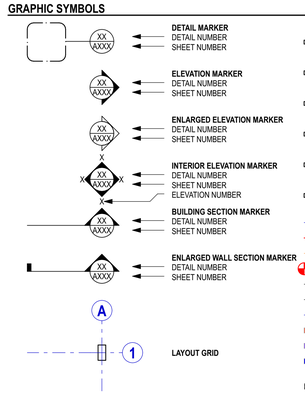
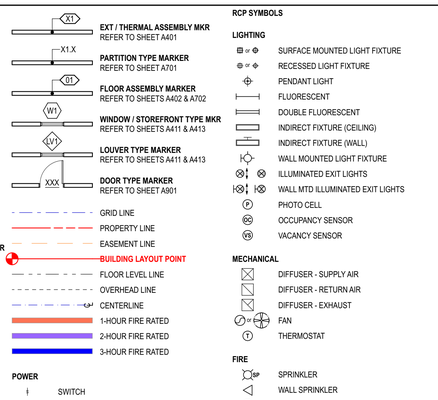
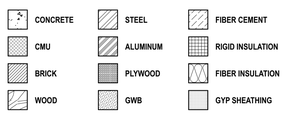
ABBREVIATIONS

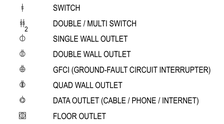
@	AT
Ø	DIAMETER / ROUND
A	
AB	AIR BARRIER
ABE	AVERAGE BUILDING ELEVATION
ABV	ABOVE
ACC	ACCESSIBLE
ACP	ACOUSTIC CEILING PANEL
ACT	ACOUSTIC CEILING TILE
ACW	ALUMINUM-CLAD WOOD
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AVG	AVERAGE
B	
BD	BOARD / BED / BEDROOM
BE	BUILDING ENVELOPE
BEL	BELOW
BEY	BEYOND
BLDG	BUILDING
BLK	BLOCK, BLOCKING
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BOT	BOTTOM
BR	BACKER ROD
BRK MTL	BRAKE METAL
BTW	BETWEEN
C	
CAB	CABINET
CG	CORNER GUARD
CIP	CAST-IN-PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE / CLOSET
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR / CORRUGATED / CORRECTION
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CUST	CUSTOM
D	
D	DEPTH / DRYER
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DIV	DIVISION
DN	DOWN
DOM	DOMESTIC
DR	DOOR
DS	DOWNSPOUT (EXTERIOR)
DW	DISHWASHER
DWG	DRAWING
E	
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EMR	ELEVATOR MACHINE ROOM
ENV	ENVELOPE / ENVIRONMENT(AL)
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE / ESTIMATED
EXC	EXCAVATED
EXH	EXHAUST
EXP	EXPOSED / EXPANDED
EXT	EXTERIOR
F	
FAB	FABRICATED
FACP	FIRE ACCESS CONTROL PANEL
FC	FIBER CEMENT COMPOSITE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FE CABINET
FF	FINISH FLOOR / FACTORY FINISHED
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FG	FINISH GRADE
FIN	FINISH(ED)
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER, INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF/FIRE PROTECTION
FPHB	FROST PROOF HOSE BIB
FRM	FRAMING
FRP	FIBERGLASS REINFORCED PANEL
FRDT	FIRE RETARDANT
FRZR	FREEZER
FSD	FIRE SEPARATION DISTANCE
FT	FOOT OR FEET
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEN	GENERAL
GFI	GROUND FAULT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GND	GROUND
GOVT	GOVERNMENT
GR	GRADE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HC	HANDICAP / HOLLOW CORE
HD	HEAD / HEAVY DUTY
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOL	HOLLOW
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HWH	HOT WATER HEATER
I	
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE / INCLUDED / INCLUDING
INSUL	INSULATION
INT	INTERIOR
INTM	INTERMEDIATE
INTUM	INTUMESCENT
J	
JST	JOIST
JT	JOINT
J-BOX	JUNCTION BOX
L	
L	LONG / LENGTH
LA	LANDSCAPE
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LH	LEFT HAND
LIN	LINEAR/LINEAL
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
M	
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MI	MIRROR
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOT	MOTORIZED
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
(N)	NEW
NAT	NATURAL
NEG	NEGATIVE
NIC	NOT IN CONTRACT
No. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANCY / OCCUPANT
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OWSJ	OPEN-WEB STEEL JOIST
OZ	OUNCE
P	
(P)	PROPOSED
PAR	PARALLEL
PART	PARTITION
PC	PRECAST
PERF	PERFORATED
PERP	PERPENDICULAR
PKG	PARKING / PACKAGE
PL	PLATE / PROPERTY LINE / PLASTIC
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNL	PANEL
POL	POLISH / POLISHED
PR	PAIR
PREFAB	PREFABRICATE(D)
PRELIM	PRELIMINARY
PROJ	PROJECT / PROJECTION
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	POINT / PRESSURE TREATED / POST-TENSIONED
PTD	FIELD PAINTED (NOT FACTORY FINISHED)
PTN	PARTITION
Q	
QTR	QUARTER
QTY	QUANTITY
R	
R	RISER / RADIUS / RANGE
RB	RUBBER BASE
RD	ROOF DRAIN
REC	RECEIVER / RECYCLE
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RESI	RESIDENTIAL
RET	RETURN
REV	REVERSE / REVISED / REVISION
RF	ROOF
RFG	ROOFING
RH	RIGHT HAND
RIGID	RIGID INSULATION
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RUB	RUBBER
RWL	RAINWATER LEADER (INTERIOR)
S	
S	SOUTH
SALV	SALVAGE (D)
SAM	SELF-ADHESIVE MEMBRANE
SBC	IBC w/ SEATTLE AMENDMENTS
SC	SOLID CORE
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SD	SMOKE DETECTOR / SOAP DISPENSER
SEC	SEATTLE ENERGY CODE
SECT	SECTION
SF	SQUARE FEET / STOREFRONT
SH	SHELF
SHT	SHEET
SHTG	SHEATHING
SID	SIDING
SIM	SIMILAR
SL	SLOPE
SLNT	SEALANT
SM	SHEET METAL
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD / STUD
STIFF	STIFFENER
STL	STEEL
STOR	STORAGE
STU	STUDIO
STRUCT	STRUCTURAL
SUB	SUBSTITUTE / SUBMITTAL
SUSP	SUSPENDED
SYM	SYMMETRICALSYMBOL
SYS	SYSTEM
T	
T	TOP / TREAD / TEMPERED
TB	TOWEL BAR
TG	TONGUE & GROOVE
T-STAT	THERMOSTAT
TD	TRENCH DRAIN
TEMP	TEMPORARY / TEMPERATURE
THK	THICK(NESS)
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOPPING
TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER
TR	TRASH / TRASH ROOM
TRANSL	TRANSLUCENT
TRANSP	TRANSPARENT / TRANSPARENCY
TRTD	TREATED
T/S	TOPSIDE
TV	TELEVISION
TWP	TRANSLUCENT WALL PANEL
TYP	TYPICAL
U	
UL	UNDERWRITERS' LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V	
VAP	VAPOR BARRIER
VAR	VARIES / VARIABLE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VIF	VERIFY IN FIELD
VG	VERTICAL GRAIN
VOC	VOLATILE ORGANIC COMPOUNDS
VOL	VOLUME
VS	VINYL SHEET / SHEET VINYL
W	
W	WEST / WIDE / WASHER
W/	WITH
W/D	WASHER/DRYER
W/O	WITHOUT
WAIN	WAINSCOT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WSEC	WASHINGTON STATE ENERGY CODE
WH	WALL HUNG
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIP
WT	WEIGHT
WWM	WELDED WIRE MESH
Y	
YD	YARD DRAIN

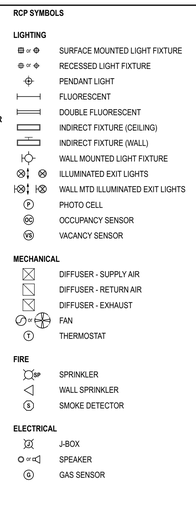
GRAPHIC SYMBOLS











PROJECT DATA

PROJECT LOCATION
3003 77th Ave. SE
Mercer Island, WA 98040

KING COUNTY ASSESSOR'S PARCEL NUMBERS
531510-1015

LEGAL DESCRIPTIONS
PARCEL 1: LOTS 7 THROUGH 12, BLOCK 11, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET CONVEYED FOR ROAD NBY DEED RECPORDED DECEMBER 1, 1958 UNDER RECORDING NO.
PARCEL 2: AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SET FORTH IN DOCUMENT RECORDED JULY 26, 1979 AS RECORDING NO. 7907260876 OF OFFICIAL RECORDS.

KING COUNTY ZONING
TC (TOWN CENTER)

CITY OF MI PROJECT #
#MI PROJECT #

PROJECT DESCRIPTION
40-UNIT CONDOMINIUM DEVELOPMENT

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GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2018 WASHINGTON STATE ENERGY CODE, (WCEC) AND ALL OTHER APPLICABLE CODES
2. CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND VERIFY LOCATION OF WORK WITH THE ARCHITECTS. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSIONS FOR WORK. LARGER SCALED DETAILS AND DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER. NOTIFY THE ARCHITECT WHENEVER DIMENSION DISCREPANCIES ARISE.
3. CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE, INCLUDING SAFETY, PROTECTION OF THE PROPERTY, AND THE LIKE DURING PERFORMANCE OF THE WORK.
4. CONTRACTOR SHALL PROVIDED METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER OR ATMOSPHERE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S WORK AND/OR SUPPLIED ITEMS THAT ARE FURNISHED BY OWNER AND INSTALLED BY CONTRACTS OR ARE NOT IN CONTRACT, BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.
6. BUILDING IS TO BE FULLY SPRINKLERED.
7. ALL FURRED WALLS SHALL HAVE VERTICAL AND LATERAL DRAFTSTOPS PER IBC.
8. A DRY SEASON GRADING EXTENSION APPROVAL MAY BE REQUIRED BY THE AHJ IF EXCAVATION WILL OCCUR DURING CERTAIN MONTHS OF THE YEAR. REFER TO THE PERMIT CONDITIONS ISSUED BY THE AHJ.
9. DESTINATION OF EXCAVATION SOILS TO BE DETERMINED. SDCI WILL BE NOTIFIED OF DISPOSAL SITE AFTER CONFIRMATION BY EARTHWORK SUBCONTRACTOR.
10. DRAWINGS ISSUED FOR CONSTRUCTION PRIOR TO FINAL PERMITTING APPROVAL ARE SUBJECT TO REVISIONS. VERIFY CONSTRUCTION DOCUMENTS CONFORM TO PERMIT DRAWINGS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT WHENEVER DISCREPANCIES ARISE.
11. DIMENSIONS ARE TO:
FACE OF MASONRY (FOM),
FACE OF CONCRETE (FOC), OR
FACE OR STUD (FOS)
UNLESS NOTED OTHERWISE (UNO)
DIMENSIONS INDICATED AS CLEAR (CLR) OR FINISH (FIN) ARE TO FINISH FACE.

VICINITY MAP

RENDERING

DRAWING INDEX

GENERAL

G001	COVER-SHEET
G101	LAND-USE-CODE-ANALYSIS
G102	LAND-USE-CODE-DIAGRAMS

SURVEY

1 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY
2 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY
3 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY

CIVIL

C100	DEMOLITION PLAN
C200	TESC AND EXCAVATION PLAN
C210	EXCAVATION SECTIONS AND DETAILS
C300	STORM DRAINAGE AND UTILITY PLAN
C310	STORM DRAINAGE AND UTILITY DETIALS
C320	UTILITY PROFILES
C321	STORMWATER MANAGEMENT DETAILS
C400	PAVING, GRADING AND HORIZONTAL CONTROL PLAN
C401	ROADWAY PLAN AND PROFILE - SE 29TH ST.
C402	ROADWAY PLAN AND PROFILE - 77TH AVE SE
C403	ROADWAY PLAN AND PROFILE - 77TH AVE SE, CONT.
C410	ROADWAY AND PAVING DETAILS
C420	ROADWAY SECTIONS

LANDSCAPE

L0.01	GENERAL NOTES & LEGENDS
L0.02	MATERIAL SCHEDULE
L0.04	TREE REMOVAL & MITIGATION PLAN
L0.05	TREE REMOVAL AND MITIGATION PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN
L8.01	PRECEDENT & MATERIAL IMAGES
L10.01	PLANTING PLAN
L10.02	PLANTING DETAILS
L10.03	IRRIGATION PLAN

SITE-PLAN

A001	ARCHITECTURAL SITE PLAN (N)
A002	ARCHITECTURAL SITE PLAN (S)

OVERVIEW-PLANS

A100	OVERVIEW-PLAN-P1

EXTERIOR-ELEVATIONS

A301	OVERALL-ELEVATIONS
A302	ENLARGED ELEVATIONS-NORTH
A303	ENLARGED ELEVATIONS-EAST
A304	ENLARGED ELEVATIONS-SOUTH
A305	ENLARGED ELEVATIONS-WEST
A310	EXTERIOR RENDERINGS

OFFICE GARAGE

PK100	PARKING GARAGE OFFICE BUILDING LOWER LEVEL
PK101	PARKING GARAGE OFFICE BUILDING UPPER LEVEL

FIRE

FP0.10	SITE PLAN

LIGHTING

EL0.01	LUMINAIRE SCHEDULE
EL0.10	SITE PLAN - LIGHTING
EL0.11	SITE PLAN - PHOTOMETRIC

MERCER PARK ROWHOUSES
LAND USE APPLICATION

Rev	Date	Issue

CONSULTANT'S LOGO

MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

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2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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JURISDICTIONAL APPROVAL STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE APPLICATION
Issue

07/21/21
Issue Date

COVER-SHEET
Sheet Title

G001

206.443.8606 WeinsteinAU.com
WEINSTEIN A+U

Mercer Park Rowhouses: Land Use Code Analysis

Updated: July 21, 2021

Site Locatior SE 29th St & 77th Ave SE, Mercer Island, WA 98040 (3003 77th Ave SE)

Parcel Nos. 5315101015
Application No
Site Zoning TC (Town Center), TC-3 (3 stories / 39 feet)
Lot Area 256,974 sf (5.88 acres)
Overlays
ECAs None
Street Class 77th Avenue SE: Secondary Arterial
SE 29th Street: Collector Arterial

				Notes / comments
19.07.110	**CRITICAL AREA STUDY**			
	A	*A critical area study shall be required when a development proposal will result in an alteration to one or more critical areas or critical area buffers or when required to determine the potential impact to a critical area.*		No critical areas known
19.09.040	**PRIVATE ACCESS ROADS AND DRIVEWAYS**			
	B	All private access roads serving three or more single-family dwellings sh be at least 20 feet in width...*		Project is not "single-family", per Appendix A, driveways are treated as
	F	Driveways providing vehicle access to parking for regulated improvement shall comply with the parking lot dimensions of Appendix A.		Applies - project is a "regulated Improvement"
	G	Gradient		
		1 No access road or driveway shall have a gradient of greater than 20%	Will comply	Residential garage will have 20%
		2 For all access roads and driveways with a gradient exceeding 15%, the road surface shall be cement concrete pavement with a brushed surface for traction.	Will comply	Applies
APPENDIX A		All parking areas shall conform to the following design standards unless alternative design standards are approved by the design commission an city engineer.	Alt Requested	*Alternative design requested for 20' wide driveway into residential parking garage (no parking at either side, and shorter curb-cut in response to MCC 19.11.130(A): "emphasis toward the needs of pedestrians".*
		2 Two-way traffic drive aisles are required to be 24' wide		20' wide driveway requested
19.10.060	**TREE REMOVAL**			
		- Associated with a development proposal		Applies
	B	Commercial or Multifamily Zoning Designations - Tree Removal		Applies to TC Zone
		1 A tree permit is required and will be granted if it meets any of the followi criteria:		
		b. It is necessary to enable construction work on the property to proceed and the owner has used reasonable best efforts to design an locate any improvements and perform the construction work in a manner consistent with the purposes set forth in MCC 19.100.005.		Applies
		2 Design Commission Review is required	Will comply	
19.10.070	**TREE REPLACEMENT**			
		Trees that are cut pursuant to a tree permit shall be replaced as specifi in subsections A and B of this section, or a fee in lieu shall be paid as specified in subsection C of this section		Effort will be made to replace on-site, bu fee in lieu may be required
	A	Tree Replacement Ratio Less than 10 inches = 1 replacement tree 10 inches up to 24 inches = 2 replacement trees 24 inches up to 36 inches = 3 replacement trees more than 36 inches and any exceptional trees = 6 replacement trees		
19.11.010	**GENERAL**			
		Applicability, User Guide, and Design Vision established		
19.11.015	**TOWN CENTER SUBAREAS**			
	B	*Subareas established*		
		4 TC-3 Subarea. Purpose of the TC-3 subarea is to create an area of transition between the Town Center and adjacent residential neighborhoods. Buildings may be up to three stories in height.		
19.11.020	**LAND USES**			
	A	*Permitted and Conditional Uses* - Residential dwelling permitted	Will comply	
	B	*Required Ground Floor Uses*		
	Fig. 2	Retail Street Frontage is not required at the project site.		
		3 No use shall occupy a continuous linear street frontage exceeding 60 feet in length. The design commission may approve up to an additiona 6 feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance ointo a sidewalk or through block connection, or additional 10% transparency beyond the requirement of MCC 19.11.100[B][1][b].		
19.11.030	**BULK REGULATIONS**			
	A	*Bulk Regulations by Subarea (TC-3)*	Will comply	
		1 Base Building Height Allowed : 27 feet Base Building Stories Allowed: 2 Max. Allowable Building Height: 39 feet (+ 5-feet for parapetsand/or sloped roof) Max. Allowable Building Stories: 3 Ground Floor Height Adjacent to Streets: 15 feet min, 27 feet max. Setback from Property Lines: No min. setback req. Required Upper Story Setback (Avg Daylight Plane): see 19.11.030(A)(7)		Max. building height will be used: bonus building height over two stories with inclusion of Affordable Housing
		3 Calculation of Building Height b. The max. allowable building height shall be calculated as the vertical distance measured from the base of a building façade to the highest point of the roof structure excluding appurtenances. The base. shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along facades that are not adjacent to a public sidewalk.		
		c. If the bases of the opposite building facades are not at approximately the same elevation, the building must be configured to go down in height between the higher and lowerfacades... such that th average of the building heights calculated between facades is approx. equal to or less than the max. permitted building height.		Reference MCC 19.11.030 Figure 4
		5 Rooftop Appurtenances Rooftop appurtenances may extend up to 10 feet above the max. building height... appurtenances should be located at least 10 feet from the exterior edge of any building and together with screening shall not cover more than 20% of the rooftop area a. Screening of Rooftop Appurtenances. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least 10 feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas located on the hillside		
		6 Setbacks b. All structures shall be set back so that space is provided for at leas 12 feet of sidewalk between the structure and the face of the street c		Robin Proebsting confirmed that sidewalk improvement must occur from the existing curb alignment (see 2/25/21 email to Katie Suski)
		7 Average Daylight Plane a. Block frontages along streets must integrate average minimum upp level building stepbacks b. The average minimum upper level building stepbacks shall comply with the following: i. From a height of 25 feet at the front property line, buildings shall step back at a 45-degree angle up to the maximum height limit. ii. Calculations for determining compliance with the average daylight plane standards shall utilize cubic volume (cubic feet) and shall consider only the first 30 feet of depth along block frontages.		
19.11.040	**AFFORDABLE HOUSING**			
	B	*Affordable Housing Ratio.* In order to qualify as significant affordable housing and in order to qualify for bonus building height over two stories a development that contains dwelling units must provide affordable housing units equal to at least 10 percent of the total units in the development. The number of required affordable units shall be rounded up to the nearest whole number.	Will comply	10% of 40 units = 4 units. Robin Proebsting indicated that the percentage applies to the full project, not just the Three-story units. Reference 2/25/21email from Robin to Katie Suskl.
	C	*Affordability Level.* For a three-story building the required affordable housing units must be affordable at .... 90 percent of median income leve for ownership housing.		
	F	*Agreement.* Prior to issuance of a building permit, an agreement in form and substance acceptable to the city attorney shall be executed providir price restrictions, homebuyer or tenant qualifications and long-term affordability. The agreement shall be recorded with King County department of records and elections and shall constitute a covenant running with the land. Affordable housing units shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for owner affordable units.... At the sole discretion of the cod official, the city may approve a shorter affordability time period for owner-occupied affordable housing, not to be less than 30 years, in order to		
19.11.050	**GREEN BUILDING STANDARDS**			
		Any major new construction shall meet the LEED Gold standard. Project that are primarily residential (at least 50 percent of the gross floor area i composed of residential uses) may instead meet the Built Green 4 Star standard. The applicant shall provide proof of LEED or Built Green certification within 180 days of issuance of a final certificate of occupanc	Will comply	LEED 4.1 Residential, Gold certification will be pursued
19.11.060	**SITE DESIGN**			
	A	*Minor Site Features.* At least three minor site features required:		"String of Pearls" is proposed
		1 Decorative Landmarks 2 Kiosks 3 Additional Sidewalk Setbacks 4 Impact on Public Open Spaces. Minor site features may not occupy space in a public open space if it reduces the actual usable space below the minimum area required		
	B	*Major Site Features.* Any major new construction in the... TC-3 subarea which exceeds the two-story base height and that includes or abuts a preferred through-block connection location shown on Figure 7 shall include a through-block connection subject to design commission determination that such connection is feasible and achievable.		
		1 *Through-Block Connection*	Site is not ideal for through-block connection	Review w/ Design Commission: propose that such a connection is not feasible and achievable
		2 *Public Open Space*	Not required	Applies to major new construction exceeding three stories in height in the TC-5, TC-4 or TC-4 Plus subareas
	C	*Other Site Features.* The design commission may approve other major or minor site features in place of those listed above consistent with the provisions of this chapter.		Will alternates to through-block connection be required?
19.11.070	**GREENERY AND OUTDOOR SPACES**			
	A	*Objectives*		
	B	*Development and Design Standards*		
		1 *Landscaped Area Requirement.* Landscaped surfaces equal to 25% of the development site shall be provided.	Will comply	Per Pre-App Mtg, "development site" is defined as the full site
		a. Ground level planting beds qualify as landscaped surfaces at a 100% rate. Ground level planting area that supports trees (which will require deeper soil depths) may qualify for bonus credit. Specifically, planting areas that support a large tree (height greater than 30 feet at maturity) may be counted at a 200% rate (includes planting area under projected dripline at maturity) and planting areas that support a medius sized tree (height greater than 15 feet at maturity) may be counted at 150% rate. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds depending on the soil depth (shallow soil depths capable of supporting only ground cover plants qualify at a 50% rate).		
		b. *Green Roof.* Qualify at a 50% rate, Green roof areas supporting large shrubs and trees may qualify for bonus credit (up to 100% rate) a determined by the design commission depending on the planting's viability	Applies to green roof over garage (trees)	

1 G101 **LAND USE CODE ANALYSIS**

		c. Green Walls/Trellises/Arbors i. Artistic green walls adjacent to ground level publically accessible space with decorative patterns qualify as a landscaped surface at ii. Standard green walls qualify as landscaped surfaces at a 75% rate iii. Vine trellis/arbors/walls qualify as landscaped surfaces at 50% rate	may apply to screening at commercial parking	
		2 Landscaping Standards	Applies	Standards apply, only those standards for which there are questions are noted here
		b. Trees and Ground Cover i. Prominent trees should be preserved to the extent feasible		
19.11.080	**SCREENING**			
	B	Development and Design Standards		
		1 On-Site Service Areas. All on-site service areas, loading zones, outdoor storage areas, garbage collection and recycling areas and similar activities should be located in an area not visible from public	Will comply	Intent is to locate on-site service areas i the garage
		2 Garbage, Recycling Collection, Composting and Utility Areas. ... shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located o three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated.		
		3 Meters and Mechanical Units. Water meters, gas meters, electric meters, ground-mounted mechanical units and any other similar structures should be hidden from public view or screened.	Will comply	
		4 Fences. Fences should be made of masonry, ornamental metal or wood, or some combination of the three. The use of chain link, plastic or wire fencing is prohibited.	Will comply	
19.11.090	**LIGHTING**			
	A	*Objectives*		
	B	*Development and Design Standards*		
		1 *Pedestrian-Scale Light Fixtures* Pedestrian-scale light fixtures should be incorporated into the site design... and should blend with the architectural style.	Will comply	
		2 *Light Type.* Lighting should use LED or similar minimum wattage light sources, which give more "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.	Will comply	
		3 *Building Entrances.* All building entrances should be well lit to provide inviting access and safety.	Will comply	
		4 *Building-Mounted and Display Window Lights* Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.	Will comply	
		5 *Parking Areas.* Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determin the adequacy of lighting in parking areas based on best practices.		Existing fixtures will be maintained
		6 *Neon Lighting.*	NA	
		7 *Shielding.* All lighting fixtures should be shielded or located to confine light spread within the site boundaries, to the extent possible, especi when adjacent to residential uses.	Will comply	
19.11.100	**BUILDING DESIGN**			
	A	Objectives		
	B	Development and Design Standards		
		1 *Fenestration* a.Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except whe required or desired for privacy in dwelling units, hotel rooms and simila b.Ground Floor Windows and Doors. Major new construction... within the TC-5, TC-4 and TC-4 Plus subareas, shall have at least 75 percer of the length of the ground floor facade between the height of two feet and seven feet devoted to windows and doors affording views into reta office, or lobby space. c. Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of materiel, or a projection to reduce the perceived building mass. Upper story windows should be divided into individual units and not consist of a "ribbon" of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with	Privacy desired for dwelling units NA Setback provided	"Stoops" are proposed to provide pedestrian interest
		2 *Street-Facing Facade Elements* All major new construction shall include at least seven of the following elements on the street-facing facades, bo on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the a.Window and door treatments which embellish the facade. b.Decorative light fixtures. c.Decorative paving. e.Trellises, railings, gates, grill work, or unique landscaping. g.Recessed entrances. k.Decorative masonry and/or tilework. n.Projecting metal and glass canopy. p.Other elements as approved by the design commission.	Selected elements listed	
		3 *Major Facade Modulation.* Block frontages shall include at least one of the following features at intervals no greater than 120 feet...	Will comply	Length of buildings is less than 120 feet
		4 *Minor Facade Modulation.* All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. See examples on Figure 13. At least three of the following features shall be employed at intervals no greater than 5(feet subject to design commission approval taking into account the nature of the development and the site: a.Window fenestration patterns and/or entries; c.Change in roofline; e.Vertical elements such as a trellis with plants, green wall, art element;	Selected elements listed	
		5 *Walls.* Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. Methods to treat blank walls can include b. A landscape planting bed at least five feet wide or a raised planter with a vertical trellis in front of the wall with climbing vines or plant e.Special building detailing that adds visual interest at a pedestrian	If treatment is required, selected elements are listed	
		6 *Entrances.* Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight f wide should be constructed between the sidewalk and building	Will comply	Wheelchair ramp will be provided from 29th to access units from the courtyard
		7 *Roofs.* Roofs shall relate to the building façade articulations. A variety	Will comply	
		8 Residential Uses on Ground Floor. Where permitted, residential uses on the ground floor shall comply with the standards in MCC 19.11.060[B][2][e].		MCC 19.11.060[B][2][e] pertains to public/private space transitions. Raised ground floor w/ 4 feet of landscaped
		9 Identity Emphasis	NA	
		10 Corner Lots. Buildings on corner lots should be oriented to the corner Corner entries and/or architectural treatment should be used to	?	Intent is to present our frontal townhous design to the Design Commission; corne
		11 Franchise Design	NA	
		12 Harmony	Will comply	
		13 Weather Protection	NA	Required at retail frontage, not at residential
		14 Courtyards. Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewal or pedestrian connections... Courtyards (not provided for purposes of meeting public open space requirement) should: a. Be at least 10 feet in width, with a building façade on at least one b. Be covered with trees, ground cover, or other landscaping over at least 50 percent of its area; c. Include seating, special paving material, pedestrian-scale lighting and other pedestrian furnishings; d. Manage runoff from courtyard pavement with low impact development techniques when allowed by the code official; and e. Not be covered by a roof, story or skybridge; except that portions of the courtyard may be covered for weather protection, but not enclose	Will comply Will comply Will comply vly Will comply	
19.11.110	**MATERIALS AND COLOR**			
	A	Objectives		
	B	Development and Design Standards	Will comply	
		1 Building Exteriors. Building exteriors should be constructed from high quality and durable materials.	Will comply	
		2 Regional Focus. Materials and colors should reflect the city's regional	Will comply	
		3 Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.	Will comply	
		4 Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.	Will comply	
		5 Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors.... should not	Will comply	
		6 Bright Colors. Bright colors should be used only for trim and accents i the use is consistent with the building design and other design	Will comply	
		7 Undesired Materials. Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should l limited to use as a minor building facade element.	Will comply	
		8 Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.	Will comply	
19.11.120	**STREET STANDARDS**			
		All major new construction abutting 77th Avenue SE or 78th Avenue SE shall improve the right-of-way adjacent to the property as required in - Figure 14 shows (2) 12' sidewalks, (2) 7' parking lanes & (2) 11' travel lanes (total of 60')	Will comply	
19.11.130	**PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION**			
	A	Objectives. The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians.		
	B	Development and Design Standards		
		1 Parking Requirements (Residential) a. Table: 1 to 1.4 per unit. Site specific deviations to allow less than 1 stall per unit may be allowed based on a detailed parking analysis and with approval of the code official	Will comply (2 per unit)	
		b. Underground or Structured parking required. If the applicant..., for a residential project provides more parking than one and one-quarter spaces per dwelling unit for any part of a project consisting of residential unit...., Then all such additional parking shall either be underground or on the second or higher story of structured parking.	Will comply (underground parking provided)	
19.11.150	**ADMINISTRATION**			
	A	Design Review		
		1 Authority. Design review shall be conducted by the city's design commission or code official consistent with the procedure set forth in MCC 19.15.020(C)		
19.15.220	**DESIGN REVIEW AND THE DESIGN COMMISSION**			
	C	Design Review Procedure		
		1 General		
		c. Review Authority i. The followdevelopment proposals shall required design commissio review: (a) New buildings	Design Commission review req.	

