLAN - LEVEL 3
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A2.4	ROOF PLAN
A4.0	ELEVATION - SOUTH
A4.1	ELEVATION - NORTH
A4.2	ELEVATION - WEST
A4.3	ELEVATION - EAST
A4.4	PERSPECTIVES

DRAWING NAME:

TITLE SHEET

Drawn By: MF, JG

Checked By: EB, NR

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A24 108

DATE: 2/20/2025
12:55:33 PM

PLOT SCALE: 1:1

G0.0

MERCER ISLAND ZONING ANALYSIS & DESIGN STANDARDS

TAX PARCEL PROPERTY SIZE (TOTAL) JURISDICTION	PIN 531510-1219 PARCEL SIZE: 7,200 SF (.17 ACRES) MERCER ISLAND
CHAPTER 19.11	
19.11.015 - TOWN CENTER SUBAREAS B.2 - SUBAREAS ESTABLISHED	TC-4: 4-STORIES / 51 FEET **PROPOSED:4 STORIES / 47'-6" FEET - COMPLIES**
19.11.020 - LAND USES A.1 - PERMITTED AND CONDITIONAL USES	PERMITTED USE - RESIDENTIAL **PROPOSED RESIDENTIAL - COMPLIES**
B - REQUIRED GROUND FLOOR USES	NO GROUND FLOOR USES REQUIRED **NONE PROPOSED**
C - REDUCING CONTINUOUS RETAIL FRONTAGES	NO RETAIL IS REQUIRED FOR THIS SITE
D - ACCESSORY USES	N/A
D.4 BICYCLE FACILITIES	A PUBLIC BIKE RACK IS PROVIDED.
E - OBJECTIONABLE OR HAZARDOUS USES	THIS RESIDENTIAL PROJECT WILL NOT PRODUCE ANY EXCESSIVE ODORS OR HAZARDOUS USES.
19.11.030 - BULK REGULATIONS A.1 - BULK REGULATIONS BY SUBAREA	MAX ALLOWABLE BUILDING HEIGHT: 51 FEET **PROPOSED: 47'-6" FEET** **APPURTENANCES: ELEVATOR PENTHOUSE < 10': COMPLIES** MAX ALLOWABLE BUILDING STORIES: 4 **PROPOSED: 4 STORIES** GROUND FLOOR ADJACENT TO STREETS: 15 FEET **PROPOSED: 15 FOOT GROUND FLOOR LEVEL ALONG 78TH AVE SE** SETBACK FROM PROPERTY LINES: NO MINIMUM **PROPOSED: NORTH - 0'** **PROPOSED: EAST - 0'** **PROPOSED: SOUTH - 15' REQUIRED INGRESS/EGRESS EASEMENT** **PROPOSED: WEST - 15' FROM FACE OF CURB** REQUIRED UPPER STORY SETBACK: **MEETS AVERAGE DAYLIGHT PLANE STANDARDS AS DESCRIBED IN SUBSECTION (A)7**
A.2 - BASE BUILDING HEIGHT	PROPOSED PROJECT WILL UTILIZE THE MAXIMUM ALLOWED HEIGHT OF 51 FEET AND THE MAXIMUM ALLOWED STORIES OF 4 BY PROVIDING 10% AFFORDABLE HOUSING PER MICC 19.11.040(B), AND INCORPORATE A PUBLIC OPEN SPACE PER MICC 19.11.040(D). **(1) AFFORDABLE HOUSING UNIT PROVIDED** **645 SF PUBLIC OPEN SPACE PROVIDED**
A.3 - CALCULATION OF BUILDING HEIGHT	THE BASE OF THE BUILDING FACADE IS AT THE SAME LEVEL AS THE PUBLIC SIDEWALK ALONG 78TH AVE SE. **COMPLIES**
A.4 – MEZZANINES	N/A
A.5 - ROOFTOP APPURTENANCES	THE ELEVATOR HOISTWAY OVERRUN IS THE HIGHEST PORTION OF THE BUILDING, BUT IT DOESN'T EXCEED THE ALLOWED 10' ALLOWABLE APPURTENANCES. WHILE THIS ELEMENT IS TALLER THAN THE PARAPETS, IT IS INTEGRATED INTO THE DESIGN OF THE BUILDING. **COMPLIES**
A.6 – SETBACKS	A. PROPOSED STRUCTURE IS SET BACK A MINIMUM OF 15' FROM 78TH AVE SE. **COMPLIES**
A.7 - AVERAGE DAYLIGHT PLANE	A. THE AVERAGE SETBACK IS USED TO REDUCE THE VISUAL SCALE OF THE BUILDING MASS ALONG 78TH AVE SE, PROMOTE MODULATION AND FACADE ARTICULATION AS WELL AS CARVE OUT THE SPACE ALONG THE RIGHT-OF-WAY FOR PUBLIC OPEN SPACE. B. FROM A HEIGHT OF 25 FEET AT THE PROPERTY LINE ALONG 78TH AVE SE, A 45 DEGREE ANGLE WAS APPLIED UP TO THE MAXIMUM BUILDING HEIGHT WHICH DETERMINED STEPBACKS FOR THE UPPER FLOORS. SINCE THIS LINE INDICATES THE MINIMUM AVERAGE, DEBIT AND CREDIT CALCULATIONS PER MICC 19.11.030.7.V WAS USED TO VERIFY THAT A SURPLUS OF "CREDIT" VOLUME WAS BEING PROVIDED. THIS CALCULATION ONLY CONSIDERED THE FIRST 30 FEET OF DEPTH ALONG THIS STREET FRONTAGE. AS PROPOSED, 9,476 CF OF "DEBIT" VOLUME IS BEING USED TO EXTEND THE UPPER TWO FLOORS TO PROVIDE A FLUSH FACADE OVER THE CANTILEVERED PORTION OF THE STRUCTURE. THE NORTHWEST CORNER OF THIS SITE FEATURES PUBLIC OPEN SPACE WHICH PUSHED THE REMAINING FRONTAGE INWARD AND PROVIDED 17,925 CF OF "CREDIT" VOLUME.
19.11.040 - AFFORDABLE HOUSING B - AFFORDABLE HOUSING RATIO	TO QUALIFY FOR THE ADDITION TWO STORIES THAT IS ALLOWED WITHIN THE TC-4 SUBAREA, THE PROJECT PROPOSES 10% OF THE TOTAL 8 UNITS AS AFFORDABLE. **(1) AFFORDABLE UNIT PROPOSED - COMPLIES**
19.11.050 - GREEN BUILDING STANDARDS	PROJECT WILL MEET LEED GOLD STANDARD OR BUILT GREEN 4 STAR STANDARD.
19.11.060 - SITE DESIGN A - MINOR SITE FEATURES	3 MINOR SITE FEATURES REQUIRED. PROPOSED: 1. SCULPTURAL LIVING WALLS 2. SPECIAL PAVING INTEGRATED INTO THE OVER ALL OPEN SPACE. 3. WATER FEATURE
B - MAJOR SITE FEATURES	4 STORIES REQUIRES 1 MAJOR SITE FEATURE **PUBLIC OPEN SPACE COMPLYING WITH 19.11.040 PROVIDED.**
D - PUBLIC OPEN SPACE	**INFORMAL GATHERING AREA FOR PUBLIC PROVIDED.**
D.1 – SIZE	PROPOSED PUBLIC OPEN SPACE IS 645 SF > 3% OF GFA AND EXTENDS FROM NORTH PROPERTY LINE SOUTH 20'.
D.2 - DESIGN ELEMENTS	PROPOSED OPEN SPACE DESIGN ELEMENTS **A.** LOCATED AT SAME LEVEL AS SIDEWALK AND WILL SERVE AS A FOCAL POINT. **B.** INCLUDES 12 LINEAR FEET OF SEATING, WATER FEATURE, LANDSCAPE LIGHTING, LANDSCAPING, 2 SCULPTURAL GREEN WALLS, AND DECORATIVE PAVING **C.** PEDESTRIAN ORIENTED FRONTAGE IS PROVIDED ON THE WEST ROW. **D.** 25% OF OPEN SPACE SHALL BE LANDSCAPED WITH GROUNDCOVER AND SHRUBS. **E.** PUBLIC OPEN SPACE IS OPEN TO SKY **F.** N/A NO PORTION OF THE OPEN SPACE WILL BE ENCLOSED
D.3 - PUBLIC OPEN SPACE PLAN	A 1/4" = 1' SCALED PLAN WILL BE INCLUDED IN THE BUILDING PERMIT SUBMITTAL. THIS PLAN WILL DEPICT ALL ELEMENTS OF THIS SMALL AREA AND IT'S RELATION TO THE PROPOSED STRUCTURE AN THE PUBLIC ROW. SEE DRAWING X.XX
D.4 - PUBLIC ACCESS	THE PUBLIC OPEN SPACE WILL BE AVAILABLE TO THE PUBLIC 24/7.
E - THROUGH-BLOCK PEDESTRIAN CONNECTIONS	N/A - THROUGH-BLOCK CONNECTIONS ARE NOT PROPOSED FOR THIS PROJECT.
19.11.070 - GREENERY AND OUTDOOR SPACES B.1 - LANDSCAPED AREA REQUIREMENT	THE LANDSCAPED SURFACES SHALL EQUAL AT LEAST 25% OF THE DEVELOPMENT SITE. THIS SITE IS 7,200 SF SO AT LEAST 1,800 SF (25%) SHALL BE LANDSCAPED. BECAUSE OF THE SMALL SITE, A COMBINATION OF GROUND LEVEL PLANTING, GREEN WALLS, AND A GREEN ROOF WILL BE UTILIZED TO MEET THIS REQUIREMENT. A - GROUND LEVEL PLANTING (COUNTED AT 100%): THE AVAILABLE SPACE IS VERY LIMITED. THE PUBLIC OPEN SPACE AND THE PLANTER STRIP SOUTH OF THE DRIVEWAY COMBINE FOR A TOTAL OF 207 SF OF AVAILABLE SPACE FOR PLANTING OF SHRUBS AND GROUND COVER. B - GREEN ROOF (COUNTED AT 50%): THIS WILL BE LARGEST PORTION OF LANDSCAPING ON SITE. THERE WILL BE APPROXIMATELY 2,480 SF OF SEDUM TRAYS ON THE ROOF, WHICH 1,240 SF WILL COUNT TOWARDS THE REQUIREMENT. C - ARTISTIC GREEN WALL (COUNTED AT 125%): A STANDARD GREEN WALL WILL BE INCORPORATED INTO THE PUBLIC OPEN SPACE ALONG THE NORTH PROPERTY LINE THAT WILL COVER UP THE BLANK WALL OF THE ADJACENT PROPERTY. THIS WILL BE APPROXIMATELY 283SF, WHICH AT A RATE OF 125%, 352 SF WILL COUNT TOWARDS THE LANDSCAPE REQUIREMENT. THESE ELEMENTS COMBINE FOR A TOTAL OF 1,800 SF IN LANDSCAPED AREA, OR 25% OF THE SITE.
B.2 - LANDSCAPING STANDARDS	A - ALL NEW PLANTINGS SHALL BE SELECTED FROM A CITY APPROVED LIST. PER THE LANDSCAPE PLANS, ALL NEW PLANTINGS SHALL MEET THE CITY OF MERCER ISLAND'S INSTALLATION STANDARDS AND PLANS. B - NO TREES ARE PROPOSED. ALL GROUND COVER SHALL REACH 100% COVER WITHIN TWO YEARS. C - APPROPRIATE SOIL INFORMATION SHALL BE INCLUDED IN THE LANDSCAPING PLANS FOR THE BUILDING PERMIT SUBMITTAL. D - ALL NEW PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. E - ALL LANDSCAPING WILL BE MAINTAINED THROUGH REGULAR MAINTENANCE .
B.3 - SURFACE PARKING LOT LANDSCAPING	N/A - NO SURFACE PARKING IN PROJECT.
B.4 - LANDSCAPE SCREENING	WITH EXCEPTION OF THE DRIVEWAY, THE GRADE LEVEL COVERED PARKING IS SCREENED BY THE BUILDING STRUCTURE.
B.5 - BUILDING ENTRIES	AS MUCH AS POSSIBLE ON THIS LIMITED SITE, THE BUILDING ENTRY IS EMPHASIZED BY THE PUBLIC OPEN SPACE WHICH INCLUDES LANDSCAPING, SPECIAL PAVING, AND LIGHTING.

B.6 - BUILDING FACADES	THE BUILDING FACADE MODULATION/STEPBACKS FEATURES THE PROPOSED PUBLIC OPEN SPACE AND THE MINOR SITE ELEMENTS.
B. 7 – CONTINUITY	N/A - THE PROPOSED LANDSCAPING DOES NOT CONTINUE BETWEEN NEIGHBORING PROPERTIES. THE PROPERTY TO THE NORTH HAS A BLANK WALL/STAIRS EXTENDING TO THE ROW AND THE LANDSCAPING STRIP BETWEEN THE BANK PROPERTY TO THE SOUTH IS BROKEN UP BY THE REQUIRED ON-SITE LOADING ZONE WHICH LEAVE NO ROOM FOR ADDITIONAL LANDSCAPING.
19.11.080 - SCREENING B.1 - ON-SITE SERVICE AREAS	DUE TO LIMITED SPACE AND LACK OF TURN AROUND SPACE, THE LOADING ZONE IS LOCATED AT THE FRONT OF THE SITE ADJACENT TO THE PUBLIC ROW. TO THE BEST POSSIBLE, UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING OR BUILDING ELEMENTS.
B.2 - GARBAGE, RECYCLING, COMPOST AREAS	AS REQUIRED PER CODE, THE SOLID WASTE ENCLOSURE WILL BE FULLY ENCLOSED AND WILL HAVE SELF CLOSING DOORS. THE PROPOSED WALLS OF THE ENCLOSURE WILL BE COMPRISED OF THE SAME MATERIALS AS THE MAIN STRUCTURE. SELF-CLOSING DOORS WILL BE PROVIDED AS A MAN-DOOR ON THE PARKING GARAGE SIDE AND A DOUBLE DOORS THAT CAN BE OPENED FROM THE LOADING ZONE SIDE.
B.3 - METERS AND MECHANICAL UNITS.	TO THE EXTENT POSSIBLE, METERS WILL BE SCREENED FROM PUBLIC VIEW AND MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND SCREENED FROM PUBLIC VIEW.
B.4 – FENCING	NO FENCING IS PROPOSED FOR THE PROJECT.
19.11.090 - LIGHTING B - DEVELOPMENT AND DESIGN STANDARDS	1. PEDESTRIAN SCALE FIXTURES WILL BE LOCATED WITHIN THE PUBLIC OPEN SPACE. 2. LED LIGHTING WILL BE PROVIDED AT ALL BUILDING ENTRANCES, WITHIN THE PARKING GARAGE, AS LANDSCAPE LIGHTING, AND AT ALL PRIVATE DECK SPACES. 3. AS REQUIRED PER CODE, ANY BUILDING ENTRANCE WILL BE PROVIDED WITH LIGHTING. 4. ANY BUILDING MOUNTED LIGHTING WILL BE USED TO LIGHT THE PUBLIC OPEN SPACE AND THE CLOCK LOCATED ABOVE THE OPEN SPACE. 5. THE OPEN PARKING GARAGE WILL BE PROVIDED WITH LIGHTING PER THE ELECTRICAL PLANS THAT WILL BE SUBMITTED DURING THE BUILDING PERMIT PROCESS. 6. N/A - NEON LIGHTING IS NOT PROPOSED FOR THIS PROJECT. 7. TO THE EXTENT POSSIBLE, LIGHTING PROJECTION SHALL BE CONTAINED WITHIN THE SITE BOUNDARIES.
19.11.100 - BUILDING DESIGN B.1 – FENESTRATION	A - THE LIMITED FACADE ALONG THE ROW IS COMPRISED MAINLY TRANSPARENT ASIDE FROM THE BUILDINGS STRUCTURAL ELEMENTS. NO BLINDS OR SCREENS SHALL BE USED FOR THE BUILDING LOBBY. B - IN THE TC-4 ALONG 78TH AVE SE, IT IS REQUIRED THAT AT LEAST 75% OF THE LENGTH OF THE GROUND FLOOR FACADE BETWEEN THE HEIGHT OF 2 FEET AND 7 FEET SHALL BE COMPRISED OF WINDOWS AND DOORS WITH VIEWS OF RETAIL, OFFICE, OR LOBBY SPACES. DUE TO THE 60' WIDTH OF THE STREET FRONTAGE, EASEMENT, AND PARKING ACCESS REQUIREMENTS THAT HAVE TO FIT WITHIN THIS AREA, FENESTRATION IN THIS AREA IS VERY LIMITED. 54% WEST FACADE FENESTRATION IS PROVIDED. C - ALL FENESTRATION AT THE UPPER FLOORS ARE PART OF THE INDIVIDUAL DWELLING UNITS AND VISUALLY CONNECT WITH THE STREET LEVEL BELOW.
B.2 - STREET-FACING FACADE ELEMENTS	PER 19.11.100.B.2, NEW CONSTRUCTION REQUIRES AT LEAST (7) FACADE ELEMENTS AS DESCRIBED IN THIS SECTION OR AS APPROVED BY THE DESIGN COMMISSION. THIS PROJECT IS PROPOSING: 1- A COMBINATION OF EQUITONE INTEGRATED COLOR PANELS AND NICHIHA NON-COMBUSTIBLE WOOD SIDING, WRAP THE MASSING ABOVE THE PUBLIC OPEN SPACE. 2- CLERESTORY WINDOWS ARE PROVIDED ABOVE THE STOREFRONT OF THE LOBBY. 3- RECESSED BALCONIES FOR THE INDIVIDUAL RESIDENTIAL UNITS. 4- ACCENT MATERIAL TO HIGHLIGHT THE RECESSED BALCONIES. 5- PERFORATED METAL PANELS WRAP THE STREET FACING RESIDENTIAL BALCONIES. 6- SLANTED STRUCTURAL COLUMNS THAT SUPPORT THE CANTILEVERED UPPER FLOORS. 7- POWDER COATED STEEL SHEETS THAT CREATE THE PERIMETER OF THE RAISED GRAVEL BED ALONG THE NORTH PROPERTY LINE TURN DOWNWARD AT THE FRONT CORNER OF THE FACADE AND WILL BLEND SEAMLESSLY WITH COLOR COORDINATED EXIT PASSAGEWAY DOOR SO IT WON'T DETRACT FROM THE OVERALL DESIGN.
B.3 MAJOR FACADE MODULATION	BLOCK FRONTAGES SHALL INCLUDE AT LEAST ONE OF THE FEATURES IN SUBSECTION (A), (B), OR (C) A - THE STREET-FACING FACADE IS MODULATED INTO TWO MAJOR VERTICAL MASSINGS. THE CANTILEVERED MASSING THAT STACKS ON ALL UPPER FLOORS IS 26 FEET WIDE. THE SECOND MAJOR MASSING IS RECESSED 30 FEET FROM THE ROW AND IS 19 FEET WIDE. B - THE MASSINGS FEATURE A MIXTURE OF MATERIALS THAT HIGHLIGHT THIS FORM AS DISTINCT MASSING THAT SITS ON TOP OF THE LOBBY STRUCTURE. THIS RECESSED MASSING FEATURES A PARAPET ROOFLINE WHERE THE CANTILEVERED MASSING SHOWS A FLAT ROOF WITH OVERHANGS. C - THERE IS A VARIATION IN MATERIAL ARTICULATION AND ROOF LINE MODULATION, AND THE CANTILEVER MASSING COMPARED TO THE GROUNDED, RECESSED MASSING, THE BUILDING COULD READ AS TWO DISTINCT BUT CONNECTED BUILDINGS.
B.4 - MINOR FACADE MODULATION	AT LEAST (3) MINOR FACADE MODULATIONS SHALL BE INCORPORATED IN THE DESIGN OF THE BUILDING. SOME OF THESE MINOR MODULATIONS INCLUDE: 1) RECESSED BALCONIES FOR EACH RESIDENTIAL UNIT. 2) BUMPOUTS ARE HIGHLIGHTED BY A CHANGE IN MATERIAL. 3) FENESTRATION PATTERNS BREAK UP THE OPAQUE MASSINGS.
B.5 – WALLS	TO HELP BREAK UP THE BLANK WALL NEAR THE NORTH PROPERTY LINE WHILE STAYING WITHIN THE MAXIMUM ALLOWED OPENING PENETRATION ALLOWED IN THIS FIRE BARRIER, WINDOWS TO THE EXTENT POSSIBLE HAVE BEEN INCLUDED IN THE DWELLING UNITS. WHERE IT'S NOT FEASIBLE FOR FENESTRATION, A CHANGE IN VERTICAL PANELS ARE USED TO BREAK UP THE MAIN FACADE AND ADD VISUAL INTEREST.
B.6 – ENTRANCES	THE LOBBY ENTRANCE FACES THE ROW AND HAS DIRECT CONNECTION TO IT. THE ENTRANCE IS RECESSED FROM THE CANTILEVERED MASSING AND IS FRAMED BY A CHANGE A FACADE MATERIAL AND STRUCTURAL CONCRETE ELEMENTS.
B.7 – ROOFS	THE DIFFERENCE IN ROOF LINES CORRELATE WITH AND HELP EMPHASIZE THE DIFFERENT MASSINGS. THE PARAPET AND ELEVATOR SHAFT HELP TO CREATE VARIED ROOF LINE HEIGHTS.
B.12 – HARMONY	THE BUILDING ELEMENTS WERE CHOSEN OR DESIGNED TO WORK TOGETHER TO CREATE A COHESIVE DESIGN.
B.13 - WEATHER PROTECTION	AN AWNING IS PROPOSED ABOVE THE BUILDING ENTRY AND EXIT PASSAGEWAY DOOR.
B.14 – COURTYARDS	A COURTYARD IS PROVIDED FOR THE PURPOSES OF MEETING THE PUBLIC OPEN SPACE REQUIREMENTS PER MICC 19.11.060(D)