CONSULTANT'S LOGO

MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

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LAND USE APPLICATION
Issue

07/21/21
Issue Date

LAND-USE-CODE-ANALYSIS
Sheet Title

G101

Rev	Date	Issue

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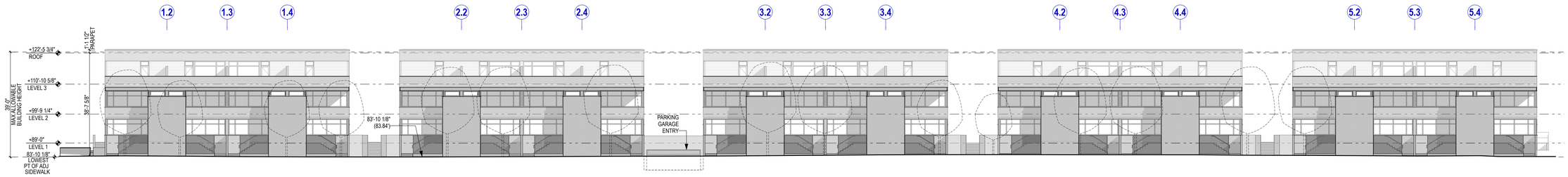
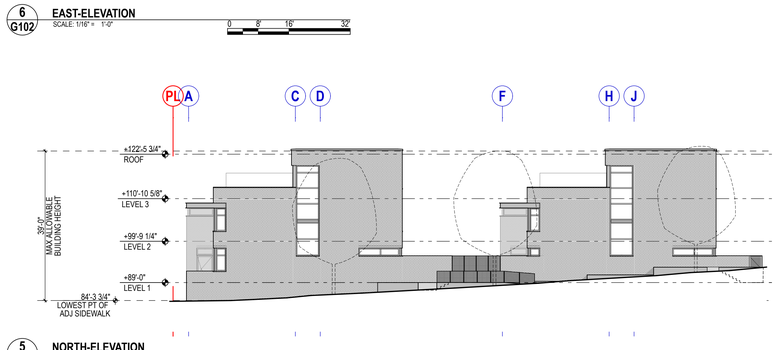


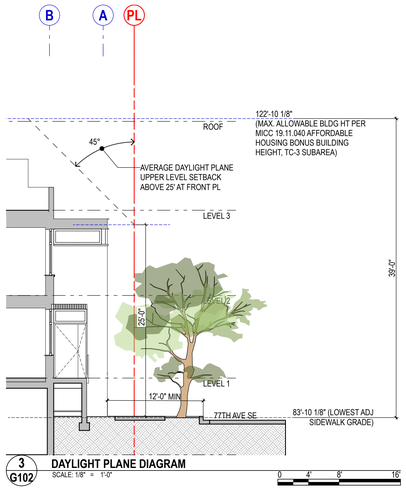
6 G102 EAST-ELEVATION

SCALE: 1/16" = 1'-0"



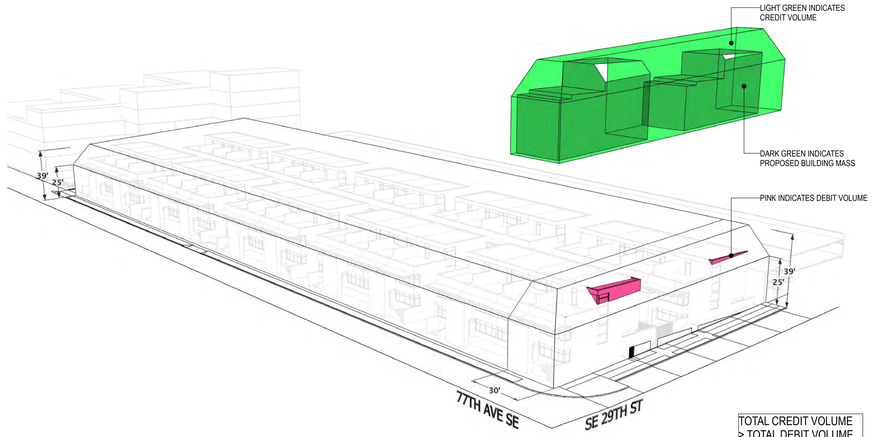
5 G102 NORTH-ELEVATION

SCALE: 1/16" = 1'-0"



3 G102 DAYLIGHT PLANE DIAGRAM

SCALE: 1/8" = 1'-0"



2 G102 AVERAGE DAYLIGHT PLANE DIAGRAM

TOTAL CREDIT VOLUME > TOTAL DEBIT VOLUME PER MICC 19.11.030

A LOT COVERAGE AND GROSS FLOOR AREA CALCULATIONS (EXISTING AND PROPOSED) - SEE ALSO DIAGRAM 1/G102

EXISTING LOT COVERAGE[1]

Coverage area of existing building (to remain):	40,226	SF
Coverage area of existing vehicular driving surface (to remain):	59,489	SF
Coverage area of existing vehicular driving surace (to be demolished):	59,268	SF
Total existing lot coverage area:	158,982	SF
Total lot area:	255,974	SF
EXISTING LOT COVERAGE:	62%	

PROPOSED LOT COVERAGE[1]

Coverage area of existing building (to remain):	40,226	SF
Coverage area of existing vehicular driving surface (to remain):	59,489	SF
Coverage area of proposed buildings:	59,479	SF
Coverage area of proposed vehicular driving surfaces:	3,979	SF
Total proposed lot coverage area:	163,172	SF
Total lot area:	255,974	SF
PROPOSED LOT COVERAGE:	64%	

GROSS FLOOR AREA EXISTING[2]

Gross floor area of existing building, to remain	156,135	SF

GROSS FLOOR AREA PROPOSED[2]

Gross floor area of proposed new buildings	162,122	SF
Gross floor area of proposed new + existing to remain buildings	318,257	SF

B THE NUMBER OF DWELLING UNITS / ACRE

40 UNITS / 5.88 ACRES = 6.9 DU / ACRE

C THE AREA OF PROPOSED STRUCTURE IN SQUARE FEET

GROSS FLOOR AREA OF PROPOSED NEW STRUCTURES[2]	162,122	SF

D THE PROPOSED AND EXISTING LOT COVERAGE (BLDG AND VEHICLE DRIVING SURFACES) AND HARDSCAPE - SEE ALSO DIAGRAM 1/G102

(Note: lot coverage data repeated from section A)

EXISTING LOT COVERAGE[1]

Coverage area of existing building (to remain):	40,226	SF
Coverage area of existing vehicular driving surface (to remain):	59,489	SF
Coverage area of existing vehicular driving surace (to be demolished):	59,268	SF
Total existing lot coverage area:	158,982	SF
Total lot area:	255,974	SF
EXISTING LOT COVERAGE % (lot coverage / lot area):	62%	

EXISTING HARDSCAPE AREA[3]

Existing hardscape area, not including driving surfaces or buildings	9,790	SF
EXISTING HARDSCAPE % (hardscape / lot area):	4%	

PROPOSED LOT COVERAGE[1]

Coverage area of existing building (to remain):	40,226	SF
Coverage area of existing vehicular driving surface (to remain):	59,489	SF
Coverage area of proposed buildings:	59,479	SF
Coverage area of proposed vehicular driving surfaces:	3,979	SF
Total proposed lot coverage area:	163,172	SF
Total lot area:	255,974	SF
PROPOSED LOT COVERAGE:	64%	

PROPOSED HARDSCAPE AREA[3]

Proposed hardscape area, not including driving surfaces or building	18,643	SF
Existing hardscape area to remain, not incl driving surfaces or buildings	9,790	SF
Total proposed hardscape area:	28,432	SF
PROPOSED HARDSCAPE % (hardscape / lot area):	11%	

E IMPERVIOUS SURFACE AREA (IN BOTH SQ FT AND A PERCENTAGE)[4]

IMPERVIOUS SURFACE AREA IS THE COMBINATION OF LOT COVERAGE AND HARDSCAPE. SEE SECTION D ABOVE FOR THOSE CALCULATIONS.

EXISTING IMPERVIOUS SURFACE AREA

Existing lot coverage area:	158,982	SF
Existing hardscape area:	9,790	SF
Total existing impervious surface area:	168,772	SF
Total lot area:	255,974	SF
Existing impervious surface area %:	66%	

PROPOSED IMPERVIOUS SURFACE AREA

Proposed lot coverage area (incl existing to remain):	163,172	SF
Proposed hardscape area (incl existing to remain):	28,432	SF
Total proposed impervious surface area:	191,604	SF
Total lot area:	255,974	SF
Existing impervious surface area %:	75%	

F PROPOSED BUILDING HEIGHT - SEE ALSO 2, 3, 5, 6/G102

Per MICC 19.11.030.A.1: TC-3 sub area, the maximum allowable building height is 39 feet; maximum stories is 3.
Per MICC 19.11.030.A.3.b: Building height is measured from the base of the building façade (from adjacent public side if applicable) to the highest point of the roof structure, excluding appurtenances.
PROPOSED MAXIMUM BUILDING HEIGHT = 38'-7 5/8"
See also diagrams 5,6/G102 for building elevations

For Average Daylight Plane per 19.11.030.A.7.b, see 2, 3/G102

G AVERAGE BUILDING ELEVATION CALCULATION

NOT COMPLETED: Per MICC, Appendix G "CALCULATING AVERAGE BUILDING ELEVATION (ABE)" was repealed by Ord. 17C-15

H THE NUMBER OF PARKING SPACES (BOTH COMPACT AND STANDARD)

2 STANDARD-SIZE STALLS PER UNIT ARE PROPOSED, 80 STALLS TOTAL. SEE A100.

I THE AREA OF EXISTING AND PROPOSED LANDSCAPING IN SQ FT[5]

LANDSCAPING IS CALCULATED AS THE REMAINING AREA OF THE SITE AFTER LOT COVERAGE. LANDSCAPE INCLUDES HARDSCAPE.

EXISTING LANDSCAPE AREA

Existing lot coverage area	159,548	SF
Total lot area	255,974	SF
Existing landscape area	96,426	SF
Existing landscape area %	38%	

PROPOSED LANDSCAPE AREA

Proposed lot coverage area	162,661	SF
Total lot area	255,974	SF
Proposed landscape area	93,313	SF
Proposed landscape area %	36%	

Notes:

1. Per MICC 19.16.010: "Lot Coverage, Maximum: The maximum area of a residentially zoned lot that may be covered by a combination of buildings, including eaves and roof overhangs, and vehicular driving surfaces." Although the subject lot is not residentially zoned, we used this definition to interpret that lot coverage should include all building areas, overhangs, and vehicular driving surfaces.

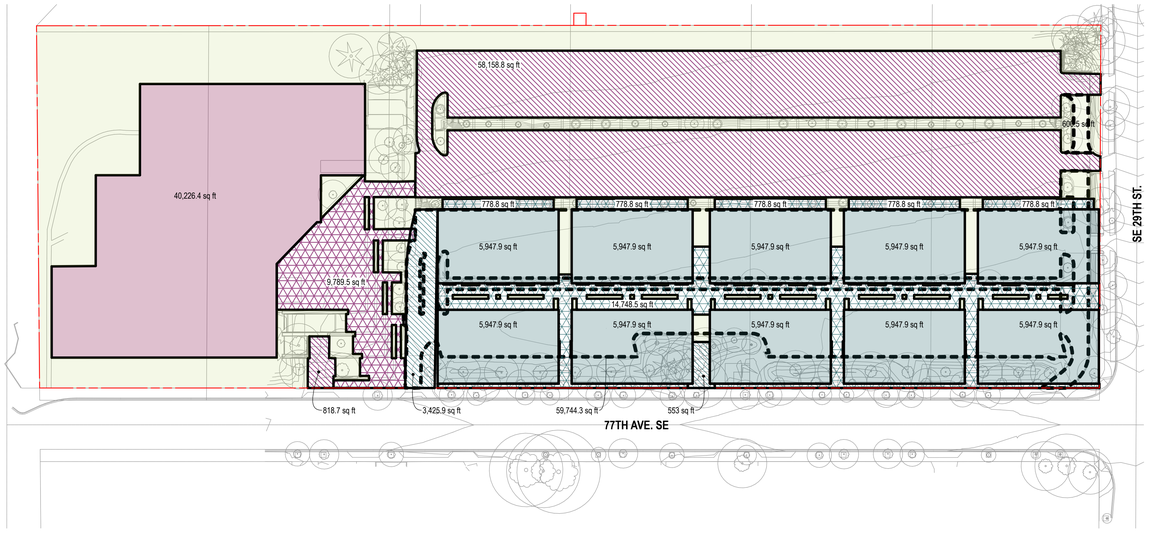
2. Per MICC 19.16.010: "Gross Floor Area: the total square footage of floor area bounded by the exterior faces of the building...In the Town Center, gross floor area is the area included within the surrounding exterior finish wall surfaces of a building, excluding courtyards and parking surfaces." We understood this to mean all building floors, including structured below grade parking, should be included in the GFA

3. Per MICC 19.16.010: "Hardscape: The solid, hard elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures other than buildings, paved areas other than driving surfaces, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within landscaping is usually made up of materials that include, but are not limited to, wood, stone, concrete, gravel, artificial turf, and permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank or detention tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas do not include driving surfaces or buildings." Note: where area is both covered by building overhangs and contains hardscape, it is only counted towards the lot coverage area.

4. Per MICC 19.16.010: "Impervious surface" means a nonvegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A nonvegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of storm water.

5. Per MICC 19.16.010: "Landscaping": The arrangement and planting of softscape elements (e.g., trees, grass, shrubs and flowers), and the installation of hardscape elements (e.g., placement of fountains, patios, street furniture and ornamental concrete or stonework).

7 G102 DEVELOPMENT PLAN SET NOTES & TEXT



COVERAGE AREA OF EXISTING BUILDING - TO REMAIN

COVERAGE AREA OF EXISTING VEHICULAR DRIVING SURFACES - TO REMAIN

EXISTING HARDSCAPE AREA - TO REMAIN

COVERAGE AREA OF EXISTING VEHICULAR DRIVING SURFACES - TO BE DEMOLISHED

COVERAGE AREA OF PROPOSED BUILDINGS (INCL OVERHANGS)

COVERAGE AREA OF PROPOSED VEHICULAR DRIVING SURFACES

PROPOSED HARDSCAPE AREA

LANDSCAPING AREA (NOT INCL HARDSCAPE)

1 G102 LOT COVERAGE AND HARDSCAPE

SCALE: 1" = 50'

Rev Date Issue

CONSULTANT'S LOGO

MERCER PARK ROWHOUSES

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21003
Project #

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7/21/21
Issue Date

LAND-USE-CODE-DIAGRAMS
Sheet Title

G102

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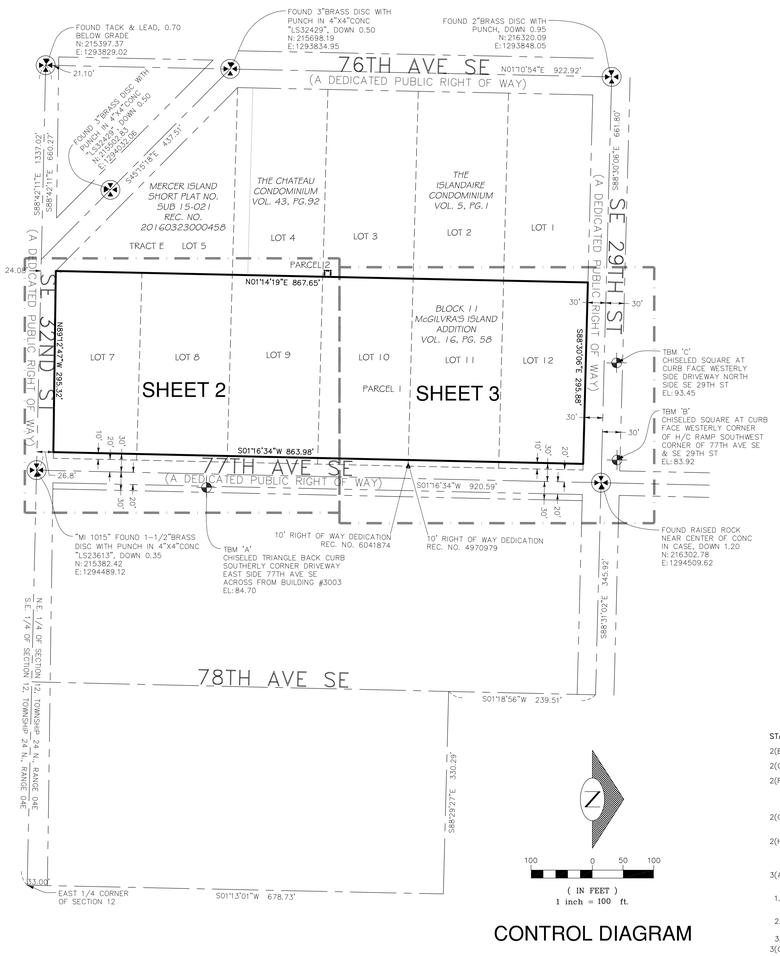
IN THE N.E. 1/4 OF SECTION 12, TOWNSHIP 24 N., RANGE 04 E., W.M.



CONTROL DIAGRAM

UTILITY PROVIDERS:
UTILITY PROVIDERS:
SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 236-5300

POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 225-5773

TELEPHONE
LUMEN TECHNOLOGIES
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

HORIZONTAL DATUM:
NAD 83/2011 (EPOCH 2010.00)

HORIZONTAL BENCHMARKS:
OWNER: CITY OF MERCER ISLAND
ID#: MI 1015
DESCRIPTION: FOUND 1/2" PUNCHED BRASS DISC WITH PUNCH IN 4"X4"CONC "LS23613", DOWN 0.35
LOCATION: 77TH AVE SE & SE 32ND ST
NORTHING: 215382.42
EASTING: 1294489.12

OWNER: CITY OF MERCER ISLAND
ID#: 86599
DESCRIPTION: FOUND RAISED ROCK NEAR CENTER OF CONC IN CASE, DOWN 1.20
LOCATION: 77TH AVE SE & SE 32ND ST
NORTHING: 216302.78
EASTING: 1294509.62

VERTICAL DATUM:
NAVD 88

VERTICAL BENCHMARKS:
SOURCE: CITY OF MERCER ISLAND
ID#: MI 1015
DESCRIPTION: FOUND 1/2" PUNCHED BRASS DISC WITH PUNCH IN 4"X4"CONC "LS23613", DOWN 0.35
LOCATION: 77TH AVE SE & SE 32ND ST
ELEVATION: 85.16

SOURCE: BRH
ID#: TBM 'B'
DESCRIPTION: CHISELED SQUARE AT CURB FACE WESTERLY CORNER OF H/C RAMP
LOCATION: NORTHWEST CORNER OF 77TH AVE SE & SE 29TH ST
ELEVATION: 83.92

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(B) PURPOSE: CIVIL ENGINEERING DESIGN.

2(C) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(F) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

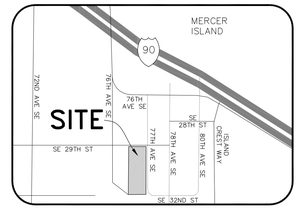
2(G) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.

2(H) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

3(A) & 3(B) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.
2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.
3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

3(C) SCOPE STATEMENT: AGREED UPON SCOPE BETWEEN PROJECT OWNER/AGENT AND SURVEYOR IS TO PROVIDE A COMPLIANT TOPOGRAPHIC SURVEY.



VICINITY MAP
NO SCALE

LEGEND

⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BLRD	BOLLARD
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/RW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CLF)
CTV	CABLE TV
COL	COLUMN
℄/M	CENTERLINE/MONUMENT LINE
CS/WS	CONCRETE/WOOD STAIRS
♿	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE
C.O.C.	CENTER OF CHANNEL
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH	ELECTRICAL HANDHOLE
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FFE	FINISH FLOOR ELEVATION
GB	GRADE BREAK
G	GAS MAIN
GM	GAS METER
	GAS VALVE
GV	GAS VAULT
△ SP	STRAIN POLE
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
	IRON FENCE (WIF)
IE	INVERT ELEVATION
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
P.S.	PARKING SPACE(S)
	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PE	POLYETHYLENE
PPS	PARKING PAY STATION
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
(R)	RECORD DATA
	ROCKERY
RE	ROOF ELEVATION
SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
TCHD	TRENCH DRAIN
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
TOE	TOE OF SLOPE
TOP	TOP OF BANK
UP	UTILITY POLE (WOOD)
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
⋈	WATER VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
	WOOD FENCE (WF)
	YARD LIGHT

SITE NOTES

SITE ADDRESS:
3003 77TH AVENUE SE
MERCER ISLAND, WA 98040

TAX ACCOUNT NO.:
531510-1015-08

ZONING:
TC - TOWN CENTER

ZONING AGENCY:
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 236-3600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUGUST 19,2020, COMMUNITY PANEL NO. 5303350675G, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA:
SITE AS SHOWN CONTAINS 255,928 SQUARE FEET OR 5.8753 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL IS 706.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:

PARCEL 1:
LOTS 7 THROUGH 12, BLOCK 11, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 10 FEET CONVEYED FOR ROAD BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO. 4970979 AND JUNE 15, 1966 UNDER RECORDING NO. 6041874, IN KING COUNTY, WASHINGTON.

PARCEL 2:
AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SET FORTH IN DOCUMENT RECORDED JULY 26, 1979 AS RECORDING NO. 7907260876 OF OFFICIAL RECORDS.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-990723A-PHX1, DATED MAY 28, 2020. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

11. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 77TH AVE. SE. AS GRANTED BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO. 4970979.

    (AFFECTS LOTS 7-10)
    SURVEYOR'S NOTE: ALLOWS FOR SLOPES FOR CUTS AND FILLS ALONG 77TH AVENUE SE.

12. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 77TH AVE. SE. AS GRANTED BY DEED RECORDED JUNE 15, 1966 UNDER RECORDING NO. 6041874.

    (AFFECTS LOTS 11-12)
    SURVEYOR'S NOTE: ALLOWS FOR SLOPES FOR CUTS AND FILLS ALONG 77TH AVENUE SE.

(13) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 10, 1973
RECORDING INFORMATION: 7312100389
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO.
FOR: UTILITY SYSTEM
AFFECTS: NORTH 13 FEET OF THE EAST 13 FEET OF LOT 10

(14) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JULY 26, 1979 UNDER RECORDING NO. 7907260876
FOR: STORM DRAIN
AFFECTS: (LOTS 7-10) AS DESCRIBED THEREIN

(15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 07, 1980
RECORDING INFORMATION: 8011070693
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
FOR: UTILITY SYSTEM
AFFECTS: THE NORTH 20 FEET OF THE EAST 20 FEET OF THE ABOVE DESCRIBED LOT 10 AND DESCRIBED CENTERLINE WITH LOTS 7-12

(16) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JUNE 17, 1980 UNDER RECORDING NO. 8006170280
FOR: SEWER
AFFECTS: THE WEST 5 FEET OF LOTS 11 AND 12

(17) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JUNE 17, 1980 UNDER RECORDING NO. 8006170281
FOR: BEAUTIFICATION
AFFECTS: PORTION OF LOT 8 FOR THE BENEFIT OF LOTS 7-10

(18) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JUNE 17, 1980 UNDER RECORDING NO. 8006170281
FOR: SEWER
AFFECTS: PORTION OF LOTS 7 - 10

(20) SURVEY PREPARED BY CENTRE POINTE, DATED DECEMBER 5, 2019 AND LAST REVISED MARCH 18, 2020, UNDER JOB NO. 2493, SHOWS THE FOLLOWING:
A) ENCROACHMENT OF FENCE OVER WESTERLY PROPERTY LINE.
(B) ENCROACHMENT OF POWER VAULTS OVER EASTERLY PROPERTY LINE.
C) ENCROACHMENT OF RETAINING OVER EASTERLY PROPERTY LINE.
(D) ENCROACHMENT OF SIGNS OVER NORTHERLY PROPERTY LINE.

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-551-4555
WWW.BRHINC.COM

NATALIE R. SCHMITZ — 22465 — REGISTERED LAND SURVEYOR — STATE OF WASHINGTON
05/12/21
BUSH, ROED & HITCHINGS, INC. — SEAL — 1969 — WASHINGTON

NO.	DESCRIPTION	DATE
1	REVISED PLAN NORTH TO RIGHT	5/12/21

BOUNDARY AND TOPOGRAPHIC SURVEY
RYAN COMPANIES US, INC.
77TH AVENUE SE & SE 29TH STREET
MERCER ISLAND KING COUNTY WASHINGTON

drawn by	checked by
HAK	TRS

scale	date
1" = 20'	4/16/21

job no. 2021040.00

sheet 1 of 3

22"x34" 5/12/2021 U:\C3D\2021\2021040\SURVEY\DWG\DWG\XS-SUR-00.DWG

BOUNDARY AND TOPOGRAPHIC SURVEY
RYAN COMPANIES US, INC.
7TTH AVENUE SE & SE 29TH STREET
MERCER ISLAND KING COUNTY WASHINGTON

drawn by	checked by
HAK	TRS
scale	date
1" = 20'	4/15/21
job no.	
2021040.00	
sheet	of
2	3

NO	REVISION	DATE

BUSH, RODED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, WASHINGTON
98102-3513
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

BUSH, RODED & HITCHINGS, INC. 1969 CORPORATE SEAL WASHINGTON

05/12/21

STATE OF WASHINGTON JAMES R. SCHILLING 22466 REGISTERED PROFESSIONAL LAND SURVEYOR

IN THE N.E. 1/4 OF SECTION 12, TOWNSHIP 24 N., RANGE 04 E., W.M.

MERCER ISLAND SHORT PLAT NO. SUB 13-021
REC. NO. 20130828900458

OWNER: TRELLIS HOA/SUMICO RES. PROP
PARCEL NO.: 8678650230

TRACT E

LOT 5

THE CHATEAU CONDOMINIUM
VOL. 43, PG. 92
ADDRESS: 2930 76TH AVE SE
PARCEL NO.: 1529000-0600

LOT 4

10'X10' STORM DRAIN EASEMENT
REC. NO. 7907260976

N01°14'10"E 867.65'

PARCEL 2

LOT 9

LOT 8

LOT 7

OWNER: MERCER PARK SOUTH LLC
ADDRESS: 3003 77TH AVE SE
PARCEL NO.: 3351N-1015

5-STORY CONCRETE BUILDING
40,266± SQ. FT.

UTILITY EASEMENT
REC. NO. 8011070683

BEAUTIFICATION EASEMENT
REC. NO. 8966170281

N89°12'47"W 295.32'

PERMIT FOR LANDSCAPING OR OPENSPACE PURPOSES FOR NORTH HALF OF SE 32ND STREET
REC. NO. 8006170281

SE 32ND ST
(A DEDICATED PUBLIC RIGHT OF WAY)

77TH AVE SE
(A DEDICATED PUBLIC RIGHT OF WAY)

SEE SHEET 3

SEE SHEET 3

TBM "A"
CHISELED TRIANGLE BACK CURB
SOUTHERLY OF DRIVEWAY
EAST SIDE 77TH AVE SE
ACROSS FROM BUILDING #4700
ELEV=

TBM 1015" FOUND 1-1/2"BRASS DISC WITH PUNCH IN 4"X4"CONC MONUMENT IN CONC BOX
N: 215382.42
E: 1294489.12

SSMH (12" CONC)
RIM=83.43
ODC=75.43
(SW)36"CP

SSMH (12" CONC)
RIM=83.76
ODC=75.61
(SW)24"ASP

SSMH
RIM=85.77
ODC=74.83
(SW)18"CP

(IN FEET)
1 inch = 20 ft.

22"x34" 5/12/2021 U:\C3D\2021\2021040\SURVEYING\DWG\XS-SUR-00.DWG

22"x34" 5/12/2021 U:\C3D\2021\2021040\SURVEYING\DWG\XS-SUR-00.DWG

SEE SHEET 2

SEE SHEET 2

IN THE N.E. 1/4 OF SECTION 12, TOWNSHIP 24 N., RANGE 04 E., W.M.

77TH AVE SE

SE 29TH ST

DEDICATED PUBLIC RIGHT OF WAY

LOT 3

LOT 2

LOT 1

LOT 10

LOT 11

LOT 12

PARCEL L

THE ISLANDAIRE CONDOMINIUM VOL. 5, PG. 1

McGILVRA'S ISLAND ADDITION VOL. 16, PG. 58 BLOCK 17

ADDRESS: 2930 76TH AVE SE
PARCEL NO.: 362910-0000

5' WIDE SEWER EASEMENT REC. NO. 8506170289

5' WIDE SEWER EASEMENT REC. NO. 8506170288

13'X13' UTILITY EASEMENT REC. NO. 9212100396

20'X20' SUPPORT COLUMN (TYP)

LOWER LEVEL PARKING AREA

CONC BEAM (TYP)

CONC

ASPH

"NO PARKING ANY TIME (EAST)"

"NO PARKING ANY TIME (WEST)"

"NO RIGHT TURN"

"DO NOT ENTER"

"ONE WAY"

"TENANT PARKING ONLY"

"TENANT ONLY"

"4" METAL ABOVE GRADE"

"NO PARKING" (SEPTIC NOT VISIBLE(R))

3.5' WOOD RAIL FENCE ON METAL POSTS

CHISELED SQUARE AT CURB FACE WESTERLY CORNER OF 77TH AVE SE & SE 29TH ST EL 93.45

CHISELED SQUARE AT CURB FACE WESTERLY CORNER OF 77TH AVE SE & SE 29TH ST EL 93.02

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 93.78

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 94.03

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 93.94

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 93.97

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 93.99

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 94.00

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 94.01

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL 94.02

CHISELED SQUARE AT CURB FACE WESTERLY CORNER EL

Call before you Dig. 8-1-1
1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

Legend

- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- DEMOLISH BUILDING
- REMOVE TREE(S)
- FENCING
- CABLE TV SERVICE
- ELECTRICAL SERVICE
- ELECTRICAL JBOX/VAULT
- GAS MAIN/SERVICE
- GAS METER/VALVE
- OVERHEAD POWER
- FIBER OPTIC LINE
- SANITARY SEWER
- SANITARY MH/CO
- STEAM LINE
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- TELEPHONE SERVICE
- TELEPHONE BOX
- WATER MAIN
- FH/FDC/PIV/VALVE

ADDRESS: 2930 76TH AVE SE
PARCEL NO.: 152900-0000
THE CHATEAU CONDOMINIUM
VOL. 43, PG.92

ADDRESS: 2920 76TH AVE SE
PARCEL NO.: 302910-0000
THE ISLANDAIRE CONDOMINIUM
VOL. 5, PG. 1

LOT 4 | LOT 3 | LOT 2 | LOT 1

10'X10' STORM DRAIN EASEMENT REC. NO. 7907260876

PARCEL 2

5' WIDE SEWER EASEMENT REC. NO. 8006170281

BLOCK 11
McGILVRA'S ISLAND ADDITION
VOL. 16, PG. 58

LOT 9 | LOT 10 | LOT 11

REMOVE EX PARKING GARAGE AND ALL APPURTENANCES

REMOVE EX SIGNAGE WITH CONSTRUCTION LIMITS (TYP)

REMOVE EX SITE LIGHTING (TYP)

REMOVE EX FDC AND LINE WITHIN CONSTRUCTION LIMITS. SEE UTILITY PLANS ABOVE FOR RE-ROUTED FDC FOR EX PARKING GARAGE

EX HYDRANT TO BE REMOVED AND REPLACED NEAR CURB

REMOVE EX ASPHALT (TYP)

REMOVE EX CURB (TYP)

REMOVE EX SDCB

RELINQUISH UTILITY EASEMENT #9011070693

REMOVE EX ONSITE TREES (SEE L'SCAPE PLANS)

REMOVE EX FDC AND LINE WITHIN CONSTRUCTION LIMITS. SEE UTILITY PLANS FOR RE-ROUTED FDC FOR EX PARKING GARAGE

20'X20' UTILITY EASEMENT REC. NO. 8011070693

(3X)13" LOWLY EASEMENT REC. NO. 7731100389

REMOVE EX SDCB

REMOVE EX DETENTION PIPE

REMOVE EX CURB (TYP)

REMOVE EX SDMH

REMOVE EX WATER METER

REMOVE EX ASPHALT (TYP)

REMOVE EX CURB (TYP)

REMOVE EX ONSITE TREES (SEE L'SCAPE PLANS)

REMOVE EX CONC (TYP)

REMOVE EX SDCB

REMOVE EX SDMH

REMOVE EX SITE LIGHTING (TYP)

REMOVE EX SDMH

REMOVE EX SDCB

REMOVE EX DRIVEWAY

PROTECT EX CURB TO REMAIN (TYP)

PROTECT EX STREET TREES (SEE L'SCAPE PLANS)

PROTECT EX PED/STREET LIGHT FIXTURES AND UNDERGROUND CONDUIT/HH'S (TYP)

PROTECT EX HYDRANT

REMOVE EX CURB (TYP)

REMOVE EX ADA RAMP

REMOVE EX SDCB

PROTECT EX UNDERGROUND ELECTRICAL VAULTS (TYP)

CUT AND CAP EX STORM DRAIN

CUT AND CAP EX WATER SERVICE AT MAIN

REMOVE EX CONC (TYP)

EX HYDRANT TO BE REMOVED AND REPLACED NEAR CURB

CUT AND CAP EX WATER

REMOVE EX PSE TRANSFORMER AND RELINQUISH UTILITY EASEMENT #7312100389

REMOVE EX DRIVEWAY

CUT AND CAP EX WATER

REMOVE EX ONSITE TREES (SEE L'SCAPE PLANS)

PROTECT EX STREET TREES (SEE L'SCAPE PLANS)

PROTECT EX CURB TO REMAIN (TYP)

77th Avenue SE
(A DEDICATED PUBLIC RIGHT OF WAY)

SE 29th Street
(A DEDICATED PUBLIC RIGHT OF WAY)

"DO NOT ENTER"

"NO RIGHT TURN"

"NO PARKING ANY TIME(WEST)"

"TO LEFT TURN – WATCH FOR PEDESTRIANS"

3.5" WOOD RAIL FENCE ON METAL POSTS

GARBAGE CAN ON CONC PAD

TBM "C" CHISELED SQUARE AT CURB FACE WESTERLY SIDE DRIVEWAY NORTH SIDE SE 29TH ST ELEV.83.45

TBM "A" CHISELED TRIANGLE BACK CURB SOUTHERLY CORNER DRIVEWAY EAST SIDE 77TH AVE SE ACROSS FROM BUILDING #3003. ELEV.84.70

TBM "B" CHISELED SQUARE AT WESTERLY CORNER OF SOUTHWEST CORNER 1 AVE SE & SE 29TH 1 ELEV.85.62

ARON J. FREEMAN
STATE OF WASHINGTON
20441
REGISTERED PROFESSIONAL ENGINEER

Rev	Date	Issue

COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING
901 SECOND AVENUE, SUITE 300
SEATTLE, WA 98104
(206) 343-0460
www.cpldnw.com

MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

Weinstein A+U
2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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JURISDICTIONAL APPROVAL STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

LAND USE APPLICATION
Issue

07/20/21
Issue Date

DEMOLITION PLAN
Sheet Title

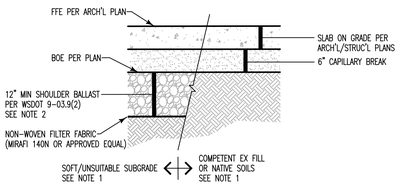
C100

WEINSTEIN A+U
WeinsteinAU.com
206.443.8606

I:\Jarnett\Jwh_2020\20058-007\Cad\MPR_GNR.dwg 7/09/2021 8:53 PM AF
Friday, May 28, 2021 11:58 AM File: BIMcloud: button.weinsteinau.com – BIMcloud Basic for ARCHICAD 22/21003 – MI Rowhouses/MI-ROW

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'



NOTES:

1. SUBGRADES SHALL BE INSPECTED BY ONSITE GEOTECH TO DETERMINE IF OVEREXCAVATION IS REQUIRED.
2. ALTERNATIVE GROUND IMPROVEMENT METHODS MAY BE USED IN LIEU OF OVEREXCAVATION. COORDINATE W/PROJECT GEOTECH AND STRUC'L ENGINEER.

Bottom of Excavation Section

NTS

Construction Stormwater Pollution Prevention Plan (CSWPPP)

THE TESC SYSTEM SHOWN IS A RECOMMENDATION AND INTENDED TO SHOW MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL UPGRADE, MAINTAIN AND RELOCATED SYSTEM AS REQUIRED DURING CONSTRUCTION TO ENSURE THAT RUNOFF FROM THE SITE IS NO GREATER THAN 25 NTU'S. IF ALLOWED BY KING COUNTY METRO AND THE CITY OF MERCER ISLAND, CONSTRUCTION STORMWATER MAY BE DISCHARGED TO THE SANITARY SEWER. CONTRACTOR IS RESPONSIBLE FOR ALL ASSOCIATED APPLICATIONS AND DISCHARGE FEES. THIS PROJECT IS OVER 1 ACRE AND IS REQUIRED TO OBTAIN COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THE CONTRACTOR WILL OBTAIN COVERAGE PRIOR TO CONSTRUCTION AND A COPY OF THE CSWPPP WILL BE KEPT ONSITE AT ALL TIMES.

Estimated Earthwork Quantities

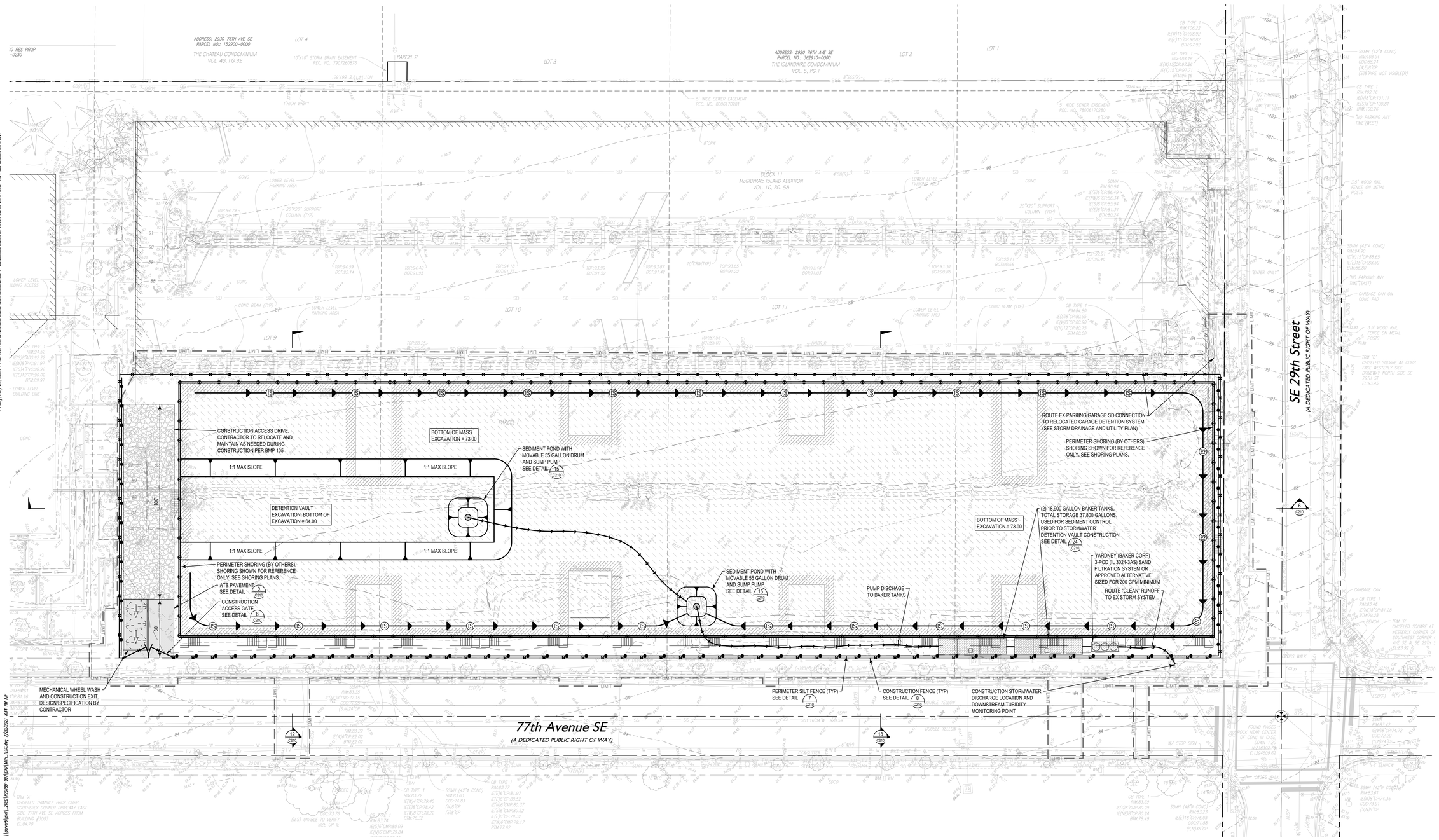
FILL	1,520	(CY)
EXCAVATION	35,000	(CY)
NET EXCAVATION	33,500	(CY)

NOTE:
THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

B.M.P. Legend

- INTERCEPTOR SWALE PER BMP C200
- SILT FABRIC FENCING PER BMP C233
- TEMP CONSTRUCTION FENCING PER BMP C103
- PLASTIC COVERING (ON CUT SLOPE) PER BMP C123 — PC
- CONSTRUCTION ENTRANCE — CE
- INLET PROTECTION — IP
- STABILIZED CONSTRUCTION ENTRANCE PER BMP C105
- STORM DRAIN INLET PROTECTION PER BMP C220
- SHORING BY OTHERS

INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITHIN 500' (DOWNSTREAM) OF SITE



Rev Date Issue

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MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

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2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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07/20/21
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TESC AND EXCAVATION PLAN
Sheet Title

C200

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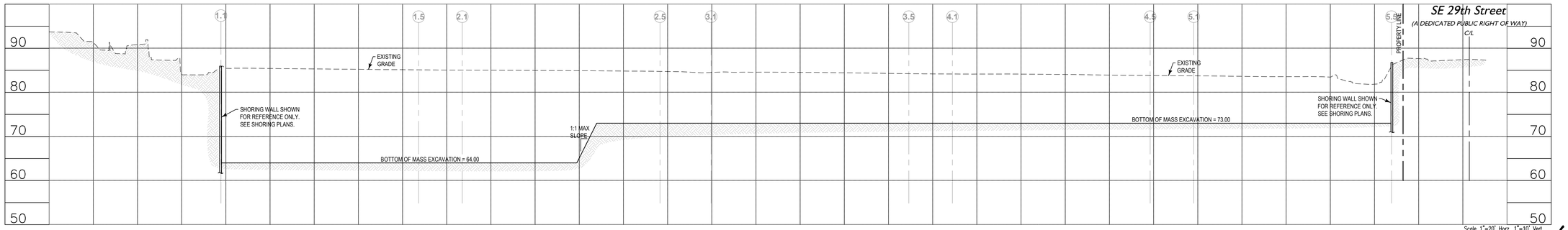

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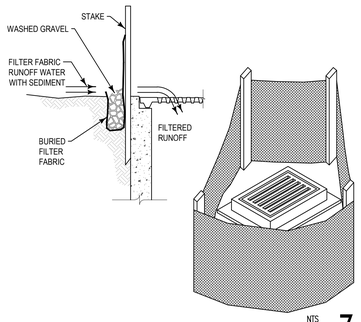
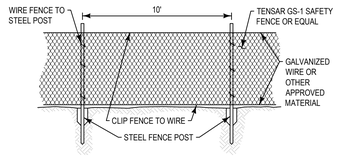
Excavation Section 6



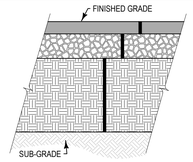
NTS

Filter Fabric Fence Barrier 7



NTS

Clearing Limits Fencing 8

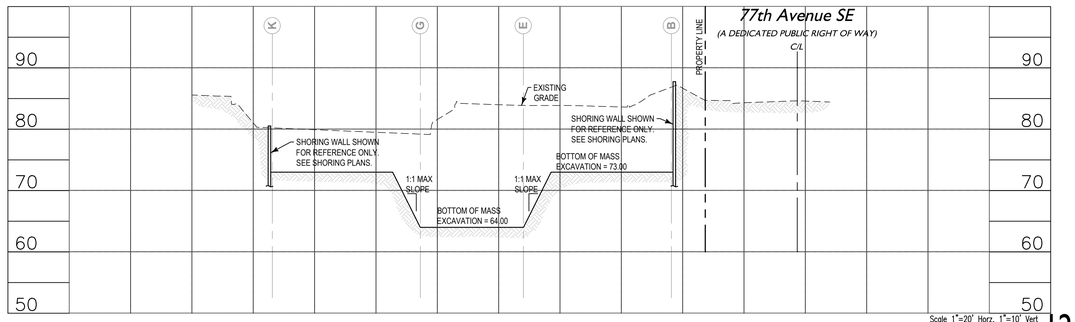


NOTES:

1. SAWCUT FULL DEPTH WHERE NEW PAVEMENT ABUTS EXISTING AND APPLY TACK COAT.
2. PLACE ATB IN ACCORDANCE WITH WSDOT/APWA SECTION 4-06.
3. PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH STRUCTURAL FILL PER THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS.
4. CRUSHED SURFACING SHALL BE PLACED IN ACCORDANCE WITH WSDOT/APWA SECTION 4-04 AND SHALL MEET THE REQUIREMENTS OF WSDOT/APWA SECTION 9-03.9(3).
5. AGGREGATE SHALL BE CLASS 'B' 1/2" MAX MEDIUM GRADING CONFORMING TO SECTION 9-03.8 OF WSDOT/APWA. ASPHALT BINDER SHALL BE ASPHALT PAVING GRADE AR-4000 AND SHALL COMPLY WITH WSDOT/APWA 9-02.1. ASPHALT MIXING AND PROPORTIONING SHALL COMPLY WITH APWA BID ALTERNATE 9-03.8.
6. CONTRACTOR SHALL CUT AND REPLACE DAMAGED ATB COURSE PRIOR TO PLACING FINISHING LAYER OR ASPHALT CONCRETE PAVEMENT.

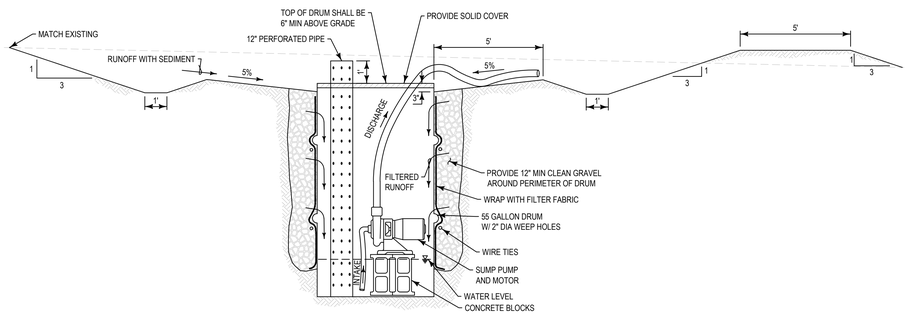
NTS

ATB Paving Section 9



Scale 1"=20' Horz, 1"=10' Vert

Excavation Section 12

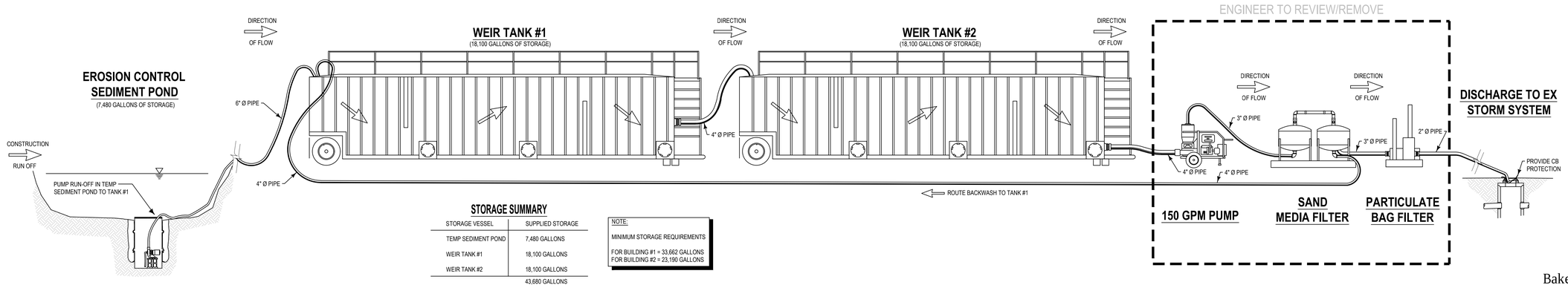


NTS

Sediment Trap w/ Moveable 55 Gallon Drum and Pump 15

Scale 1"=20' Horz, 1"=10' Vert

Excavation Section 18



STORAGE SUMMARY

STORAGE VESSEL	SUPPLIED STORAGE
TEMP SEDIMENT POND	7,480 GALLONS
WEIR TANK #1	18,100 GALLONS
WEIR TANK #2	18,100 GALLONS
	43,680 GALLONS

NOTE:

MINIMUM STORAGE REQUIREMENTS

FOR BUILDING #1 = 33,662 GALLONS
FOR BUILDING #2 = 23,190 GALLONS

NTS

Baker Tanks 24

NTS

Not Used 25

NTS

Not Used 26

NTS

Not Used 27

NTS

Not Used 28

NTS

Not Used 29

NTS

Not Used 30

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MERCER PARK ROWHOUSES

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21003
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LAND USE APPLICATION
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07/20/21
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EXCAVATION SECTIONS AND DETAILS
Sheet Title

C210

Rev	Date	Issue

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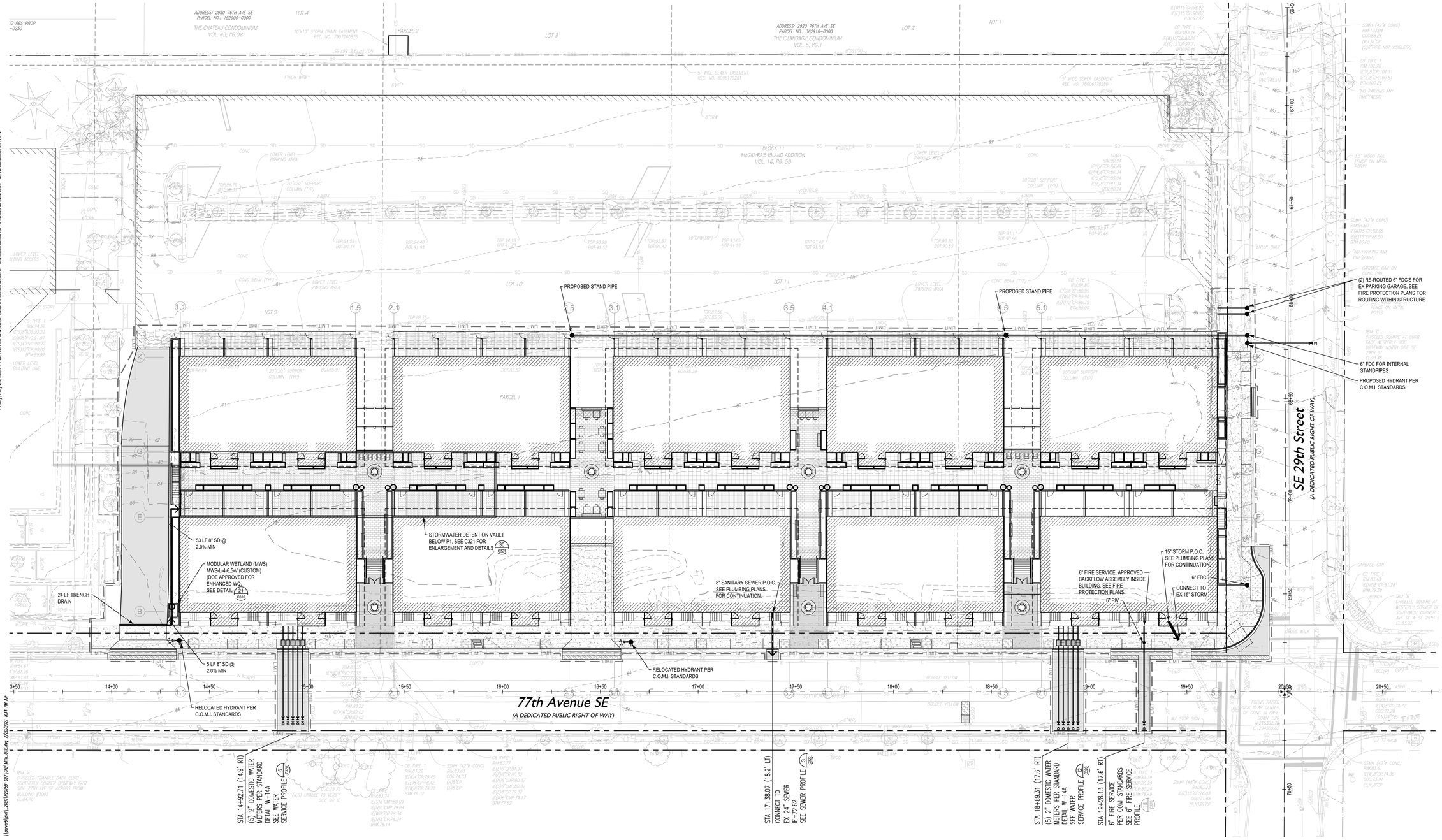
Call before you Dig. 8-1-1
1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

Legend

- PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- CONTOUR (INDEX)
- CONTOUR
- SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER



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AARON J. FREEMAN
STATE OF WASHINGTON
20441
REGISTERED PROFESSIONAL ENGINEER

Rev	Date	Issue

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STORM DRAINAGE AND UTILITY PLAN
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C300

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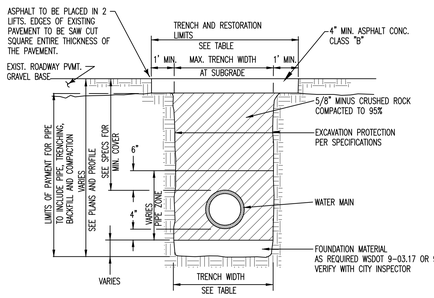
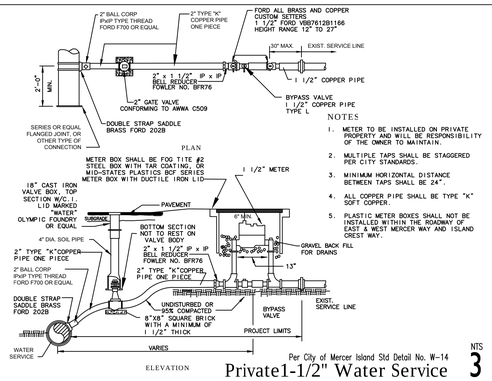


TRENCH WIDTH				
PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

NOTES

1. CALL 48 HOURS BEFORE YOU DIG. 1-800-424-5555
2. IN RIGHT OF WAY USE 100% 5/8 MINUS CRUSHED ROCK BACKFILL.
   A. FULL DEPTH OF TRENCH WHERE MAIN CROSSES PERPENDICULAR TO THE TRAVELED ROADWAY.
   B. TOP FOUR FEET WHERE MAINS RUNS PARALLEL TO THE TRAVELED LANE, UNLESS EXISTING MATERIAL IS DETERMINED BY THE CITY ENGINEER TO BE SUITABLE BACKFILL.

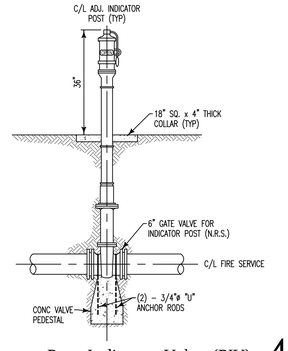
Per City of Mercer Island Std Detail No. W-3
Typical Water Pipe Trench Section 2



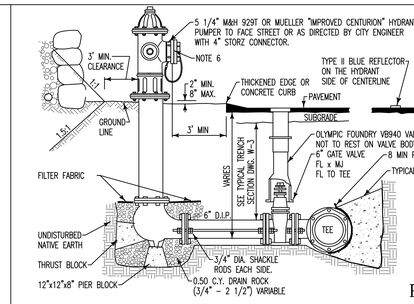
NOTES

1. METER TO BE INSTALLED ON PRIVATE PROPERTY AND WILL BE RESPONSIBILITY OF THE OWNER TO MAINTAIN.
2. MULTIPLE TAPS SHALL BE STAGGERED PER CITY STANDARDS.
3. MINIMUM HORIZONTAL DISTANCE BETWEEN TAPS SHALL BE 24".
4. ALL COPPER PIPE SHALL BE TYPE "K" SOFT COPPER.
5. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN THE ROADWAY OF EAST & WEST MERCER WAY AND ISLAND CREST WAY.

Per City of Mercer Island Std Detail No. W-14
Private1-1/2" Water Service 3



Post Indicator Valve (PIV) 4



NOTES:

1. NO DOMESTIC CONNECTIONS CAN BE MADE TO THE FIRE HYDRANT RUNS.
2. ANY FIRE HYDRANT RUN OVER ONE FULL LENGTH OF PIPE SHALL HAVE RESTRAINED JOINT GASKETS.
3. USE ROMAC PIPE RESTRAINERS AT VALVE AND HYDRANT BASE.
4. HYDRANT SHALL BE PAINTED WITH 2 COATS OF RUSTOLEUM NO 1766 HIGH GLOSS WHITE PAINT WITH A PAINT BRUSH.
5. 1-5 1/4" M.V.O. HYDRANT WITH 2-2 1/2" N.S.T. AND 1-4" PUMPER, SEATTLE STANDARD PIPE THREAD – M.J. INLET, WITH LUGS, BRASS TO BRASS SUB-SEAT.
6. BOLLARDS MAY BE USED TO PROTECT THE HYDRANT ONLY IN PARKING LOTS WHEN NO CURBS ARE PRESENT OR IN EXPOSED AREAS OF PARKING LOTS.
7. STRAIGHT PIPE TO HYDRANTS FROM MAIN, NO BENDS.
8. REMOVE CHAINS FROM HYDRANT CAPS.

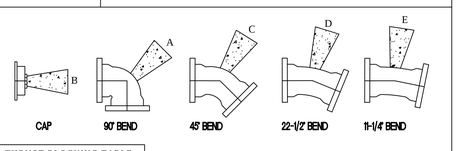
Per City of Mercer Island Std Detail No. W-24
Fire Hydrant Connection 5

Not Used 7

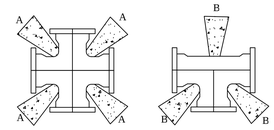
Not Used 8

NOTES

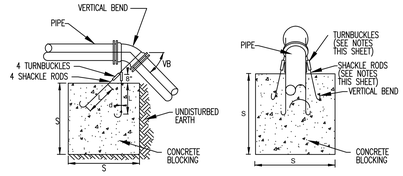
1. AFTER INSTALLATION, WIRE BRUSH CLEAN RODS. PAINT WITH TWO COATS ASPHALTIC VARNISH ROYSTON ROSKOTE #612M OR APPROVED EQUAL.
2. SHACKLE RODS SHALL BE ROUND MILD STEEL ASTM A-36, 6" MAX. BEND ON ENDS.
3. ROMAC MJ WEDGE ACTION RETAINER MAY BE SUBSTITUTED FOR VERTICAL BLOCKING UPON PRIOR APPROVAL OF THE CITY ENGINEER.
4. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
5. THRUST BLOCKS SHALL BE CONSTRUCTED WITH CLASS 3000 OR COMMERCIAL CONCRETE. IF THREE OR MORE BLOCKS ARE REQUIRED ON A GIVEN JOB, PREMIXED CONCRETE MUST BE USED.
6. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF BOLTS AND JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT. WRAP FITTINGS WITH 8 MIL THICK POLYETHYLENE SHEETING PRIOR TO POURING CONCRETE.
7. BEARING AREA MUST BE ADJUSTED FOR HIGHER INTERNAL PRESSURES AND LOWER SOIL BEARING VALUES.
8. CONCRETE BLOCKING SHALL BE CAST-IN-PLACE AND HAVE A MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
9. THE CONTRACTOR SHALL INSTALL BLOCK WHICH IS ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY STAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.



THRUST BLOCKING TABLE						
PIPE SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET					
	A	B	C	D	E	
4	2	2	2	2	2	
6	4	3	2	2	2	
8	7	5	4	2	2	
10	11	8	6	3	2	
12	16	12	9	5	3	
14	22	16	12	6	3	
16	29	20	16	8	4	



Per City of Mercer Island Std Detail No. W-5A
Horizontal Thrust Blocking 10

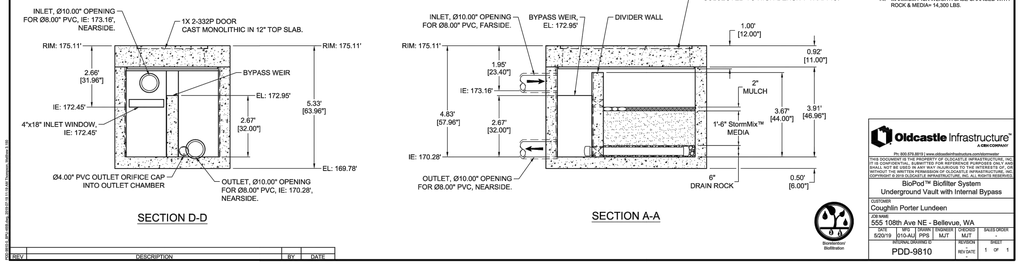


NOTES

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
2. TIE ROD ASSEMBLIES SHALL BE COATED WITH ROYSTON RESCOAT #612SM OR APPROVED EQUAL.
3. BOTH RIGHT-HAND THREAD AND LELFT-HAND THREAD TIE RODS SHALL BE PROVIDED AND TURN-BUCKLES SHALL HAVE ONE END RIGHT-HAND THREAD AND ONE END LEFT-HAND THREAD TO ENABLE TIGHTENING OF TIE RODS.