19.11.110 - MATERIALS AND COLOR B.1 -BUILDING EXTERIORS	THE PROPOSED MATERIALS OF EQUITONE, NICHIHA, CONCRETE, AND POWDER COATED METAL ARE DURABLE AND SHALL REQUIRE MINIMAL MAINTENANCE.
B.2 - REGIONAL FOCUS	SELECTED MATERIALS ARE COMMONLY USED AROUND THE REGION.
B.3 - ATTENTION TO ALL SIDES	ALL SIDES OF THE BUILDING WERE TAKEN INTO CONSIDERATION. ON THE PORTION OF THE MASSING THAT IS MORE OBSCURED FROM PUBLIC VIEW ON THE NORTH AND EAST ELEVATIONS, THE MAIN MATERIAL IS EQUITONE AND NICHIHA PANELING. THESE PANELS ARE THEN ACCENTED WITH BLACK INFILL PANELS TO HELP BREAK UP THE MASSING OF THE BLANK WALL WHICH HAS LIMITED WINDOW OPENING DUE TO ITS PROXIMITY TO THE PROPERTY LINE.
B.4 - CONCRETE WALLS	AT THE GROUND FLOOR LEVEL, THE PARKING GARAGE IS CONSTRUCTED OUT OF CONCRETE WHICH IS USED AS AN ARCHITECTURAL ACCENT AT THE GARAGE ENTRANCE AND IS USED TO SEPARATE THE PARKING GARAGE USE FROM THE LOBBY/RESIDENTIAL USE. WHERE VISIBLE FROM THE ROW OR ADJACENT PROPERTY, THE CONCRETE WALLS AT THE LOBBY/PARKING GARAGE LEVEL SHALL BE ARCHITECTURALLY TREATED.
B.5 - HARMONIOUS RANGE OF COLORS	THE PROPOSED COLOR PALETTE WAS CHOSEN AS TO NOT DETRACT FROM THE SURROUNDING ELEMENTS. THE SELECTION OF WHITE, BLACK, GRAYS AND A WASHED WOOD LOOK BLEND WELL TO CREATE A HARMONIOUS PROJECT. NO BRIGHT COLORS ARE PROPOSED.
B.6 - BRIGHT COLORS	BRIGHT COLORS ARE NOT PROPOSED FOR THIS PROJECT.
B.7 - UNDESIRED MATERIALS	THE USE OF UNDESIRABLE SIDING SUCH AS BEVELED METAL, VINYL, EIFS, ETC IS NOT PROPOSED FOR THIS PROJECT.
B.8 - VARIATION OF MATERIALS	THE MAIN MATERIALS ARE EQUITONE AND NICHIHA PANELING.
19.11.120 - STREET STANDARDS	SINCE THIS PROJECT IS LOCATED ALONG 78TH AVE SE, IMPROVEMENTS TO THE ROW ADJACENT TO THE PROPERTY ARE REQUIRED PER FIGURE 14 IN SECTION 19.11.120. THESE ROW IMPROVEMENTS SHALL INCLUDE WIDENING THE PUBLIC SIDEWALK TO 15 FEET. THIS MEASUREMENT IS FROM THE FACE OF CURB TO THE BACK OF SIDEWALK. THIS FRONTAGE SHALL ALSO FOLLOW THE MERCER ISLAND TOWN CENTER STREETSCAPE MANUAL AND INCORPORATE DESIGN ELEMENTS SUCH AS CITY APPROVED STREET LIGHTS, STREET SIGN, AND BIKE RACK. EXISTING STREET TREES ARE LOCATED ON BOTH SIDES OF THE PROPERTY, BUT WILL NONE WILL BE ADDED DUE TO THE 60 FOOT WIDTH OF THE PROPERTY AND IT'S REQUIRED ACCESS POINTS.
19.11.130 - PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION B.1.A - PARKING REQUIREMENTS	THE MINIMUM NUMBER OF REQUIRED PARKING STALLS FOR RESIDENTIAL USE IS 1 TO 1.4 PER UNIT. ALL PARKING FOR THIS PROJECT WILL BE LOCATED IN AN AT-GRADE, OPEN PARKING GARAGE BELOW THE PROPOSED RESIDENTIAL UNITS. THE CONFIGURATION OF THIS GARAGE ALLOWS FOR A TOTAL OF (10) PARKING STALLS, WHICH INCLUDES (1) VAN ACCESSIBLE STALL.
B.1.B - DETERMINATION WITHIN RANGE	UNDERSTOOD THAT THE CODE OFFICIAL WILL HAVE THE FINAL AUTHORITY TO DETERMINE THE NUMBER OF PARKING STALLS.
B.1.D - PARKING LOT CONFIGURATION	THE PROPOSED PARKING GARAGE CONFORMS TO THE STANDARDS SET FORTH IN APPENDIX A WHICH INCLUDES STANDARD STALLS HAVING DIMENSIONS OF 9'X18.5', COMPACT STALLS WITH DIMENSIONS OF 8.5'X16', AND A TWO-WAY DRIVE AISLE WITH A WIDTH OF 24'. DUE TO THE COMPACT NATURE OF THE SITE AND SO ALL REQUIRED DIMENSION CAN BE MET, (5) STANDARD STALLS AND (5) COMPACT STALLS WHICH MEETS THE 50% MAXIMUM REQUIREMENT FOR COMPACT STALLS.
B.1.E - SHARED PARKING	N/A - SHARED PARKING IS NOT PROPOSED FOR THIS PROJECT.
B.1.F - ACCESS RESTRICTION PROHIBITED	N/A -THERE ARE NOT ADJOINING PARKING LOTS BETWEEN THIS PROJECT AND ANY ADJACENT PROPERTY.
B.1.G - SURFACE PARKING LOT LOCATION	N/A - THERE ARE NOT SURFACE LOTS IN THIS PROJECT.
B.1.I - DESIGN OF STRUCTURED PARKING	THE OPEN PARKING GARAGE IS INTEGRATED INTO THE DESIGN OF THE OVERALL BUILDING AND IS RECESSED FROM THE FRONT FACE OF THE BUILDING TO NOT DETRACT FROM THE DESIGN. TO HELP SCREEN THE GARAGE/PARKING STALLS FROM 78TH AVE SE, THE BUILDING ENTRY/LOBBY SITS BETWEEN THE NORTH STALLS AND THE PUBLIC ROW AND THE PROPOSED SOLID WASTE ENCLOSURE SHIELDS THE COMPACT STALLS FROM VIEW.
B.2 - SIGNS AND WAYFINDING	ANY SIGNS IDENTIFYING THE LOCATION OF PARKING SHALL BE APPROVED BY THE DESIGN COMMISSION AND CITY ENGINEER.
B.3 - LOADING SPACE	THE REQUIRED OFF-STREET LOADING ZONE IS ACCESSED OFF OF 78TH AVE SE AND HAS A SEPARATE CURB CUT AT THE SOUTH END OF THE PROPERTY. FROM THE BACK OF THE SIDEWALK, THE LOADING ZONE HAS A DEPTH OF 40'-0", A WIDTH OF 13'-0" AND HAS A 15' WIDE CLEAR VERTICAL CLEARANCE. THESE DIMENSIONS HAVE BEEN DISCUSSED WITH THE CITY AND HAVE BEEN APPROVED BY RECOLOGY.
19.11.140 - SIGNS	NO COMMERCIAL SIGNS PROPOSED. APARTMENT SIGNAGE PER SEPARATE PERMIT.

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PRELIMINARY

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2900 Development LLC

JOB ADDRESS:
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DRAWING NAME:

ZONING CODE SUMMARY

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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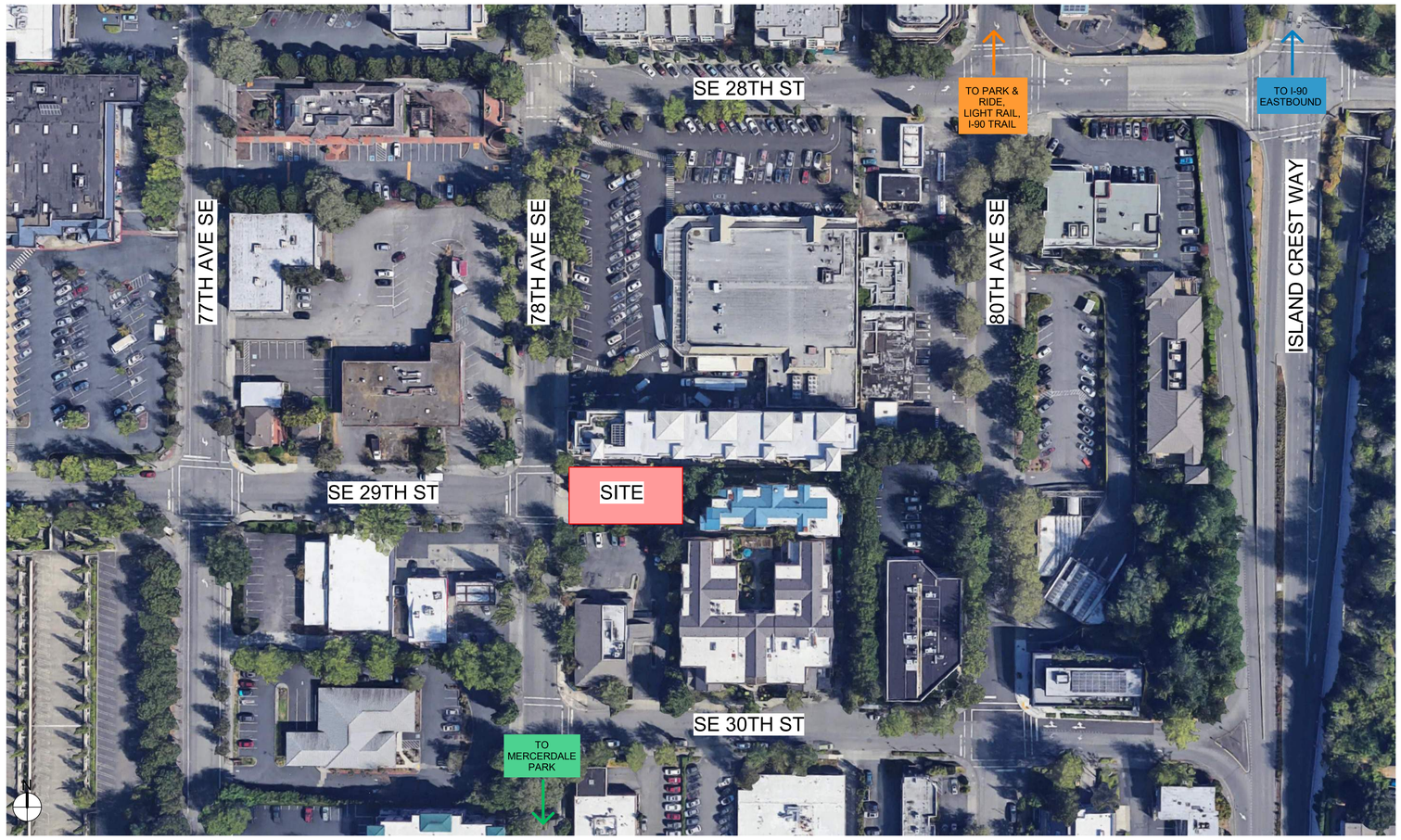

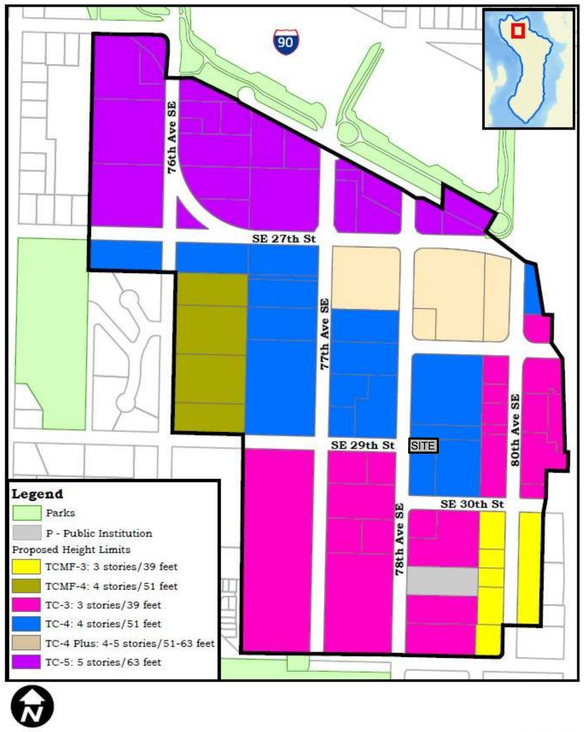

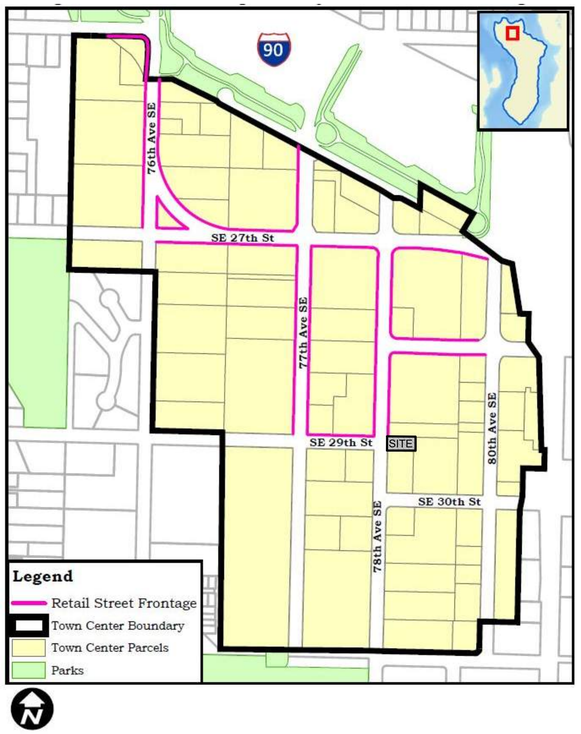

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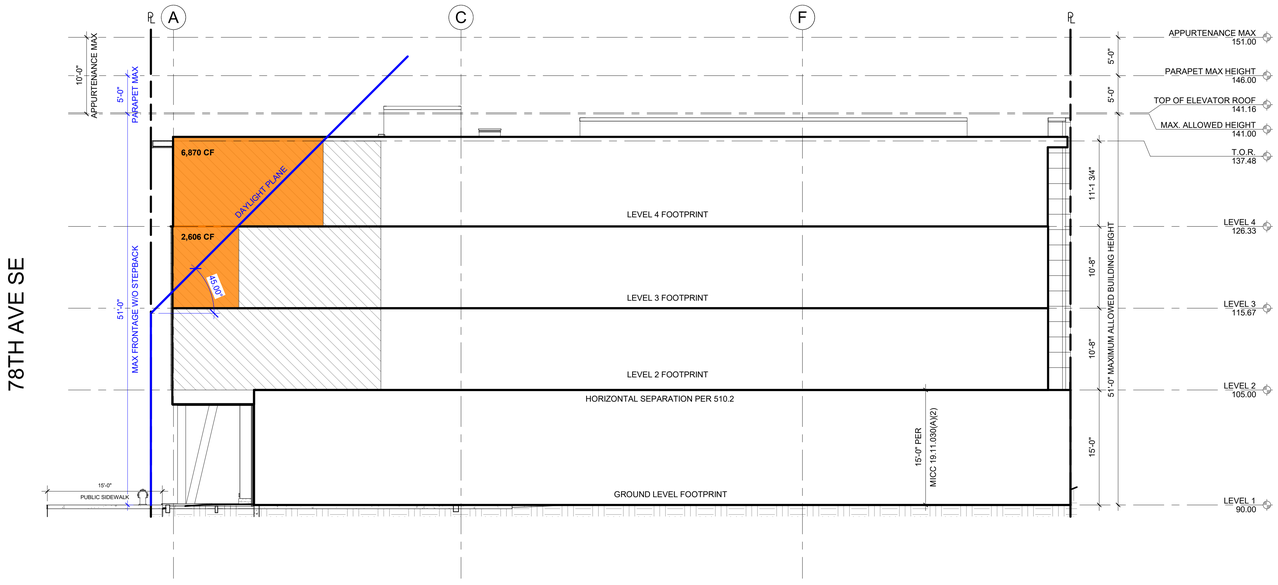
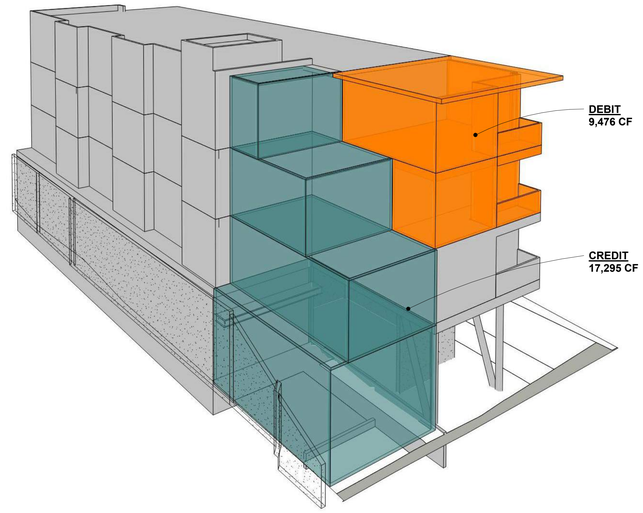


2 DAYLIGHT PLANE - DEBIT VOLUME
1/8" = 1'-0"



MASSING STUDY
NTS

AVERAGE DAYLIGHT PLANE CALCULATION

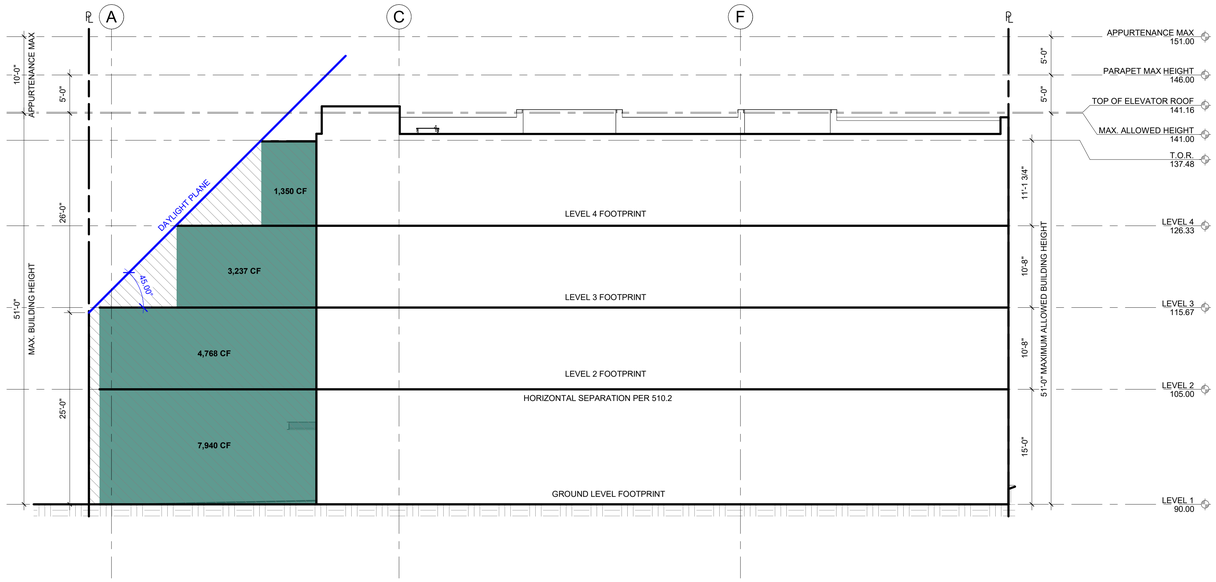
DEBIT VOLUME

2ND FLOOR:	2,606
3RD FLOOR:	6,870
DEBIT TOTAL:	**9,476 CF**

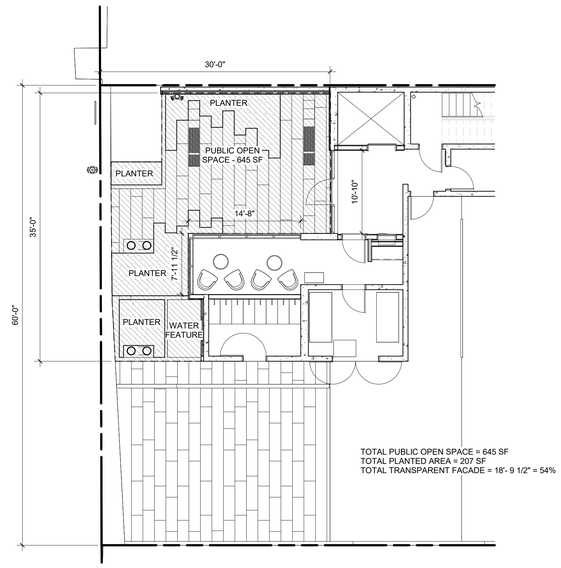
CREDIT VOLUME

GARAGE LEVEL:	7,940
1ST FLOOR:	4,768
2ND FLOOR:	3,237
3RD FLOOR:	1,350
CREDIT TOTAL:	**17,295 CF**

DIFFERENCE	17,295
	- 9,476
TOTAL CREDIT VOLUME:	**7,819 CF**



3 DAYLIGHT PLANE - CREDIT VOLUME
1/8" = 1'-0"



PUBLIC OPEN SPACE
1/8" = 1'-0"

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2021 IBC WITH WASHINGTON STATE AMENDMENTS - BUILDING CODE ANALYSIS

CHAPTER 2 DEFINITIONS

BUILDING AREA -THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

GROSS BUILDING AREA	
LEVEL	AREA
LEVEL 1	4,588 SF
LEVEL 2	Not Enclosed
LEVEL 3	Not Enclosed
LEVEL 4	Not Enclosed
	4,588 SF

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

PROPOSED OCCUPANCY AND USE:

310.3
311.3

R-2 RESIDENTIAL UNITS AND ACCESSORY SPACES
S-2 GARAGE AND UTILITY

303.1.1 - SMALL BUILDINGS AND TENANT SPACES

A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP R-2 OCCUPANCY.

AMENITY ASSEMBLY SPACES UNDER 750 SQFT SHALL BE CONSIDERED R-2.

311.3 - LOW-HAZARD STORAGE GROUP S-2

STORAGE GROUP S-2 OCCUPANCIES INCLUDE, AMONG OTHERS, BUILDINGS USED FOR THE STORAGE OF NONCOMBUSTIBLE MATERIALS... INCLUDES PARKING GARAGES, OPEN OR ENCLOSED

CHAPTER 4 - SPECIAL REQUIREMENTS PER USE AND OCCUPANCY

406.6 - ENCLOSED PARKING GARAGES

ENCLOSED PARKING GARAGES SHALL BE EQUIPPED WITH SPRINKLER SYSTEM AND VENTILATION SYSTEM

406.2.2 - CLEAR HEIGHT

7'-0"MIN. CLEAR HEIGHT REQUIRED AT GARAGE. **MAINTAIN 8'-6" CLEAR AT L1.**

406.2.3 - ACCESSIBLE PARKING SPACES

ACCESSIBLE PARKING, IF REQUIRED, MUST MEET IBC SECTION 1106. (1) ACCESSIBLE STALLS REQUIRED - (1) SHALL BE A VAN STALL - **(1) VAN STALL PROVIDED**
SEE SHEET A2.0 FOR ACCESSIBLE AND VAN STALL LOCATIONS

420.2 - SEPARATION WALLS

WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 - HORIZONTAL SEPARATION

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

REFER TO FIRE RATING DIAGRAMS ON SHEET AXX AND AXX

420.4 - AUTOMATIC SPRINKLER SYSTEM

GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
NFPA 13 AUTOMATIC SPRINKLER SYSTEM PROVIDED.

420.5 - FIRE ALARM SYSTEMS AND SMOKE ALARMS

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP I-1, R-1 AND R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8 AND 907.2.9, RESPECTIVELY. SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS I-1, R-2, R-3 AND R-4 IN ACCORDANCE WITH SECTION 907.2.10.

420.9 - GROUP R COOKING FACILITIES

IN GROUP R OCCUPANCIES, COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE INTERNATIONAL MECHANICAL CODE.

429.2 - REQUIRED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

WHERE PARKING IS PROVIDED, TEN PERCENT OF PARKING SPACES SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. 8 STALLS PROVIDED = 1 EV STALLS REQUIRED
(1) EV CHARGING STATIONS PROVIDED
(1) ACCESSIBLE EV STALLS PROVIDED - TOTAL OF (1)

CHAPTER 5 - BUILDING HEIGHTS AND AREAS

T504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY GROUP S & R -SPRINKLERED -TYPE VA CONSTRUCTION = 70' ALLOWABLE BUILDING HEIGHT. (MICC 19.11.015 MAX. HEIGHT LIMIT = 51'
51' BUILDING HEIGHT PROPOSED

T504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE

SPRINKLERED -TYPE VA CONSTRUCTION
GROUP S = 1 STORIES
GROUP R = 4 STORIES
4 STORIES PROPOSED

T506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET

CONSTRUCTION TYPE IA; SPRINKLERED MULTI-STORY:
GROUP S-2= UNLIMITED SF; 4,588 SF PROPOSED
GROUP R-2= 36,000 SF; 11,355 SF PROPOSED

508.3.3 - SEPARATION

S-2 AND R-2 = 1-HR SEPARATION PROVIDED

508.2.4 SEPARATION OF OCCUPANCIES. EX. 2

GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES 1HR SEPARATION PROVIDED AT DEMISING AND CORRIDOR WALLS

508.2 ACCESSORY OCCUPANCIES

508.4 -REQUIRED SEPARATION OF OCCUPANCIES

REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH, SO AS TO COMPLETELY SEPARATE ADJACENT OCCUPANCIES.