VERTICAL THRUST BLOCKING FOR 11 1/4° - 22 1/2° - 45°								
		VB	S	d	L			
PIPE SIZE NOM. DIAMETER - INCHES	TEST PRESSURE PSI	VERTICAL BEND DEGREES	AMOUNT CONCERT BLOCKING - CU FT	LENGTH OF SIDE - INCHES	SHACKLE ROD DIA. - INCHES	DEPTH OF ROD IN CONCRETE INCHES	NUMBER OF TIE RODS SETS (2 EMBEDDED RODS PER SET)	
3"	300	11 1/4	3.4	1.5	5/8	12"	2	
		22 1/2	5.4	1.75	5/8	12"	2	
		45	11.4	2.25	5/8	12"	2	
4"	300	11 1/4	5.4	1.75	5/8	12"	2	
		22 1/2	11.4	2.25	5/8	12"	2	
		45	20.8	2.75	5/8	12"	2	
6"	300	11 1/4	11.4	2.25	5/8	12"	2	
		22 1/2	27.0	3.0	5/8	12"	2	
		45	42.9	3.5	5/8	12"	2	
8"	300	11 1/4	20.8	2.75	5/8	12"	2	
		22 1/2	42.9	3.5	5/8	12"	2	
		45	76.8	4.25	5/8	12"	2	
10"	300	11 1/4	34.3	3.25	5/8	12"	2	
		22 1/2	64.0	4.0	5/8	12"	2	
		45	125	5.0	3/4	24"	2	
12	300	11 1/4	42.9	3.5	5/8	12"	2	
		22 1/2	91.1	4.5	5/8	12"	2	
		45	166	5.5	5/8	12"	4	
14""	250	11 1/4	52.7	3.75	5/8	12"	2	
		22 1/2	107	4.75	3/4	24"	2	
		45	190	5.75	3/4	24"	4	
16"	225	11 1/4	64.0	4.0	5/8	12"	2	
		22 1/2	125	5.0	5/8	12"	4	
		45	216	6.0	5/8	12"	6	
18"	200	11 1/4	64.0	4.0	3/4	24"	2	
		22 1/2	145	5.25	3/4	24"	4	
		45	244	6.25	3/4	24"	6	

Vertical Fittings Thrust Blocking 12



NOTES:

1. DESIGN LOADINGS:
   A. PEDESTRIAN LOADING = 300 PSF.
   B. INDICATED WATER TABLE = 0' BELOW GRADE.
   C. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   D. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   E. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. MESH REINFORCEMENT: ASTM A-1064, S1.2, GRADE 65
5. CEMENT: ASTM C-150 SPECIFICATION.
6. REFERENCE STANDARD:
   A. ASTM C 890
   B. ASTM C 913
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. PLEASE VERIFY THAT THESE PARAMETERS MEET PROJECT REQUIREMENTS (I.E. LIVE LOAD, FILL RANGE, WATER TABLE). IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
13. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
14. MAXIMUM PICK WEIGHT: BASE CHARGED WITH ROCK & MEDIA= 14,300 LBS.

Oldcastle Infrastructure
A CRH COMPANY
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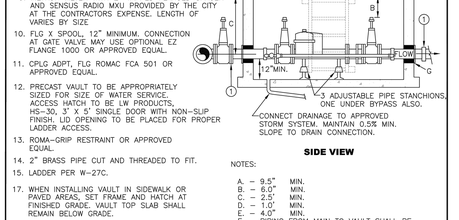
BioPod™ Biofilter System
Underground Vault with Internal Bypass
CUSTOMER: Coughlin Porter Lundeen
JOB NAME: 555 108th Ave NE - Bellevue, WA

DATE	REV	DRAWN	ENGINEER	APPROVED	SALES ORDER
5/20/19	210-AU	PPS	MJT	MJT	-

DRAWING NUMBER: PDD-9810
REVISION: REV DATE
SHEET: 1 OF 1

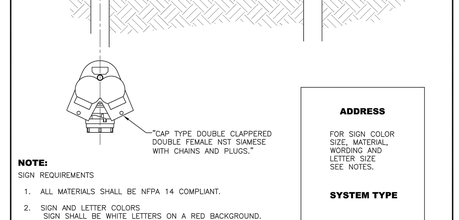
Biofiltration Biofiltration

Biopod Detail 21



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
3" & 4" DOMESTIC METER INSTALLATION
9-03-2014 | NO SCALE | W-15
REV DATE | APPROVED

Per City of Mercer Island Std Detail No. W-15
3" & 4" Domestic Water Meter Installation 22



NOTE:
SIGN REQUIREMENTS

1. ALL MATERIALS SHALL BE NFPA 14 COMPLIANT.
2. SIGN AND LETTER COLORS
   SIGN SHALL BE WHITE LETTERS ON A RED BACKGROUND.
3. SIZE AND MATERIAL
   2" BLOCK LETTERS STENCIL PAINTED ON METAL OR
4. SIGN TERMINOLOGY
   A. SPRINKLERS ONLY: "SPRINKLER" WITH JOB ADDRESS.
   B. SPRINKLERS AND INTERIOR STANDPIPE: "SPRINKLER-STANDPIPE" WITH JOB ADDRESS.
   C. STANDPIPE ONLY: "STANDPIPE" WITH JOB ADDRESS.
5. ADDRESS NUMERALS SHALL BE ABOVE SYSTEM TYPE.
6. NEED TO SHOW HOW TO/WHERE TO INSTALL BALL DRIP.

ADDRESS
FOR SIGN COLOR SIZE, MATERIAL, WORDING AND LETTER SIZE SEE NOTES.
SYSTEM TYPE
FDC SIGN

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
COMMERCIAL FIRE DEPARTMENT SPRINKLER PUMPER CONNECTION
5-28-2014 | NO SCALE | W-34
REV DATE | APPROVED

Per City of Mercer Island Std Detail No. W-34
Fire Department Connection 24

Not Used 25

Not Used 26

Not Used 27

Not Used 28

Not Used 29

Not Used 30

Rev	Date	Issue

COUGHLIN PORTER LUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING
601 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460
www.cplinc.com

MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

Weinstein A+U
2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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LAND USE APPLICATION
Issue

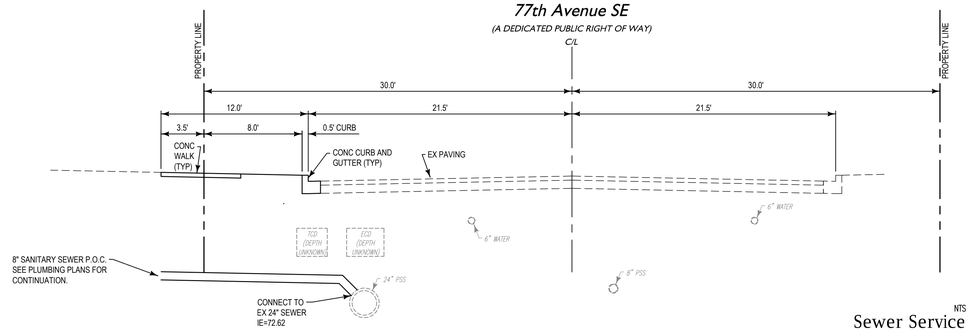
07/20/21
Issue Date

STORM DRAINAGE AND UTILITY DETAILS
Sheet Title

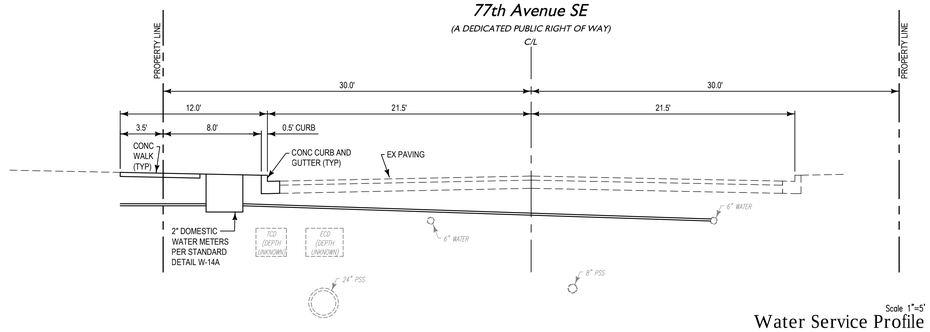
C310

WEINSTEIN A+U
WeinsteinAU.com
206.443.8606

Friday, May 28, 2021 11:58 AM File: BMdoud: button.weinsteinau.com - BIMcloud Basic for ARCHICAD 22/21003 - MI Rowhouses/MI-ROW
\\server\Live\b_2009\09098-archi\Cad\Plans\LIR_ISR.pln, 7/29/2021 8:35 PM, A4F



NTS
Sewer Service 3

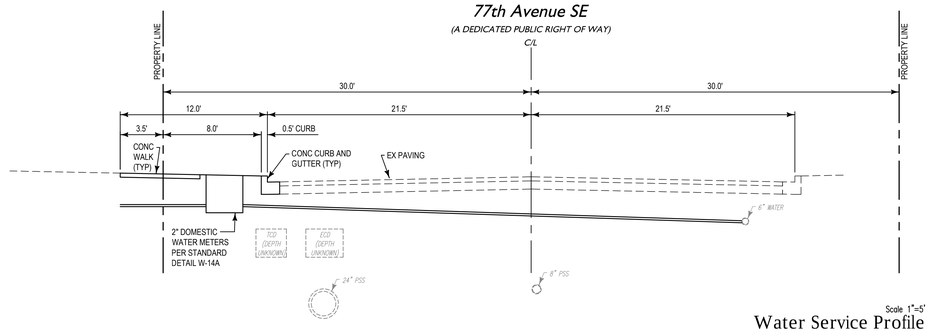


Scale 1"=5'
Water Service Profile 6

NTS
Not Used 7

NTS
Not Used 8

NTS
Not Used 9

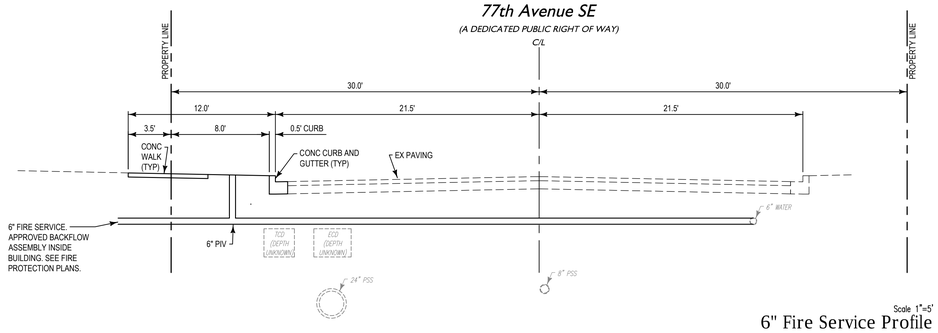


Scale 1"=5'
Water Service Profile 12

NTS
Not Used 13

NTS
Not Used 14

NTS
Not Used 15



Scale 1"=5'
6" Fire Service Profile 18

NTS
Not Used 19

NTS
Not Used 20

NTS
Not Used 21

NTS
Not Used 22

NTS
Not Used 23

NTS
Not Used 24

NTS
Not Used 25

NTS
Not Used 26

NTS
Not Used 27

NTS
Not Used 28

NTS
Not Used 29

NTS
Not Used 30

AARON J. FREEMAN
STATE OF WASHINGTON
20441
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

Rev	Date	Issue

COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460
www.cpdesi.com

MERCER PARK ROWHOUSES

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LAND USE APPLICATION
Issue

07/20/21
Issue Date

UTILITY PROFILES
Sheet Title

C320

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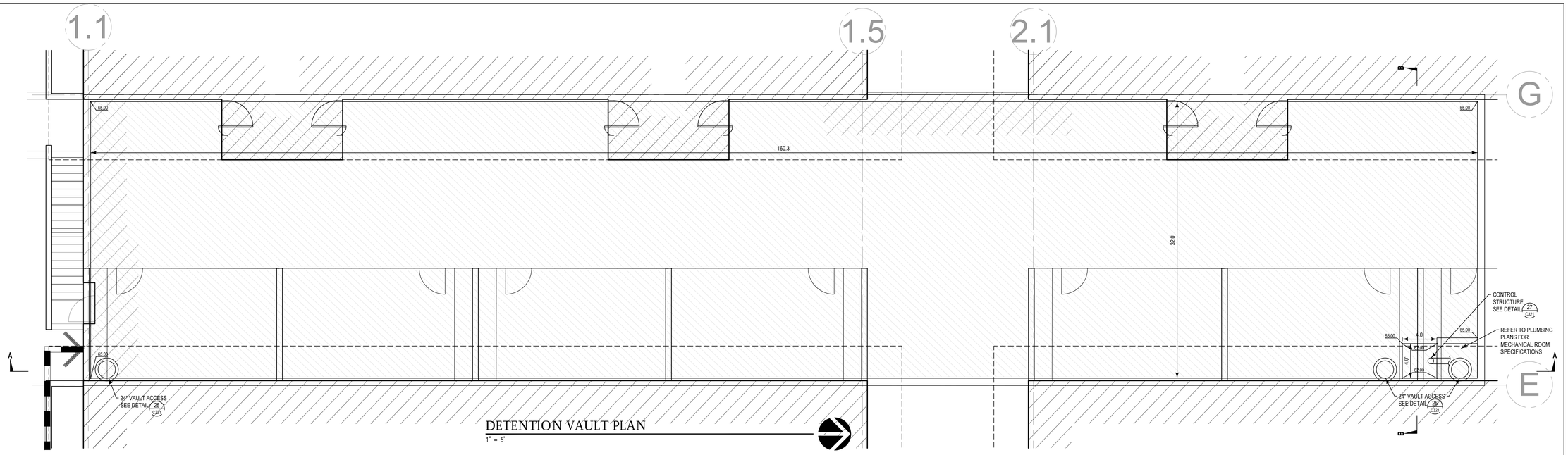
206.443.8606 WeinsteinAU.com

Friday, May 28, 2021 11:58 AM File: BIMcloud: button.weinsteinau.com - BIMcloud Basic for ARCHICAD 22/21003 - MI Rowhouses/MI-ROW
\\server\Jobs_2020\20098-007\CAD\ARTL\UTL_PROF.pln 7/29/2021 8:35 PM AF

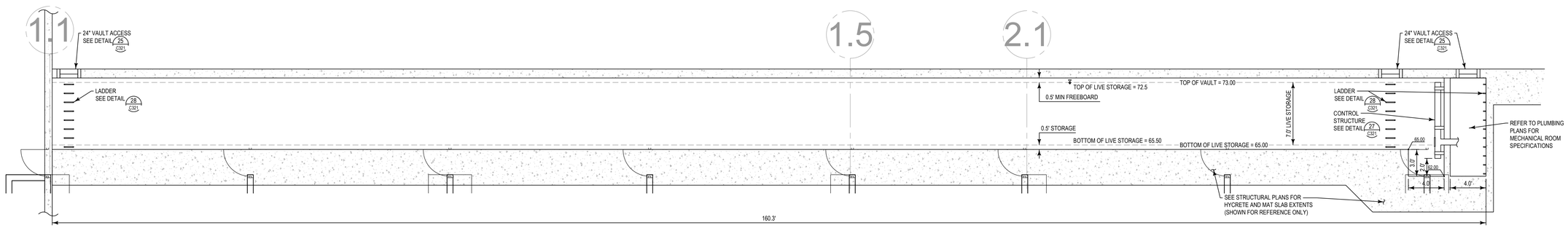
Friday, May 28, 2021 11:58 AM File: BIMcloud: button.weinsteinau.com - BIMcloud Basic for ARCHICAD 22/21003 - MI Rowhouses/MI-ROW

\\server\Jobs_2020\P20088-007\Civil\MI_VAULT_DTL_STRM.dwg 7/29/2021 8:35 PM AF



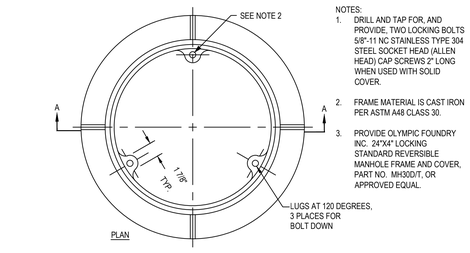
DETENTION VAULT PLAN

1" = 5'



DETENTION VAULT LAYOUT A-A

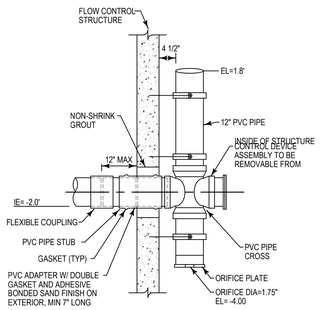
1" = 5'



NOTES:

1. DRILL AND TAP FOR, AND PROVIDE, TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2" LONG WHEN USED WITH SOLID COVER.
2. FRAME MATERIAL IS CAST IRON PER ASTM A48 CLASS 30.
3. PROVIDE OLYMPIC FOUNDRY INC. 24"X4" LOCKING STANDARD REVERSIBLE MANHOLE FRAME AND COVER, PART NO. MH30D/T, OR APPROVED EQUAL.

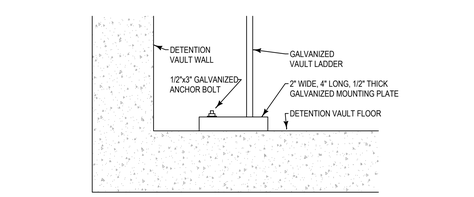
Internal Vault Access NTS **25**



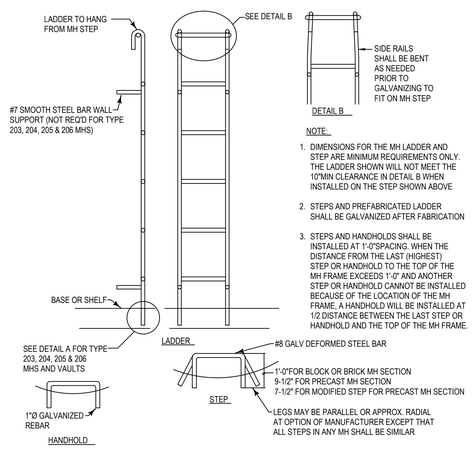
CONNECTION AND CONTROL DEVICE

DETAIL A

Control Structure NTS **27**



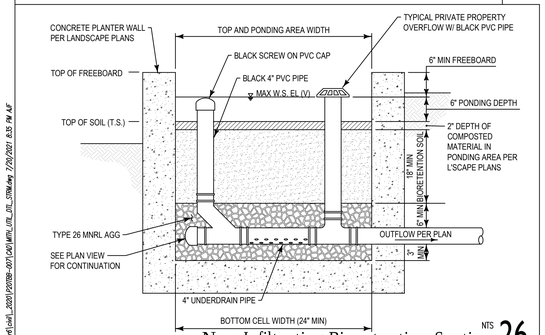
DETAIL A



NOTE:

1. DIMENSIONS FOR THE MH LADDER AND STEP ARE MINIMUM REQUIREMENTS ONLY. THE LADDER SHOWN WILL NOT MEET THE 10"MIN CLEARANCE IN DETAIL B WHEN INSTALLED ON THE STEP SHOWN ABOVE
2. STEPS AND PREFABRICATED LADDER SHALL BE GALVANIZED AFTER FABRICATION
3. STEPS AND HANDHOLDS SHALL BE INSTALLED AT 1'-0"SPACING. WHEN THE DISTANCE FROM THE LAST (HIGHEST) STEP OR HANDHOLD TO THE TOP OF THE MH FRAME EXCEEDS 1'-0" AND ANOTHER STEP OR HANDHOLD CANNOT BE INSTALLED BECAUSE OF THE LOCATION OF THE MH FRAME, A HANDHOLD WILL BE INSTALLED AT 1/2 DISTANCE BETWEEN THE LAST STEP OR HANDHOLD AND THE TOP OF THE MH FRAME.

Vault Ladder Detail NTS **28**



Non-Infiltrating Bioretention Section NTS **26**

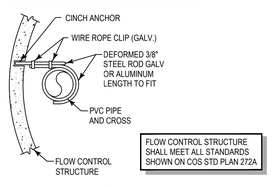
TABLE I - RELEASE RATES FROM DETENTION SYSTEM*

DETAINED

$Q_{2\ YR}$ = 0.154 CFS = 69.12 GPM

$Q_{25\ YR}$ = 0.384 CFS = 172.35 GPM

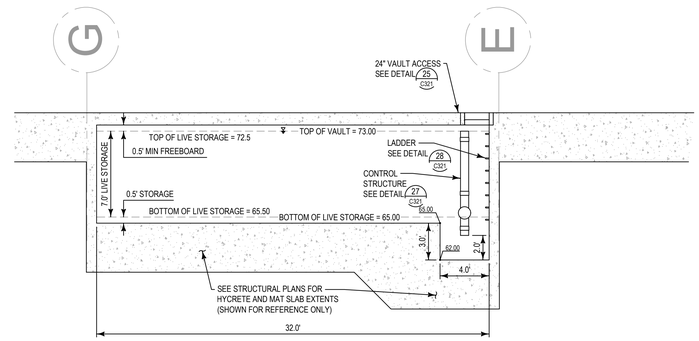
* BUILDING SUMP PUMP SHOULD BE DESIGNED TO HANDLE THESE FLOW PLUS WATER COLLECTED FROM THE FOOTING DRAINS



PIPE SUPPORT

DETAIL B

FLOW CONTROL STRUCTURE SHALL MEET ALL STANDARDS SHOWN ON COS STD PLAN 272A



DETENTION VAULT LAYOUT B-B

1" = 5'

Stormwater Vault Plan and Section 1"=5' **30**

AARON J. FREEMAN — STATE OF WASHINGTON — 20441 — REGISTERED PROFESSIONAL ENGINEER

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Rev	Date	Issue

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21003
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LAND USE APPLICATION
Issue

07/20/21
Issue Date

STORMWATER MANAGEMENT DETAILS
Sheet Title

C321

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WeinsteinAU.com
206.443.8606

Call before you Dig. 8-1-1
1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

CURB GRADING IN ROW
CONTRACTOR SHALL REMOVE EXISTING CURB DAMAGED DURING CONSTRUCTION, AS REQUIRED BY THE CITY OF MERCER ISLAND INSPECTOR, AND REPLACE WITH STANDARD CURB AND GUTTER. EXISTING CURB AND GUTTER MAY BE SALVAGED, DEPENDING ON FINAL CONDITION, PENDING APPROVAL BY THE CITY.

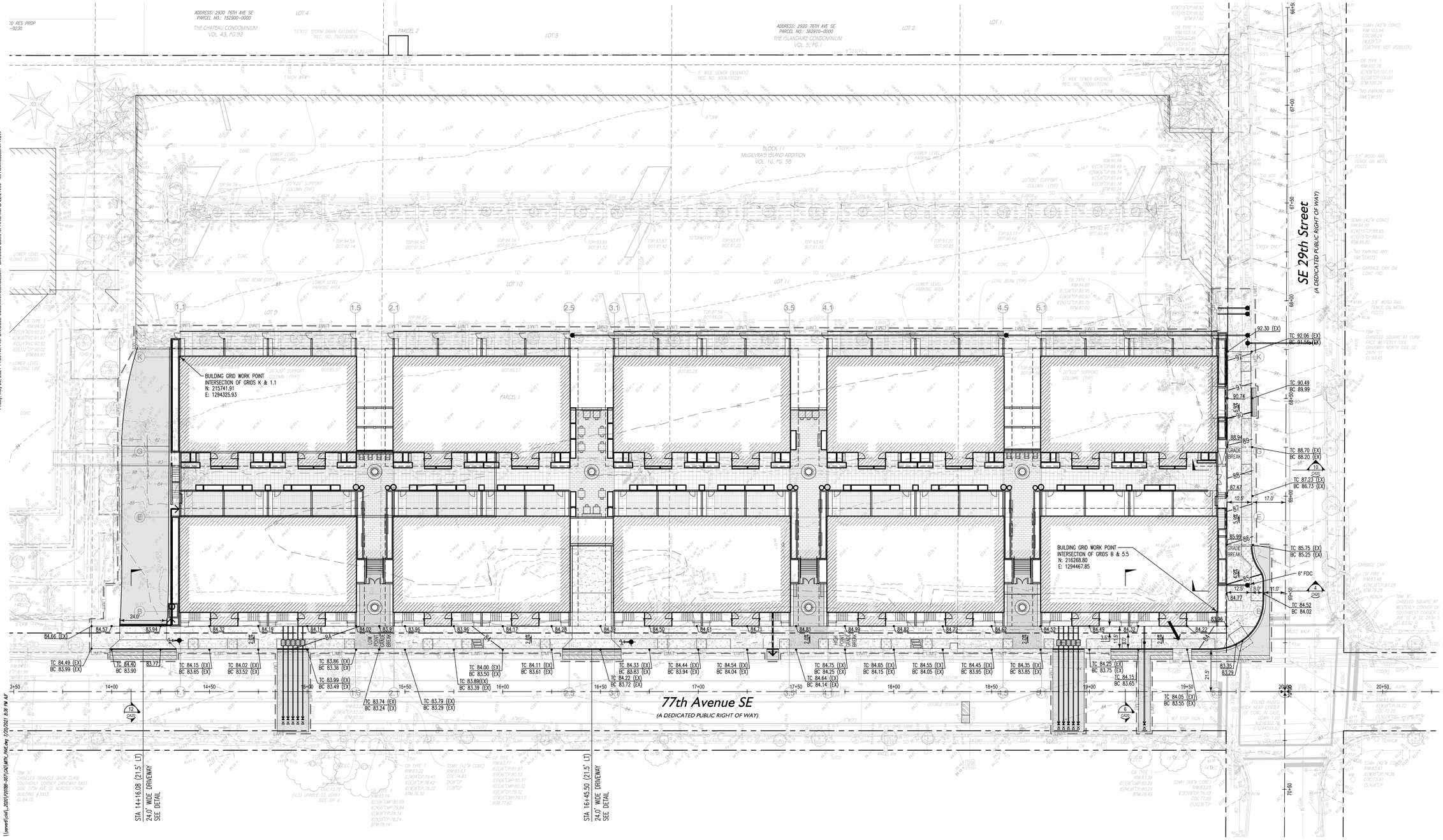
ROW PAVEMENT REPLACEMENT
PAVEMENT REMOVAL AND RESTORATION SHOWN IS THE MINIMUM ANTICIPATED TO INSTALL THE PROPOSED IMPROVEMENTS. ACTUAL EXTENTS WILL BE DEPENDENT ON CONTRACTORS' MEANS AND METHODS AND ARE CONTINGENT UPON APPROVAL FROM THE CITY ENGINEER/INSPECTOR. STRIPING AND CHANNELIZATION ARE SHOWN FOR REFERENCE AND REVIEW PURPOSES. CONTRACTOR SHALL DOCUMENT AND MATCH EX CONDITIONS.

CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT WILL RESULT IN REMOVAL OF AND POSSIBLE DAMAGE TO SECTIONS OF CURB ALONG THE PROJECT FRONTAGES. IF REMOVAL OF OR DAMAGE TO CURBS ARE DEEMED SIGNIFICANT AND CONTINUOUS (LESS THAN 50 FEET BETWEEN DAMAGED SECTIONS OF CURB), ALL CURB SHALL BE REPLACED WITHIN THESE SECTIONS. THE CITY ENGINEER SHALL DETERMINE THE ACTUAL EXTENT OF REPLACEMENT PRIOR TO SIDEWALK CONSTRUCTION. ADDITIONAL REPLACEMENT WILL BE REQUIRED BY THE CITY ENGINEER IF SUBSEQUENT DAMAGE OCCURS PRIOR TO FINAL INSPECTION OF THE PROJECT.

ALL STREET FURNISHINGS SHALL BE PAINTED PANTONE GREEN SEMI-GLOSS

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- CONTOUR (INDEX)
- CONTOUR
- SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER


77th Avenue SE
(A DEDICATED PUBLIC RIGHT OF WAY)
SE 29th Street
(A DEDICATED PUBLIC RIGHT OF WAY)
BUILDING GRID WORK POINT
INTERSECTION OF GRIDS K & 1.1
N: 215741.91
E: 1294325.93
BUILDING GRID WORK POINT
INTERSECTION OF GRIDS B & 5.5
N: 216288.80
E: 1294467.85
STA. 14+16.08 (21.5' LT)
24.0' WIDE DRIVEWAY
SEE DETAIL
STA. 16+45.50 (21.5' LT)
24.0' WIDE DRIVEWAY
SEE DETAIL
ADDRESS: 2930 76TH AVE SE
PARCEL NO.: 152900-0000
THE CHATEAU CONDOMINIUM
VOL. 43, PG.92
ADDRESS: 2920 76TH AVE SE
PARCEL NO.: 362910-0000
THE ISLANDAIRE CONDOMINIUM
VOL. 5, PG. 1
BLOCK 11
McGILVRA'S ISLAND ADDITION
VOL. 16, PG. 58
PARCEL 1
PARCEL 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 9
LOT 10
LOT 11
10'X10' STORM DRAIN EASEMENT
REC. NO. 7907260876
5' WIDE SEWER EASEMENT
REC. NO. 8006170281
20' WIDE SEWER EASEMENT
REC. NO. 7906170280
1" HIGH WIR
6" W
8"CRW
10"CRW(TYP.)
4"SD(IR)-3
20"X20" SUPPORT COLUMN (TYP)
LOWER LEVEL PARKING AREA
LOWER LEVEL SLIDING ACCESS
LOWER LEVEL BUILDING LINE
CONC BEAM (TYP)
LOW POINT GRADE BREAK
HIGH POINT GRADE BREAK
24.0'
21.5'
3.5' WOOD RAIL FENCE ON METAL POSTS
GARBAGE CAN ON CONC. PAD
6" FDC
92.30 (EX)
TC 92.06 (EX)
BC 91.56 (EX)
TC 90.49
BC 89.99
90.74
88.94
GRADE BREAK
TC 88.70 (EX)
BC 88.20 (EX)
TC 87.23 (EX)
BC 86.73 (EX)
87.47
85.99
GRADE BREAK
TC 85.75 (EX)
BC 85.25 (EX)
84.77
TC 84.52
BC 84.02
84.66 (EX)
84.57
83.94
84.32
84.19
84.16
84.02
83.91
83.96
83.96
84.17
84.28
84.59
84.50
84.61
84.71
84.81
84.99
84.82
84.72
84.62
84.52
84.49
84.32
84.22
83.96
83.35
83.29
TC 84.49 (EX)
BC 83.99 (EX)
TC 84.40
BC 83.90
83.77
TC 84.15 (EX)
BC 83.65 (EX)
TC 84.02 (EX)
BC 83.52 (EX)
TC 83.86 (EX)
BC 83.36 (EX)
TC 83.99 (EX)
BC 83.49 (EX)
TC 84.00 (EX)
BC 83.50 (EX)
TC 83.89(EX)
BC 83.39 (EX)
TC 84.11 (EX)
BC 83.61 (EX)
TC 84.33 (EX)
BC 83.83 (EX)
TC 84.22 (EX)
BC 83.72 (EX)
TC 84.44 (EX)
BC 83.94 (EX)
TC 84.54 (EX)
BC 84.04 (EX)
TC 84.75 (EX)
BC 84.25 (EX)
TC 84.64 (EX)
BC 84.14 (EX)
TC 84.65 (EX)
BC 84.15 (EX)
TC 84.55 (EX)
BC 84.05 (EX)
TC 84.45 (EX)
BC 83.95 (EX)
TC 84.35 (EX)
BC 83.85 (EX)
TC 84.25 (EX)
BC 83.75 (EX)
TC 84.15
BC 83.65
TC 84.05 (EX)
BC 83.55 (EX)
TC 83.74 (EX)
BC 83.24 (EX)
TC 83.79 (EX)
BC 83.29 (EX)
3+50
14+00
14+50
15+00
15+50
16+00
16+50
17+00
17+50
18+00
18+50
19+00
19+50
20+00
20+50
SSMH (42"ø CONC)
RIM:103.94
CCC:88.24
(W,E)@12"CP
(SUB TYPE NOT VISIBLE(R))
CB TYPE 1
RIM:102.78
IE(N)@8"CP:101.11
IE(S)@12"CP:100.81
BTM:100.36
"NO PARKING ANY TIME"(WEST)
SSMH (42"ø CONC)
RIM:94.90
IE(W)15"CP:88.65
IE(E)15"CP:88.50
BTM:86.80
"NO PARKING ANY TIME"(EAST)
SSMH
RIM:90.94
IE(S)8"CP:86.49
IE(W)8"CP:86.34
IE(S)8"CP:85.94
IE(E)8"CP:85.74
BTM:80.24
CB TYPE 1
RIM:84.80
IE(W)8"CP:80.95
IE(N)8"CP:80.90
IE(S)8"CP:80.85
BTM:80.00
IE(W)15"CP:98.92
IE(E)15"CP:98.82
BTM:97.92
CB TYPE 1
RIM:103.16
IE(W)15"CP:94.26
IE(E)15"CP:97.71
BTM:94.60
TOP:94.79
BOT:94.19
TOP:94.59
BOT:92.14
TOP:94.40
BOT:91.93
TOP:94.18
BOT:91.73
TOP:93.99
BOT:91.52
TOP:93.87
BOT:91.42
TOP:93.65
BOT:91.22
TOP:93.48
BOT:91.03
TOP:93.30
BOT:90.83
TOP:93.11
BOT:90.61
TOP:92.91
BOT:90.46
TOP:92.74
BOT:90.24
TOP:92.56
BOT:90.05
TOP:88.25
BOT:85.57
TOP:88.38
BOT:85.38
TOP:88.52
BOT:85.09
TBM 'A'
CHISELED TRIANGLE BACK CURB SOUTHERLY CORNER DRIVEWAY EAST SIDE 77TH AVE SE ACROSS FROM BUILDING #3003
ELEV:84.76
TBM 'B'
CHISELED SQUARE AT CURB FACE WESTERLY SIDE DRIVEWAY NORTH SIDE SE 29TH ST
ELEV:83.45
TBM 'C'
CHISELED SQUARE AT WESTERLY CORNER OF SOUTHWEST CORNER 3 DUE SE & SE 29TH ST
ELEV:82.92
SSMH (42"ø CONC)
RIM:83.77
IE(E)8"CP:81.97
IE(E)8"CP:80.52
IE(S)8"CP:80.37
IE(S)8"CP:80.30
IE(W)8"CP:79.32
IE(W)8"CMP:79.17
BTM:77.62
CB TYPE 1
RIM:83.22
IE(W)4"CP:79.45
IE(E)8"CP:76.42
IE(W)8"CP:78.22
BTM:76.32
SSMH (42"ø CONC)
RIM:83.63
CCC:74.61
(N)8"CP
(S)8"CP
CB TYPE 1
RIM:83.76
IE(W)8"CMP:80.09
IE(N)8"CMP:79.84
IE(W)8"CP:78.34
IE(S)8"CP:78.24
BTM:78.14
(N,S) UNABLE TO VERIFY SIZE OR IE
SSMH (42"ø CONC)
RIM:83.39
CCC:73.76
(N,S) UNABLE TO VERIFY SIZE OR IE
SSMH (42"ø CONC)
RIM:83.23
IE(E)8"CP:80.24
BTM:78.49
CB TYPE 1
RIM:83.39
IE(S)8"CMP:80.29
IE(E)8"CP:80.24
BTM:78.49
SSMH (42"ø CONC)
RIM:83.63
CCC:73.91
(S,W)8"CP
TC 85.05 (EX)
BC 84.55 (EX)
TC 84.32
BC 83.82
TC 84.22
BC 83.72
TC 84.14
BC 83.64
TC 84.15
BC 83.65
TC 84.05 (EX)
BC 83.55 (EX)
TC 84.32
BC 83.82
TC 84.22
BC 83.72
TC 84.14
BC 83.64
TC 84.05 (EX)
BC 83.55 (EX)
TC 83.96
BC 83.46
TC 83.86
BC 83.36
TC 83.79
BC 83.29
TC 83.74
BC 83.24
TC 83.89
BC 83.39
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BC 83.50
TC 84.11
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BC 83.83
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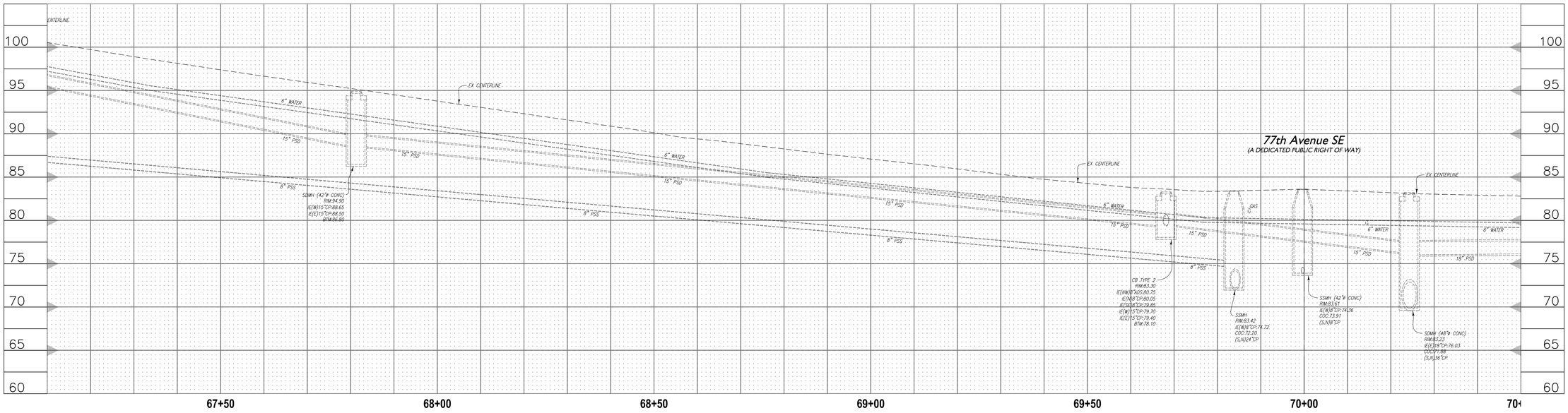

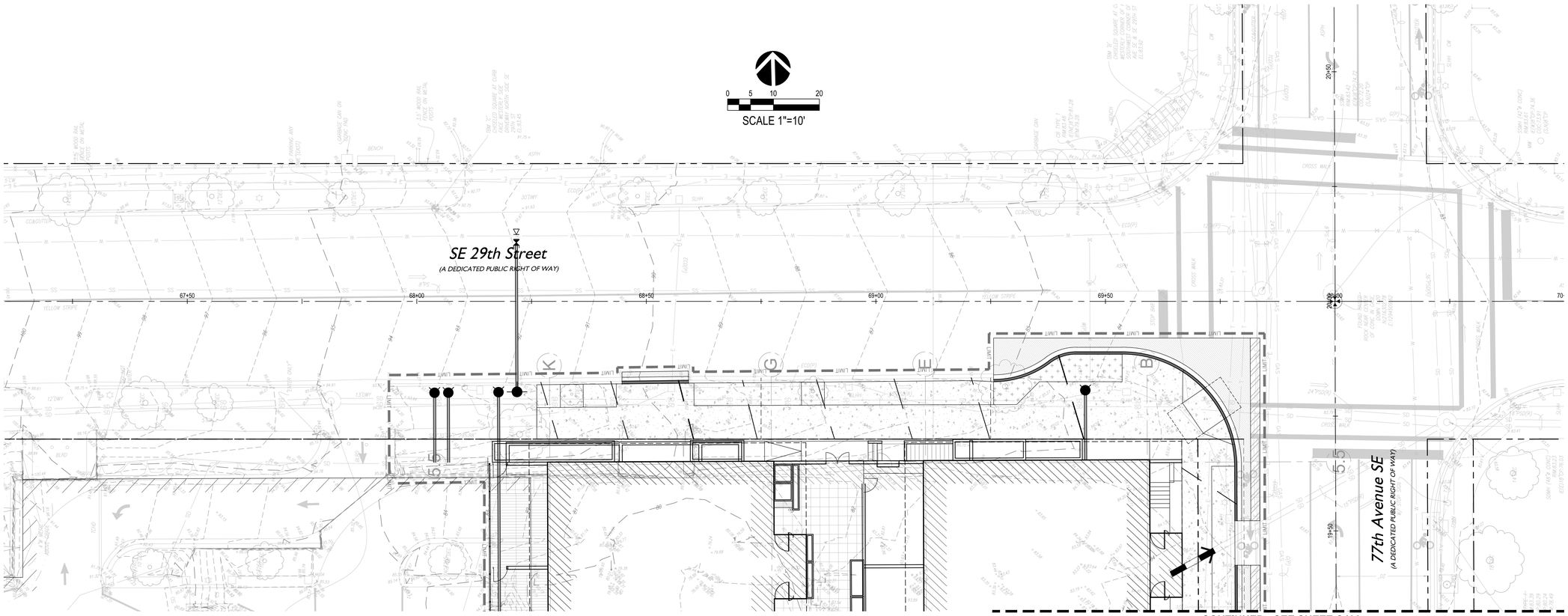

CONTINUED - SEE SHEET C402

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21003
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Issue

07/20/21
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ROADWAY PLAN AND PROFILE - SE 29TH ST
Sheet Title

C401

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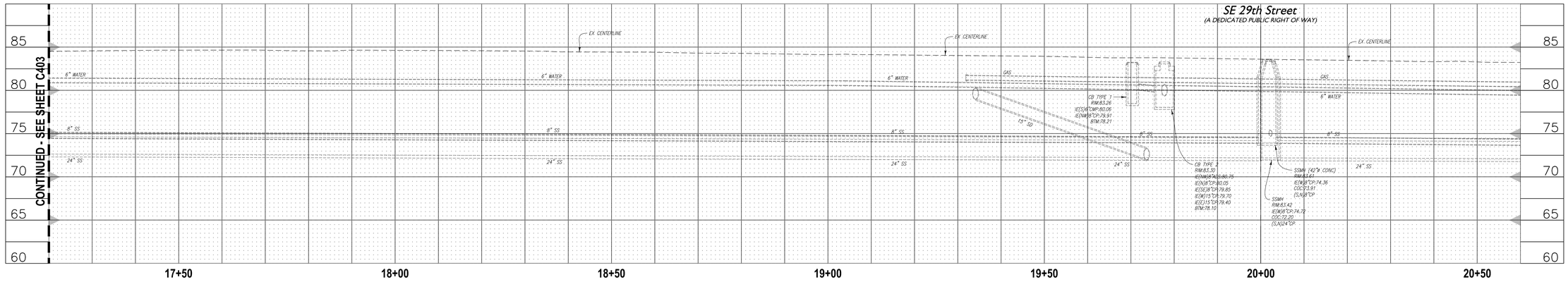

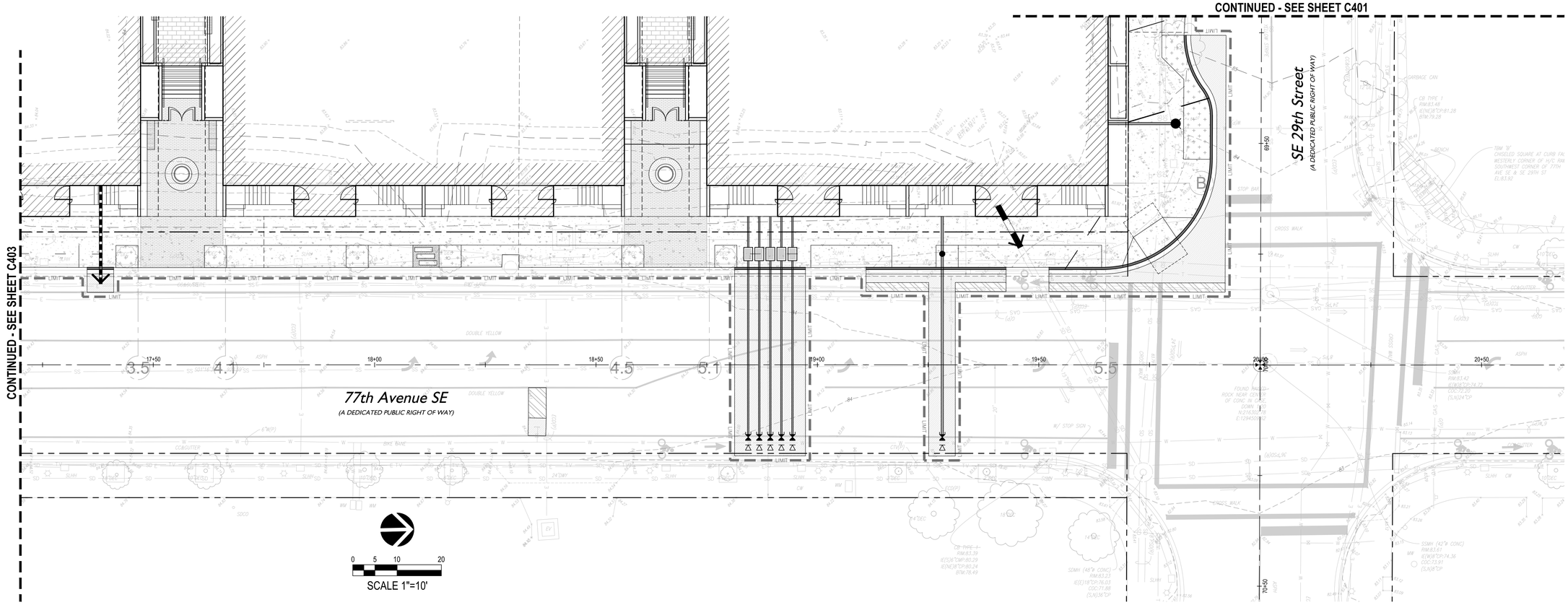

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PAVING AND HORIZONTAL CONTROL PLAN
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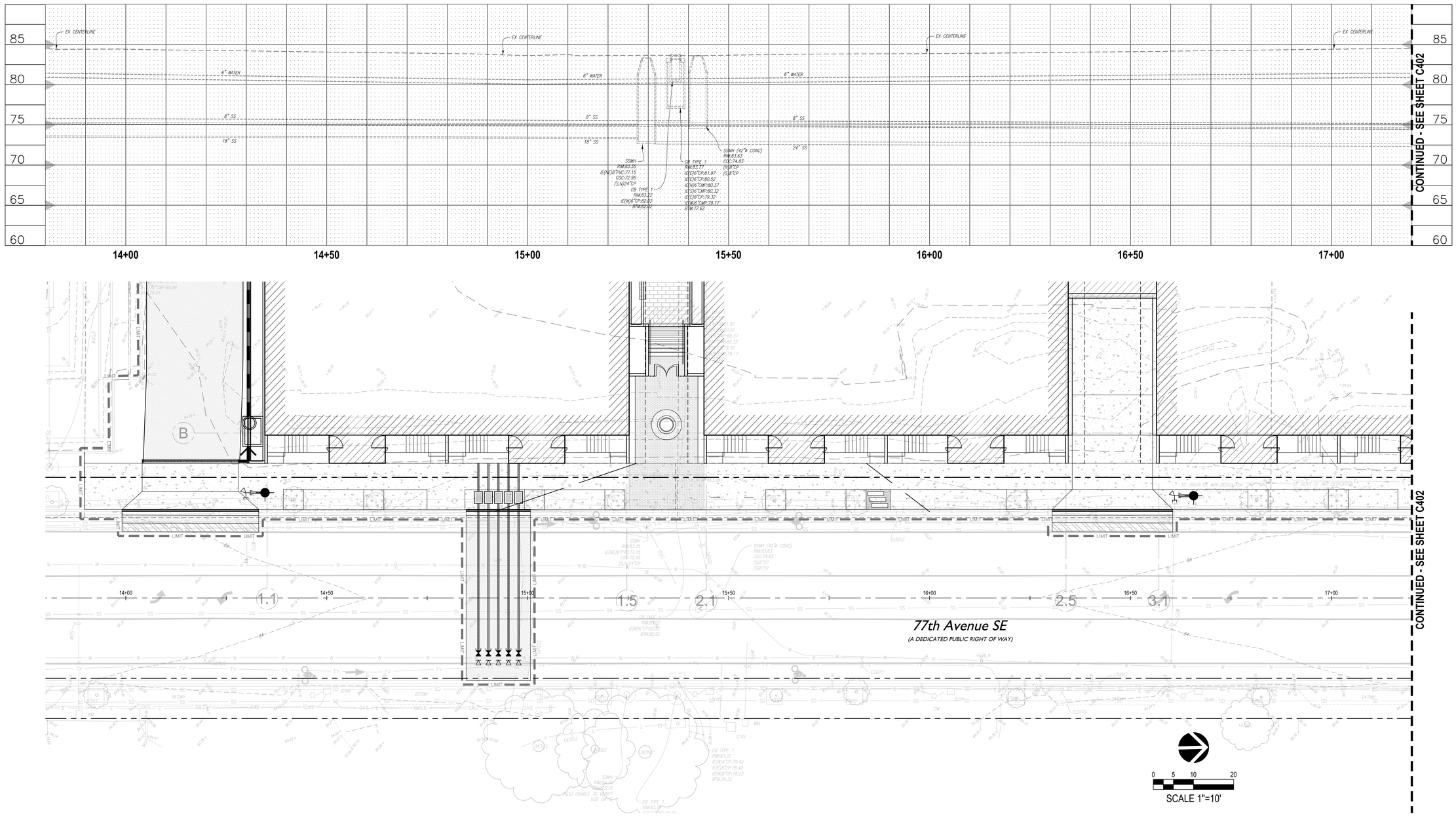

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ROADWAY PLAN AND PROFILE - 77TH AVE SE
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C403

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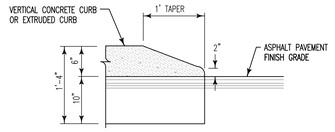
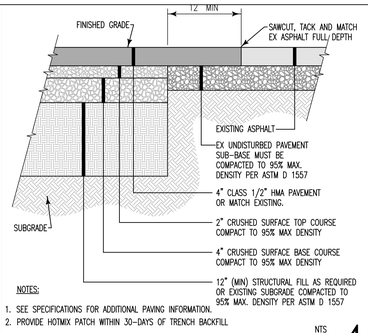
NTS
Not Used 1

NTS
Not Used 2

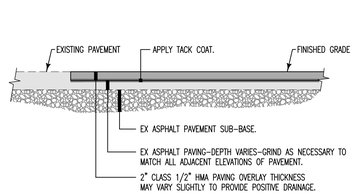


NTS
Tapered Curb End 3



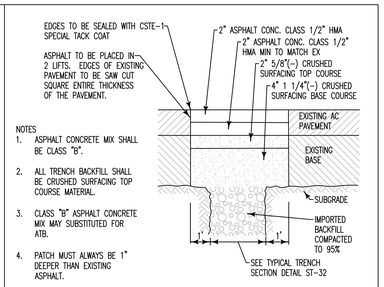
NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL PAVING INFORMATION.
2. PROVIDE HOTMIX PATCH WITHIN 30-DAYS OF TRENCH BACKFILL

NTS
Standard Asphalt Patch Section 4



NOTES:
1. PLACE ASPHALT CONCRETE PAVEMENT IN ACCORDANCE WITH WSDOT APWA SECTION 5-04.
2. ASPHALT PAVEMENT OVERLAY SHALL BE PLACED IN (1) LIFT. FINAL LIFT SHALL BE CONSTRUCTED WITH THE OVERLAY OF THE EXISTING ASPHALT ONLY AFTER PAVEMENT PATCHING IS COMPLETE.
3. TACK COAT-USE CSS-1.

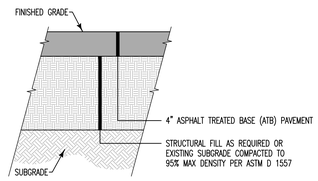
NTS
Asphalt Overlay Paving Section 5



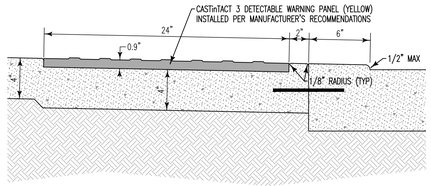
NOTES
1. ASPHALT CONCRETE MIX SHALL BE CLASS "B".
2. ALL TRENCH BACKFILL SHALL BE CRUSHED SURFACING TOP COURSE MATERIAL.
3. CLASS "B" ASPHALT CONCRETE MIX MAY SUBSTITUTED FOR ATB.
4. PATCH MUST ALWAYS BE 1" DEEPER THAN EXISTING ASPHALT.
5. TOP SEAL-USE AR4000W AND PROVIDE A SAND BLANKET TO ALLEVIATE TRAILING.

NTS
Trench Restoration Detail 6

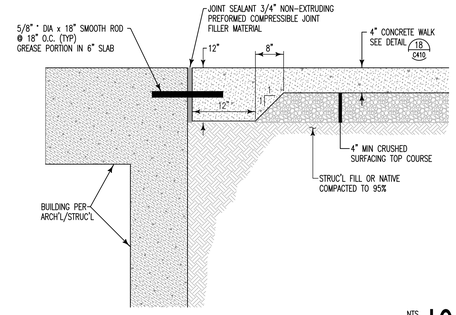
NTS
Not Used 7



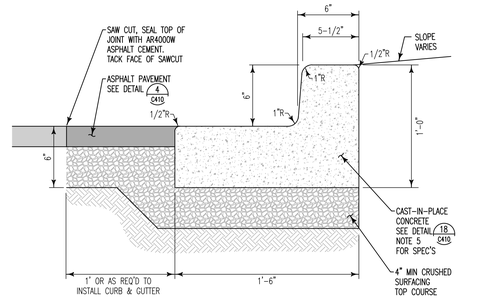
NTS
Asphalt Treated Base Paving Section 8



NTS
CASTinTACT 3 Tactile Warning 9



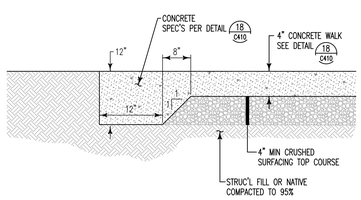
NTS
Concrete "On Grade" to Building Transition 10



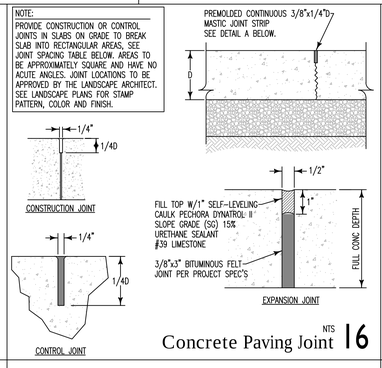
NTS
Concrete Curb And Gutter 12

NTS
Not Used 13

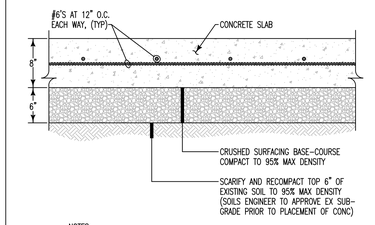
NTS
Not Used 14



NTS
Thickened
Edge at Sidewalk/L'Scape Transition 15

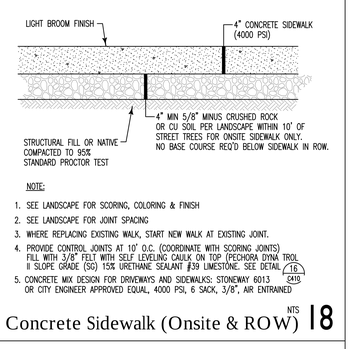


NTS
Concrete Paving Joint 16



NOTES:
1. PROVIDE CONSTRUCTION OR CONTRACTION JOINTS PER DETAIL 16 C410 SEE L'SCAPE PLANS FOR LAYOUT.

NTS
Heavy-Duty Concrete Paving 17



NOTE:
1. SEE LANDSCAPE FOR SCORING, COLORING & FINISH
2. SEE LANDSCAPE FOR JOINT SPACING
3. WHERE REPLACING EXISTING WALK, START NEW WALK AT EXISTING JOINT.
4. PROVIDE CONTROL JOINTS AT 10' O.C. (COORDINATE WITH SCORING JOINTS) FILL WITH 3/8" FELT WITH SELF LEVELING CAULK ON TOP (PECHORA DYNA TROL II SLOPE GRADE (SG) 15% URETHANE SEALANT #39 LIMESTONE. SEE DETAIL 16 C410
5. CONCRETE MIX DESIGN FOR DRIVEWAYS AND SIDEWALKS: STONEWAY 6013 OR CITY ENGINEER APPROVED EQUAL, 4000 PSI, 6 SACK, 3/8", AIR ENTRAINED

NTS
Concrete Sidewalk (Onsite & ROW) 18

NTS
Not Used 19

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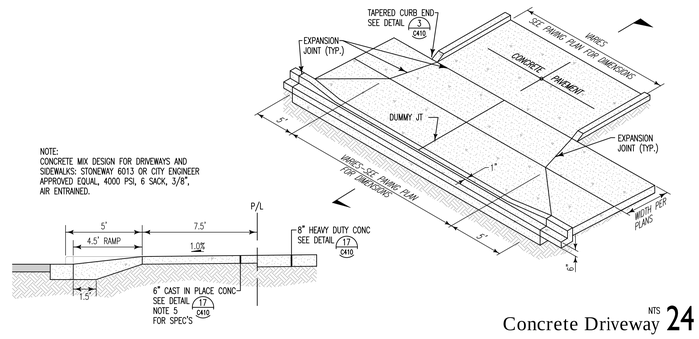
NTS
Not Used 22



NTS
Concrete Driveway 24

NTS
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20441
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ROADWAY AND PAVING DETAILS
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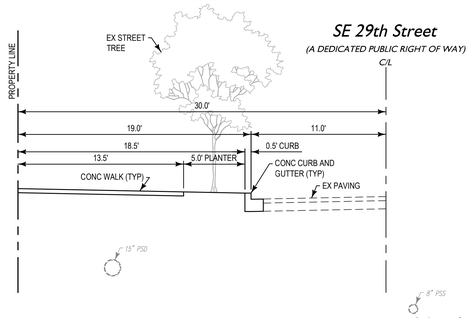

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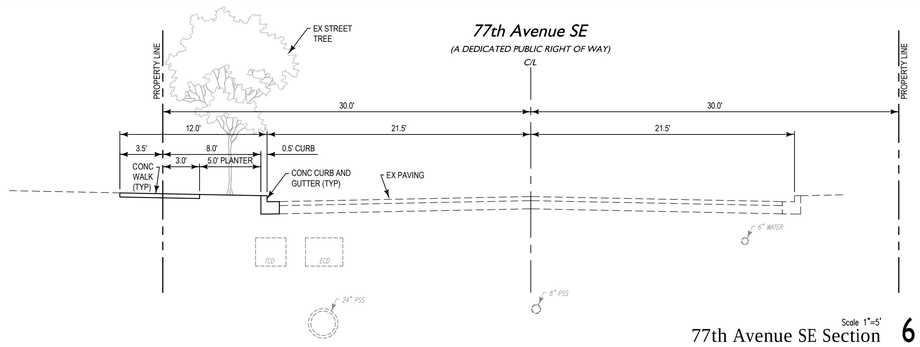
SE 29th Street Section 4



Scale 1"=5'
77th Avenue SE Section 6

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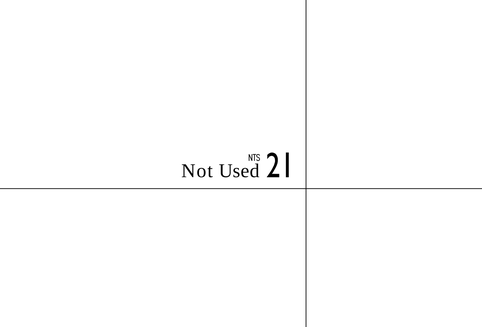
NTS
Not Used 8



Scale 1"=5'
SE 29th Street Section 10

Scale 1"=5'
77th Avenue SE Section 12

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GENERAL NOTES

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY COUGHLIN PORTER LUNDEEN AND ARCHITECTURAL DRAWINGS PREPARED BY WEINSTEIN A+U ARCHITECTS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

5. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   AMERICAN DISABILITIES ACT
   UNIFORM BUILDING CODE
   2015 WASHINGTON BUILDING CODE
   WASHINGTON STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
   CITY OF MERCER ISLAND
   KING COUNTY

6. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

8. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
   a. PRE-CONSTRUCTION SITE WALK THROUGH
   b. CONSTRUCTION LAYOUT
   c. GRADING AND FORM WORK
   d. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
   e. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
   f. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   g. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   h. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING NOTES

1. ELEVATIONS ARE BASED UPON FINISHED FLOOR ELEVATIONS INDICATED ON ARCHITECTURAL DRAWINGS AND GRADING PLANS BY CIVIL ENGINEER.