CHAPTER 6 - TYPES OF CONSTRUCTION

T601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

CONSTRUCTION TYPE IA & VA
SEE G2.2 FIRE RATING DIAGRAMS FOR ADDITIONAL INFORMATION

T602 CONSTRUCTION CLASSIFICATION

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES
SEE A0.6 AND CS4.01 FIRE RATING DIAGRAMS FOR ADDITIONAL INFORMATION

602.5 - TYPE V

TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS, AND INTERIOR WALLS ARE OF ANY MATERIAL PERMITTED IN THIS CODE

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

704 - PROTECTION

COLUMNS AND CONNECTIONS SHALL BE PROVIDED WITH CONTINUOUS 1-HOUR FIRE PROTECTION PER IBC TABLE 601 FOR TYPE VA CONSTRUCTION. SECONDARY MEMBERS AND EXTERIOR STRUCTURAL MEMBERS SHALL ALSO BE PROTECTED IN ACCORDANCE WITH IBC TABLE 601 & 602

T705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

SEE A0.6 FOR FIRE SEPARATION DISTANCES AND ALLOWABLE UNPROTECTED OPENINGS

707 - FIRE BARRIERS

SEE A0.6 FOR SHAFT, INTERIOR EXIT STAIRWAY, AND EXIT PASSAGE FIRE RATING INFORMATION

708.3 - FIRE PARTITIONS

FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR

711.2.4.3 - DWELLING UNITS AND SLEEPING UNITS

HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION

714 - PENETRATIONS

PENETRATIONS AT AN ASSEMBLY OR MEMBRANE REQUIRED TO HAVE FIRE RESISTANCE, SHALL COMPLY WITH IBC SECTION 714

T716.1(2) - OPENING FIRE PROTECTION ASSEMBLIES

FIRE BARRIER WITH 2-HR FIRE RESISTANCE RATING REQUIRES 1 ½-HR FIRE DOOR OR FIRE SHUTTER ASSEMBLY RATING

FIRE PARTITIONS WITH 1-HR FIRE RESISTANCE RATING REQUIRES 1/3-HR FIRE DOOR ASSEMBLY RATING. (ALL OPENINGS INTO CORRIDORS ON LEVEL 2-6 REQUIRE 20-MIN FIRE DOORS)

718.1 - CONCEALED SPACES

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH IBC SECTION 718.

CHAPTER 8 - INTERIOR FINISHES

803.1 - WALL AND CEILING FINISHES

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2

803.13 - INTERIOR FINISH REQUIREMENTS BASED ON OCCUPANCY

INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED

T803.13 - CLASS REQUIREMENT

INTERIOR WALL AND CEILING FINISH CLASS REQUIREMENT (SPRINKLERED):

OCCUPANCY	STAIRWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
R-2	CLASS C	CLASS C	CLASS C
B	CLASS B	CLASS C	CLASS C
S-2	CLASS C	CLASS C	CLASS C

803.15.1 - DIRECT ATTACHMENT AND FURRED CONSTRUCTION

WHERE WALLS, CEILINGS OR STRUCTURAL ELEMENTS ARE REQUIRED TO BE FIRE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1 3/4 INCHES, APPLIED DIRECTLY AGAINST SUCH SURFACES

804.2 - INTERIOR FLOOR FINISH CLASSIFICATION

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E648 OR NFPA 253

804.4 - INTERIOR FLOOR FINISH REQUIREMENTS

INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.4.1 AND 804.4.2 AND INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH SECTION 804.4.2

805
805.1 SUBFLOOR CONSTRUCTION

806 - DECORATIVE MATERIALS AND TRIM

806.1 -FURNISHINGS OR DECORATIVE MATERIALS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED. FURNISHINGS AND OBJECTS SHALL NOT OBSTRUCT EXITS OR ACCESS.
806.7 -MATERIAL, OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM, SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723, AS DESCRIBED IN SECTION 803.1.2. COMBUSTIBLE TRIM, EXCLUDING HANDRAILS AND GUARDRAILS, SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED.
806.8 -INTERIOR FLOOR-WALL BASE THAT IS 6 INCHES OR LESS IN HEIGHT SHALL BE TESTED PER SECTION 804.2 AND SHALL BE NOT LESS THAN CLASS II

807.1 - INSULATION

THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH SECTION 720

808.1.1.1 - SUSPENDED ACOUSTICAL CEILINGS

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635 AND ASTM C636. ACOUSTICAL MATERIALS TO COMPLY WITH IBC 803.

INSTALL SUSPENDED CEILING SYSTEMS PER MANUFACTURER'S ICC EVALUATION REPORT. GC TO PROVIDE ICC ER REPORT AND CONFIRM INSTALLATION DETAILS PRIOR TO INSTALLATION

CHAPTER 9 - FIRE PROTECTION

901.2 - FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL FIRE CODE

901.6 - SUPERVISORY SERVICE

ALL FIRE PROTECTION SYSTEMS SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION

903.2.8 - AUTOMATIC SPRINKLER SYSTEMS – GROUP R

AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA

903.3.1.1 - NFPA 13 SPRINKLER SYSTEMS

SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.

903.3.2 - RESIDENTIAL SPRINKLERS

DWELLING UNITS AND SLEEPING UNITS ARE REQUIRED TO HAVE QUICK RESPONSE OR RESIDENTIAL SPRINKLERS

903.4.1 - MONITORING

ALARM, SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN APPROVED SUPERVISING STATION OR, WHERE APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY

903.4.2 - ALARMS

AN APPROVED AUDIBLE DEVICE, LOCATED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION, SHALL BE CONNECTED TO EACH AUTOMATIC SPRINKLER SYSTEM AND ACTIVATED BY WATER FLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER OF THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM. ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTUATE THE BUILDING FIRE ALARM SYSTEM

905 - STANDPIPES

CLASS I STANDPIPES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 AND IBC SECTION 903.3.1.1 IN SPRINKLERED BUILDINGS

905.3.8 - ROOFTOP GARDENS AND LANDSCAPED ROOFS

BUILDINGS OR STRUCTURES THAT HAVE ROOFTOP GARDENS OR LANDSCAPED ROOFS AND THAT ARE EQUIPPED WITH A STANDPIPE SYSTEM SHALL HAVE THE STANDPIPE SYSTEM EXTENDED TO THE ROOF LEVEL ON WHICH THE ROOFTOP GARDEN OR LANDSCAPED ROOF IS LOCATED

906.1 - PORTABLE FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN B, S AND R-2 OCCUPANCIES. IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.

T906.3(1) - EXTINGUISHERS FOR CLASS A FIRE HAZARDS

PROVIDE 1 EXTINGUISHER FOR EVERY 11,250 SF, AND LIMIT TRAVEL DISTANCE TO 75 FEET. SEE FLOOR PLANS FOR EXTINGUISHER LOCATIONS

907.2.9.2 - SMOKE ALARMS

SINGLE-AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10

907.2.10.2 - GROUPS R-2, R-3, R-4 AND I-1

SINGLE-OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.

907.2.10.7 - SMOKE DETECTION SYSTEM

SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE-AND MULTIPLE-STATION SMOKE

907.2.17.1 - SMOKE DETECTORS

NOT FEWER THAN ONE SMOKE DETECTOR LISTED FOR THE INTENDED PURPOSE SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS:
1. MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE OR SIMILAR ROOMS.
2. ELEVATOR LOBBIES.
3. THE MAIN RETURN AND EXHAUST AIR PLENUM OF EACH AIR-CONDITIONING SYSTEM SERVING MORE THAN ONE STORY AND LOCATED IN A SERVICEABLE AREA DOWNSTREAM OF THE LAST DUCT LINE
4. EACH CONNECTION TO A VERTICAL DUCT OR RISER SERVING TWO OR MORE FLOORS FROM RETURN AIR DUCTS OR PLENUMS OF HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS, EXCEPT THAT IN GROUP R OCCUPANCIES, A LISTED SMOKE DETECTOR IS ALLOWED TO BE USED IN EACH RETURN AIR RISER CARRYING NOT MORE THAN 5,000 CFM (2.4 M3/S) AND SERVING NOT MORE THAN 10 AIR-INLET OPENINGS.

907.5.2.2 - EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS

ALL STRUCTURES TO BE EQUIPPED THROUGHOUT WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS WHERE REQUIRED BY CODE. SYSTEMS SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH NFPA

907.5.2.3.3 - GROUP R-2

IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, EACH STORY THAT CONTAINS DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CHAPTER 10 OF ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
1. THE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS.
2. THE REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
3. THE FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

909.21 - ELEVATOR HOISTWAY PRESSURIZATION

ELEVATOR LOBBY PROVIDED. **HOISTWAY PRESSURIZATION NOT REQUIRED.**

918 - EMERGENCY RESPONDER RADIO COVERAGE

EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS IN ACCORDANCE WITH SECTION 510 OF THE IC

CHAPTER 10 - MEANS OF EGRESS

1003.2 - CEILING HEIGHT

7'-6" MIN. CEILING HEIGHT FOR MEANS OF EGRESS
6'-8" MIN. AT STAIRS

T1004.5 - OCCUPANT LOAD FACTORS

ACCESSORY STORAGE/MECH/EQUIP 1/300 GROSS
BUSINESS AREAS 1/150 GROSS
RESIDENTIAL 1/200 GROSS

SEE EGRESS DIAGRAMS FOR OCCUPANT LOADS

1004.2.1 INTERVENING SPACES OR ACCESSORY AREAS

THE DESIGN OCCUPANT LOAD SHALL BE THE COMBINED OCCUPANT LOAD OF INTERCONNECTED ACCESSORY OR INTERVENING SPACES.

1004.7 - OUTDOOR AREAS

THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE

1004.9 - POSTING OF OCCUPANT LOAD

ROOMS AND SPACES WITH AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE

1011.2 WIDTH AND CAPACITY

MIN. 44" STAIRWAY WIDTH REQUIRED

EXCEPTION 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES
L2-4 OCCUPANT LOADS < 50 - 36" WIDE STAIR WAY PROVIDED

1006.2.1 - SPACES WITH ONE EXIT

R-2 OCCUPANCY: MAX OCC. = 20
MAX COMMON PATH W/ SPRINKLER = 125'
B OCCUPANCY: MAX OCC. = 49
COMMON PATH W/ SPRINKLER = 100'
S-2 OCCUPANCY: MAX OCC. = 29
MAX COMMON PATH W/ SPRINKLER = 100'

T1006.3.2 - MINIMUM NUMBER OF EXITS PER STORY

ALL STORIES REQUIRE 2 EXITS
1-500 OCCUPANTS = 2 EXITS REQUIRED - 2 EXITS PROVIDED

1007.1.1 - TWO EXITS OR EXIT ACCESS DOORWAYS

EX. 1 - MINIMUM 1-HOUR RATED CORRIDOR PROVIDED THROUGHOUT THE BUILDING. SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR WILL BE USED
EX. 2 - AUTOMATIC SPRINKLER SYSTEM PROVIDED. SEPARATION DISTANCE SHALL BE 1/3 THE MAXIMUM OVERALL DIAGONAL

1009.1 - ACCESSIBLE MEANS OF EGRESS

ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS

TWO EXITS ARE REQUIRED. **TWO ACCESSIBLE MEANS OF EGRESS ARE PROVIDED AS STAIR ENCLOSURE STAIR 1 AND STAIR 2**

1009.2.1 - ELEVATORS REQUIRED

BUILDING IS 4 STORIES - AN ACCESSIBLE ELEVATOR WITH TANDBY POWER COMPLYING WITH IBC 1009.4 IS PROVIDED

1009.8 - TWO WAY COMMUNICATION

A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING THE ELEVATOR ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

1009.8.1 - SYSTEM REQUIREMENTS

A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1009.8.1, AND INCLUDE A 90 MINUTE BATTERY BACKUP.

1010.1.1 - SIZE OF DOORS

AS REQUIRED FOR OCCUPANT LOAD AND NO LESS THAN 32" CLEAR IN THE 90 DEGREE POSITION. MIN. CLEAR DOOR HEIGHT 80"

1010.1.2.1 - DIRECTION OF SWING

SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS WHERE SERVING A ROOM OR AREA WITH AN OCCUPANT LOAD OF 50 OR MORE

1010.1.9 - DOOR OPERATIONS

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

1011.2 EX.1 - STAIRWAY WIDTH AND CAPACITY

STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36". **36" WIDE STAIRS PROVIDED.**

1011.12.2 ROOF ACCESS

ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 16 SQUARE FEET IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FEET 6 INCHES.

1013.1 - EXIT SIGNS

REQUIRED EXCEPT IN ROOMS THAT ONLY REQUIRE ONE EXIT ACCESS

T1017.2 - EXIT ACCESS TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE WITH AUTOMATIC FIRE SPRINKLER SYSTEM
FOR GROUP R-2 = 250' MAX
FOR GROUP B = 300' MAX
FOR GROUP S2 = 400' MAX

1020.1.1 - HOISTWAY OPENING PROTECTION

ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 3006.2.1.

1020.2 - CORRIDOR WIDTH AND CAPACITY

GENERAL OCCUPANCIES –44"MIN.
ACCESS TO & UTILIZATION OF MEP SYSTEMS OR EQUIPMENT –24"MIN. OCCUPANT LOAD LESS THAN 50 –36"MIN. 69" WIDE CORRIDORS PROVIDED AT RESIDENTIAL LEVELS.

1023.2 - CONSTRUCTION

ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE. (CONTINUOUS 2-HR RATED ENCLOSURES PROVIDED. COMPLIES.)

1023.12 - STANDPIPES

STANDPIPES SHALL BE PROVIDED WHERE REQUIRED BY 905.3 AND 905.4

1028 - EXIT DISCHARGE

THE EXIT DISCHARGE SHALL OPEN DIRECTLY TO THE EXTERIOR OF THE BUILDING AND PROVIDE A DIRECT ROUTE TO A PUBLIC RIGHT OF WAY.

1028.2 EXIT DISCHARGE

EXCEPTION 2:
NOT MORE THAN 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE INTERIOR EXIT STAIRWAYS AND RAMPS IS PERMITTED TO EGRESS THROUGH A VESTIBULE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE ENTIRE AREA OF THE VESTIBULE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING OF THE INTERIOR EXIT STAIRWAY OR RAMP ENCLOSURE.
2. THE DEPTH FROM THE EXTERIOR OF THE BUILDING IS NOT GREATER THAN 10 FEET AND THE LENGTH IS NOT GREATER THAN 30 FEET.
3. THE AREA IS SEPARATED FROM THE REMAINDER OF THE LEVEL OF EXIT DISCHARGE BY A FIRE PARTITION CONSTRUCTED IN ACCORDANCE WITH SECTION 708.
4. THE AREA IS USED ONLY FOR MEANS OF EGRESS AND EXITS DIRECTLY TO THE OUTSIDE.

CHAPTER 11 - ACCESSIBILITY

1101.2.8 (ICC A117.1 SECTION 502.4.2) ACCESS AISLE WIDTH

ACCESS AISLES SERVING CAR PARKING SPACES SHALL BE 60 INCHES
82" AISLE PROVIDED AT ACCESSIBLE VAN SPACE

TABLE 1106.2
ACCESSIBLE PARKING SPACES

1 TO 25 STALES REQUIRE (1) ACCESSIBLE STALL
(8) STALLS TOTAL (1) ACCESSIBLE STALL PROVIDED

1106.6 VAN SPACES
ADA 208.2.4 VAN PARKING SPACES

FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE
1 VAN STALL REQUIRED - 1 VAN STALL PROVIDED

PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM. **GREATER THAN 98 INCHES PROVIDED.**

ADA 2010 502.3.4 LOCATION - ACCESS AISLES

ACCESS AISLES CAN BE LOCATED ON EITHER SIDE OF THE VAN STALL. **PROPOSED AISLE COMPLIES.**

ADA 2010 502.2 VEHICLE SPACES

CAR PARKING SPACES SHALL BE 96 INCHES WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE

TABLE 1108.6.2.1.1
TYPE A UNITS

ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1108.6.1.1.
1-25 UNITS REQUIRE (1) ACCESSIBLE UNIT WITHOUT A ROLLING SHOWER
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, OF THE UNITS SHALL BE A TYPE A UNIT.
LESS THAN (10) UNITS PROPOSED - NO TYPE A UNITS REQUIRED

1108.6.2.2.2
TYPE B UNITS

WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.
(6) TYPE B UNITS PROVIDED

AT TYPE 'B' UNITS:
- 30" X 48" CLEAR FLOOR SPACE REQ'D
- OPERABILITY MUST BE WITH ONE HAND AND MUST NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. MAX FORCE NEEDED IS 5 LBS.
- OPERABLE PARTS MUST BE LOCATED PER XX DIAGRAMS

CHAPTER 14 - EXTERIOR WALLS

1406.2.1 COMBUSTIBLE EXTERIOR WALL COVERINGS

PLASTICS AND THEIR ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 26 AND ARE CONSTRUCTED OF APPROVED WEATHER-RESISTANT MATERIALS OF ADEQUATE STRENGTH TO RESIST THE WIND LOADS FOR CLADDING SPECIFIED IN CHAPTER 16.

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

705.11 - PARAPETS

PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS.

705.11.1 - PARAPET CONSTRUCTION

PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT.

TABLE 1505.1 - FIRE CLASSIFICATION

CONSTRUCTION TYPE V-A: CLASS B ROOF COVERING REQUIRED.

1507.10.1 - ROOF SLOPE

BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF ¼": 1FT MIN. (2% SLOPE) FOR DRAINAGE.

15.10.2.1 - HEIGHT ABOVE ROOF DECK

PENTHOUSE SHALL NOT EXCEED 18'ABOVE THE ROOF DECK. UP TO 28' FOR ELEVATORS.

1510.2.2 - USE LIMITATIONS

PENTHOUSES CAN BE USED FOR SHELTER OF MECHANICAL AND ELECTRICAL EQUIPMENT, TANKS, ELEVATORS AND RELATED MACHINERY OR VERTICAL SHAFT OPENINGS.

1510.6 - MECHANICAL EQUIPMENT SCREEN HEIGHT LIMITATION

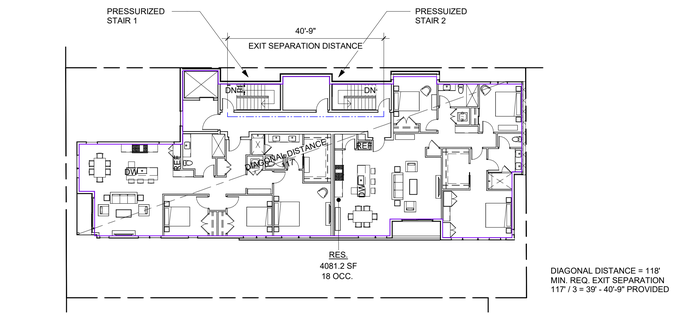
MECHANICAL EQUIPMENT SCREENS SHALL NOT EXCEED 18 FEET IN HEIGHT ABOVE THE ROOF DECK.

CHAPTER 27 - ELECTRICAL

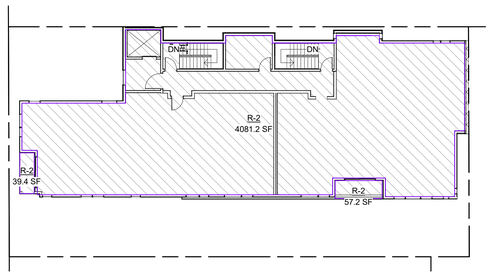
EMERGENCY POWER SYSTEMS AND STANDBY POWER SYSTEMS SHALL COMPLY WITH SECTIONS 2702.1.1 THROUGH 2702.1.8.

2702 - EMERGENCY AND STANDBY PO

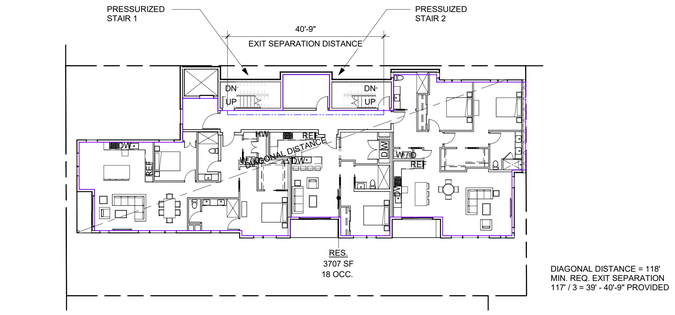
BUILDING AREA (IBC)	
LEVEL	AREA
LEVEL 1	4,588 SF
LEVEL 2	4,163 SF
LEVEL 3	4,163 SF
LEVEL 4	4,178 SF
	17,093 SF



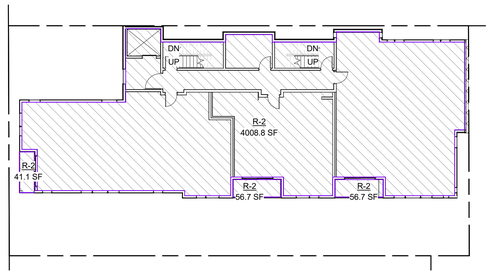
4 LEVEL 4
1/16" = 1'-0"



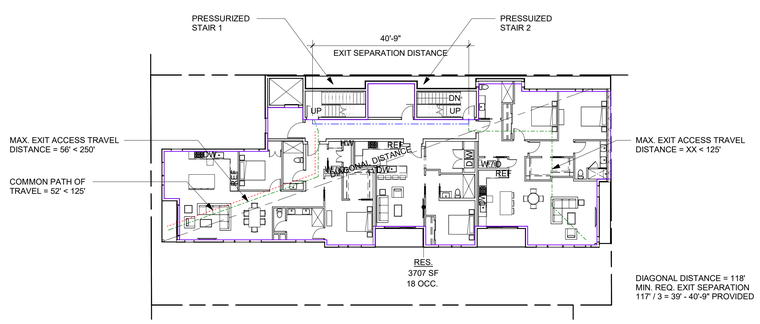
8 LEVEL 4
1/16" = 1'-0"



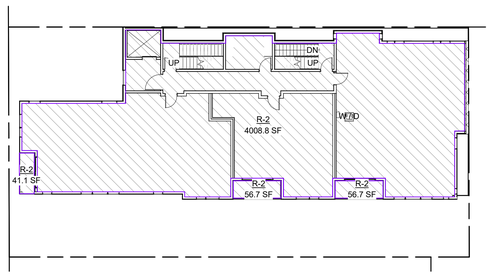
3 LEVEL 3
1/16" = 1'-0"



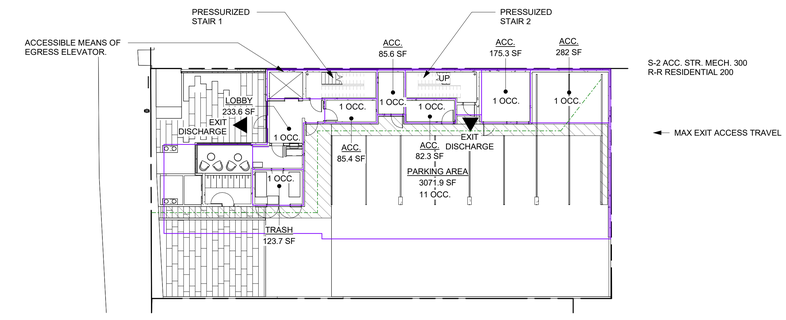
7 LEVEL 3
1/16" = 1'-0"



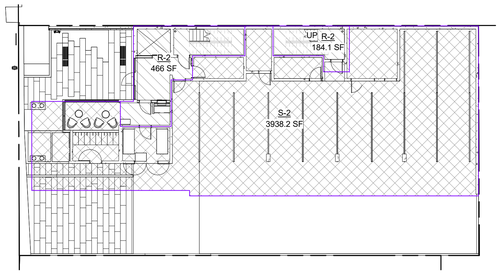
2 LEVEL 2
1/16" = 1'-0"



6 LEVEL 2
1/16" = 1'-0"



1 LEVEL 1
1/16" = 1'-0"



5 LEVEL 1
1/16" = 1'-0"

MEDICI ARCHITECTS

11711 SE 8TH STREET
SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

LICENSED ARCHITECT
Emily D. Buchwalter
STATE OF IDAHO
NOT FOR CONSTRUCTION

INTAKE DATE: 2/20/2025

REVISIONS: DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

BUILDING USE AND EGRESS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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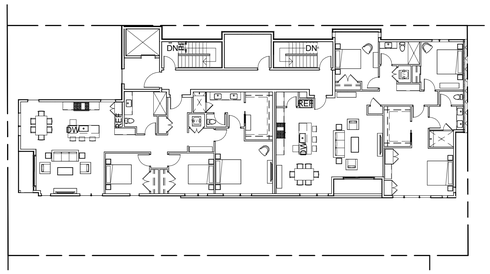
APPROVED FOR CONSTRUCTION:

PROJECT No.: A24 108

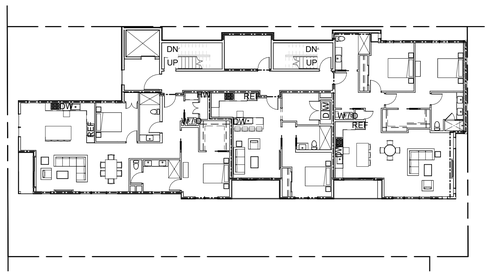
DATE: 2/20/2025
10:49:04 AM

PLOT SCALE: 1:1

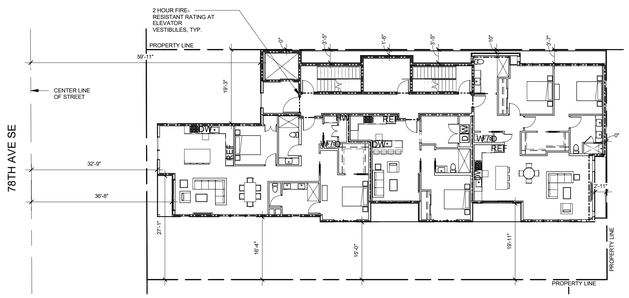
G2.1



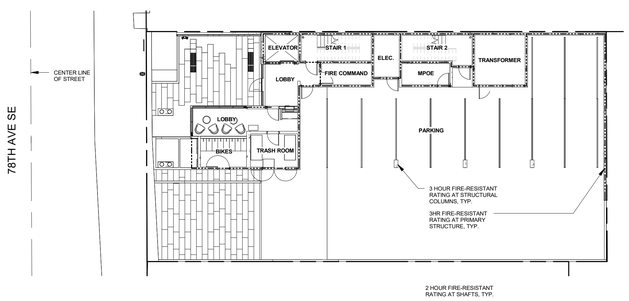
6 FIRE RATING DIAGRAM - LEVEL 4
1/16" = 1'-0"



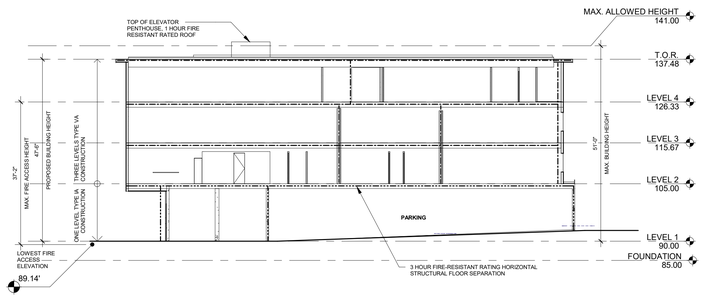
5 FIRE RATING DIAGRAM - LEVEL 3
1/16" = 1'-0"



4 FIRE RATING DIAGRAM - LEVEL 2
1/16" = 1'-0"



3 FIRE RATING DIAGRAM - LEVEL 1
1/16" = 1'-0"



2 FIRE RATING SECTION
1/16" = 1'-0"

OPENINGS
IBC 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENING
3'-0" - 5'-0" UNPROTECTED, SPRINKLERED 15%
5'-0" -10'-0" UNPROTECTED, SPRINKLERED 25%
10'-0" -15'-0" UNPROTECTED, SPRINKLERED 45%
15'-0" -20'-0" UNPROTECTED, SPRINKLERED 75%
20'-0' UNPROTECTED, SPRINKLERED NO LIMIT

ALLOWABLE AREA OF OPENING
IBC 705.8.1

THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALLIN ANY STORYOF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8 BASED ON THE FIRE SEPARATION DISTANCE OF EACH INDIVIDUAL STORY.

EXCEPTIONS:
1. IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE WHERE THE WALL FACES ONE OF THE FOLLOWING:

1.1 A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.

1.2 AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR THE PUBLIC USE, SHALL BE NOT LESS THAN 30 FEET IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

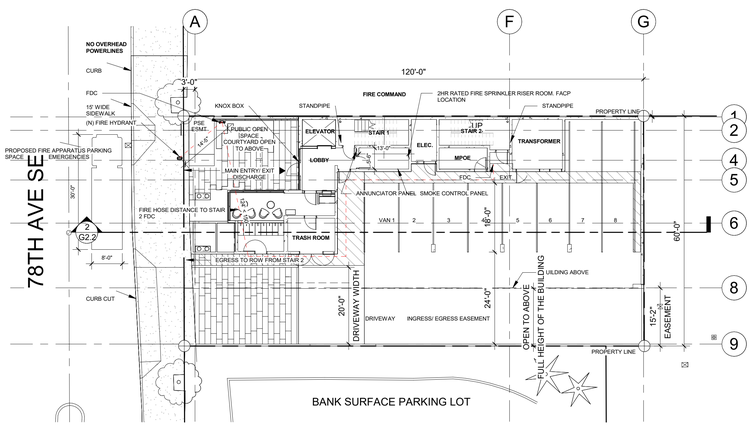
2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

FIRE SEPARATION LEGEND

1-HOUR FIRE SEPARATION
2-HOUR FIRE SEPARATION
3-HOUR FIRE SEPARATION

FIRE RESISTANCE RATINGS

TABLE 601 -BUILDING ELEMENTS	TYPE IA CONSTRUCTION	TYPE VA CONSTRUCTION
STRUCTURAL, FRAME, (COLUMNS, GIRDERS & TRUSSES)	3 HOURS	1 HOUR
EXTERIOR BEARING WALLS	3 HOURS	1 HOUR W/ AUTOMATIC SPRINKLER SYSTEM
INTERIOR BEARING WALLS	3 HOURS	1 HOUR
INTERIOR NON-BEARING PARTITIONS	0	0
FLOOR CONSTRUCTION (INCL. BEAMS & JOISTS)	2 HOURS	1 HOUR
ROOF CONSTRUCTION (INCL. BEAMS & JOISTS)	1-1/2 HOURS	1 HOURS



1 FIRE PROTECTION PLAN
1/16" = 1'-0"

PROPOSED BUILDING
- 51' - 4 STORIES - NON-HIGHRISE
- 8 UNITS
- 3 LEVELS TYPE VA OVER 1 LEVELS TYPE IA CONSTRUCTION
- NFPA 13 FULLY SPRINKLED SYSTEM ALL LEVELS PROVIDED
- COMBINATION STANDPIPE AT EACH STAIR

PARKING
- 1 LEVELS OF TYPE IA CONSTRUCTION - NON-HIGHRISE
- NON-COMBUSTIBLE CONCRETE CONSTRUCTION

GENERAL
- 2ND FIRE APPARATUS ACCESS ROAD **NOT** REQUIRED FOR BUILDINGS WITH UP TO 200 UNITS, PER IFC D106.1. **1 APPARATUS ACCESS ROAD PROVIDED ON 78TH AVE SE.**
- ALL FIRE TRUCK ACCESS LESS THAN 10% GRADIENT
- (1) NEW HYDRANT AT NORTH WEST CORNER OF PROPERTY
- 2 HR RATED STAIR SHAFTS, TYPICAL
- GURNEY COMPATIBLE ELEVATOR
- **NO** POWERLINES ADJACENT TO SITE ALONG 78TH AVE SE
- FLAT / WIDE R.O.W. FRONTAGE

FIRE FLOW REQUIREMENTS
- FIRE FLOW REQUIREMENTS: BASED ON TOTAL SQ FT OF TYPE VA CONSTRUCTION, APPENDIX B OF IFC, 50% REDUCTION FOR SPRINKLER SYSTEM.
- 12,000 SF TYPE VA CONSTRUCTION
- IFC APPENDIX B T105. 2,000 GMP X .5 = 1,000 GPM REQUIRED FIRE FLOW
- 2HR DURATION

RISER / FIRE CONTROL ROOM
- 2 HR ROOM RATING
- EQUIPPED WITH FIRE PROTECTION EQUIPMENT IN RISER ROOM.

FIRE ALARM REQUIREMENTS
- NFPA 72 FIRE ALARM REQUIRED. FACP INSTALLED IN RISER ROOM AND ANNUNCIATOR IN mAIN LOBBY.
- CORRIDOR SMOKE DETECTION PROVIDED.

STAIRWELL PRESSURIZATION REQUIREMENTS
- CONCEPTUAL ANALYSIS REQUIRED AT BUILDING PERMIT SUBMITTAL.
- DETAILED DESIGN REQUIRED WITH SMOKE CONTROL PERMIT SUBMITTAL.

EMERGENCY RESPONDER RADIO COVERAGE
- DAS SYSTEM: EMERGENCY RESPONDER RADIO SIGNAL STRENGTH 95DBS IN 95% OF EACH FLOOR OF THE BUILDING AND 99% IN ELEVATORS.
- HEAD END EQUIPMENT REQUIRES 2 HR FIRE PROTECTION.

N

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Emily D. Buchwalter
STATE OF IDAHO

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2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

FIRE RATINGS AND PROTECTIONS

Drawn By: KH
Checked By: ST
Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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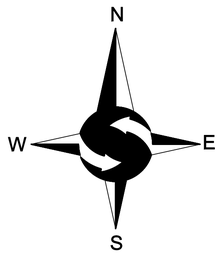
APPROVED FOR CONSTRUCTION:

PROJECT No.: A24 108

DATE: 2/20/2025
10:49:06 AM

PLOT SCALE: 1:1

G2.2



GRAPHIC SCALE
5 0 5 10 20
1 INCH = 10 FT.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND MAG & WASHER
- POWER METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- G — APPROXIMATE LOCATION UNDERGROUND GAS LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- UGE — APPROXIMATE LOCATION UNDERGROUND POWER LINE
- UGT — APPROXIMATE LOCATION UNDERGROUND TELEPHONE LINE
- CONCRETE WALL
- LIGHT POLE
- GAS VALVE
- CATCH BASIN
- CATCH BASIN SOLID LID
- EVLT — ELECTRICAL VAULT
- POWER JUNCTION BOX
- ASPHALT SURFACE
- CONCRETE SURFACE
- DS — DECIDUOUS
- PI — PINE

LEGAL DESCRIPTION

THE WEST 120 FEET OF THE NORTH HALF OF LOT 4, BLOCK 14, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY PACE FOR GENCOR S. - NORTHGATE L.P., AS RECORDED UNDER RECORDING NUMBER 199801239001, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	2900 DEVELOPMENT LLC 3010 77TH AVENUE SE, SUITE 108 MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	531510-1219
PROJECT ADDRESS:	2900 78TH AVENUE SE MERCER ISLAND, WA 98040
ZONING:	TC
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	7,200 SF (0.165 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

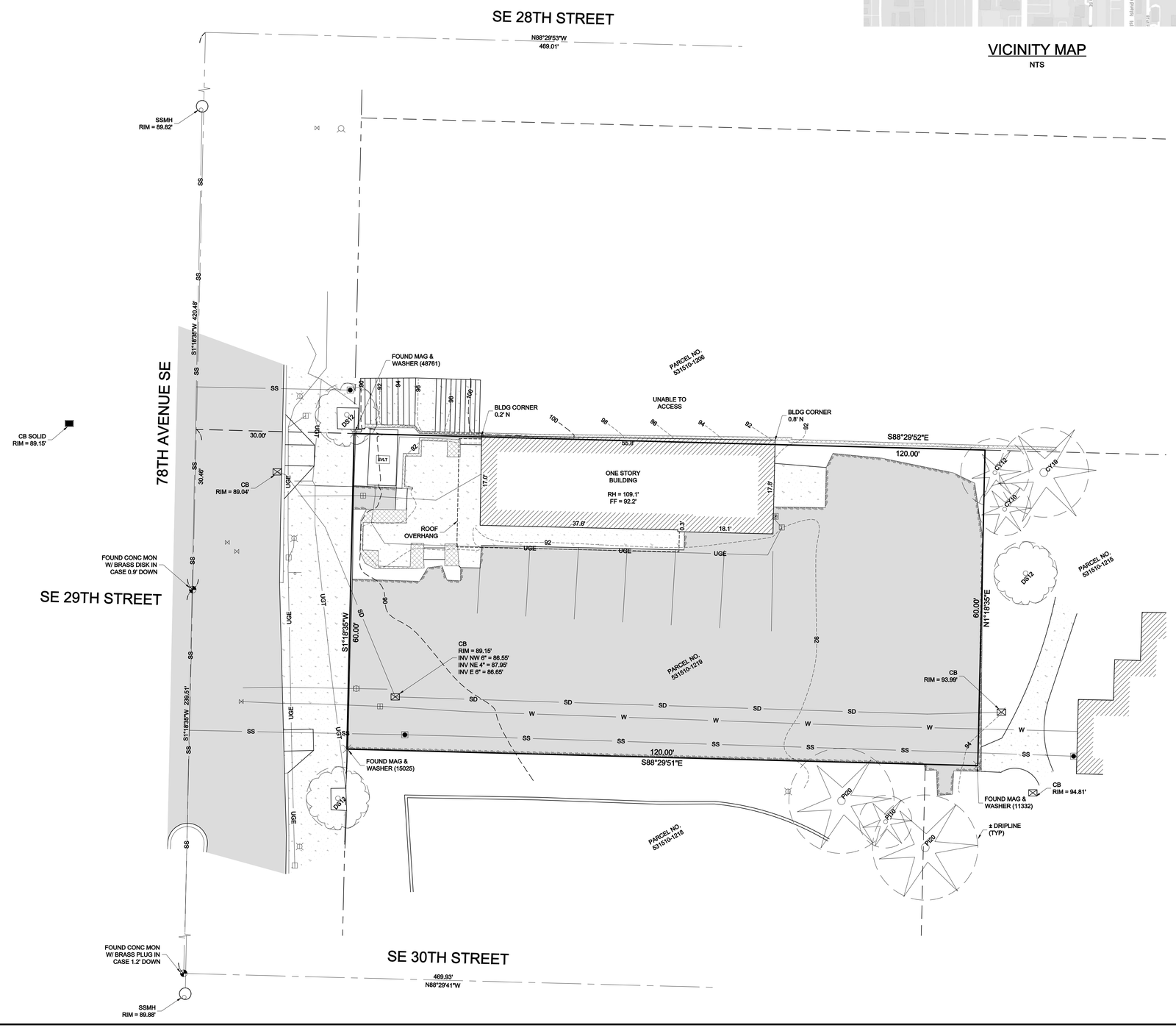
DATUM

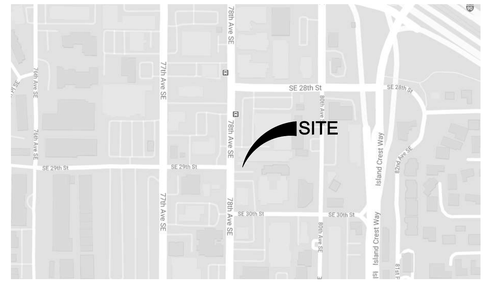
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A BRASS CAP STAMPED "LS 23613 1995" SET IN MONUMENT CASE AT THE INTERSECTION OF SE 29TH STREET AND 78TH AVENUE SE.

POINT ID NO. 9110;
ELEVATION: 88.424 FEET (26.952 METERS) NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.





VICINITY MAP
NTS

SW 1/4, NE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

Site Surveying, Inc.
21923 NE 11th Street Sammamish, WA 98074
Phone: 425.298.4412
www.allsurveymapping.com

WOLDENDORP WILLIAMS, INC. — WASHINGTON — TEXAS — N. S'WOMS THOMAS PROFESSIONAL LAND SURVEYOR — 3/3/23

DATE	REVISION	DRN
3/3/23	TREES & DRIPLINES ADDED	TNW

TOPOGRAPHIC SURVEY

JASON IMANI
2900 78TH AVENUE SE
MERCER ISLAND, WA 98040

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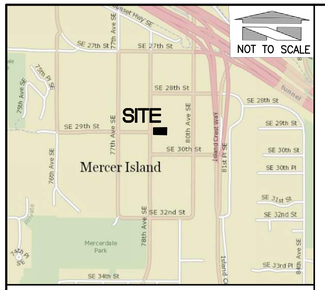
PROJECT NO. 21-075

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 3/3/23

SHEET 1 OF 1

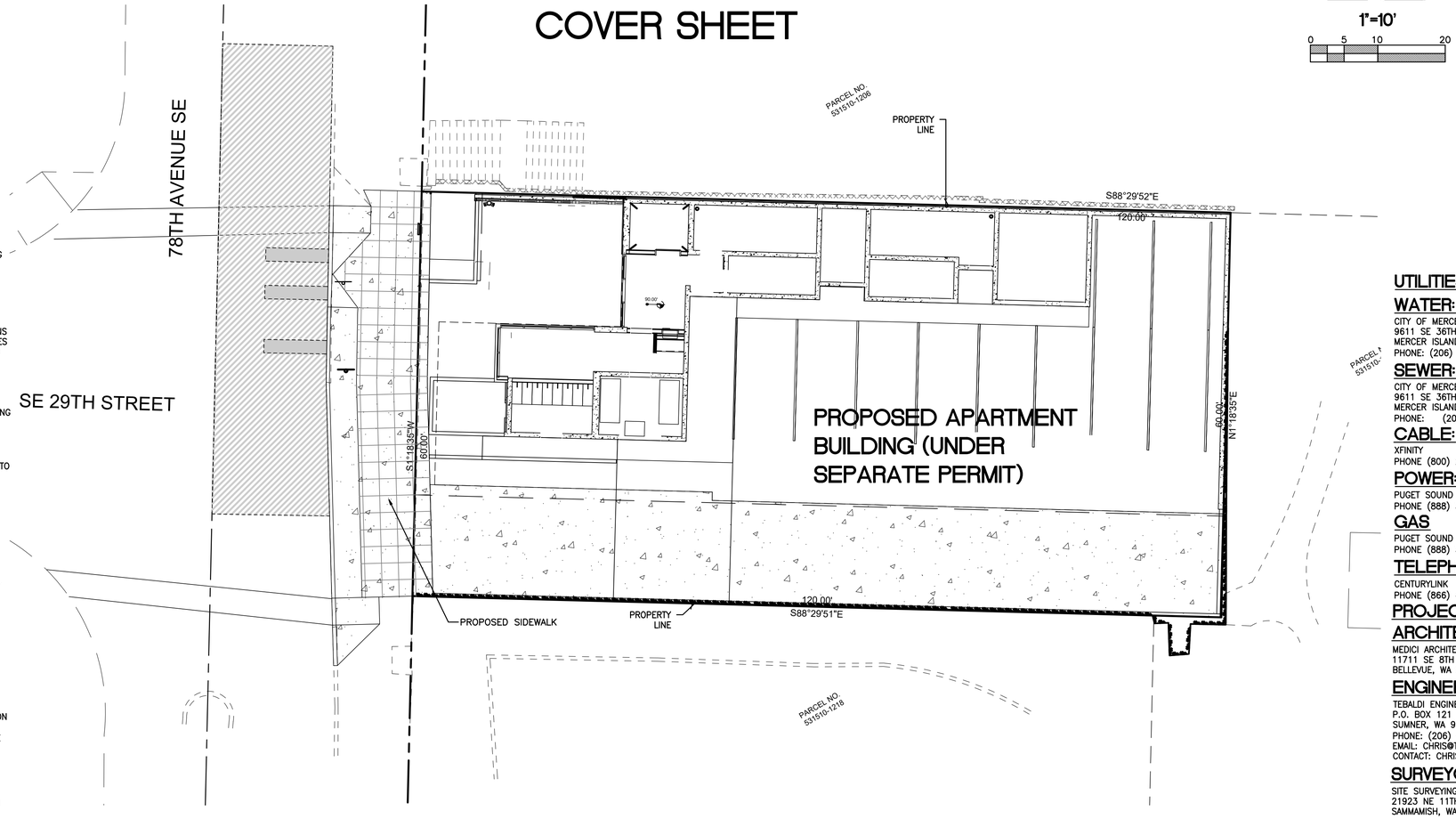
A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

2900 DEVELOPMENT
COVER SHEET



NOT TO SCALE

VICINITY MAP



1"=10'

0 5 10 20

GENERAL SITE DEVELOPMENT NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. TEBALDI ENGINEERING, LLC ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT TEBALDI ENGINEERING, LLC, TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE AUTHORITY HAVING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR OF THE AUTHORITY HAVING JURISDICTION 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE 72 HRS MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. STRUCTURAL BMPs MUST BE ACCESSIBLE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION DURING REGULAR BUSINESS HOURS.
12. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO TEBALDI ENGINEERING, LLC AT COMPLETION OF PROJECT.

SOILS REPORT NOTES:

1. THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   GEOTECHNICAL ENGINEERING REPORT PREPARED BY COBALT GEOSCIENCES DATED DECEMBER 16, 2021.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF TEBALDI ENGINEERING, LLC.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS.

BASIS OF BEARING:

BASIS OF BEARINGS: N 01°19'57" E
ALONG THE CENTERLINE OF 32nd AVE S
BASED ON THE GPS OBSERVATION OF EXISTING MONUMENTS AND TIES TO MONUMENTS.
SEE RECORD OF SURVEY UNDER
REC. NO. 20160728900015.

BENCHMARK:

VERTICAL DATUM: NAVD88

LEGAL DESCRIPTION:

PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20160615000759, RECORDS OF KING COUNTY, WASHINGTON.

NORTH 15 FEET OF LOT 10 AND ALL OF LOT 11, TURNER BELL ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, WASHINGTON.

811 Know what's **below.** **Call** before you dig. Dial 811 (1-800-424-5555)

EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:

THESE DRAWINGS HAVE BEEN PREPARED BASED ON TOPOGRAPHIC SURVEY PREPARED BY 4SITE SURVEYING.

TEBALDI ENGINEERING, LLC DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK.

SITE DATA:

ADDRESS:	2900 78TH AVENUE SE MERCER ISLAND, WA 98040	
APN:	5315101219	
PROPERTY AREA:	7,200 S.F. (0.17 AC)	
DISTURBED AREA:	11,068 S.F. (0.25 AC)	
IMPERVIOUS AREA:	ROOF	– 4,629 SF
	ON-SITE PAVEMENT	– 2,309 SF
	TOTAL	– 6,938 SF
PERVIOUS AREA:	TOTAL	– 262 S.F.
EST. EARTHWORK QUANTITIES:	CUT:	200 CY
	FILL:	200 CY
	CUT/FILL BALANCE:	200 CY
	NET IMPORT/EXPORT:	0 CY

EARTHWORK QUANTITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES:

WATER:
CITY OF MERCER ISLAND
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
PHONE: (206) 275-7600

SEWER:
CITY OF MERCER ISLAND
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
PHONE: (206) 275-7600

CABLE:
XFINITY
PHONE (800) 266-2278

POWER:
PUGET SOUND ENERGY
PHONE (888) 321-7779

GAS
PUGET SOUND ENERGY
PHONE (888) 321-7779

TELEPHONE
CENTURYLINK
PHONE (866) 415-2950

PROJECT TEAM:

ARCHITECT
MEDICI ARCHITECTS
11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005

ENGINEER
TEBALDI ENGINEERING, LLC
P.O. BOX 121
SUMNER, WA 98390
PHONE: (206) 450-5096
EMAIL: CHRIS@TEBALDIENGINEERING.COM
CONTACT: CHRIS TEBALDI, P.E.