2. PRIOR TO GRADING, VERIFY EXISTING DRAINAGE STRUCTURES, AND UNDER-SLAB UTILITY LOCATIONS. NOTIFY PROJECT LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.

3. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN. LOW SPOTS WHICH HOLD WATER WILL NOT BE ACCEPTED.

4. PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVED SURFACES WITH A SMOOTH TRANSITION. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

5. PROVIDE POSITIVE DRAINAGE THROUGHOUT ALL PLANTING AND HARDSCAPE AREAS. ALL PROPOSED CONSTRUCTION SHALL SMOOTHLY CONFORM TO EXISTING STRUCTURES.

6. ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.

7. FINISH GRADES MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO IRRIGATION AND PLANTING WORK.

LAYOUT NOTES

1. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.

4. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.

5. STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

6. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.

7. EXPANSION JOINTS TO OCCUR AT 20'-0" OC, MINIMUM, AT CONCRETE PAVING UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.

9. CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.

PLANTING AND SOIL PREPARATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.

3. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

5. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

7. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

8. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

9. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

10. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

11. ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

12. PLANTING MAINTENANCE PLAN AND MANUAL SHALL BE DEVELOPED AND FINALIZED BY CONTRACTOR AT TIME OF FINAL INSPECTION, APPROVED PRIOR TO OCCUPANCY OF PROJECT AND IN CONJUNCTION WITH THE INITIATION OF POST INSTALLATION YEAR-LONG WARRANTY AND MAINTENANCE PERIOD. REVIEW AND APPROVAL OF PLAN SHALL BE COMPLETED BY LANDSCAPE ARCHITECT VIA SUBMITTAL PROCESS.
    PLAN SHALL INCLUDE:
    A. WEEKLY WATERING SCHEDULES ASSIGNED TO AUTOMATIC CONTROLLER AND CONTROLLER USE GUIDES AND TRAINING BY INSTALLATION TEAM, IRRIGATION AS-BUILT AND DIAGRAMMATIC ZONING AS INSTALLED BY CONTRACTOR. ALL DOCUMENTS SHALL BE PROVIDED TO OWNER / CLIENT GROUP AT TIME OF FINAL PUNCH LIST.
    B. QUARTERLY PLANT PRUNING AND TRAINING GUIDES FOR THE FIRST YEAR OF ESTABLISHMENT, INCLUDING A PLANT IDENTIFICATION MANUAL FOR ALL PLANTS INSTALLED AND VISUAL REFERENCE FOR PLANTS AT THE EXPECTED FINAL GROWTH IN WIDTH AND HEIGHT.
    C. INTEGRATED PEST MANAGEMENT (IPM) BEST PRACTICES TO LIMIT USE OF PESTICIDES AND WEED CONTROLLING AGENTS THAT ARE HARMFUL TO THE SURROUNDING ENVIRONMENTS AND WATER COURSES ASSOCIATED WITH THE MERCER ISLAND LOCATION IN LAKE WASHINGTON. REFER TO KING COUNTY PESTICIDE MANAGEMENT PRACTICES FOR ALLOWABLE SUBSTANCES AND MATERIALS IN WEED AND PEST MANAGEMENT. PROVIDE BEST PRACTICES FOR PROJECT TO OWNER / CLIENT AT TIME OF WARRANTY COMPLETION.

EXISTING TREE PROTECTION NOTES

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.

2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.

3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."

4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.

6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.

7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.

8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.

9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.

10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.

11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY BOXED TREES TO BE TRANSPLANTED, BEFORE AND AFTER TRANSPLANTING, THROUGHOUT THE CONSTRUCTION PERIOD.

12. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.

13. ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.

ABBREVIATIONS

ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GB	GRADE BREAK
GFRC	GLASS FIBER REINFORCED CONCRETE
HP	HIGH POINT
HPS	HIGH POINT SWALE
INV	INVERT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
RWD	REDWOOD
SAD	SEE ARCHITECT'S DRAWINGS
SCD	SEE CIVIL ENGINEER'S DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEER'S DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEER'S DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSTL	STAINLESS STEEL
SSD	SEE STRUCTURAL ENGINEER'S DRAWINGS
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
THLD	THRESHOLD
TM	THERMALLY MODIFIED
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING
WRC	WESTERN RED CEDAR

SYMBOLS LEGEND

X-X	KEY LETTER-#, SEE SCHEDULE OF MATERIALS
	CONCRETE PAVING — P-1
	UNIT PAVING - TYPE 1 — P-2
	PEDESTAL PAVING - TYPE 1 — P-3
	PEDESTAL PAVING - TYPE 2 — P-4
	PEDESTAL PAVING - TYPE 3 — P-5
	PEDESTAL PAVING - TYPE 4 — P-6
	TREE UPLIGHT — L-1
	WALL/STEP LIGHT — L-2
	METAL BAR & BISTRO SEATING — SF-1
	STREETSCAPE FURNITURE — SF-2
	BENCH — SF-3
	TREE PLANTER BENCH — SF-4
	METAL PLANTER — SF-6A-D
	STREET TREE BENCH — SF-7
	METAL BENCH PLANTER — SF-8
	TABLE & CHAIRS — SF-9
	BIKE RACK — SF-10

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.01	GENERAL NOTES & LEGENDS
L0.02	MATERIAL SCHEDULE
L0.04	TREE REMOVAL & MITIGATION PLAN
L0.05	TREE REMOVAL & MITIGATION PLAN
L1.01	LANDSCAPE CONSTRUCTION PLAN
L8.01	PRECEDENT & MATERIAL IMAGES
L10.01	PLANTING PLAN
L10.02	PLANTING DETAILS
L10.03	HYDROZONE PLAN

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GENERAL NOTES & LEGENDS
Sheet Title

L0.01

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SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS
PAVING AND PAVING ACCESSORIES								
P-1	CONCRETE PAVING	1/L8.01	–	NATURAL	LIGHT BROOM	–	–	SCD FOR SIDEWALK PAVING. TOOLED JOINTS
P-2	UNIT PAVING – TYPE 1	2/L8.01	–	GRAY	TEXTURED	BELGARD	MELVILLE PLANK, SLIM & LARGE PLANK SIZES	40% SLIM PATTERN; 60% LARGE PATTERN
P-3	PEDESTAL PAVING – TYPE 1	3/L8.01	–	60% GRAY; 40% CHARCOAL	TEXTURED	MUTUAL MATERIALS	2'X2' TILE – VANCOUVER BAY	BISON PEDESTALS
P-4	PEDESTAL PAVING – TYPE 2	4/8.01	–	70% GRAY; 30% CHARCOAL	TEXTURED	MUTUAL MATERIALS	1'X2' TILE – VANCOUVER BAY	BISON PEDESTALS
P-5	PEDESTAL PAVING – TYPE 3	5/8.01	–	–	BLACK LOCUST/IPE	BISON OR EQUAL	2'X2' IPE TILES ON PEDESTAL	BISON PEDESTALS
P-6	PEDESTAL PAVING – TYPE 4	6/8.01	–	LIMESTONE	ANTI-SLIP & SEALED	MUTUAL MATERIALS	2'X2' PORCELAIN TILES	
WALLS AND LANDSCAPE FEATURES								
W-1	PLANTER WALL	SSD	–	NATURAL	LT SANDBLAST	–	CIP CONCRETE	WALLS ABOVE 36" HT SHALL BE DESIGNED BY STRUCTURAL ENGINEER
W-2	BIO-RETENTION PLANTER	7/L8.01	–	NATURAL	LT SANDBLAST	–	CIP CONCRETE	WALLS ABOVE 36" HT SHALL BE DESIGNED BY STRUCTURAL ENGINEER
LIGHTING								
L-1	TREE UPLIGHT							
L-2	WALL/STEP LIGHT							
SITE FURNISHINGS								
SF-1	METAL BAR AND BISTRO SEATING	8/L8.01	–	BY OWNER				MOUNT PER MFR RECOMMENDATIONS
SF-2	STREETSCAPE FURNITURE	9/L8.01		RAL 1021	STEEL, WOOD	VESTRE	BLOC CHAIR, BLOC LOW TABLE	MOUNT PER MFR RECOMMENDATIONS
SF-3	BENCH			–	WOOD SLAB, STEEL FRAME			
SF-4	TREE PLANTER BENCH	10/L8.01		TBD	POWDER COAT / NATURAL WOOD	STREETLIFE	GREEN CIRCULAR BENCH GCB-D230-85-PC	
SF-5	TRELLIS	SAD	–	–	–			48" TALL – 2'X2' WWM WOOD FRAME
SF-6A	METAL PLANTER	11/L8.01		RUST	POWDER COAT	TOURNESOL SITEWORKS	WILSHIRE STEEL: WWR-WS603030	
SF-6B	METAL PLANTER	11/L8.01		RUST	POWDER COAT	TOURNESOL SITEWORKS	WILSHIRE STEEL: WWR-WS963030	
SF-6C	METAL PLANTER	11/L8.01		TBD	POWDER COAT	TOURNESOL SITEWORKS	WILSHIRE STEEL: WWR-WS1203030	
SF-6D	METAL PLANTER	11/L8.01		TBD	POWDER COAT	TOURNESOL SITEWORKS	WILSHIRE STEEL: WWR-WS606030	
SF-7	STREET TREE BENCH	12/L8.01		TBD	POWDER COAT / NATURAL WOOD	STREETLIFE	SOLID GRILLE BENCH	
SF-8	METAL BENCH PLANTER	13/L8.01		TBD	POWDER COAT / NATURAL WOOD	STREETLIFE	ROUGH AND READY BIG GREEN BENCHES R&R-BGB-S-250-90	
SF-9	TABLE & CHAIRS							
SF-10	BIKE RACK	14/8.01			STAINLESS STEEL	SPORTSWORKS	TOFINO NO-SCRATCH, SURFACE MOUNT	
MISCELLANEOUS								
M-1	MULCH	–	–	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY	CEDAR GROVE	3" DEPTH
M-2	PAVER EDGE CONSTRAINT		–	BLACK	DURAFLEX ALUMINUM	PERMALOC	PERMEABLE GEOEDGE W/GEOGRID APRON	SIZE AS REQUIRED

NOTES
1. ALL QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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MATERIAL SCHEDULE
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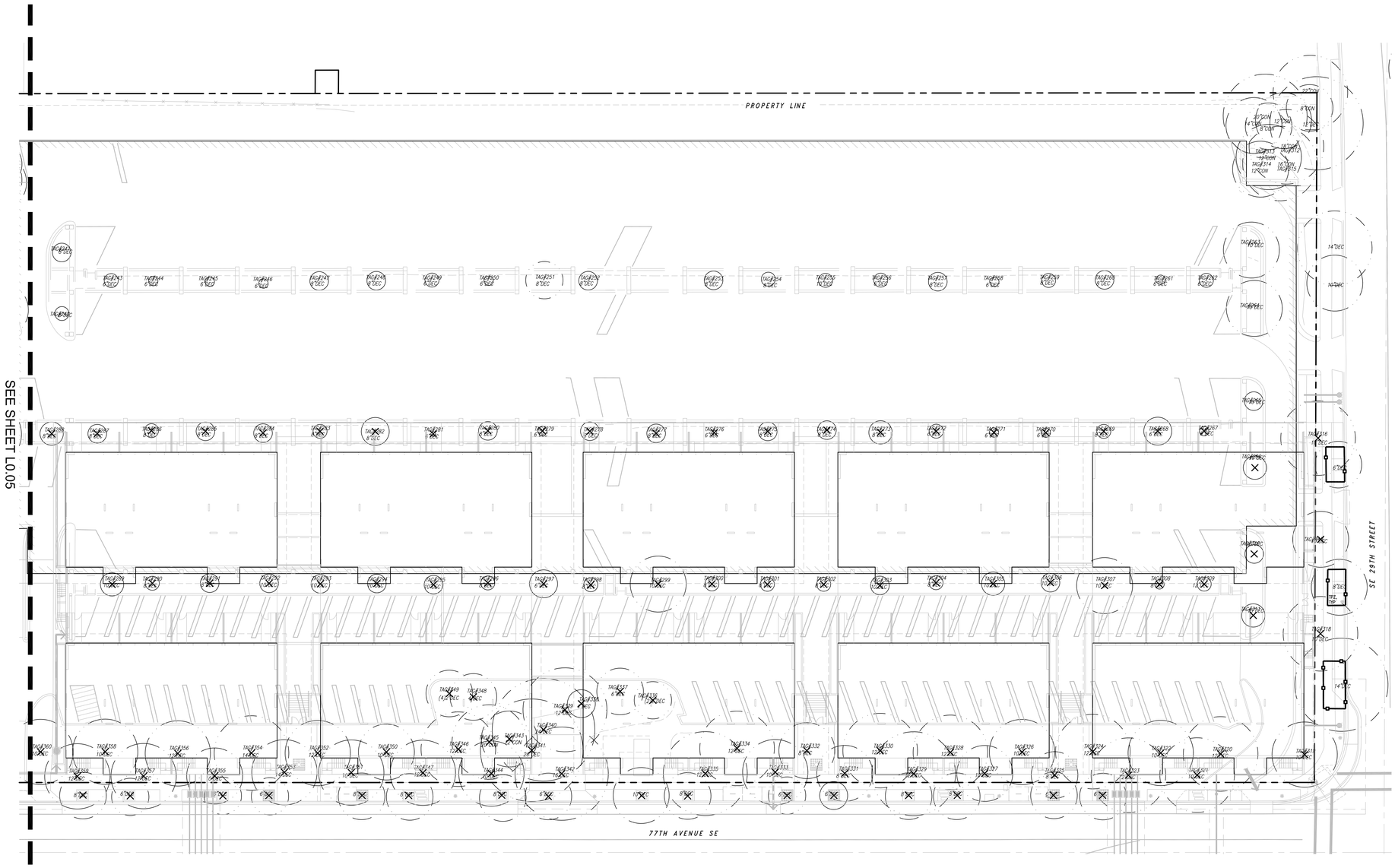


LEGEND

TREE TO REMAIN

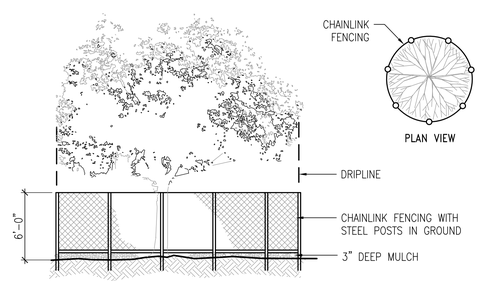
TREE TO BE REMOVED

TAG #92
27" TREE TAG NUMBER AND TRUNK DIAMETER AT 54" ABOVE GRADE, TYP

EXISTING TREE PROTECTION NOTES

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE LANDSCAPE ARCHITECT.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST OR AS OTHERWISE DIRECTED BY THE CITY OF MERCER ISLAND.
12. ALL RIGHT OF WAY TREE PRUNING SHALL BE APPROVED BY THE CITY OF MERCER ISLAND AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.
13. SEE ALSO CIVIL DEMOLITION PLAN, SHEET C100.

DIAMETER OF REMOVED TREE (MEASURED 4.5' ABOVE GROUND)	TREE REPLACEMENT RATIO	NUMBER OF PROPOSED TREES	NUMBER OF TREES REQUIRED FOR REPLACEMENT BASED ON SIZE/TYPE
LESS THAN 10"*	1	58	0
10" UP TO 24"	2	48	96
GREATER THAN 24" UP TO 36"	3	2	6
GREATER THAN 36" AND ANY EXCEPTIONAL TREE	6	1	6
TOTAL TREE REPLACEMENTS			108
TOTAL PROPOSED REPLACEMENT TREES			23
* NO REPLACEMENT TREE IS NEEDED IF THE TREE FITS ALL OF THE FOLLOWING: LESS THAN 10" IN DIAMETER, NOT AN EXCEPTIONAL TREE AND NOT A REPLACEMENT TREE FROM ANOTHER PERMIT			
PER MICC 19.10.010 C.2 A MINIMUM OF 30 PERCENT OF THE TREES WILL NEED TO BE RETAINED.			
SEE L10.01 FOR PROPOSED LOCATIONS OF NEW TREES			



1 EXISTING TREE PROTECTION FENCING
SCALE: NTS

N

0 10' 20' 40' 60'
SCALE: 1" = 20'-0"

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TREE REMOVAL & MITIGATION PLAN
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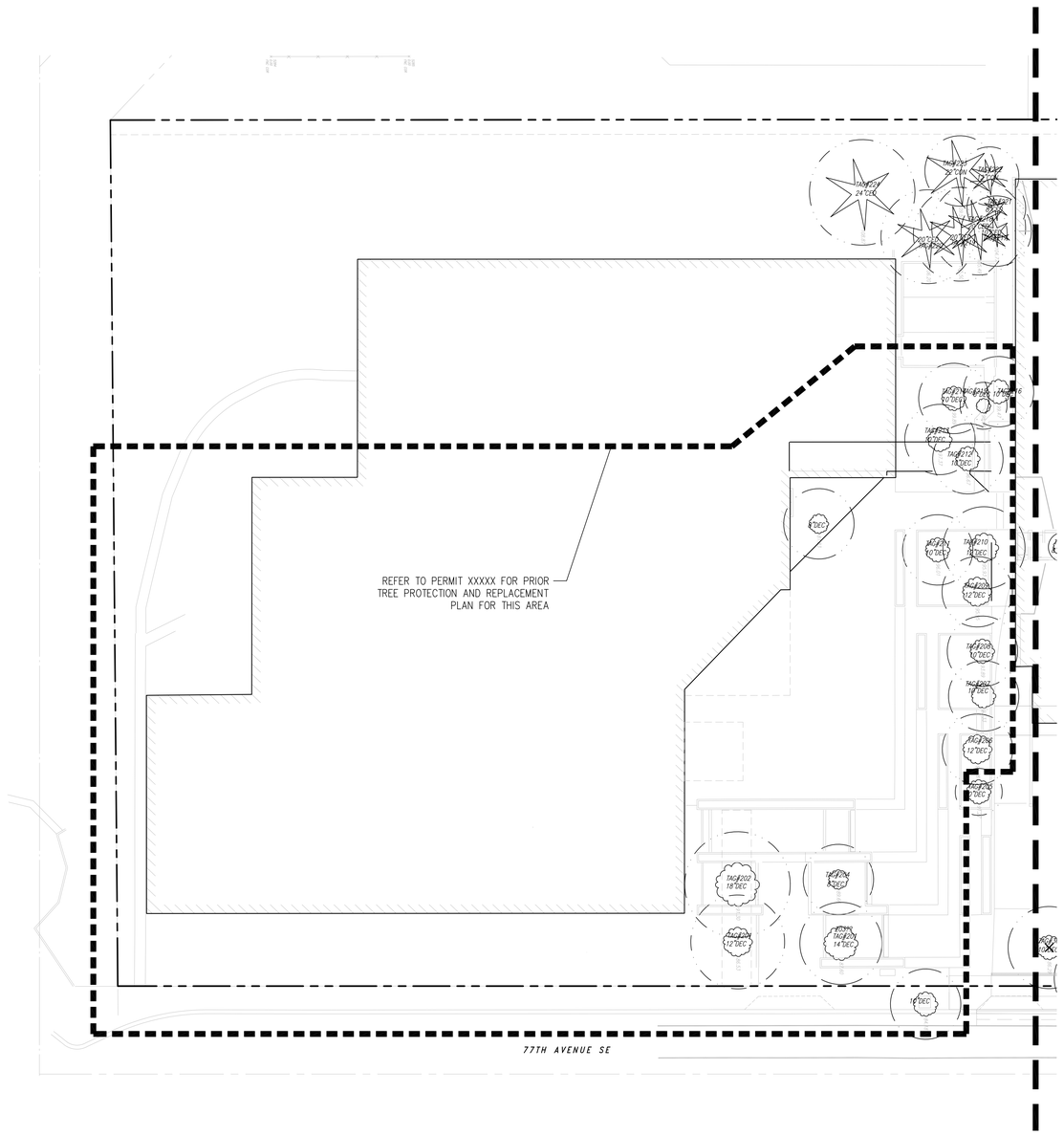
TAG #201
24" DEC
TAG #202
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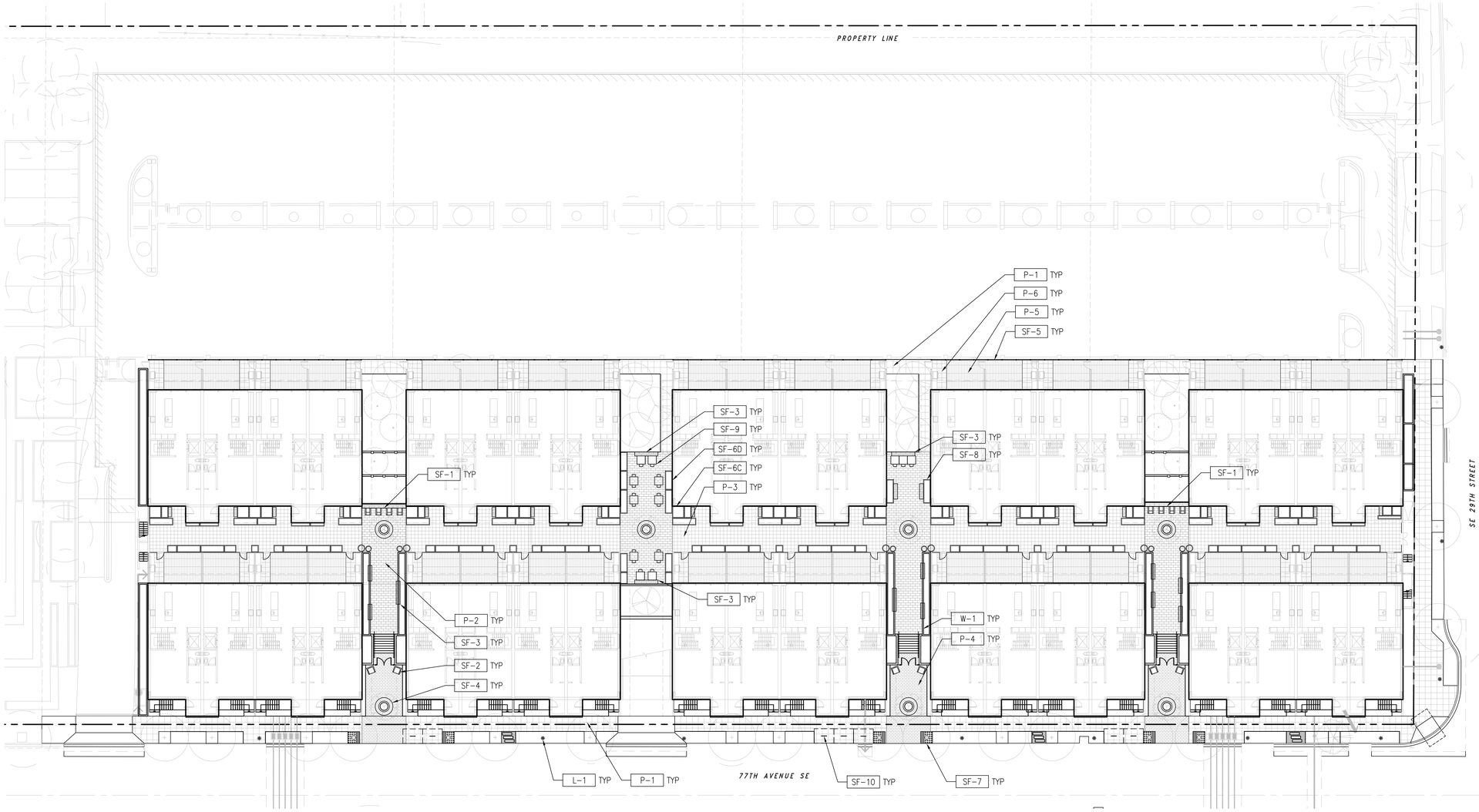

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL
PAVING AND PAVING ACCESSORIES		
P-1	CONCRETE PAVING	1/L8.01
P-2	UNIT PAVING – TYPE 1	2/L8.01
P-3	PEDESTAL PAVING – TYPE 1	3/L8.01
P-4	PEDESTAL PAVING – TYPE 2	4/8.01
P-5	PEDESTAL PAVING – TYPE 3	5/8.01
P-6	PEDESTAL PAVING – TYPE 4	6/8.01
WALLS AND LANDSCAPE FEATURES		
W-1	PLANTER WALL	SSD
W-2	BIO-RETENTION PLANTER	7/L8.01
LIGHTING		
L-1	TREE UPLIGHT	
L-2	WALL/STEP LIGHT	
SITE FURNISHINGS		
SF-1	METAL BAR AND BISTRO SEATING	8/L8.01
SF-2	STREETSCAPE FURNITURE	9/L8.01
SF-3	BENCH	
SF-4	TREE PLANTER BENCH	10/L8.01
SF-5	TRELLIS	SAD
SF-6A	METAL PLANTER	11/L8.01
SF-6B	METAL PLANTER	11/L8.01
SF-6C	METAL PLANTER	11/L8.01
SF-6D	METAL PLANTER	11/L8.01
SF-7	STREET TREE BENCH	12/L8.01
SF-8	METAL BENCH PLANTER	13/L8.01
SF-9	TABLE & CHAIRS	
SF-10	BIKE RACK	14/8.01
MISCELLANEOUS		
M-1	MULCH	–
M-2	PAVER EDGE CONSTRAINT	

N

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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LANDSCAPE CONSTRUCTION PLAN
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L1.01

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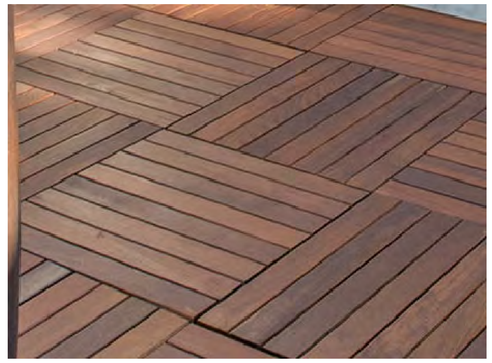
13 METAL BENCH PLANTER
SCALE: NTS

9 STREETSCAPE FURNITURE
SCALE: NTS



5 PEDESTAL PAVER – TYPE 3
SCALE: NTS

1 CONCRETE PAVING
SCALE: NTS

14 BIKE RACK
SCALE: NTS

10 TREE PLANTER BENCH
SCALE: NTS

6 PEDESTAL PAVER – TYPE 4
SCALE: NTS

2 UNIT PAVING – TYPE 1
SCALE: NTS

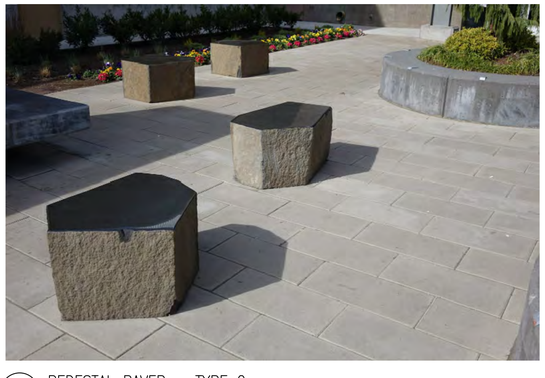
11 METAL PLANTER
SCALE: NTS

7 BIO-RETENTION PLANTER
SCALE: NTS

3 PEDESTAL PAVING – TYPE 1
SCALE: NTS

12 STREET TREE BENCH
SCALE: NTS

8 BISTRO CHAIR
SCALE: NTS



4 PEDESTAL PAVER – TYPE 2
SCALE: NTS

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PRECEDENT & MATERIAL ~~IMAGES~~

L8.01

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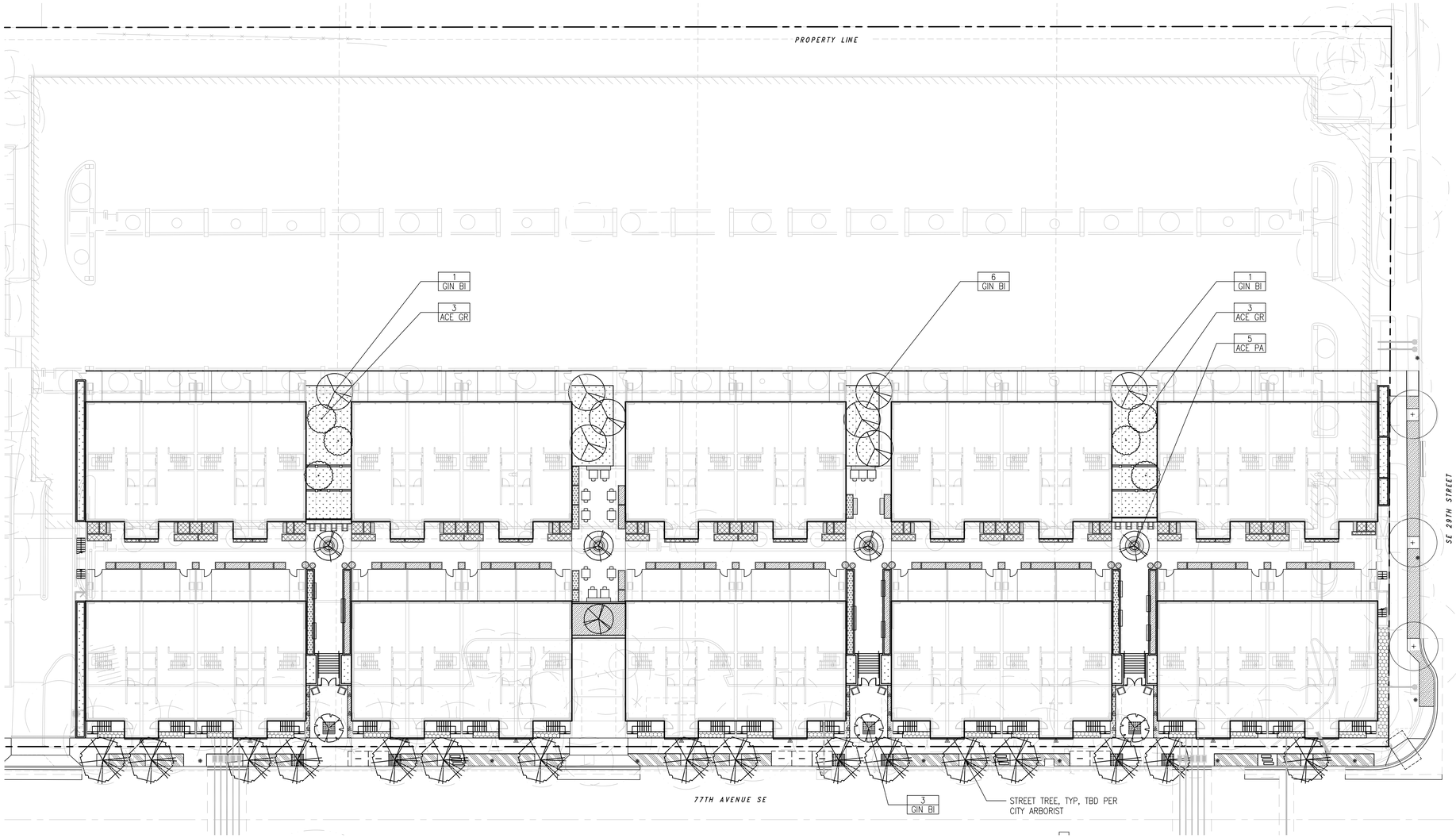

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	D / E
TREES						
ACE PA	ACER PALMATUM	JAPANESE MAPLE	2.5" CAL	PER PLAN	5	D
BIORETENTION TREES						
ACE GR	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL	PER PLAN	6	D
GIN BI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL	PER PLAN	11	D
STREET TREES						
TBD PER CITY ARBORIST				PER PLAN	16	–
BOXWOOD MIX						
	BUXUS SPP	BOXWOOD	5 GAL	3'–0" OC		E
SHRUBS, GRASSES, GROUNDCOVERS – MIX A						
	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GAL	1'–6" OC		E
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'–0" OC		D
	PENNISETUM MESSIACUM	RED TAIL FOUNTAIN GRASS	1 GAL	2'–0" OC		D
SHRUBS, GRASSES, GROUNDCOVERS – MIX B						
	LIRIOPE MUSCARI BIG BLUE	LILYTURF	1 GAL	1'–0" OC		E
	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL	1'–6" OC		E
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN,	1 GAL	3'–0" OC		E
SHRUBS, GRASSES, GROUNDCOVERS – MIX C						
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	1'–6" OC		E
	ANEMANTHELE LESSONIANA	PHEASANT TAIL GRASS	1 GAL.	1'–6" OC		E
	MOLINIA CAERULEA 'MOORHEXE'	MOOR GRASS	1 GAL.	1'–0" OC		D
SHRUBS, GRASSES, GROUNDCOVERS – MIX D						
	LAVENDER 'MUNSTEAD STRAIN'	ENGLISH LAVENDER	1 GAL.	2'–0" OC		E
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	1'–6" OC		D
	CALLUNA VULGARIS 'SKYLINE TRIO'	SKYLINE HEATHER	1 GAL.	1'–6" OC		E
BIORETENTION						
	CARNASSIA QUARNASH	CMALL CARNAS	1 GAL	1'–6" OC		D
	CAREX DEWEYANA	DEWEY'S SEDGE	1 GAL	1'–6" OC		D
	CORNUS STOLONIFERA 'KELSEYI'	DWARF RED–TWIG DOGWOOD	1 GAL	1'–6" OC		D
	EQUISETUM HYEMALE	SCOURING RUSH	1 GAL	1'–6" OC		E
	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	1 GAL	3'–0" OC		E
	GAULTHERIA SHALLON	SALAL	1 GAL	1'–6" OC		E
	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	1'–6" OC		E
	SISYRINCHIUM IDAHOENSE	BLUE–EYED GRASS	1 GAL	1'–6" OC		D
VINES						
△	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	PER PLAN		E

NOTES:
1. ALL PLANT QUANTITIES NOTED ABOVE ARE ESTIMATED FOR THE CONVENIENCE OF THE CONTRACTOR. FINAL COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE.
3. ALL LANDSCAPED AREAS SHALL MEET CITY CODE MICC 19.16.010, WITH AN APPROVED AUTOMATIC IRRIGATION SYSTEM CONSISTING OF WATERLINES, SPRINKLERS DESIGNED TO PROVIDE HEAD TO HEAD COVERAGE AND TO MINIMIZE OVERSPRAY ONTO STRUCTURES, WALKS AND WINDOWS. WATER CONSERVING TYPES OF IRRIGATION SYSTEMS SHOULD BE USED.
4. REFER TO SHEET L0.04–L0.05 FOR TREE MITIGATION INFORMATION AND REQUIRED TREE REPLACEMENTS.