SURVEYOR:
SITE SURVEYING, INC
21923 NE 11TH ST
SAMMAMISH, WA 98074

GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS, INC.
2401 10TH AVE E
SEATTLE, WA 98102

OWNER:
2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

CIVIL SHEET INDEX:

C1 COVER SHEET
C2 TESC PLAN
C3 CIVIL SITE PLAN
C4 GRADING AND STORM DRAINAGE PLAN
C5 WATER AND SANITARY SEWER PLAN
C6 NOTES AND DETAILS
C7 NOTES AND DETAILS
TOPOGRAPHIC SURVEY

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY TEBALDI ENGINEERING, LLC. IT IS THE CONTRACTORS RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM THE ENGINEER REFLECTING ANY ISSUED PLAN REVISIONS. THE ENGINEER SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY TEBALDI ENGINEERING, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Ckd.	Appr.	Revision
2	2/13/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS

Title: COVER SHEET
2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER — 2/13/25

Scale: Horizontal 1"=10' Vertical N/A

Designed CMT | Drawn CMT | Checked CMT | Approved CMT | Date 6/10/22

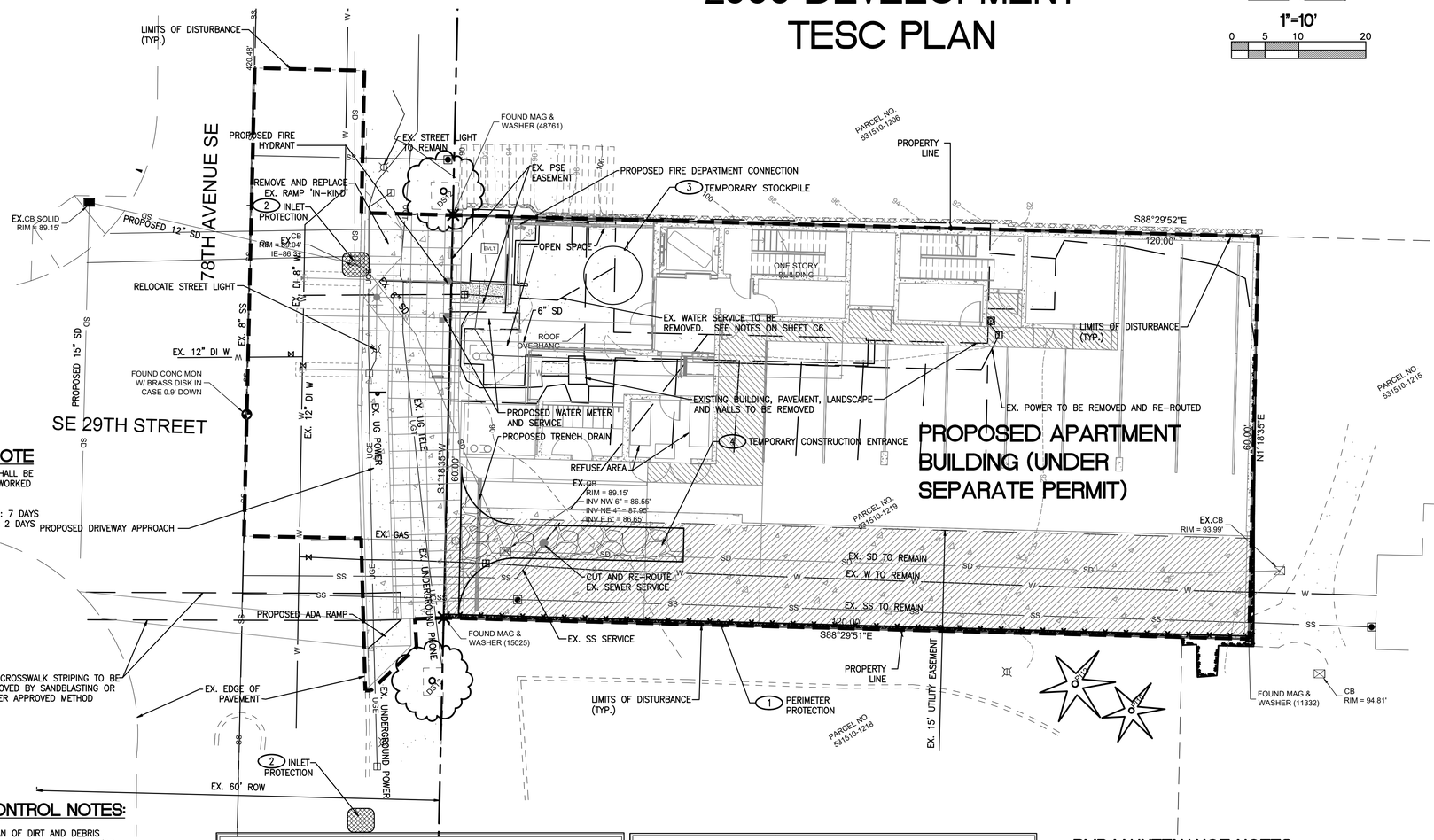
TEBALDI ENGINEERING, LLC
P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM

Job Number 2900 | Sheet C1 of 7

File:C:\Users\Chris Tebaldi\OneDrive - Lindo Tebaldi\Documents\Tebaldi Engineering\Projects\Jason Imani - 2900 Apartments\Engineering\2900-01.dwg Date/Time:2/13/2025 7:18 PM Scale:0.386863 CHRIS TEBALDI Xref: ----

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

2900 DEVELOPMENT
TESC PLAN



DEMO LEGEND:

- EXISTING ASPHALT
- EXISTING CONCRETE TO REMAIN
- EXISTING ASPHALT REMOVAL
- EXISTING CURB TO REMAIN
- EXISTING EDGE OF PAVEMENT

TESC LEGEND:

- CATCH BASIN PROTECTION
- PERIMETER PROTECTION
- CLEARING LIMITS
- SAWCUT
- CONSTRUCTION FENCE

SOIL STABILIZATION NOTE

ANY AREAS UNWORKED EXPOSED SOILS SHALL BE STABILIZED WITH SEED AND MULCH IF UNWORKED AS FOLLOWS:

- DRY SEASON: MAY 1 – SEPTEMBER 30: 7 DAYS
- WET SEASON: OCTOBER 1 – APRIL 30: 2 DAYS

EROSION CONTROL CALLOUTS:

1. CONTRACTOR TO INSTALL SILT FENCE AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY INSPECTOR. SEE DETAIL ON THIS SHEET.
2. CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL DOWNSTREAM INLET LOCATIONS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. SEE DETAIL ON THIS SHEET.
3. TEMPORARY STOCKPILE LOCATION. ADJUST SIZE AND LOCATION OF AREA AS NEEDED DURING CONSTRUCTION.
4. CONSTRUCTION ENTRANCE. SEE DETAIL ON THIS SHEET.

CONSTRUCTION SEQUENCE

1. FLAG ALL DISTURBED AND/OR CLEARING LIMITS.
2. CALL THE UTILITY LOCATE SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN, AS REQUIRED.
4. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
5. INSTALL PERIMETER RUNOFF CONTROLS INCLUDING SILT FENCING AND CONSTRUCTION FENCING.
6. INSTALL STORM DRAINAGE PROTECTION.
7. CLEAR AND STABILIZE CONSTRUCTION ACCESS, IF REQUIRED.
8. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING.
9. INSTALL SITE UTILITIES.
10. COMPLETE SITE PAVING.
11. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
12. REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

HAULING/SILTATION CONTROL NOTES:

1. PUBLIC STREETS ARE TO BE KEPT CLEAN OF DIRT AND DEBRIS GENERATED BY WORK. CLEANUP SHALL BE BY SWEEPING AND/OR OTHER APPROVED METHODS ON A DAILY BASIS.
2. CONTRACTOR SHALL PROVIDE SILT BAGS OR OTHER SILTATION CONTROL MEASURES ON EXISTING CATCH BASIN(S) IN PROXIMITY OF WORK WHICH HAVE POTENTIAL TO RECEIVE SURFACE RUNOFF FROM THE WORK AREA OR ANY LOCATIONS THAT MAY BE DESIGNATED BY THE AUTHORITY HAVING JURISDICTION DURING THE COURSE OF THE WORK.
3. EFFORTS SHALL BE MADE DURING CONSTRUCTION ACTIVITIES TO STABILIZE ALL DISTURBED AREAS AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION.
4. ITEMS FOR DEMOLITION ARE DEPICTED PER DESIGN DRAWINGS. CONTRACTOR TO VERIFY AND LOCATE ANY ITEMS FOR DEMOLITION PRIOR TO START OF CONSTRUCTION AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR TO REVIEW AS-BUILT DRAWINGS IN PROJECT AREA AND REMOVE AND/OR RELOCATE ANY SITE APPURTENANCES IN PROJECT AREA THAT IMPACT THE PROJECT.

GRADING QUANTITIES

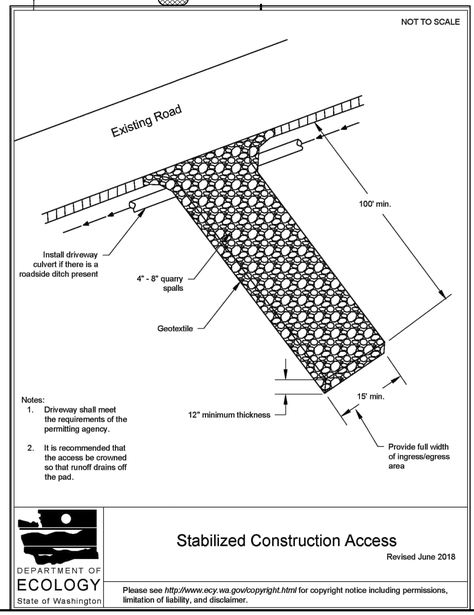
APPROX. CUT = 200 CUBIC YARDS
APPROX. FILL = 200 CUBIC YARDS

GRADING QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. ACTUAL GRADING QUANTITIES SHOULD BE DETERMINED BY CONTRACTOR AFTER REVIEW OF PLANS.

811 Know what's below.
Call before you dig.
Dial 811
Or Call 1-800-424-5555

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTIILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



DEPARTMENT OF ECOLOGY State of Washington

Stabilized Construction Access

Revised June 2018

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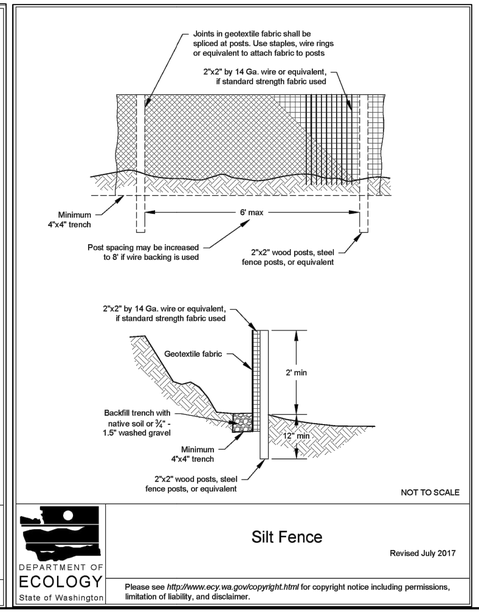

DEPARTMENT OF ECOLOGY State of Washington

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Revised July 2017

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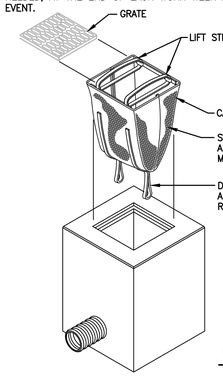
BMP MAINTENANCE NOTES:

1. AREAS TO BE CLEARED, GRUBBED, AND EXPOSED AT ONE TIME SHALL BE KEPT TO THE SMALLEST AREA POSSIBLE.
2. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
3. TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
4. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY MOVING OPERATIONS ARE INITIATED.
5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.



INSTALLATION AND MAINTENANCE GUIDELINES:

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE CATCH BASIN FILTER BAG SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

CATCH BASIN FILTER BAG

NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision
2	2/13/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS

Title: TESC PLAN
2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER — 2/13/25

Scale: Horizontal 1"=10' Vertical N/A

Designed CMT Drawn CMT Checked CMT Approved CMT Date 6/10/22

Job Number 2900

Sheet C2 of 7

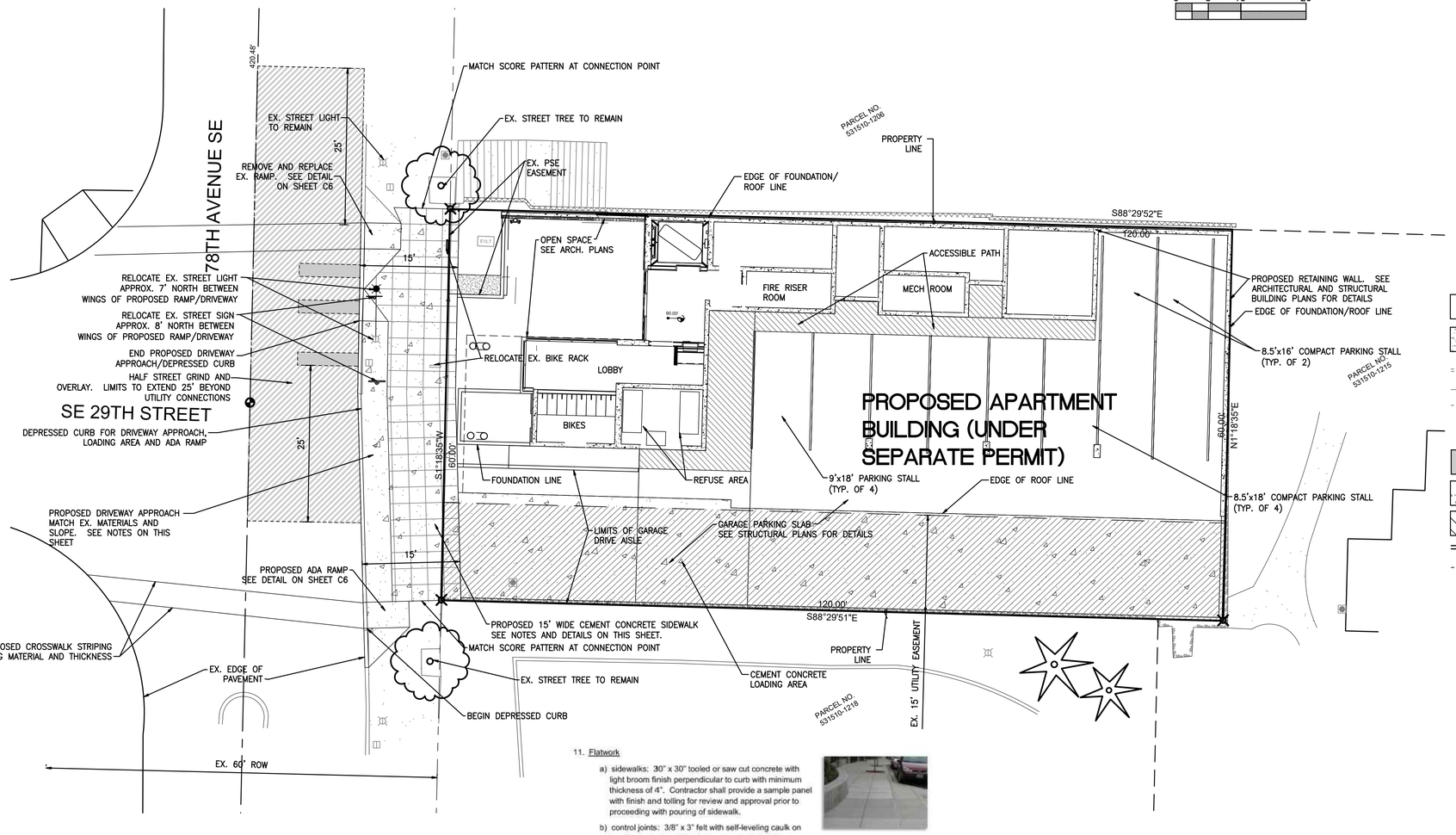
File:C:\Users\Chris Tebaldi\OneDrive - Linda Tebaldi\Documents\Tebaldi Engineering\Projects\Jason Imani - 2900 Apartments\Engineering\2900-e1.dwg Date/Time:2/13/2025 6:36 PM Scale:0.386863 CHRIS TEBALDI Xref: ----

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

2900 DEVELOPMENT
CIVIL SITE PLAN

1"=10'

0 5 10 20



LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT

PROPOSED

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAINT STRIPING
- PROPOSED CURB
- SAWCUT LINE

11. Flatwork

a) sidewalks: 30" x 30" tooled or saw cut concrete with light broom finish perpendicular to curb with minimum thickness of 4". Contractor shall provide a sample panel with finish and tolling for review and approval prior to proceeding with pouring of sidewalk.

b) control joints: 3/8" x 3" felt with self-leveling caulk on top (Pechora Dyna Trol II slope grade (SG) 15% urethane sealant #39 limestone)

c) borders around street lights and tree grates: 6" wide with smooth trowel finish

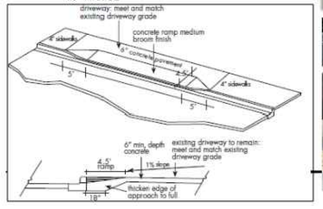
d) curb & gutter: 6" concrete curb and gutter with light broom finish

e) driveways: width of throat shall be 60" wider than parking garage entrance or as direct by City Engineer and minimum thickness of 6"

f) concrete mix design for driveways and sidewalks: Stoneway 6013 or approved equal, 4,000 psi, 6 sack, 3/8", air entrained

g) detectable warning strips:

- CAST in Tact 3 or as approved by City Engineer.
- Color: yellow
- Joint: felt expansion joint on perimeter topped with self leveling caulk joint filler
- Curved installations: cut wedges out of each square panel (refer to example on southwest corner of Sunset Hwy. & 78th Ave. SE



SIDEWALK AND DRIVEWAY DETAILS

NOT TO SCALE

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UTILITY CONFLICT NOTE:

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Title: CIVIL SITE PLAN
2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER
2/13/25

Scale: Horizontal 1"=10' Vertical N/A

Designed CMT Drawn CMT Checked CMT Approved CMT Date 6/10/22

Job Number 2900

Sheet C3 of 7

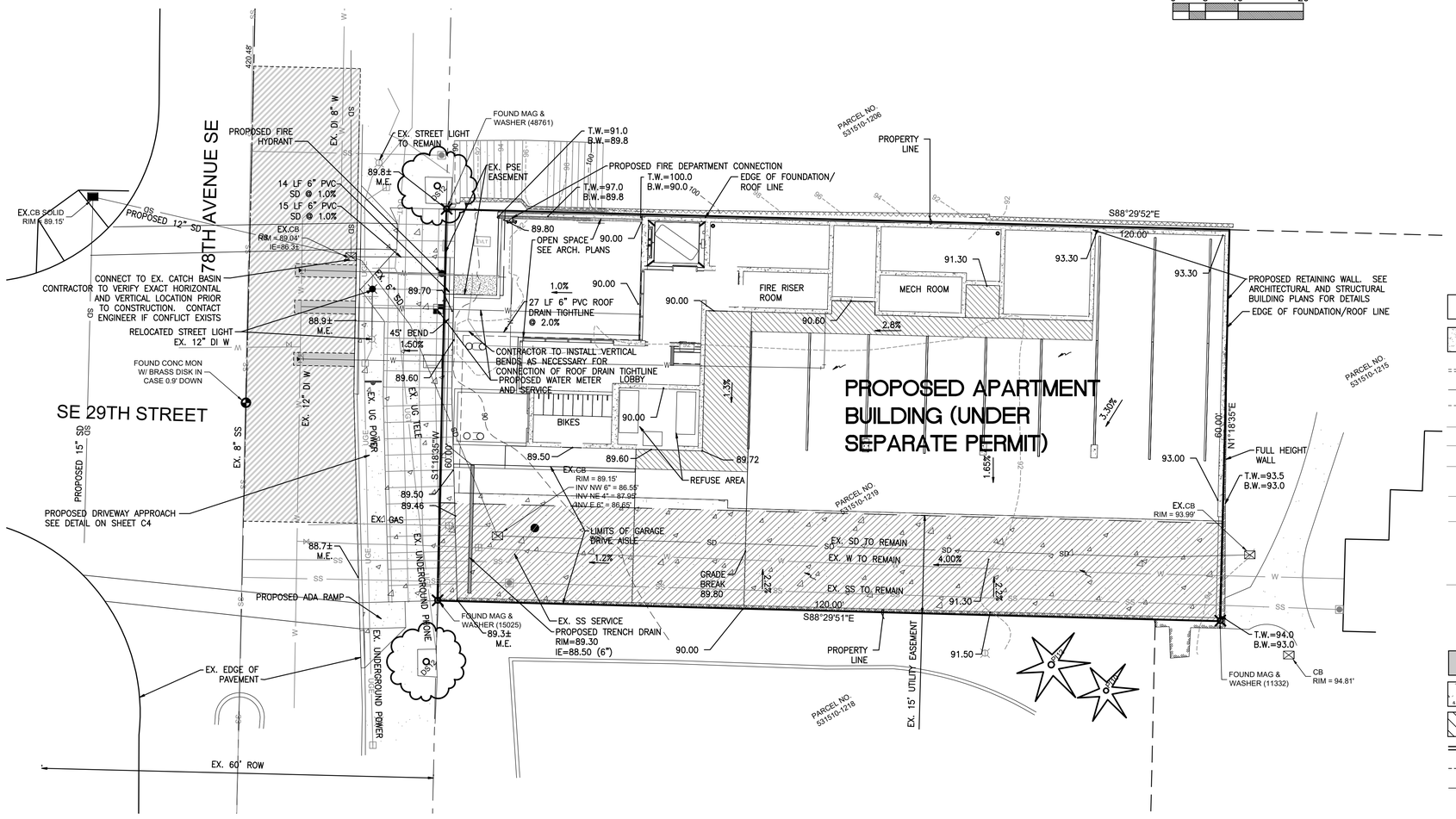
File:C:\Users\Chris Tebaldi\OneDrive - Linda Tebaldi\Documents\Tebaldi Engineering\Projects\Jason Imani - 2900 Apartments\Engineering\2900-A1.dwg Date/Time:2/13/2025 6:36 PM Scale:0.386863 CHRIS TEBALDI Xref: ----

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

2900 DEVELOPMENT
GRADING AND DRAINAGE PLAN

1"=10'

0 5 10 20



LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- SD — EXISTING STORM DRAIN
- SS — EXISTING SEWER LINE
- W — EXISTING UNDERGROUND WATER LINE
- UCM — EXISTING UNDERGROUND TELEPHONE LINE
- UGE — EXISTING UNDERGROUND POWER
- EXISTING STORM DRAIN CATCH BASIN
- 170 — EXISTING CONTOUR
- 170.00 — EXISTING SPOT ELEVATION

PROPOSED

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAINT STRIPING
- PROPOSED CURB
- SAWCUT LINE
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- FLOW PATH
- PROPOSED RIDGELINE
- 15 — PROPOSED CONTOUR
- 15.00 — PROPOSED SPOT GRADE
- 0.50% — PROPOSED GRADING SLOPE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT

UTILITY SEPARATION NOTE:

PROVIDE A MINIMUM OF 42" OF COVER FOR ALL WATER SERVICE LINES.

PROVIDE MINIMUM 1.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND SEWER SERVICE LINES.

PROVIDE MINIMUM 0.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND STORM DRAIN LINES.

CONTRACTOR SHALL POTHOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.

NOTES:

1. ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS.
2. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAD) UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO INSTALL FOOTING DRAIN AND CONNECT TO DOWNSTREAM STORM DRAINAGE SYSTEM.

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UTILITY CONFLICT NOTE:

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2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER
2/13/25

Scale:	Horizontal	Vertical
	1"=10'	N/A

Designed CMT	Drawn CMT	Checked CMT	Approved CMT	Date 6/10/22

TEBALDI ENGINEERING, LLC
P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM

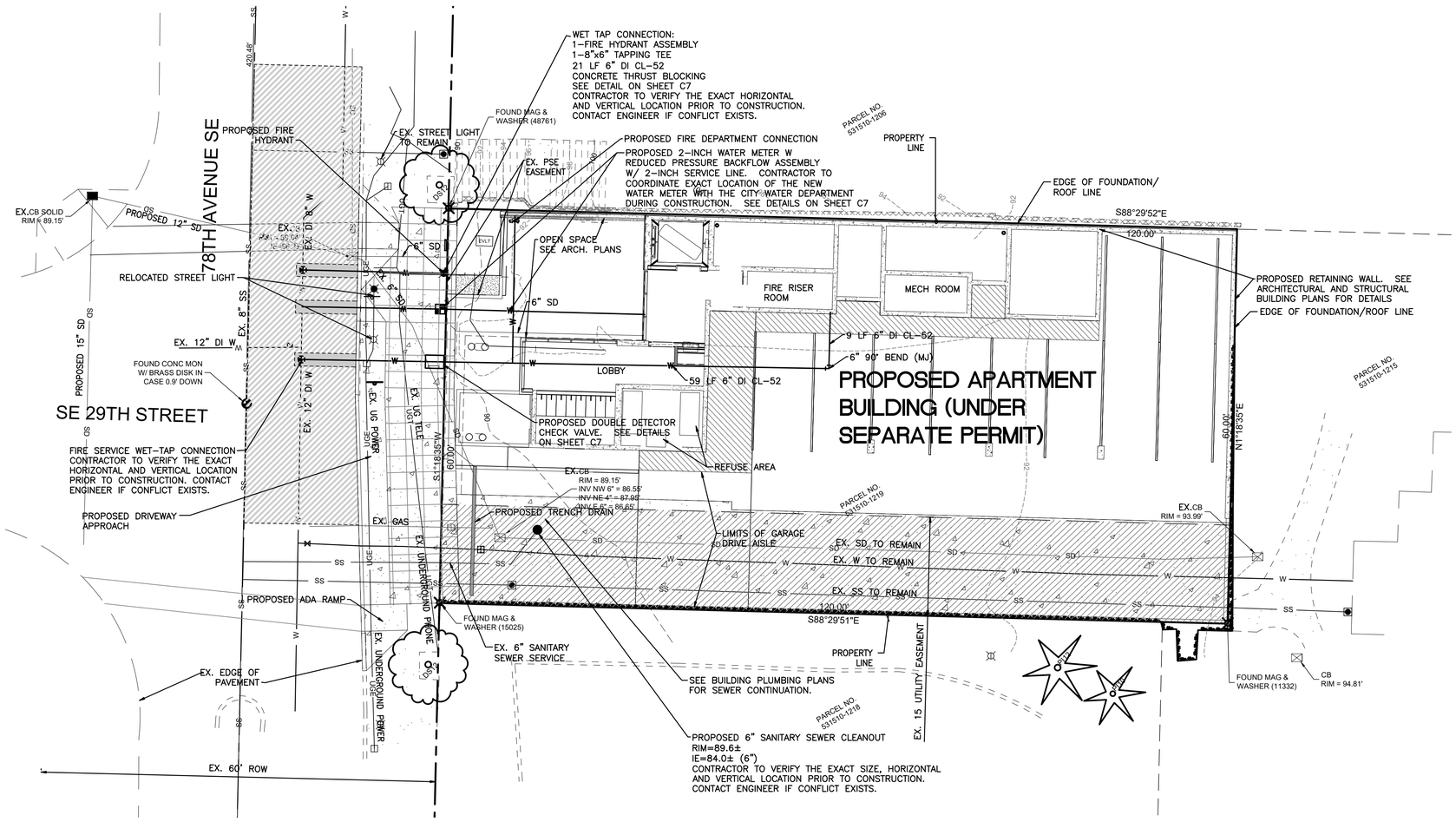
Job Number 2900

Sheet C4 of 7

File:C:\Users\Chris Tebaldi\OneDrive - Lindo Tebaldi\Documents\Tebaldi Engineering\Projects\Jason Imani - 2900 Apartments\Engineering\2900-GM1.dwg Date/Time:2/14/2025 5:59 AM Scale:0.386863 CHRIS TEBALDI Xref: ----

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

2900 DEVELOPMENT
WATER AND SANITARY SEWER PLAN



1"=10'

0 5 10 20

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
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- EXISTING EDGE OF PAVEMENT
- SD — EXISTING STORM DRAIN
- SS — EXISTING SEWER LINE
- W — EXISTING UNDERGROUND WATER LINE
- UCM — EXISTING UNDERGROUND TELEPHONE LINE
- UGE — EXISTING UNDERGROUND POWER
- EXISTING STORM DRAIN CATCH BASIN
- 470 — EXISTING CONTOUR
- +170.00 — EXISTING SPOT ELEVATION

PROPOSED

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAINT STRIPING
- PROPOSED CURB
- SAWCUT LINE
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED CLEANOUT
- FLOW PATH
- PROPOSED RIDGELINE
- 15 — PROPOSED CONTOUR
- 15.00 — PROPOSED SPOT GRADE
- 0.50% — PROPOSED GRADING SLOPE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT

UTILITY SEPARATION NOTE:

PROVIDE A MINIMUM OF 42" OF COVER FOR ALL WATER SERVICE LINES.

PROVIDE MINIMUM 1.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND SEWER SERVICE LINES.

PROVIDE MINIMUM 0.5' VERTICAL SEPARATION BETWEEN WATER SERVICE AND STORM DRAIN LINES.

CONTRACTOR SHALL POTHOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.

811 Know what's **below.** **Call** before you dig. Dial 811 (1-800-424-5555)

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY TEBALDI ENGINEERING, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	Ckd.	Appr.	Revision
2	2/13/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS

Title: WATER AND SANITARY SEWER PLAN
2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER
2/13/25

Scale: Horizontal 1"=10' Vertical N/A

Designed CMT. Drawn CMT. Checked CMT. Approved CMT. Date 6/10/22

P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING, LLC

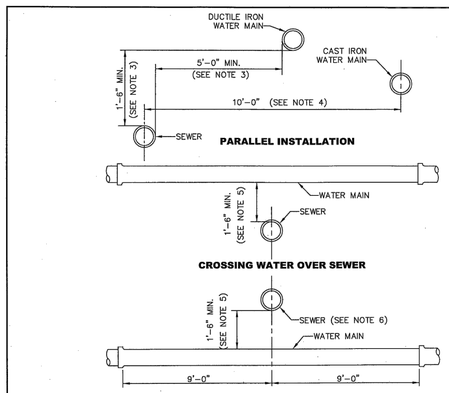
Job Number 2900

Sheet C5 of 7

File:C:\Users\Chris Tebaldi\OneDrive - Linda Tebaldi\Documents\Tebaldi Engineering\Projects\Jason Imani - 2900 Apartments\Engineering\2900-U1.dwg Date/Time:2/13/2025 6:36 PM Scale:0.386863 CHRIS TEBALDI Xref: ~~~~

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

NOTES AND DETAILS



STANDARD SINGLE 18'-0" NOMINAL LENGTH DUCTILE IRON WATER MAIN SECTION CENTERED AT THE POINT OF CROSSING.

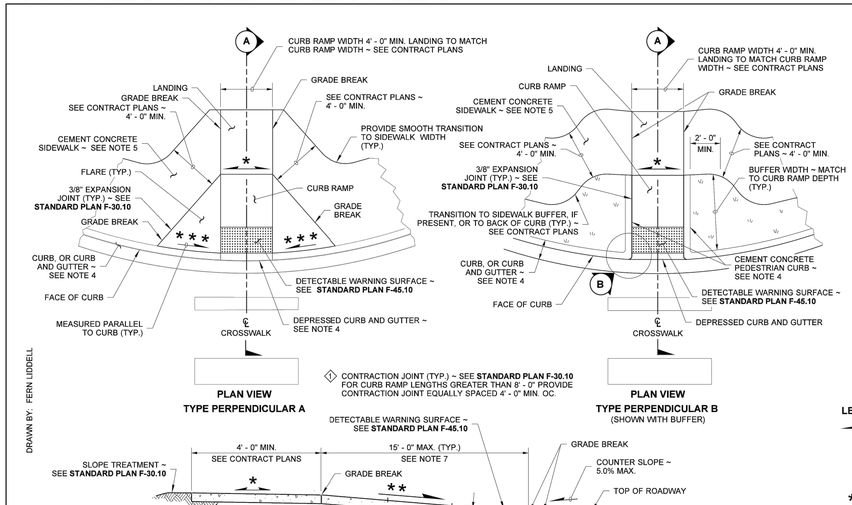
NOTES

1. ANY EXCEPTIONS TO THE STANDARD PLAN MAY BE APPROVED BY THE CITY ENGINEER.
2. "SEWER" INCLUDES SANITARY SEWER, COMBINED SEWER AND SIDE SEWER.
3. WHERE MINIMUM CLEARANCES CANNOT BE MET, SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS INCLUDING WATER MAIN PRESSURE TESTING REQUIREMENTS.
4. NO VERTICAL CLEARANCE REQUIRED.
5. IF VERTICAL SEPARATION CANNOT BE MET, WATER MAIN SHALL BE A STANDARD SINGLE 18'-0' NOMINAL LENGTH DUCTILE IRON WATER MAIN SECTION CENTERED AT THE POINT OF CROSSING.
6. SEWER SHALL HAVE ADEQUATE FOUNDATION SUPPORT TO PREVENT SETTLEMENT ON THE WATER MAIN AN TO PREVENT DEFLECTION OF WATER MAIN JOINTS.
7. CROSSINGS AT AN ANGLE BETWEEN 90° AND 45° MAY OCCUR BETWEEN 9'-0" AND 6'-0" OF WATER MAIN JOINT FOR CROSSINGS LESS THAN 45° , SEE NOTE 1.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
WATER & SEWER CLEARANCES AND MATERIAL REQUIREMENTS

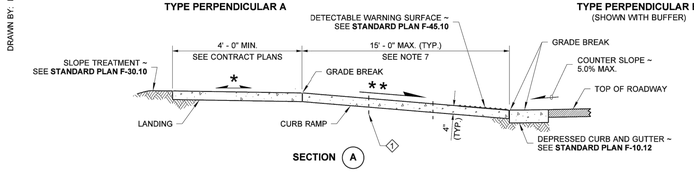
6-5-2009	NO SCALE	S-2

REV DATE | | | | | | APPROVED

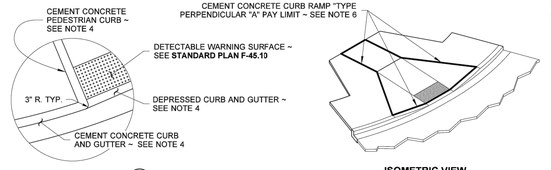


DRAWN BY: FERN LIDDELL

1 CONTRACTION JOINT (TYP.) ~ SEE **STANDARD PLAN F-30.10** FOR CURB RAMP LENGTHS GREATER THAN 8' - 0" PROVIDE CONTRACTION JOINT EQUALLY SPACED 4' - 0" MIN. OC.

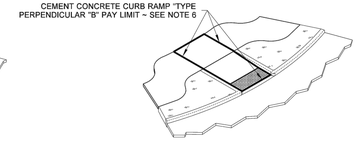


SECTION A



CURB RADIUS DETAIL B

ISOMETRIC VIEW
TYPE PERPENDICULAR A PAY LIMIT



ISOMETRIC VIEW
TYPE PERPENDICULAR B PAY LIMIT

NOTES

1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type ___" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

LEGEND

SLOPE IN EITHER DIRECTION
* 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
*** 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)

R. SCOTT ZELLER — STATE OF WASHINGTON — 29660 — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by R. Scott Zeller
Date: 2020.09.22 13:23:53 -07'00'

PERPENDICULAR CURB RAMP
STANDARD PLAN F-40.15-04

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Date: 2020.09.25 14:44:37 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

No.	Date	By	Ckd.	Appr.	Revision
2	2/13/25	CMT	CMT	CMT	REVISED PER SITE REVISIONS
1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS

Title: NOTES AND DETAILS
2900 DEVELOPMENT
2900 78TH AVE SE
MERCER ISLAND, WA 98040

For: 2900 DEVELOPMENT LLC
2900 78TH AVE SE
MERCER ISLAND, WA 98040

CHRIS M. TEBALDI — STATE OF WASHINGTON — 43524 — REGISTERED PROFESSIONAL ENGINEER
2/13/25

Scale: Horizontal N/A Vertical N/A
Designed CMT. Drawn CMT. Checked CMT. Approved CMT. Date 6/10/22

P.O. BOX 121
SUMNER, WA 98390
(206) 450-5096
TEBALDIENGINEERING.COM
TEBALDI ENGINEERING

Job Number 2900
Sheet C6 of 7

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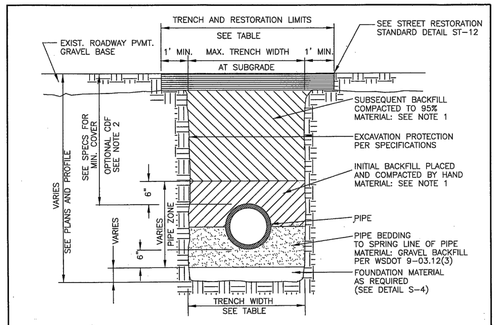


TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

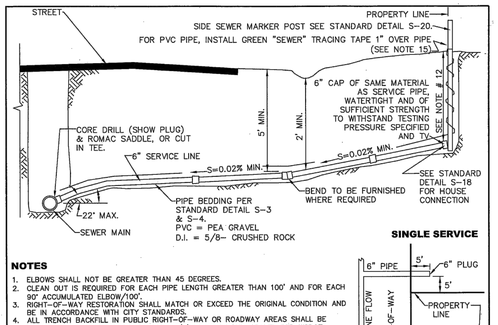
NOTES

1. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS.
2. CDF FOR BACKFILL MAY BE REQUIRED BY CITY ENGINEER WHEN PROPER COMPACTION AROUND EXISTING UTILITIES MAY NOT BE POSSIBLE. CDF SHALL BE PER WSDOT 2-09.3(1)E.
3. SEE S-4 FOR PIPE BEDDING DETAILS.

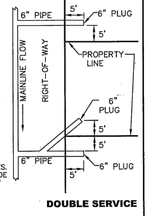
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SEWER TRENCH DETAIL

6-5-2009	NO SCALE	S-3

REV DATE | | | | | | APPROVED



SINGLE SERVICE



DOUBLE SERVICE

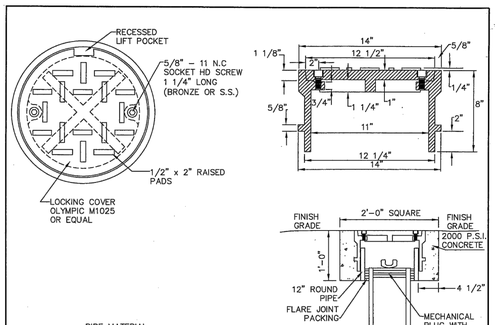
NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-2).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CONNECTION AND STUB

6-5-2009	NO SCALE	S-17

REV DATE | | | | | | APPROVED



FOR PVC PIPE

NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

6-5-2009	NO SCALE	S-19

REV DATE | | | | | | APPROVED

DISCONNECTION

WHEN ABANDONING A SIDE SEWER IT SHALL BE DISCONNECTED AT THE MAIN PRIOR TO REMOVAL OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL PLUG THE CONNECTION AT THE MAIN WITH A MECHANICAL PLUG AND NON-SHRINK GROUT. DISCONNECTION'S SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S UTILITY INSPECTOR. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING THE DISCONNECTED SIDE SEWER UPON COMPLETION OF THE WORK.

RECONNECTION

WHEN RECONNECTING TO AN EXISTING SIDE SEWER, THE POINT OF RECONNECTION WILL BE DETERMINED BASED ON THE MAGNITUDE OF THE CONSTRUCTION ON THE PROPERTY.

1. PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH NO ADDITIONAL PLUMBING FIXTURES – NO SIDE SEWER REPLACEMENT REQUIRED UNLESS A KNOWN PROBLEM EXISTS IN THE SIDE SEWER.
2. PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH ADDITIONAL PLUMBING FIXTURES– ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED.
3. COMPLETE INTERIOR REMODEL – ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO SEWER MAIN AND REPLACE AS NEEDED. IF EXISTING SIDE SEWER IS ASBESTOS CEMENT OR CONCRETE, SIDE SEWER SHALL BE REPLACED FROM BUILDING TO PROPERTY LINE.*
4. COMPLETE INTERIOR REMODEL AND BUILDING ADDITION – NEW SIDE SEWER FROM BUILDING AT LEAST TO PROPERTY LINE.*
5. CONSTRUCTION OF A NEW BUILDING – NEW SIDE SEWER FROM BUILDING AT LEAST TO MAIN.*

BACK WATER VALVE INSTALLATION PER CITY ENGINEER, IF SCENARIO 2, 3, 4, OR 5 IS DIRECTLY ATTACHED TO THE LAKE LINE OR THE ELEVATION OF THE LOWEST DRAIN IN THE RESIDENCE IS LOWER THAN THE RIM ELEVATION OF THE UPSTREAM SEWER MANHOLE ON THE MAIN.

VIDEO INSPECTION OF THE EXISTING SIDE SEWER, BETWEEN THE PROPERTY LINE AND THE SEWER MAIN SHALL BE PERFORMED FOR SCENARIO NUMBER 4.

PROVIDE A COPY OF THE VIDEO DOCUMENTATION (VIDEO AND HARDCOPY REPORT) TO THE CITY ENGINEER.

REPLACEMENT OR REPAIR OF THAT PORTION OF THE SIDE SEWER BETWEEN THE PROPERTY LINE AND THE SEWER MAIN, WILL BE DETERMINED BY THE CITY ENGINEER, BASED ON THE VIDEO INSPECTION.

*IF THE EXISTING SIDE SEWER IS PVC AND IS LESS THAN TEN YEARS OLD, THE SIDE SEWER DOES NOT HAVE TO BE REPLACED IF A VIDEO INSPECTION AND HYDROSTATIC PRESSURE TEST CONFIRMS THAT THE SIDE SEWER IS IN PROPER WORKING CONDITION. THESE TESTS SHALL BE PERFORMED AFTER ALL HEAVY EQUIPMENT THAT COULD DAMAGE THE SIDE SEWER IS OFF OF THE SITE.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
COMMERCIAL/MULTI FAMILY SIDE SEWER DISCONNECTION & RECONNECTION

6-5-2009	NO SCALE	S-22A

REV DATE | | | | | | APPROVED

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY

NOTES AND DETAILS

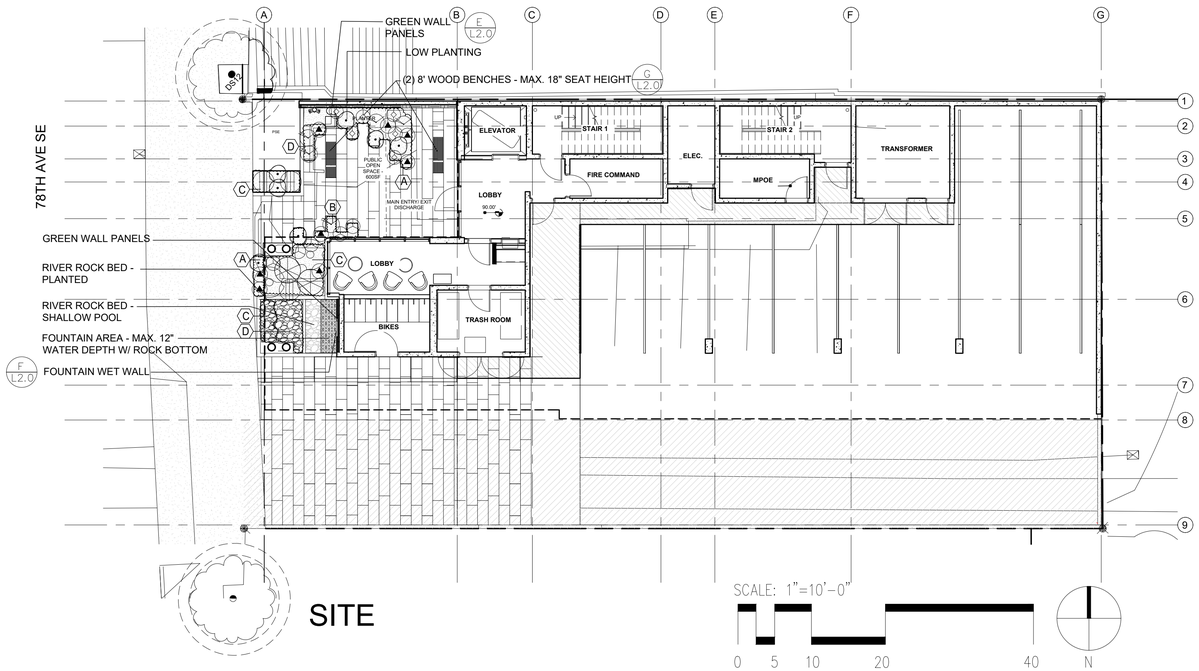
KEY NO.	QUANTITY 4"	QUANTITY 6" & 8"	MATERIAL
1	1	–	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	1	–	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	1	1	LW PRODUCTS ALUMINUM, SINGLE DOOR, H-20 OR EQUAL.
2	1	1	FABRICATED BOLT-ON LADDER. USE THREE SETS OF MOUNTING BRACKETS ATTACHED TO VAULT WALL WITH 5/8" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILTI KWIK BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). ALL STEEL FOR LADDER SHALL BE A-36, OSHA APPROVED HOT DIPPED GALVANIZED AFTER FABRICATION. SEE DRAWING NO. W-27C.
3	1	–	4" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
3	–	1	8" OR 6" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
4	1	–	4" O.S. & Y. GATE VALVE U.L. APPROVED
4	–	1	8" OR 6" O.S. & Y. GATE VALVE U.L. APPROVED
5	1	–	4" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVE.
5	–	1	8" OR 6" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVES.
6	1	1	3/4" DIAMETER TEST COCKS
7	2	2	ADJUSTABLE PIPE SADDLE SUPPORT (ITT GRINNEL FIG 264 OR APPROVED EQUAL). ATTACH TO VAULT FLOOR WITH FOUR 1/2" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILT KIWI BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). SEE DRAWING NO. W-27C.
8	–	–	PEA GRAVEL BACKFILL FOR PIPE BEDDING UNDER PRECAST CONCRETE UTILITY VAULT.
9	–	–	4" DIAMETER UNDERDRAIN, CONNECT TO DRAINAGE SYSTEM, SCHEDULE 200 PERFORATED PVC WITH GALVANIZED SCREEN EACH END.
10	–	–	4" DIAMETER CL. 52 DUCTILE IRON PIPE
10	–	–	6" OR 8" DIAMETER CL. 52 DUCTILE IRON PIPE
11	1	1	3/4" GATE VALVE U.L. LISTED
12	1	1	5/8" x 3/4" ACCULINK MULTINET MASTER METER WITH SENSUS COMPATABLE MXU READ IN CU. FT. MULTI-JET
13	1	1	3/4" DOUBLE CHECK VALVE
14	1	1	SOLID PVC PIPE SUMP DRAIN. SIZE PER MANUFACTURER'S RECOMMENDATION. CONNECT TO DRAINAGE STRUCTURE AS APPROVED
15	1	1	3/4" "Y" STRAINER

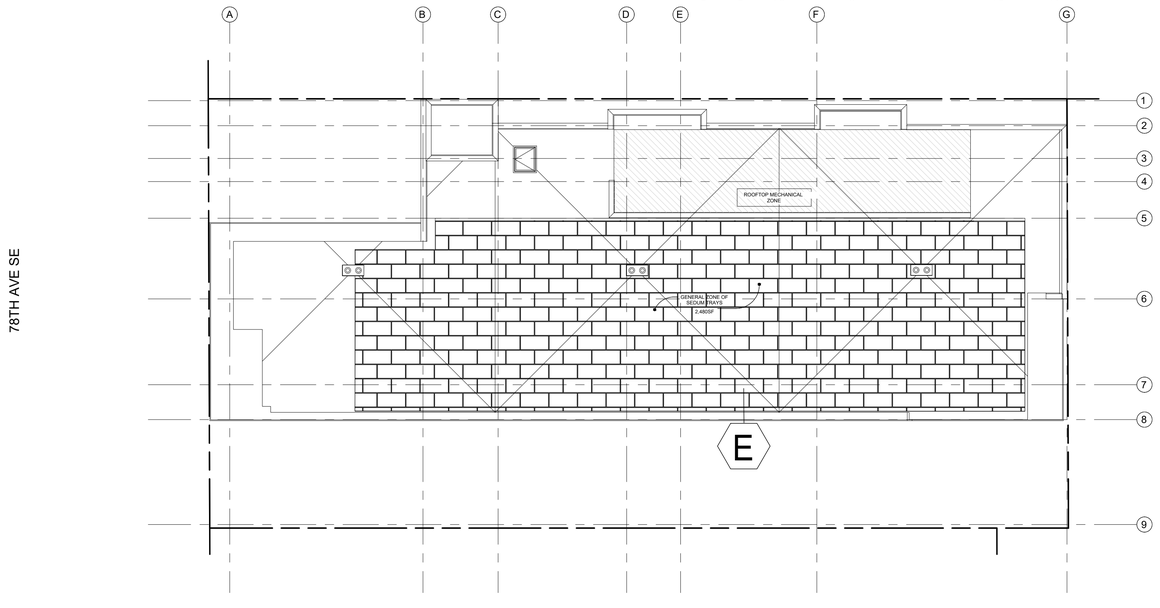
NOTES

1. ALL VAULT, BASED AND TOPS TO BE COATED WITH DAMPPROOFING.
2. SIZE DETERMINED ON BASIS OF ACTUAL FIRE DEMAND.
3. SEE W-19A FOR ADDITIONAL DETAILED MATERIAL NOTES.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
MATERIAL LIST
DOUBLE DETECTOR CHECK

| REV DATE | | |





PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE – SAVE AND PROTECT.			
SHRUBS				
	SARCOCOCCA RUSIFOLIA / SARCOCOCCA	24" HT., 5-GAL POT	2	YES
	SKIMMIA JAPONICA / SKIMMIA	24" HT., 5-GAL POT	2	YES
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	6	YES
	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
	CORNUS STOLONIFERA 'KELSEYI'/DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
	AQUILEGIA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	7	YES
	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	8	NO
	PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
GREEN WALL PLANTS				
	GALAX URCEOLATA	GSKY STANDARD GREEN WALL PANEL		YES
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN	GSKY STANDARD GREEN WALL PANEL		YES
	ASARUM CAUDATUM / WILD GINGER	GSKY STANDARD GREEN WALL PANEL		YES
	IRIS TECTORUM / ROOF IRIS	GSKY STANDARD GREEN WALL PANEL		NO
GROUNDCOVERS				
A	LIRIOPE SPICAPA / 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	2,480 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.