STREET TREE REPLACEMENT NOTES:
1. REPLACEMENT WILL USE SUSPENDED PAVEMENT TECHNOLOGY SILVA CELL OR APPROVED EQUAL TO MAXIMIZE SOIL VOLUME FOR NEW TREES.
2. NEW PROPOSED TREE SPECIES MUST BE APPROVED BY CIT.
3. SOIL VOLUME CALCULATIONS/TREE WILL BE REQUIRED TO ALLOW TREES TO REACH MATURITY WITHOUT DAMAGING INFRASTRUCTURE.

CISTERN CALCULATIONS

Plant Mix	Area (Square Ft.)	Irrigation Type
Boxwood Mix	785.4	Drip
Mix A	1493.9	Drip
Mix B	468.5	Drip
Mix C	1177.4	Drip
Mix D	N/A	Drip
Bioretention	3778.1	Spray
Furniture Planters	55.1	Drip
Total	7758.38	

NOTE: THESE CALCULATIONS EXCLUDE PLANTING AREAS WITHIN THE PUBLIC RIGHT–OF–WAY

N

0 10' 20' 40' 60'

SCALE: 1" = 20'–0"

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L10.01

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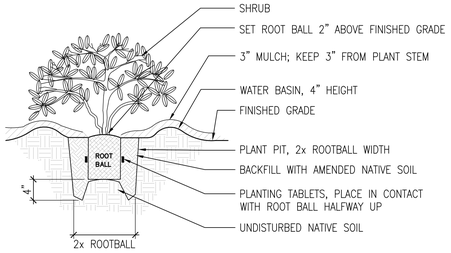
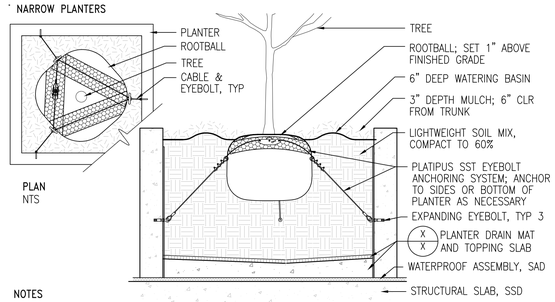


9 SHRUB PLANTING ON GRADE

SCALE: 1" = 1'–0"

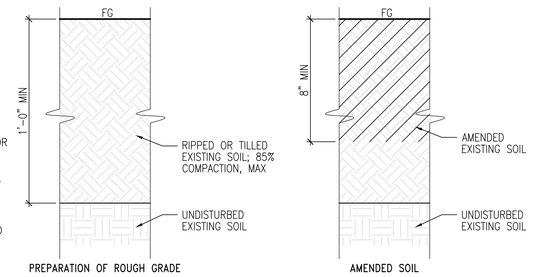


NOTES

1. MODEL: RF2–RP 3–LEG (SST CABLES). ROOTBALL ANCHORING KIT TO INCLUDE ROOTBALL PROTECTION MESH, 3 STAINLESS STEEL WIRE CHOKES, TWO–WAY TENSIONER & 3 EXPANDING EYEBOLTS W/WIRE.
3. TREES WITHOUT ADJACENT WALLS SHALL HAVE EYEBOLTS ANCHORED TO BOTTOM OF PLANTER. COORDINATE W/WATERPROOFING CONSULTANT.
4. FULLY WATERPROOF ALL EYEBOLT PENETRATIONS AFTER INSTALLATION. WRAP WATERPROOFING UP EYEBOLT SLEEVE.
5. INSTALL PLATIPUS ANCHORING SYSTEM PER MFR INSTRUCTIONS.

5 TREE PLANTING ON STRUCTURE

SCALE: 3/4" = 1'–0"

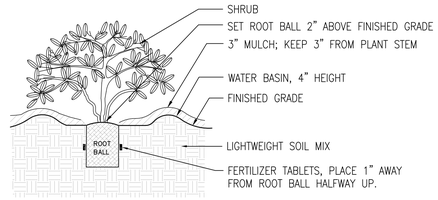


NOTE

SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

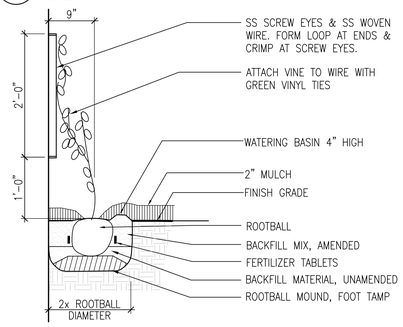
1 SOIL AMENDMENT – EXISTING SITE SOIL

SCALE: 3" = 1'–0"



10 SHRUB PLANTING ON STRUCTURE

SCALE: 1" = 1'–0"

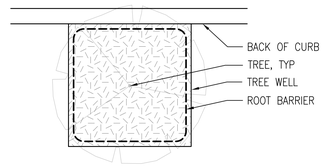


NOTES

1. SCREW EYES TO BE AT 2' SQARE INTERVALS. TWIST/CRIMP WIRE BETWEEN THEM. WIND VINE CAREFULLY BETWEEN WIRES.
2. ROOTBALL CROWN TO BE 1" ABOVE ADJACENT FINISH GRADE.

11 VINE PLANTING

SCALE: 1" = 1'–0"

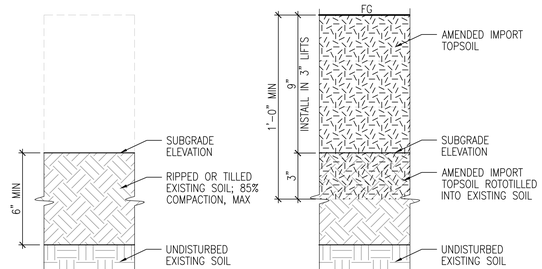


NOTES

1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIERS ARE TO BE INSTALLED AGAINST PERIMETER OF TREE WELL; BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

6 ROOT BARRIER AT TREE WELL

SCALE: 1/2" = 1'–0"

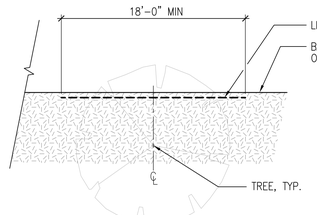


NOTES

1. IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL.
2. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.

2 SOIL AMENDMENT – IMPORT SOIL

SCALE: 3" = 1'–0"

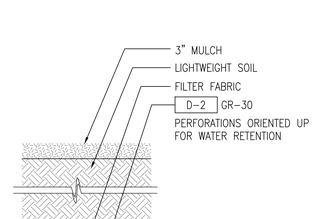


NOTES

1. HOLD TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE OF PLANTING AREA (2" BELOW FINISH GRADE OF ADJACENT PAVING). PLACE BARRIERS SUCH THAT VERTICAL RIBS ARE FACING THE TREE
2. ROOT BARRIER TO BE INSTALLED WHERE (N) TREES ARE WITHIN 5 FEET OF PAVING
3. ROOT BARRIERS ENCIRCLING ROOTBALL ARE NOT ACCEPTABLE

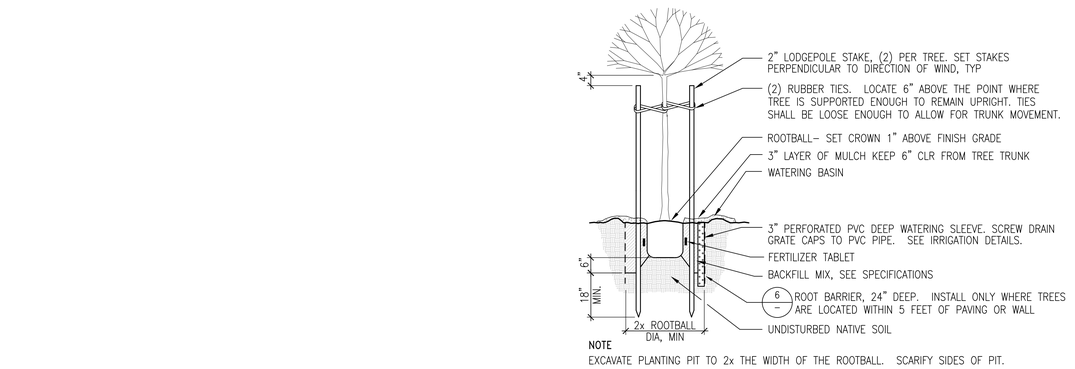
7 LINEAR ROOT BARRIER

SCALE: 1/2" = 1'–0"



3 DRAIN MAT AT ON–STRUCTURE SHRUB PLANTING

SCALE: 3" = 1'–0"

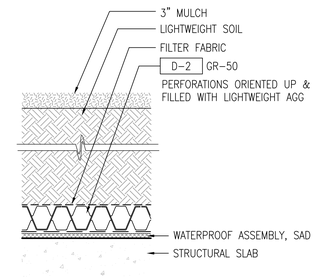


NOTE

EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

8 TREE PLANTING IN PLANTING AREA

SCALE: 1/2" = 1'–0"



4 DRAIN MAT AT ON–STRUCTURE TREE PLANTING

SCALE: 3" = 1'–0"

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PLANTING DETAILS
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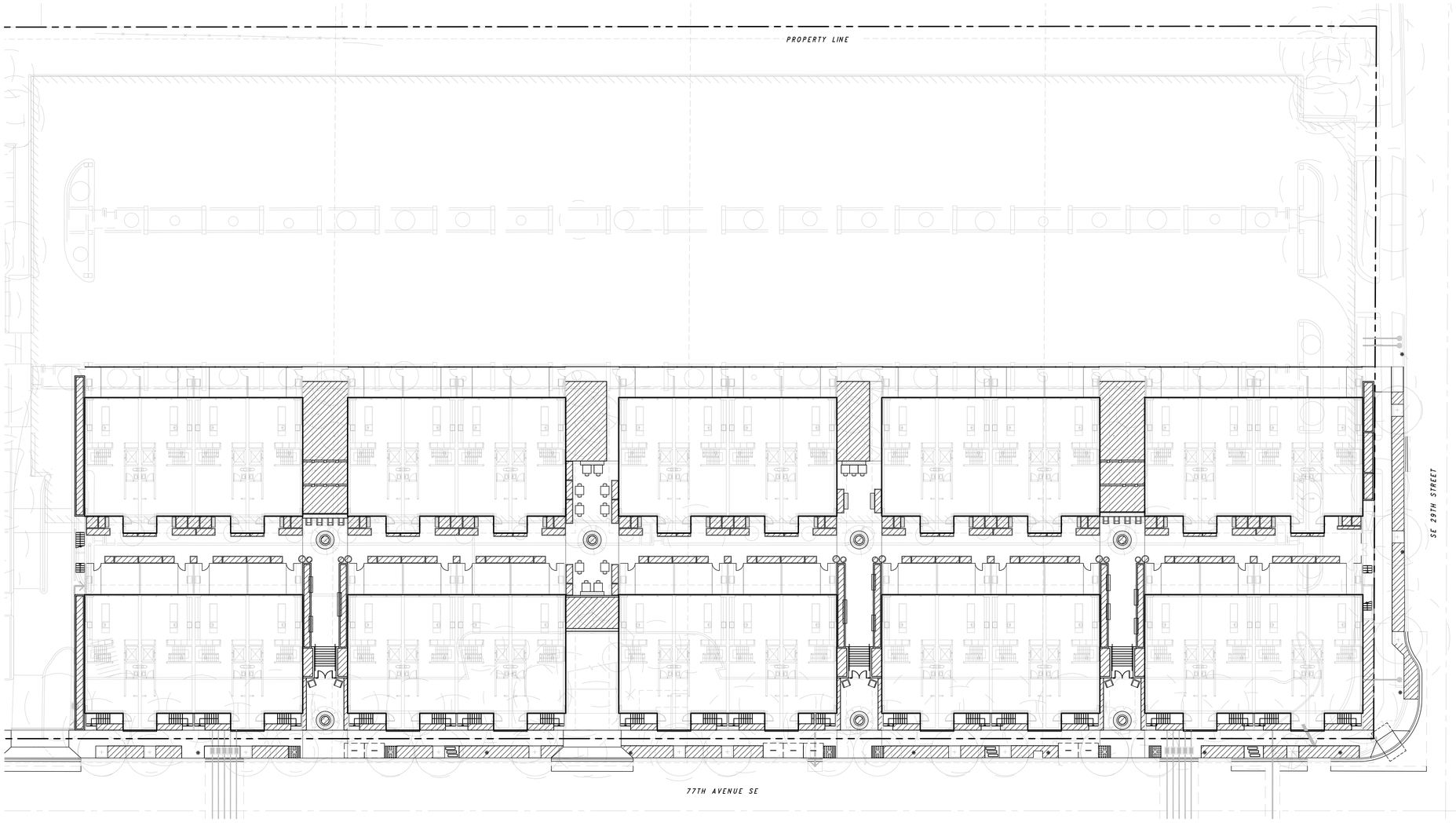

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	9560	9,572.0	100%
	2	LOW WATER USE	TREES	BUBBLER	12		
	3	MODERATE WATER USE	TREES	BUBBLER	34	34	2%
					TOTAL	9,606.0	100%

IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MERCER ISLAND.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

N

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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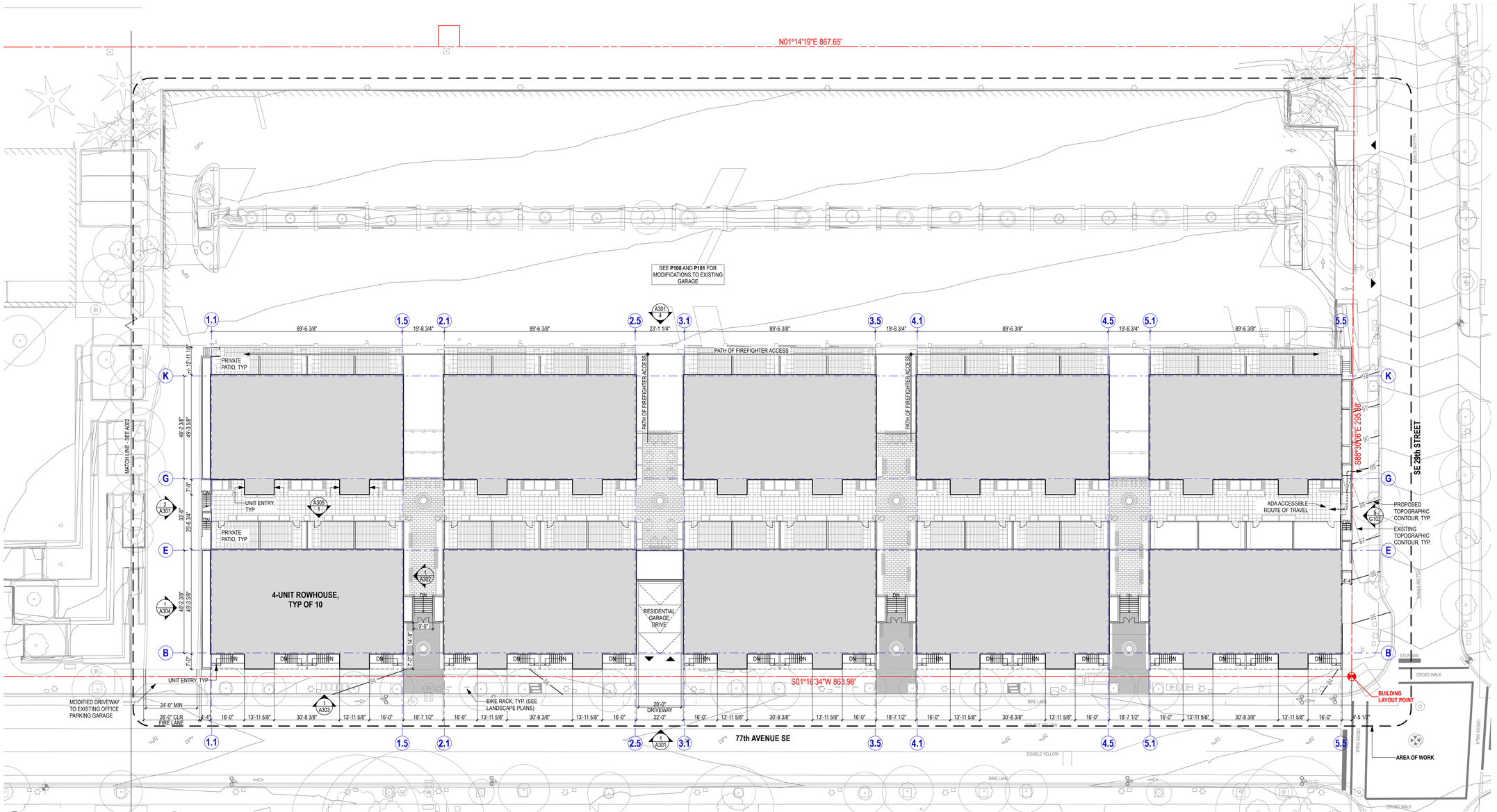
HYDROZONE PLAN
Sheet Title

L10.03

GENERAL SITE PLAN NOTES

1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR PARCEL LEGAL DESCRIPTIONS, VICINITY MAP AND OWNER INFORMATION, REFER TO **G001**
3. FOR LAND USE INFORMATION, REFER TO **G001** AND **G002**
4. SEE CIVIL DRAWINGS FOR PROPOSED WORK IN THE RIGHT-OF-WAY AND FOR PROPOSED UTILITY AND DRAINAGE IMPROVEMENTS
5. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPING AND PLANTING DETAILS
6. SEE **FP0.10** FOR PROPOSED FIRE HYDRANT AND STANDPIPE LOCATIONS
7. FOR WORK RELATED TO MODIFICATIONS TO THE EXISTING OFFICE PARKING, SEE **P100** AND **P101**
8. FOR SITE LIGHTING SEE **EL0.01**, **EL0.10** AND **EL0.11**



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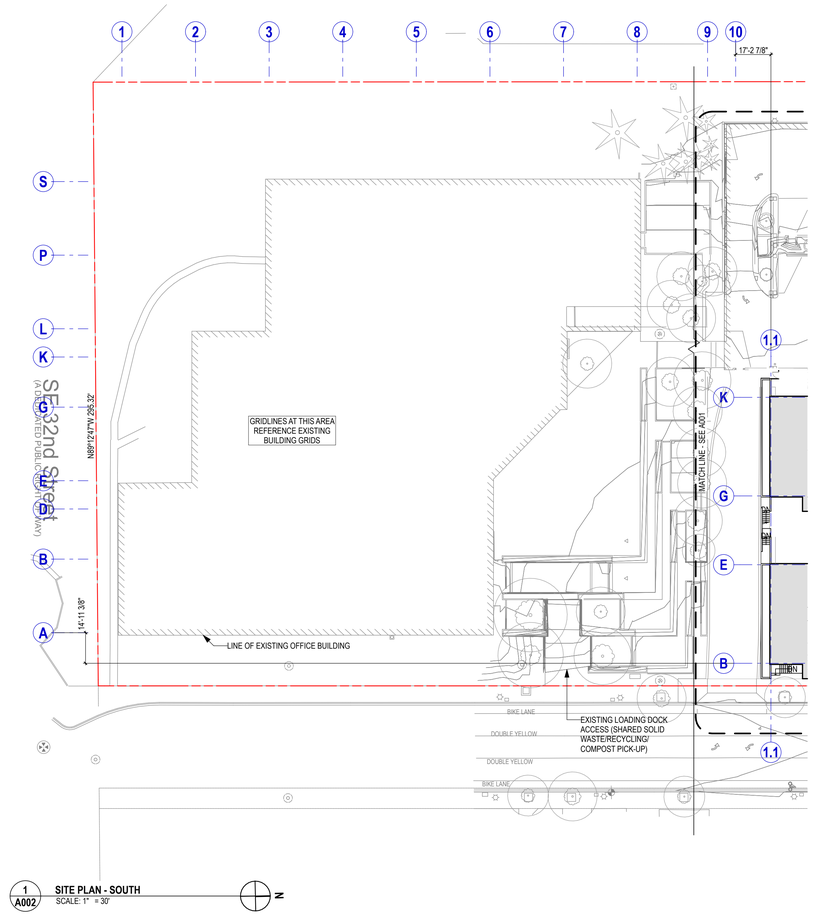
1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR PARCEL LEGAL DESCRIPTIONS, VICINITY MAP AND OWNER INFORMATION, REFER TO **G001**
3. FOR LAND USE INFORMATION, REFER TO **G001** AND **G002**
4. SEE CIVIL DRAWINGS FOR PROPOSED WORK IN THE RIGHT-OF-WAY AND FOR PROPOSED UTILITY AND DRAINAGE IMPROVEMENTS
5. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPING AND PLANTING DETAILS
6. SEE **FP0.10** FOR PROPOSED FIRE HYDRANT AND STANDPIPE LOCATIONS
7. FOR WORK RELATED TO MODIFICATIONS TO THE EXISTING OFFICE PARKING, SEE **P100** AND **P101**
8. FOR SITE LIGHTING SEE **EL0.01**, **EL0.10** AND **EL0.11**



1 / A002 **SITE PLAN - SOUTH**
SCALE: 1" = 30'

N

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ARCHITECTURAL SITE PLAN (S)
Sheet Title

A002

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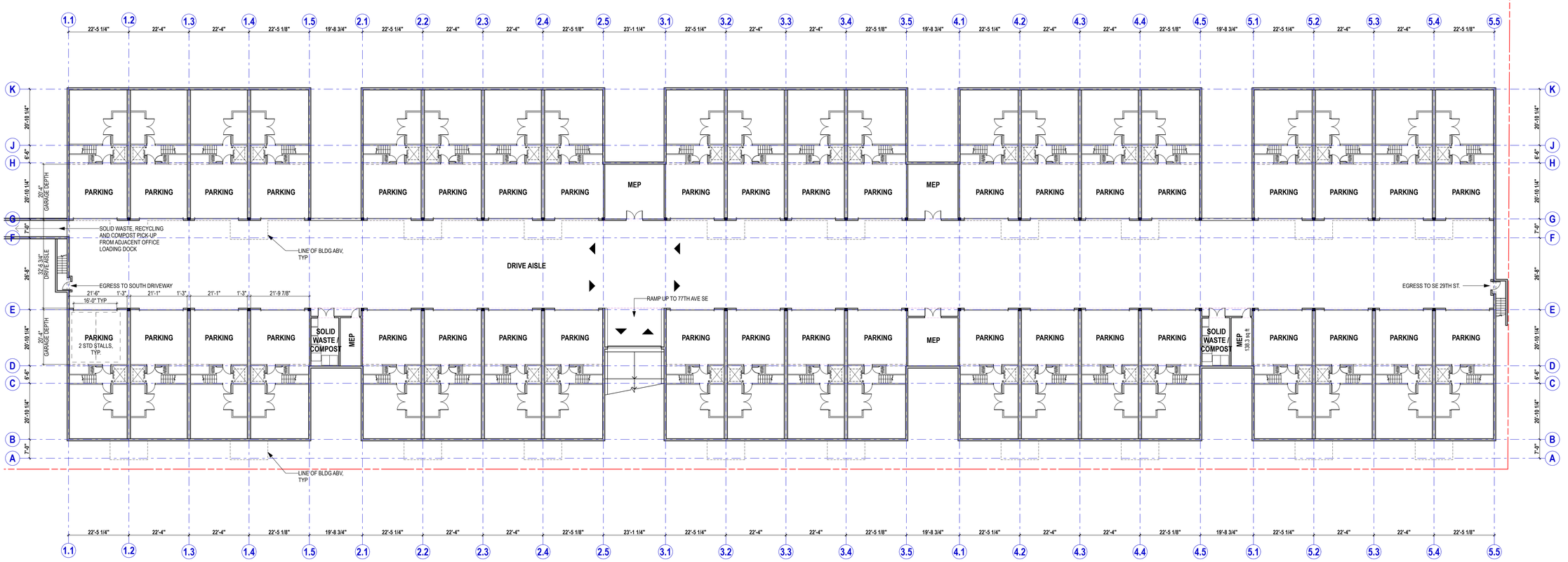

1 A100 **PARKING**
SCALE: 1/16" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. +0'-0" = GROUND FLOOR DATUM
2. DIMENSIONS ARE TO:
   FOM - FACE OF MASONRY
   FOC - FACE OF CONCRETE or
   FOS - FACE OF STUD UNLESS NOTED AS "CLR" (CLEAR) OR "FIN" (FINISH
3. FOR LIST OF ABBREVIATIONS SEE COVER SHEET **G001**

PARKING NOTES

1. SEE P100 AND P101 FOR OFFICE PARKING
2. PARKING PROVIDED FOR RESIDENTIAL UNITS: 2 STANDARD STALLS PER UNIT, **80 STALLS TOTAL**.
3. TYPE A ACCESSIBLE UNITS WILL HAVE THE OPTION OF MAKING USE OF 1 OF THE 2 PROVIDED PARKING SPACES AS AN ACCESS AISLE.