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98040

REVISIONS/DRAWING ISSUES:

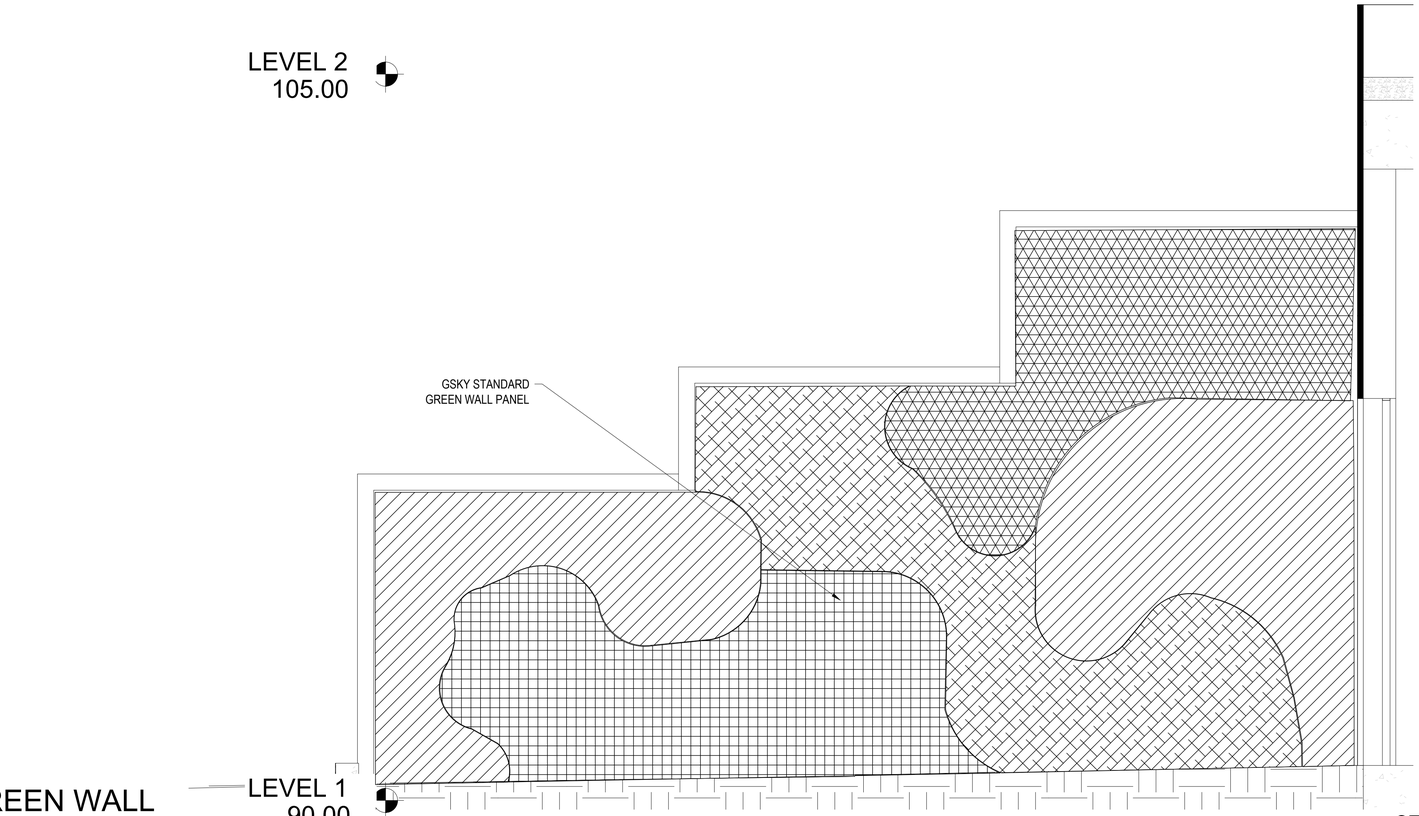
Drawn by: CL
Checked by: CL

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Craig A. Reis
CERTIFICATE NO. 442

DATE: 2-14-2025
LAST UPDATE:
CAD FILE:

DRAWING TITLE
PLANTING PLAN

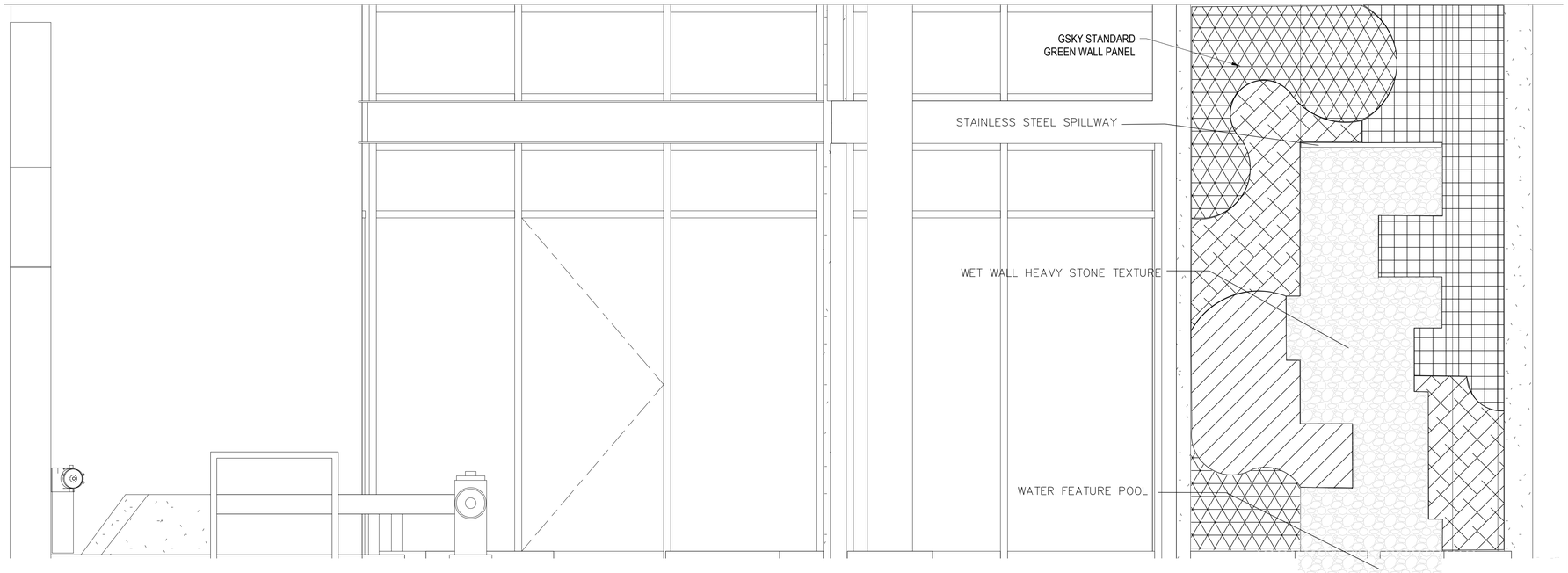
SHEET NUMBER
L1.0



NORTH GREEN WALL
PLANTING ELEVATION

NOT TO SCALE

SEE SHEET L1.0 FOR
PLANT SCHEDULE



WEST GREEN WALL
PLANTING ELEVATION

NOT TO SCALE

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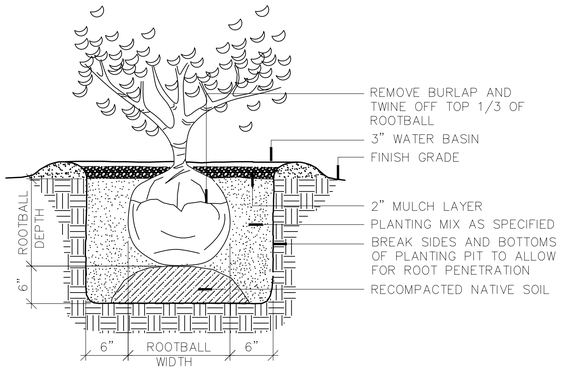
DATE: 2-14-2025
LAST UPDATE:
CAD FILE:

DRAWING TITLE

PLANTING
ELEVATIONS

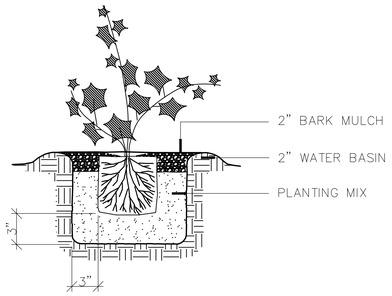
SHEET NUMBER

L1.1



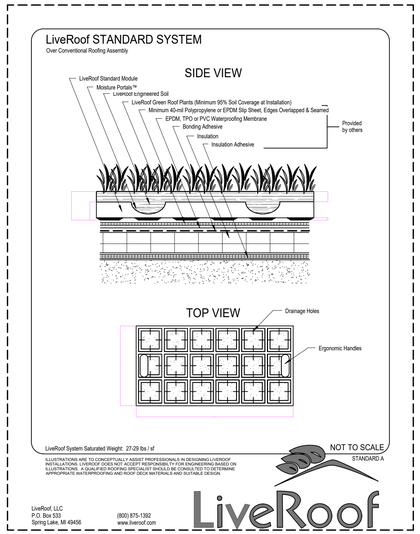
A TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

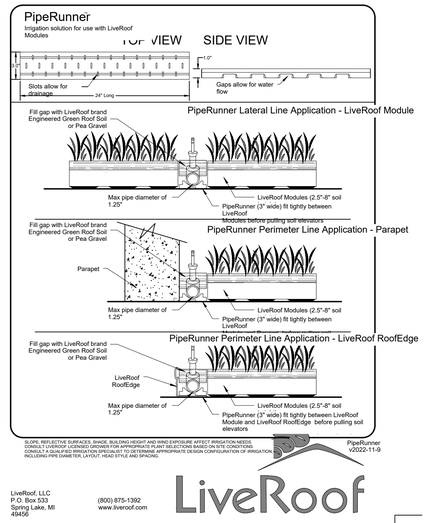
SHRUB-1



B GROUNDCOVER PLANTING
NOT TO SCALE

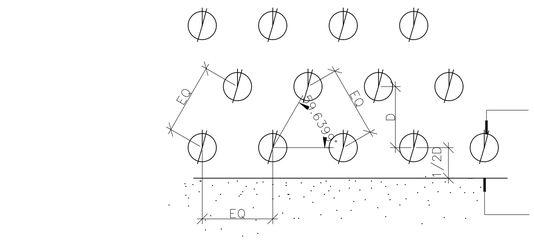
GRNDCVR1





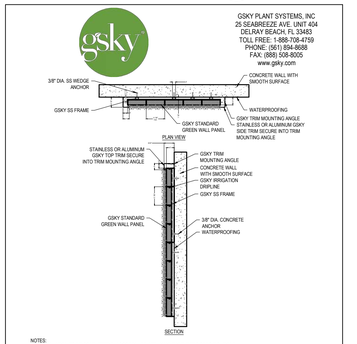
C GREEN ROOF PLANTING TRAYS
NOT TO SCALE

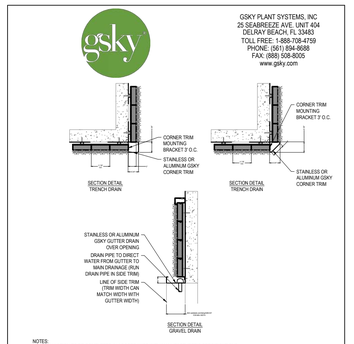
VINE

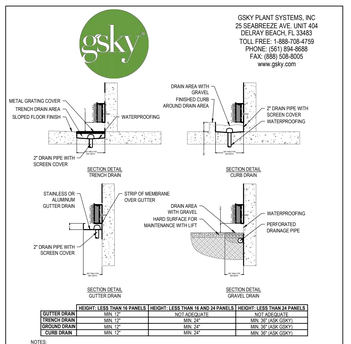


D TRIANGULAR PLANT SPACING
NOT TO SCALE

TRI-SPACE

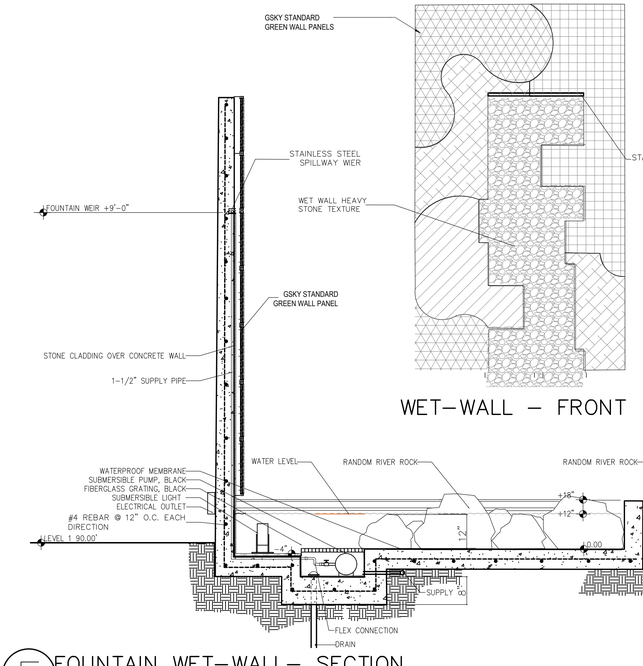




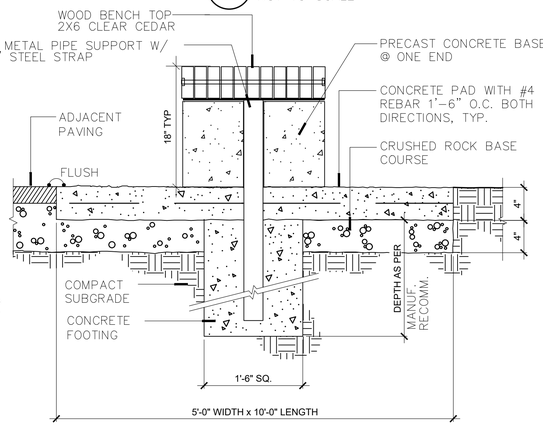


E GREEN WALL PLANTING TRAYS
NOT TO SCALE

VINE

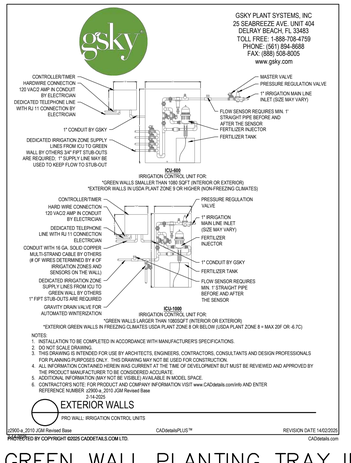


F FOUNTAIN WET-WALL- SECTION
NOT TO SCALE



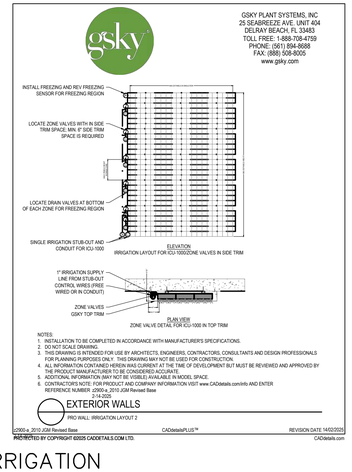
G TYPICAL BACKLESS BENCH INSTALLATION
NOT TO SCALE

BENCHBACKLESS



H GREEN WALL PLANTING TRAY IRRIGATION
NOT TO SCALE

VINE



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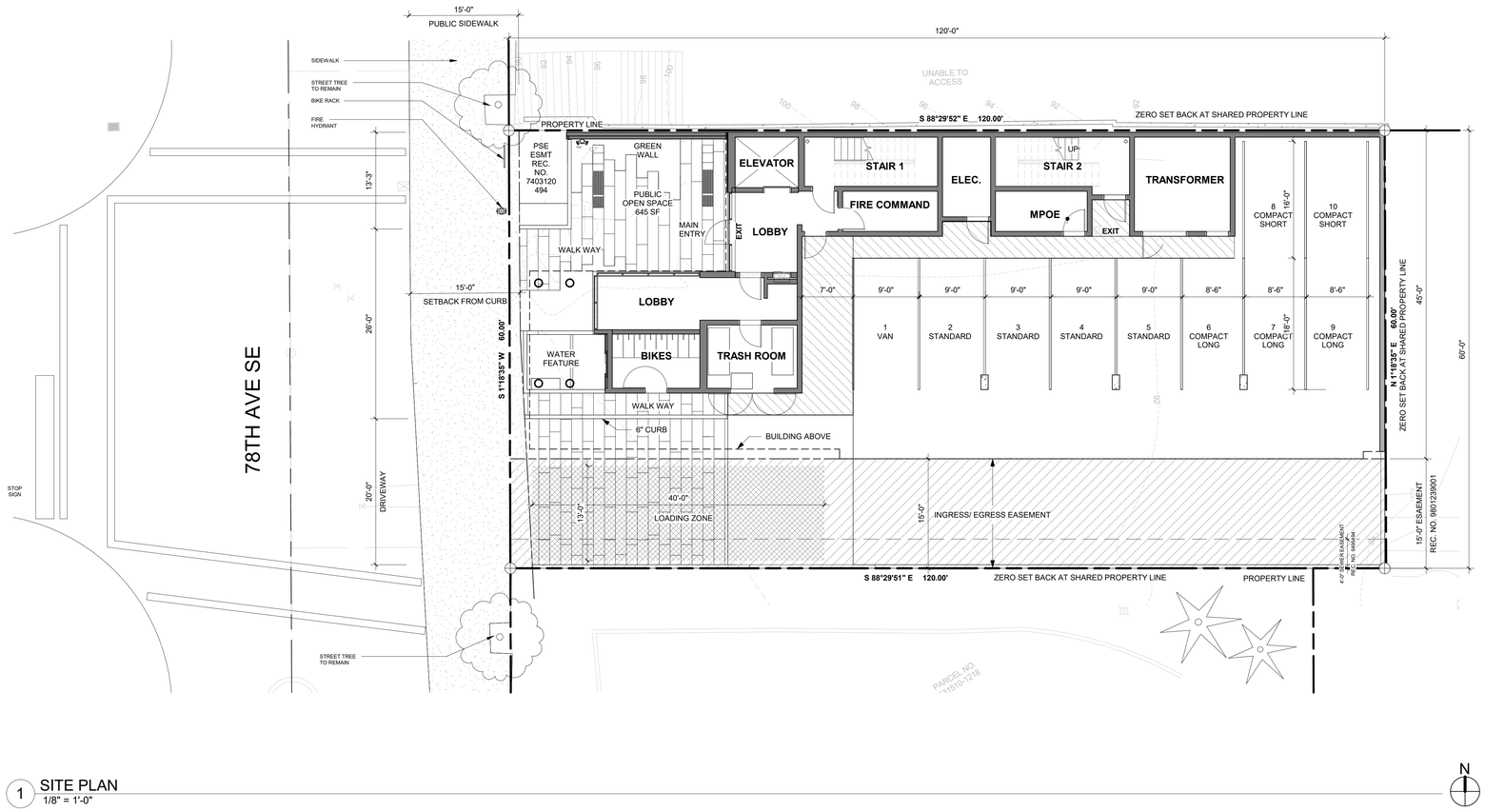

1 SITE PLAN
1/8" = 1'-0"

N

MEDICI ARCHITECTS

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KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:
1	CORRECTIONS	4/19/2023

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

SITE PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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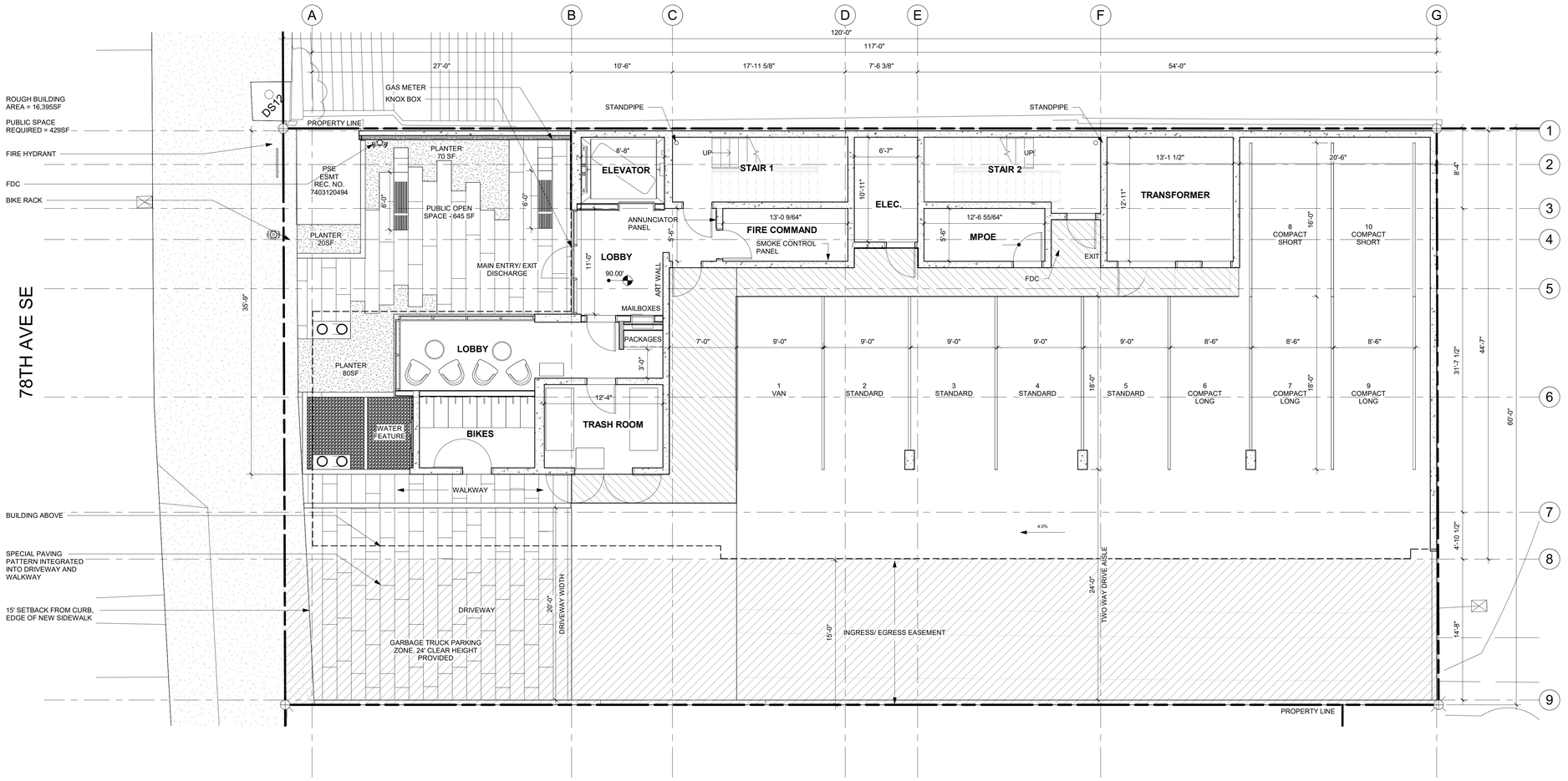
APPROVED FOR CONSTRUCTION:

PROJECT No.: A24 108

DATE: 2/20/2025
10:50:08 AM

A1.0

PLOT SCALE: 1:1



1 FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

N

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP. U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS. ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
12. FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
13. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120ºF HOT WATER TEMPERATURE.
14. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

MEDICI ARCHITECTS

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TEL: (208) 726-0194

REGISTRATION:

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INTAKE DATE: 2/20/2025

REVISIONS: DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

FLOOR PLAN - LEVEL 1

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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PLOT SCALE: 1:1

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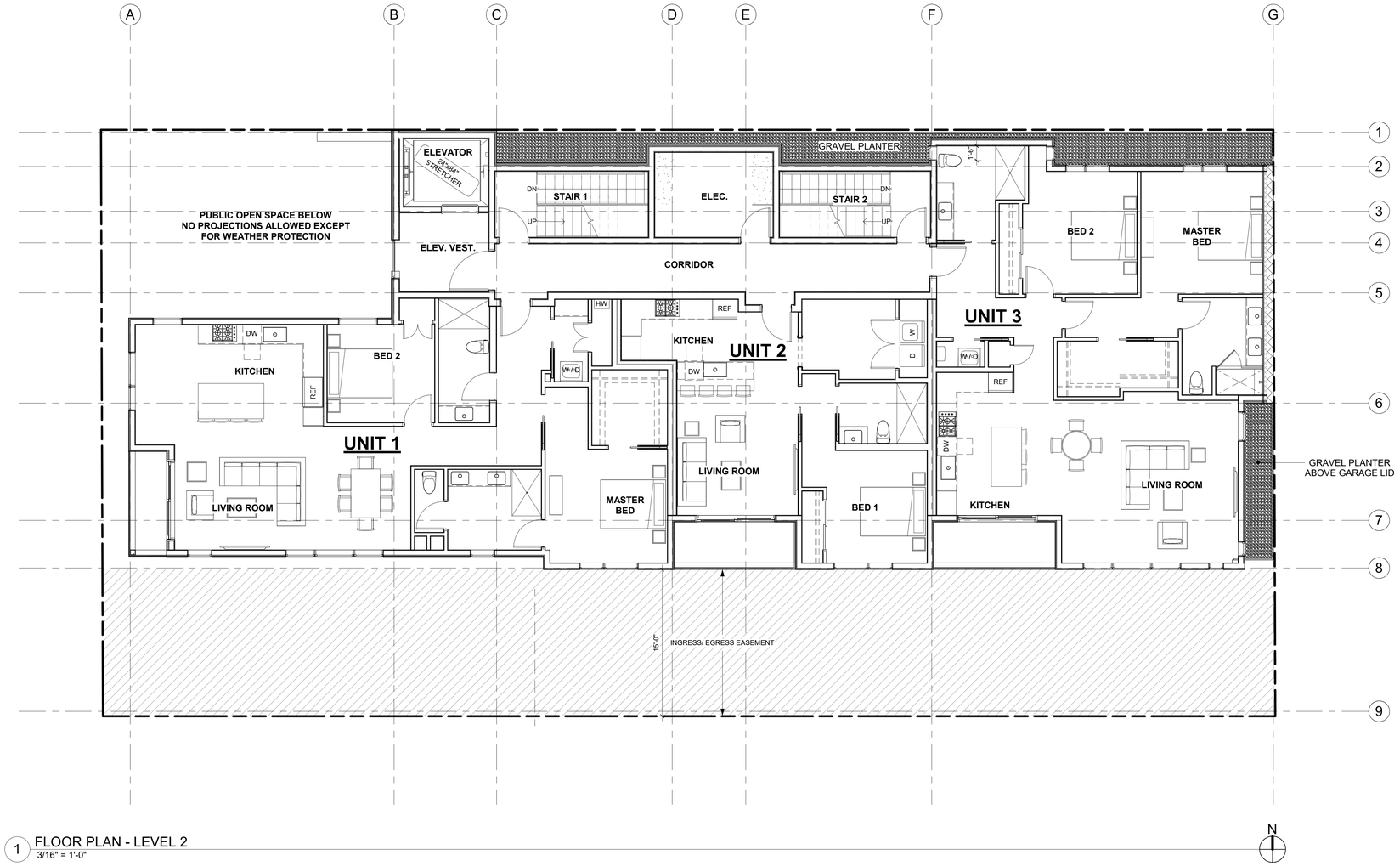

1 FLOOR PLAN - LEVEL 2
3/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
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REGISTRATION:

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INTAKE DATE: 2/20/2025

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PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

FLOOR PLAN - LEVEL 2

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

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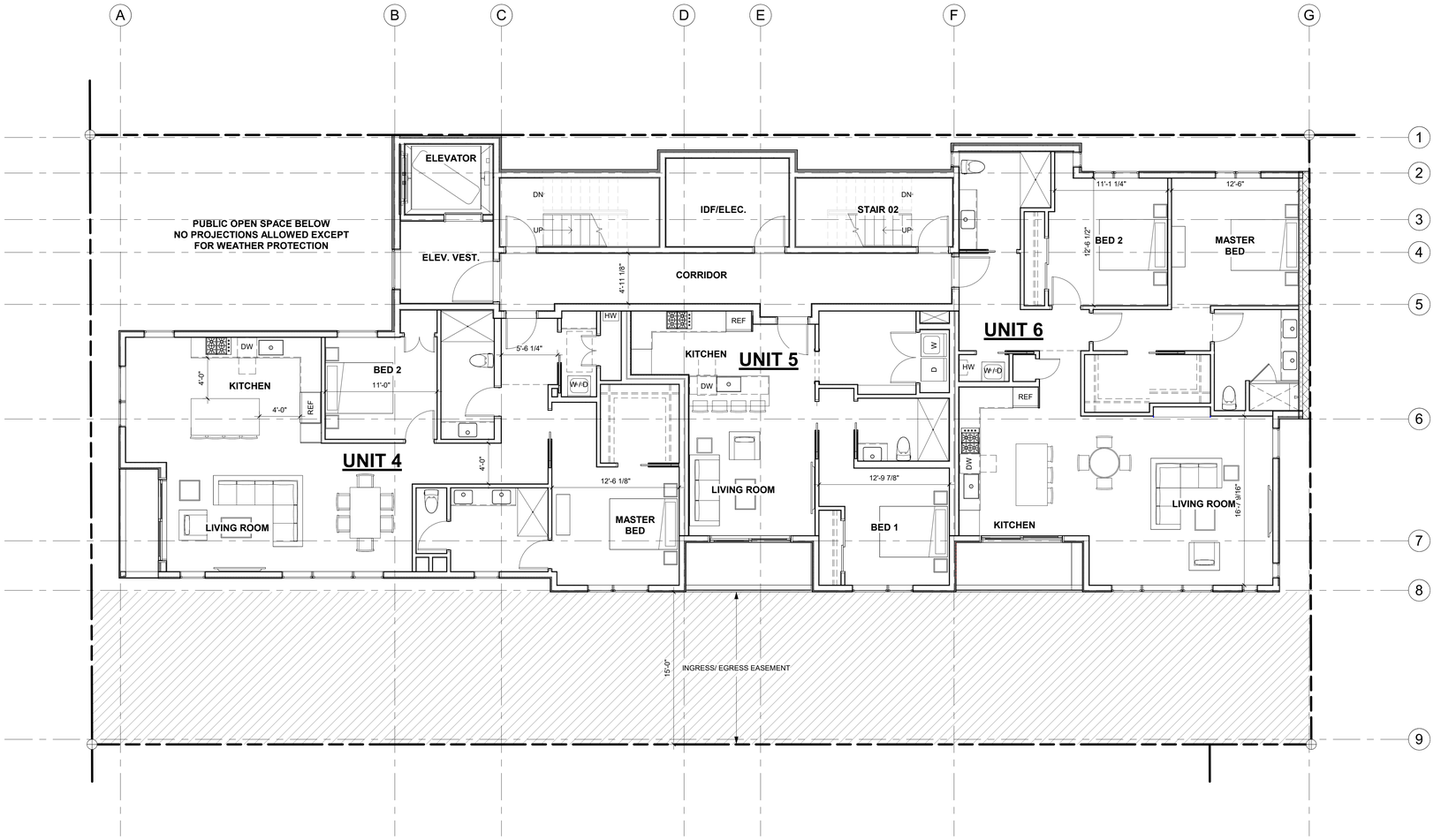
A2.1

PLOT SCALE: 1:1



1 FLOOR PLAN - LEVEL 3
3/16" = 1'-0"

FLOOR PLAN NOTES

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INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

FLOOR PLAN - LEVEL 3

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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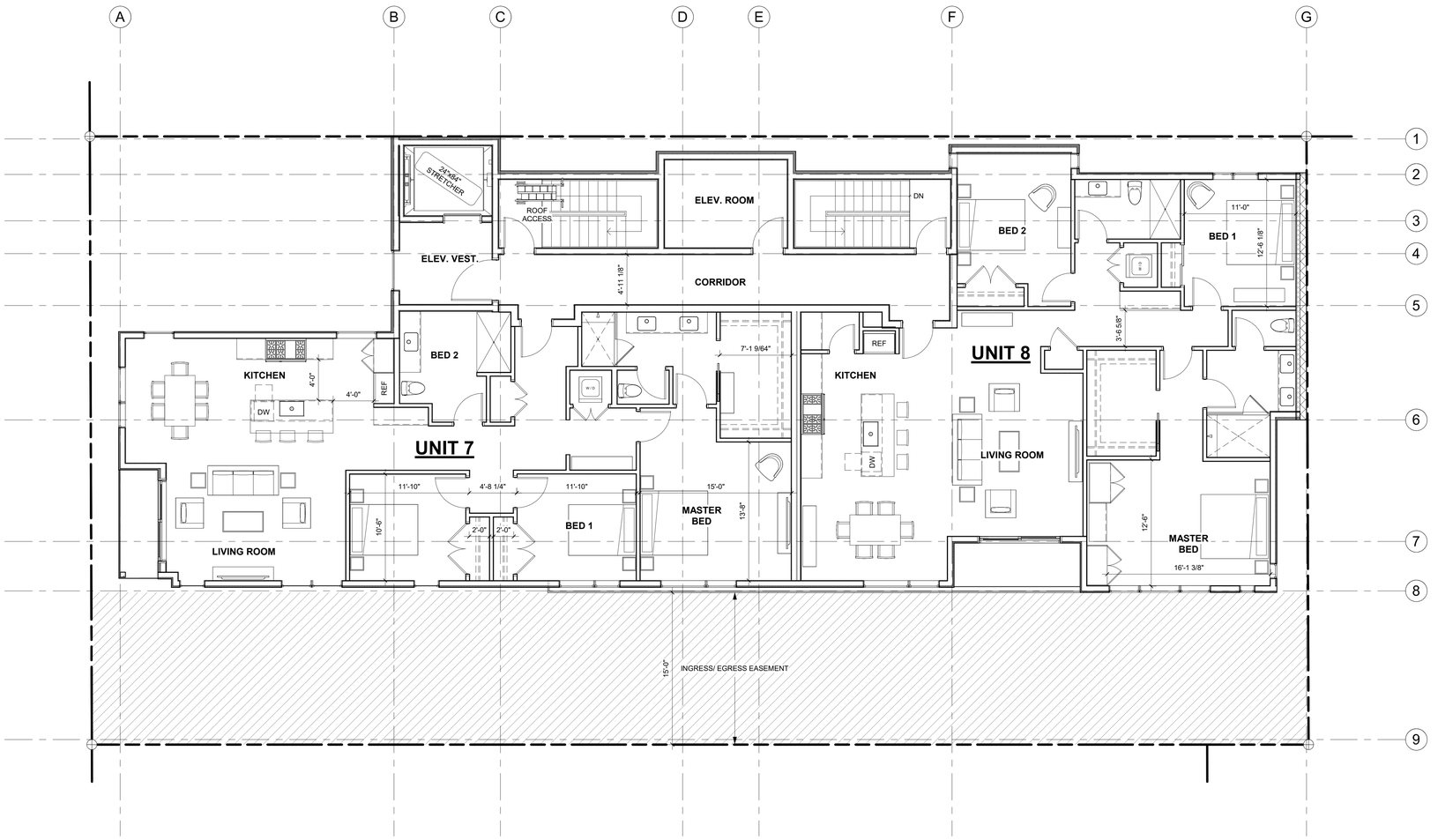
A2.2

PLOT SCALE: 1:1



1 FLOOR PLAN - LEVEL 4
3/16" = 1'-0"

FLOOR PLAN NOTES

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12. FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
13. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120ºF HOT WATER TEMPERATURE.
14. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

MEDICI ARCHITECTS

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SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

FLOOR PLAN - LEVEL 4

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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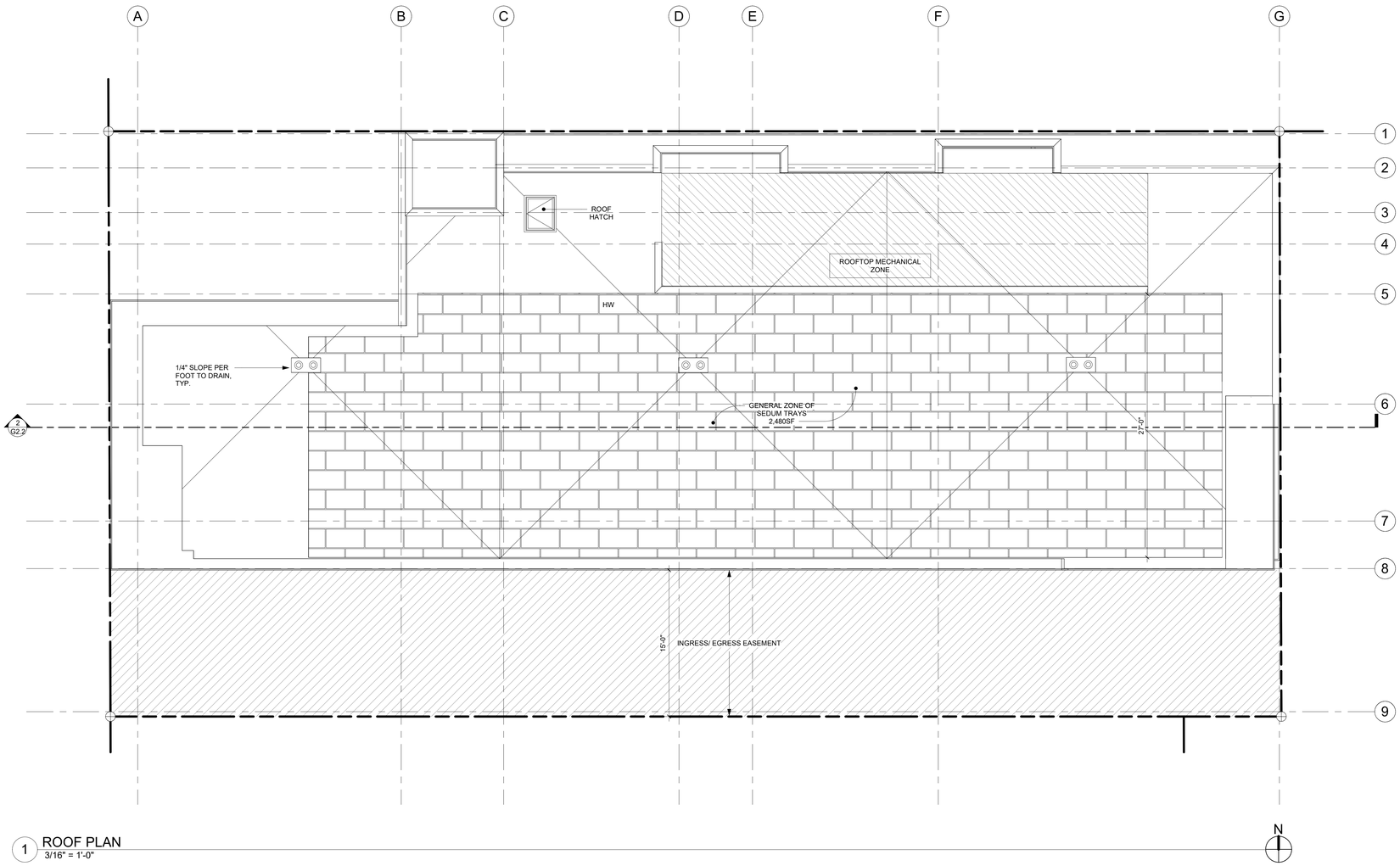
APPROVED FOR CONSTRUCTION:

PROJECT No.: A24 108

DATE: 2/20/2025
10:50:10 AM

A2.3

PLOT SCALE: 1:1



1 ROOF PLAN
3/16" = 1'-0"

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KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ROOF PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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DATE: 2/20/2025
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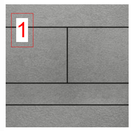
PLOT SCALE: 1:1

A2.4

1 SOUTH ELEVATION
1/4" = 1'-0"



1 EQUITONE
LUNARA
LA 20
OR SIMILAR

EXTERIOR SIDING PANEL

4 POWDER COATED METAL
SHERWIN WILLIAMS
SW 6258 - TRICORN BLACK

7 LIVING GREEN WALL

VARIED SPECIES OF
PLANTING WITH
INTEGRATED IRRIGATION
SYSTEM

GENERAL NOTE:

FOR ITEMS BELOW, MATCH SW 6258

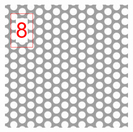
STRUCTURAL COLUMNS
ALUMINUM STOREFONT SYSTEM
WINDOW AND DOOR FRAMES
RAILINGS
METAL AWNING
EXTERIOR DOORS
STEEL PLATES
LIGHT FIXTURES
GUTTERS / DOWNSPOUTS
FLASHING

2 BLACK METAL PANEL
ACCENTS

COLOR TO MATCH
SHERWIN WILLIAMS
SW 6258 TRICORN BLACK

5 NICHIHA
VINTAGE WOOD
CEDAR

EXTERIOR SIDING PANEL



8 MOZ DESIGNS
PREFORATED METAL PANEL WITH 1" CICLES
OR SIMILAR

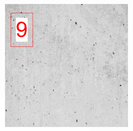
BALCONY GUARDRAILS

3 EQUITONE
TECHTIVA
TE 90
OR SIMILAR

EXTERIOR SIDING PANEL

6 BOARD FORM CONCRETE
FITZGERALD
16917

BUILDING BASE AT LOBBY
AND TRASH ROOM



9 CAST IN PLACE CONCRETE

PARKING GARAGE WALLS
STRUCTURAL COLUMNS

MATERIALS
NTS

MEDICI ARCHITECTS

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SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST.
SUITE 301
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TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ELEVATION - SOUTH

Drawn By: MF

Checked By: NR

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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10:50:13 AM

A4.0

PLOT SCALE: 1:1

1 NORTH ELEVATION
1/4" = 1'-0"

1 EQUITONE
LUNARA
LA 20
OR SIMILAR

EXTERIOR SIDING PANEL

2 BLACK METAL PANEL
ACCENTS

COLOR TO MATCH
SHERWIN WILLIAMS
SW 6258 TRICORN BLACK

3 EQUITONE
TECHTIVA
TE 90
OR SIMILAR

EXTERIOR SIDING PANEL

4 POWDER COATED METAL
SHERWIN WILLIAMS
SW 6258 - TRICORN BLACK

5 NICHIHA
VINTAGE WOOD
CEDAR

EXTERIOR SIDING PANEL

6 BOARD FORM CONCRETE
FITZGERALD
16917

BUILDING BASE AT LOBBY
AND TRASH ROOM

7 LIVING GREEN WALL

VARIED SPECIES OF
PLANTING WITH
INTEGRATED IRRIGATION
SYSTEM

8 MOZ DESIGNS
PREFORATED METAL PANEL WITH 1" CICLES
OR SIMILAR

BALCONY GUARDRAILS

9 CAST IN PLACE CONCRETE

PARKING GARAGE WALLS
STRUCTURAL COLUMNS

GENERAL NOTE:

FOR ITEMS BELOW, MATCH SW 6258

STRUCTURAL COLUMNS
ALUMINUM STOREFONT SYSTEM
WINDOW AND DOOR FRAMES
RAILINGS
METAL AWNING
EXTERIOR DOORS
STEEL PLATES
LIGHT FIXTURES
GUTTERS / DOWNSPOUTS
FLASHING

MATERIALS
NTS

MEDICI ARCHITECTS

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BELLEVUE, WA 98005
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SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

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REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ELEVATION - NORTH

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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DATE: 2/20/2025
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A4.1

PLOT SCALE: 1:1

1 WEST ELEVATION
1/4" = 1'-0"

1 EQUITONE
LUNARA
LA 20
OR SIMILAR

EXTERIOR SIDING PANEL

2 BLACK METAL PANEL
ACCENTS

COLOR TO MATCH
SHERWIN WILLIAMS
SW 6258 TRICORN BLACK

3 EQUITONE
TECHTIVA
TE 90
OR SIMILAR

EXTERIOR SIDING PANEL

4 POWDER COATED METAL
SHERWIN WILLIAMS
SW 6258 - TRICORN BLACK

5 NICHIHA
VINTAGE WOOD
CEDAR

EXTERIOR SIDING PANEL

6 BOARD FORM CONCRETE
FITZGERALD
16917

BUILDING BASE AT LOBBY
AND TRASH ROOM

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VARIED SPECIES OF
PLANTING WITH
INTEGRATED IRRIGATION
SYSTEM

8 MOZ DESIGNS
PREFORATED METAL PANEL WITH 1" CICLES
OR SIMILAR

BALCONY GUARDRAILS

9 CAST IN PLACE CONCRETE

PARKING GARAGE WALLS
STRUCTURAL COLUMNS

GENERAL NOTE:

FOR ITEMS BELOW, MATCH SW 6258

STRUCTURAL COLUMNS
ALUMINUM STOREFONT SYSTEM
WINDOW AND DOOR FRAMES
RAILINGS
METAL AWNING
EXTERIOR DOORS
STEEL PLATES
LIGHT FIXTURES
GUTTERS / DOWNSPOUTS
FLASHING

MATERIALS
NTS

MEDICI ARCHITECTS

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PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ELEVATION - WEST

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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PROJECT No.: A24 108

DATE: 2/20/2025
10:50:18 AM

A4.2

PLOT SCALE: 1:1

1 EAST ELEVATION
1/4" = 1'-0"

1 EQUITONE
LUNARA
LA 20
OR SIMILAR

EXTERIOR SIDING PANEL

2 BLACK METAL PANEL
ACCENTS

COLOR TO MATCH
SHERWIN WILLIAMS
SW 6258 TRICORN BLACK

3 EQUITONE
TECHTIVA
TE 90
OR SIMILAR

EXTERIOR SIDING PANEL

4 POWDER COATED METAL
SHERWIN WILLIAMS
SW 6258 - TRICORN BLACK

5 NICHIHA
VINTAGE WOOD
CEDAR

EXTERIOR SIDING PANEL

6 BOARD FORM CONCRETE
FITZGERALD
16917

BUILDING BASE AT LOBBY
AND TRASH ROOM

7 LIVING GREEN WALL

VARIED SPECIES OF
PLANTING WITH
INTEGRATED IRRIGATION
SYSTEM

8 MOZ DESIGNS
PREFORATED METAL PANEL WITH 1" CICLES
OR SIMILAR

BALCONY GUARDRAILS

9 CAST IN PLACE CONCRETE

PARKING GARAGE WALLS
STRUCTURAL COLUMNS

GENERAL NOTE:

FOR ITEMS BELOW, MATCH SW 6258

STRUCTURAL COLUMNS
ALUMINUM STOREFONT SYSTEM
WINDOW AND DOOR FRAMES
RAILINGS
METAL AWNING
EXTERIOR DOORS
STEEL PLATES
LIGHT FIXTURES
GUTTERS / DOWNSPOUTS
FLASHING

MATERIALS
NTS

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REGISTRATION:

PRELIMINARY

INTAKE DATE: 2/20/2025

REVISIONS:		DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ELEVATION - EAST

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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PROJECT No.: A24 108

DATE: 2/20/2025
10:50:21 AM

PLOT SCALE: 1:1

A4.3

SW PERSPECTIVE
NTS

NW PERSPECTIVE
NTS

NE PERSPECTIVE
NTS

SE PERSPECTIVE
NTS

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

MEDICI ARCHITECTS

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REGISTRATION:

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PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:
2900 78TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

PERSPECTIVES

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

BUILING STUDY SESSION PLAN SET

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PROJECT No.: A24 108

DATE: 2/20/2025
10:50:30 AM

PLOT SCALE: 1:1

A4.4