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OVERVIEW-PLAN-P1
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A100

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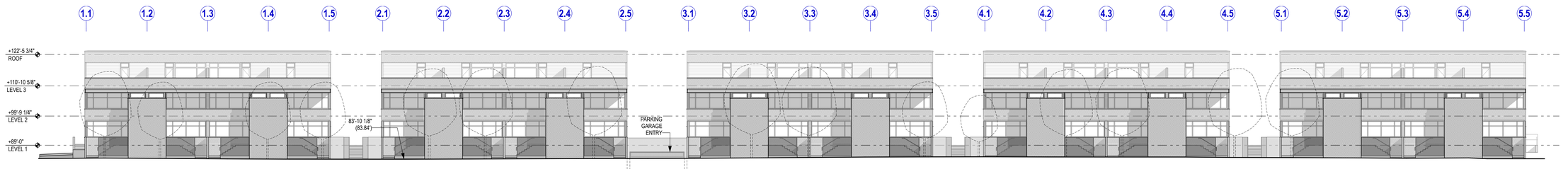
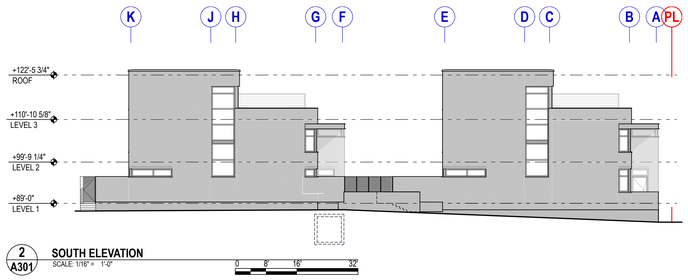
ELEVATION NOTES

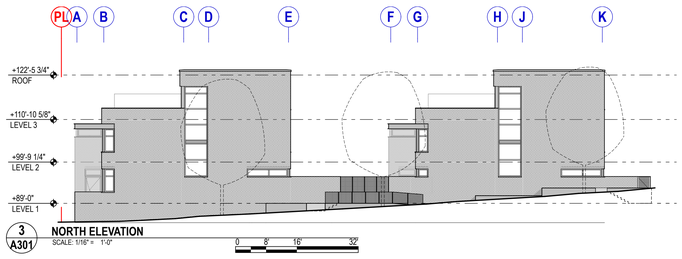
1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR LAND USE CODE INFORMATION SEE SHEETS G101 & G102



1 A301 **EAST ELEVATION**
SCALE: 1/16" = 1'-0" 0 8' 16' 32'



2 A301 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0" 0 8' 16' 32'



3 A301 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0" 0 8' 16' 32'

4 A301 **WEST ELEVATION**
SCALE: 1/16" = 1'-0" 0 8' 16' 32'

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OVERALL-ELEVATIONS
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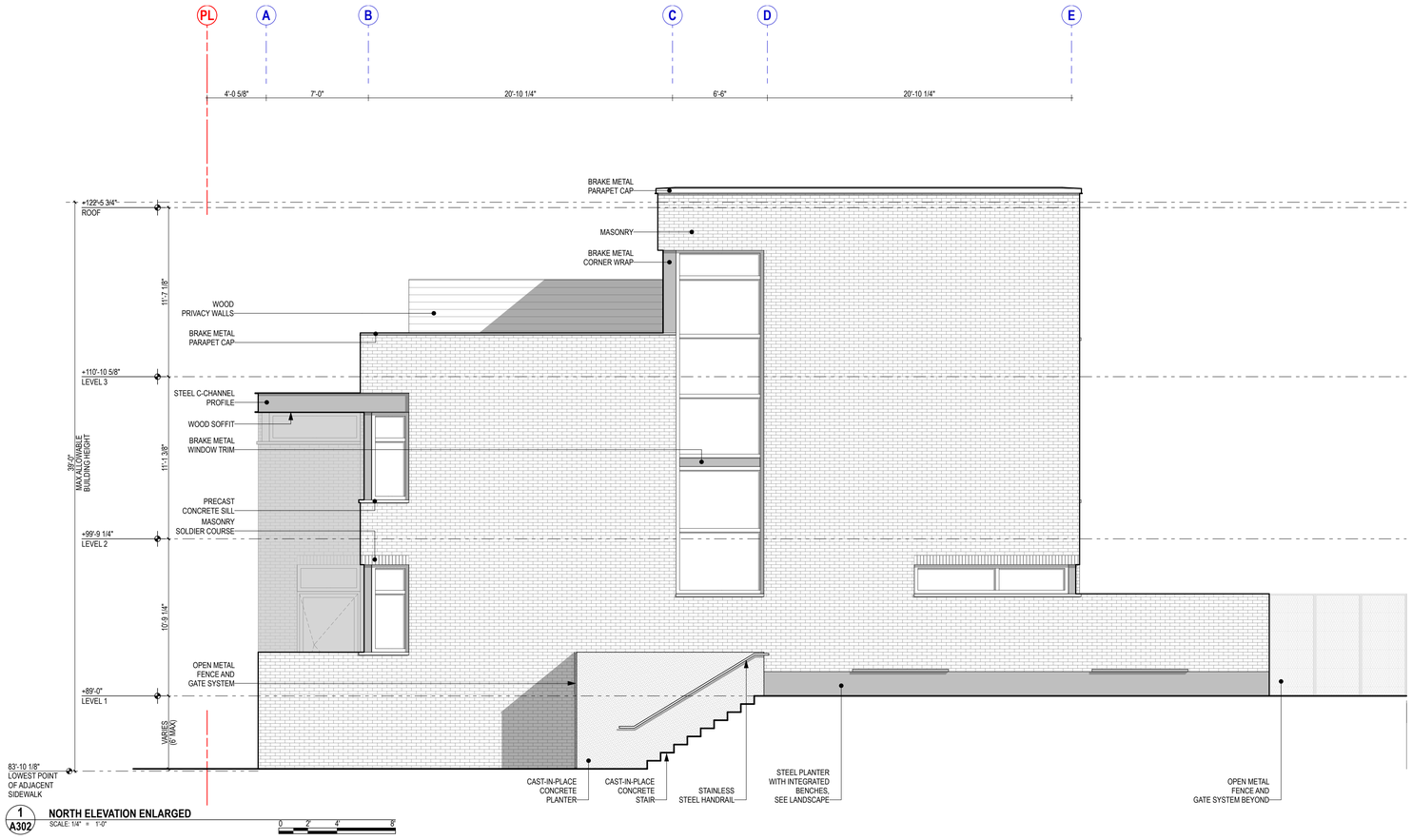


1 A302 **NORTH ELEVATION ENLARGED**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

ELEVATION NOTES

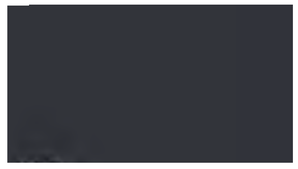
1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR LAND USE CODE INFORMATION SEE SHEETS G101 & G102

PROPOSED EXTERIOR FINISH MATERIALS

MASONRY: ENDICOTT BRICK, MEDIUM IRONSPOT 77

EXPOSED CONCRETE: ETCHED FINISH

WOOD RAINSCREEN, PRIVACY WALLS AND SOFFIT: SHOU SUGI BAN CHARRED SIDING, NAKAMOTO FORESTRY, GENDAI BLACK



WINDOW TRIM AND METAL/STEEL: BENJAMIN MOORE "ABYSS"

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ENLARGED ELEVATIONS-NORTH
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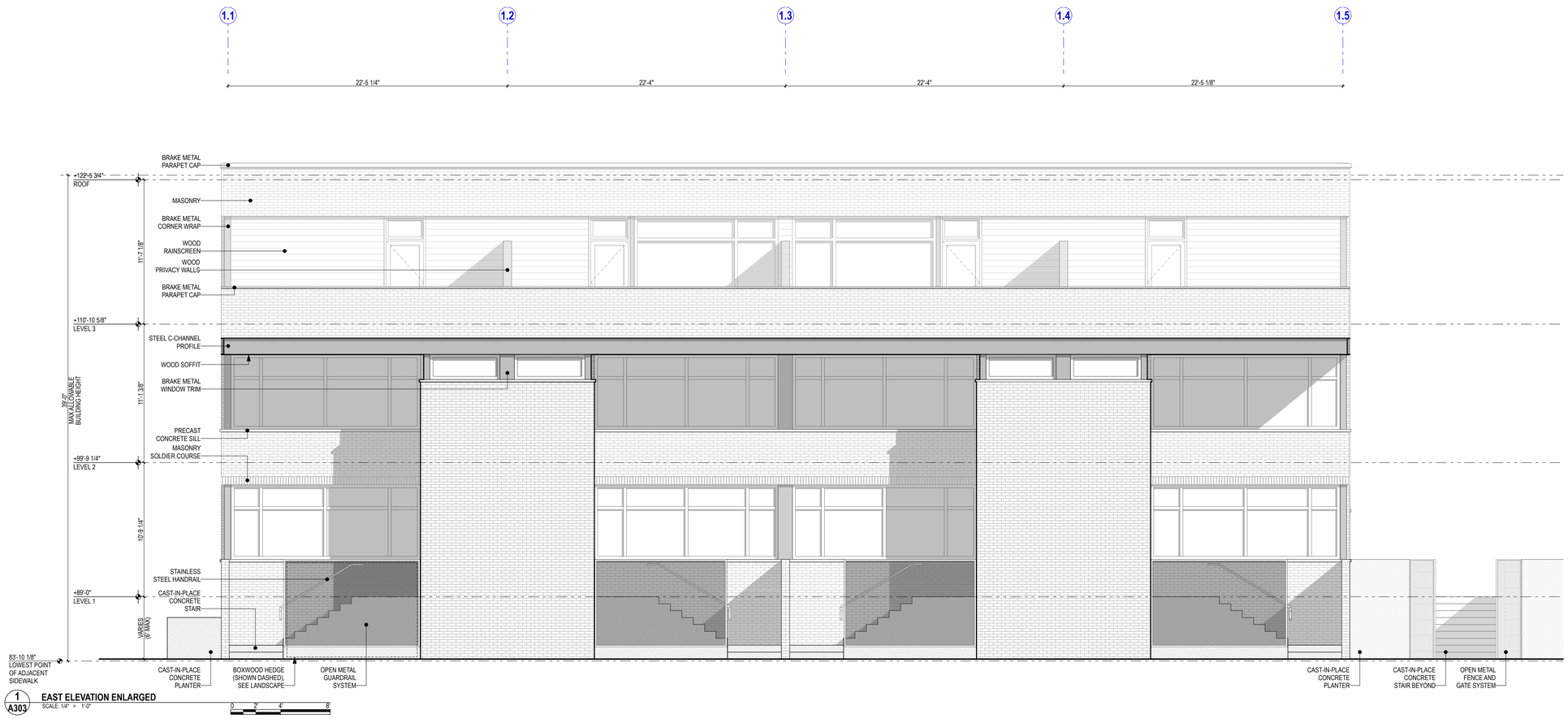
ELEVATION NOTES

1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR LAND USE CODE INFORMATION SEE SHEETS G101 & G102



1 A303 **EAST ELEVATION ENLARGED**
SCALE: 1/4" = 1'-0"

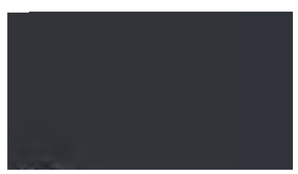
0 2' 4' 8'

PROPOSED EXTERIOR FINISH MATERIALS

MASONRY: ENDICOTT BRICK, MEDIUM IRONSPOT 77

EXPOSED CONCRETE: ETCHED FINISH

WOOD RAINSCREEN, PRIVACY WALLS AND SOFFIT: SHOU SUGI BAN CHARRED SIDING, NAKAMOTO FORESTRY, GENDAI BLACK



WINDOW TRIM AND METAL/STEEL: BENJAMIN MOORE "ABYSS"

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ENLARGED ELEVATIONS-EAST
Sheet Title

A303

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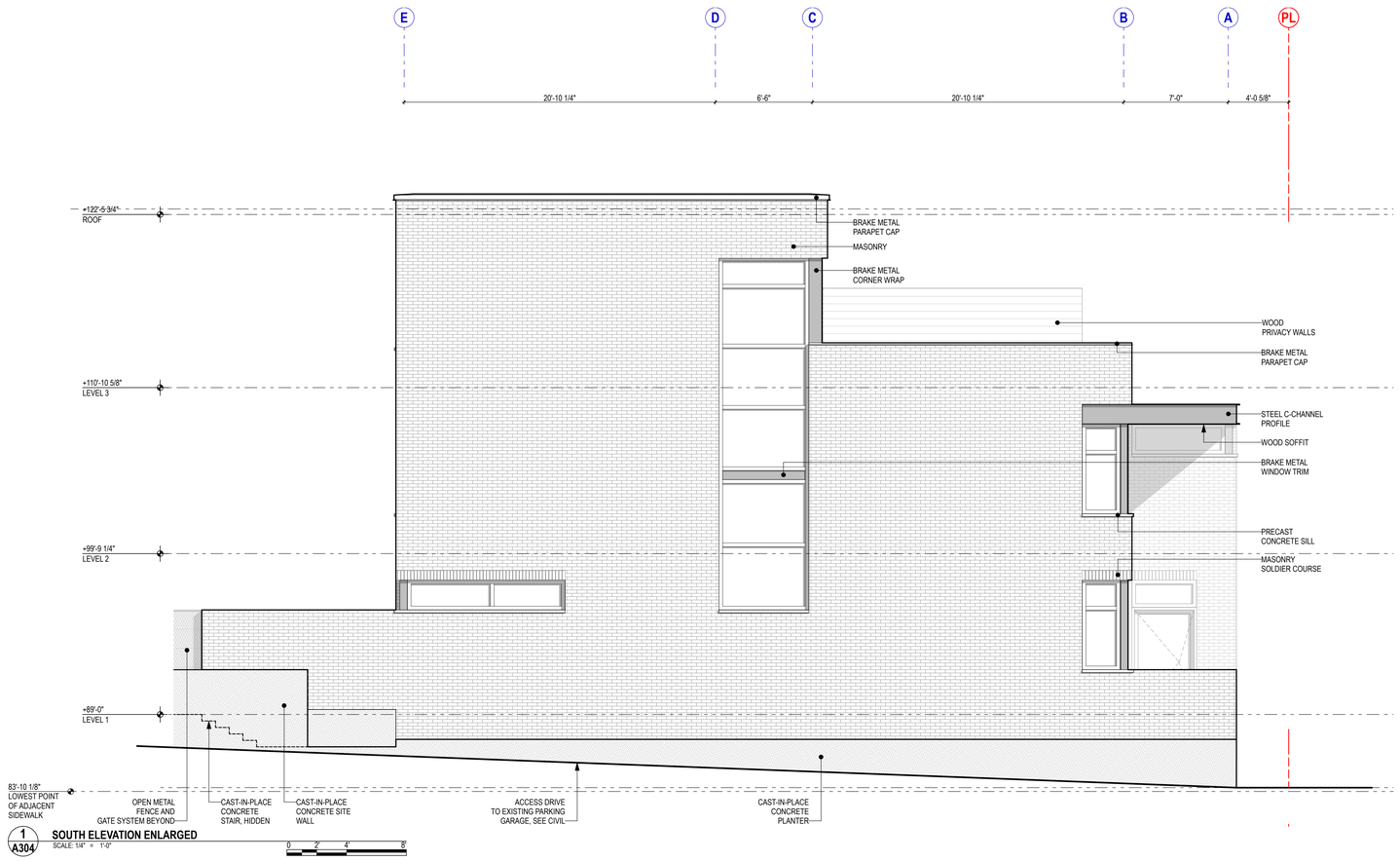
ELEVATION NOTES

1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR LAND USE CODE INFORMATION SEE SHEETS G101 & G102



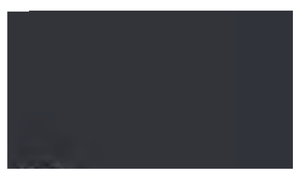
1 / A304 **SOUTH ELEVATION ENLARGED**
SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR FINISH MATERIALS

MASONRY: ENDICOTT BRICK, MEDIUM IRONSPOT 77

EXPOSED CONCRETE: ETCHED FINISH

WOOD RAINSCREEN, PRIVACY WALLS AND SOFFIT: SHOU SUGI BAN CHARRED SIDING, NAKAMOTO FORESTRY, GENDAI BLACK



WINDOW TRIM AND METAL/STEEL: BENJAMIN MOORE "ABYSS"

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ENLARGED ELEVATIONS-SOUTH
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A304

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ELEVATION NOTES

1. FOR LIST OF ABBREVIATIONS, SEE COVER SHEET **G001**
2. FOR LAND USE CODE INFORMATION SEE SHEETS G101 & G102

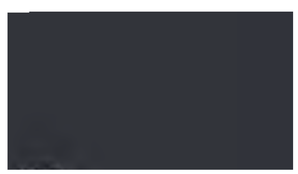
1 / A305 **WEST ELEVATION ENLARGED**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

PROPOSED EXTERIOR FINISH MATERIALS

MASONRY: ENDICOTT BRICK, MEDIUM IRONSPOT 77

EXPOSED CONCRETE: ETCHED FINISH

WOOD RAINSCREEN, PRIVACY WALLS AND SOFFIT: SHOU SUGI BAN CHARRED SIDING, NAKAMOTO FORESTRY, GENDAI BLACK


WINDOW TRIM AND METAL/STEEL: BENJAMIN MOORE "ABYSS"

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ENLARGED ELEVATIONS-WEST
Sheet Title

A305

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2 A310 **EXTERIOR RENDERING - BIRDSEYE**
SCALE: 1" = 1'-0"

3 A310 **EXTERIOR RENDERING - PERSPECTIVE FROM 77TH & 29TH (1)**
SCALE: 1" = 1'-0"

1 A310 **EXTERIOR RENDERING - PERSPECTIVE ALONG 77TH**
SCALE: 1" = 1'-0"

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EXTERIOR RENDERINGS
Sheet Title

A310

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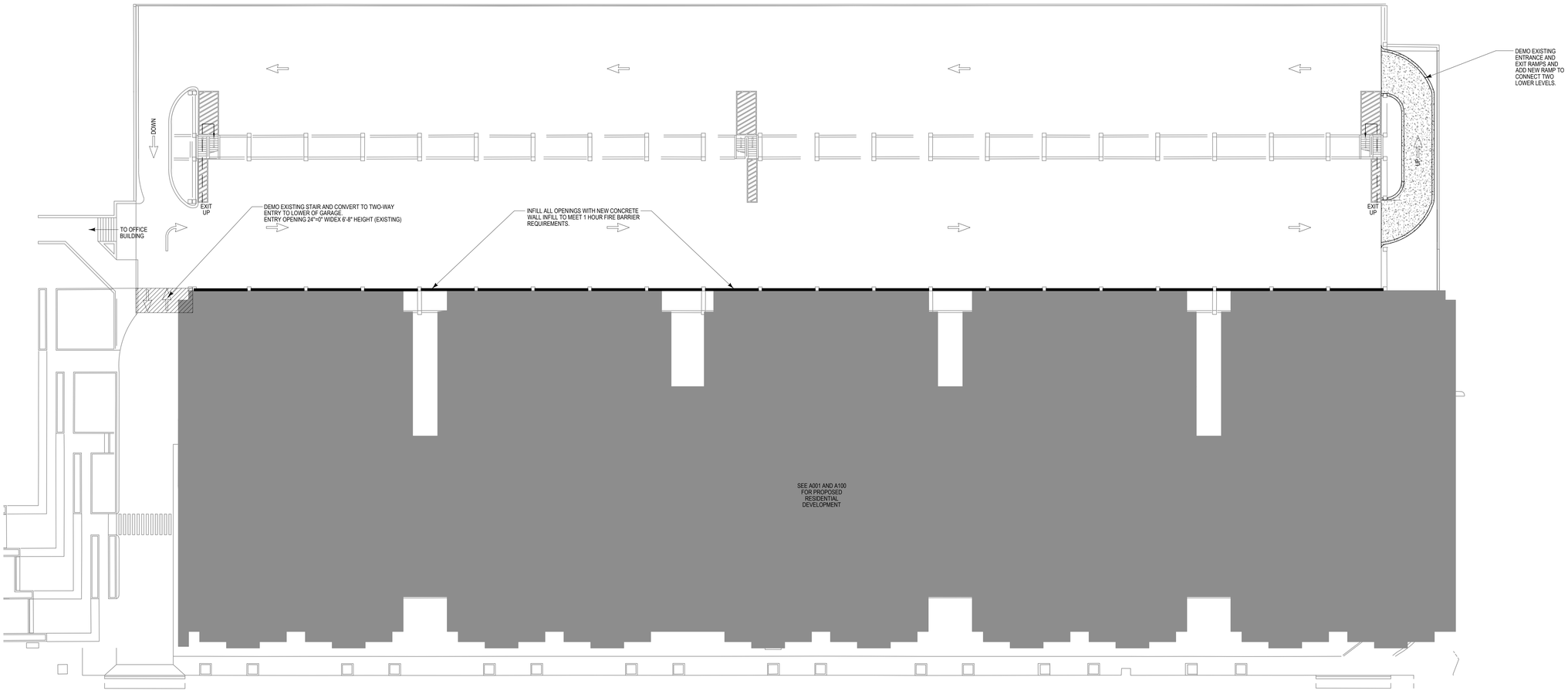

L OFFICE PARKING PLAN -LOWER LEVEL

1" = 20'-0"

PARKING CALCULATIONS

PARKING CALCULATIONS PER MERCER ISLAND UNIFIED LAND DEVELOPMENT CODE; SECTION 19.11.130 'PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION':

PARKING RATIO PER TABLE 19.11.130.B.1 - PARKING REQUIREMENTS:
3-5 PER 1,000 GROSS SQUARE FEET

BUILDING GROSS SF = 156,135
156,135 SF / 3 PER 1000 SF GROSS FLOOR AREA = 469 PARKING STALLS PROVIDED BASED ON CURRENT STALL CONFIGURATION.

ENCLOSED PARKING STRUCTURE

THE EXISTING PARKING STRUCTURE WAS CONSIDERED A OPEN PARKING STRUCTURE - DUE TO FIRE SEPARATION REQUIREMENTS BETWEEN THE PARKING GARAGE TO REMAIN AND THE NEW RESIDENTIAL CONSTRUCTION THE EASTERN END OF THE PARKING STRUCTURE MUST BE ENCLOSED TO MEET A 1 HOUR FIRE SEPARATION REQUIREMENT. BASED ON A LIMITATION OF HORIZONTAL OPEN VENTILATION AREA AS REQUIRED FOR THE REMAINING VERTICAL VENTILATION AREA THE GARAGE WILL BECOME AN ENCLOSED PARKING GARAGE.

A MECHANICAL VENTILATION SYSTEM WILL BE PROVIDED IN CONJUNCTION WITH EXISTING VERTICAL AND HORIZONTAL VENTILATION AREA TO MEET THE REQUIREMENTS OF AN ENCLOSED PARKING GARAGE.

FIRE PROTECTION REQUIREMENTS

BASED ON IEBC SECTION 803.2.2 WHERE TWO CONDITIONS HAVE TO OCCUR TO TRIGGER THE REQUIREMENT FOR ADDING SPRINKLERS THE SCOPE TO THE PARKING GARAGE DOES NOT EXCEED 50% OF WORK AREA. WE ESTIMATE IT AT 42% AS FOLLOWS:

TOTAL APPROXIMATE PARKING GARAGE AREA (6) TOTAL TIERS	102,972 GSF
REMOVAL OF TWO TIERS OF PARKING	69,680 GSF
REMOVAL OF EXISTING ENTRY AND EXIT FROM LOWER TIERS AND NEW RAMP TO CONNECT TO LOWER TIERS	4,252 GSF
NEW ADA RAMP	520 GSF
TOTAL APPROXIMATE WORK AREA NEW MECHANICAL SCOPE (ESTIMATED)	74,787 GSF (37%) 5,150 GSF (5%)

EXISTING STAND PIPES TO REMAIN AND BE MODIFED AS REQURIED FOR NEW CONSTRUCTION.

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BURGESS DESIGN

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PARKING GARAGE
OFFICE BUILDING
LOWER LEVEL

PK 100

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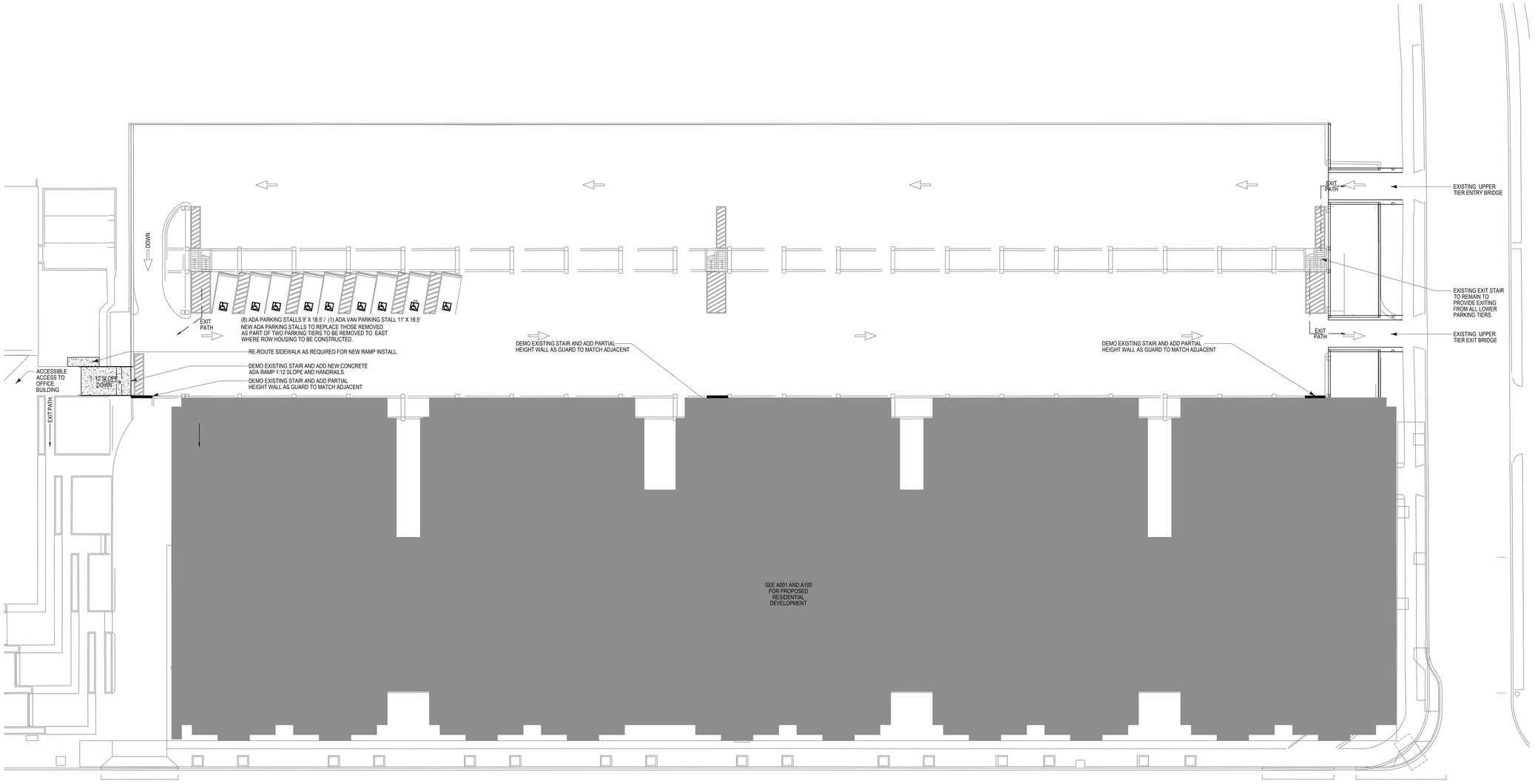

L OFFICE PARKING PLAN -UPPER LEVEL

1" = 20'-0"

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BURGESS DESIGN

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PARKING GARAGE
OFFICE BUILDING
LOWER LEVEL

PK 101

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LUMINAIRE SCHEDULE

FIXTURE TYPE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE	DRIVER	INPUT VOLTAGE	FINISH	MOUNTING	MOUNTING HEIGHT	NOTES	ALTERNATE MANUFACTURER(S)
S1	PEDESTRIAN SCALE POLE MOUNTED AREA LUMINAIRE	LIGMAN **UVK-90001 SERIES** **SPD-RSS-4512-13-4.5 POLE**		40W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		PEDESTRIAN POLE	13'		
S2	WALL MOUNT AREA LIGHT *Entries*	LUMINIS **SN1105 SERIES**		30W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		SURFACE WALL	14'		
S3	WALL MOUNT AREA LIGHT *Patios*	SISTEMALUX **LOOK WALL SERIES**		24W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		SURFACE WALL	7'-6"		
S4	RECESSED STEPLIGHT *Stairs*	TARGETTI **ZEDGE LINE SERIES**		15W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		RECESSED WALL	18" AFF		
S5	ADJUSTABLE LANDSCAPE FLOODLIGHT *Feature Trees*	TARGETTI **BULLETTO SERIES**		12W	LED 3500K, 80+ CRI	REMOTE ELECTRONIC 0-10V DIM	277		SURFACE GROUND	AT GRADE		
S6	LINEAR ACCENT LIGHT *Bench Locations*	LED LINEAR **XOOLINE IP67 SERIES**		6W/LF	LED 3500K, 80+ CRI	REMOTE ELECTRONIC 0-10V DIM	277		NICHE TOE KICK	3"-6" AFF		
S7	WALL MOUNT AREA LIGHT *Garage Entry*	LIGMAN **UVK-30001 SERIES**		20W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		SURFACE WALL	12'		
S8	CATENARY RING LIGHT	STRUCTURA **AURA RING SERIES**		55W	LED 3500K, 80+ CRI	REMOTE ELECTRONIC 0-10V DIM	277		CATENARY CABLE SUSPENDED	18'		
S9	WALL MOUNT DECORATIVE SCONCE	STRUCTURA **LINEAL SCONCE SERIES**		15W	LED 3500K, 80+ CRI	INTEGRAL ELECTRONIC 0-10V DIM	277		SURFACE WALL	7'-6"		

GENERAL NOTES:

A. SPECIFICATIONS SHOWN REPRESENT THE BASIS OF DESIGN. OTHER LISTED MANUFACTURERS ARE ALTERNATES TO THE BASIS OF DESIGN. SEE SPEC SECTION 265000 FOR MORE INFORMATION ON ALTERNATE FIXTURES.
B. LIGHT OUTPUT LISTED IN THIS SCHEDULE IS DELIVERED LUMENS UNLESS OTHERWISE NOTED .
C. CONTRACTOR TO VERIFY LUMINAIRE VOLTAGE WITH BRANCH CIRCUIT PRIOR TO ORDERING.
D. CONFIRM ALL LUMINAIRE FINISHES, AND MOUNTING TYPES WITH ARCHITECT PRIOR TO ORDERING.
E. CONFIRM SUSPENSION HEIGHTS, AS WELL AS ALL MOUNTING ELEVATIONS FOR WALL MOUNTED LUMINAIRES WITH ARCHITECT OR LIGHTING DESIGNER PRIOR TO FINAL INSTALLATION AND CUTTING OF EXCESS POWER AND SUSPENSION CABLES.
F. EMERGENCY LIGHTS SHALL BE INDICATED ON LIGHTING PLANS WITH 'EM' DESIGNATED FOLLOWING THE LUMINAIRE FIXTURE TAG.
G. ALL LED LUMINAIRES TO BE MINIMUM 80 CRI WITH MINIMUM 50,000 HOUR L70 LAMP LIFE. LED LUMINAIRES TO BE SUPPLIED WITH A MINIMUM 5 YEAR WARRANTY.
H. ALL DRIVERS TO COMPLY WITH REDUCTION OF HAZARDOUS SUBSTANCES (ROHS) REQUIREMENTS

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LUMINAIRE SCHEDULE
Sheet Title

EL0.01

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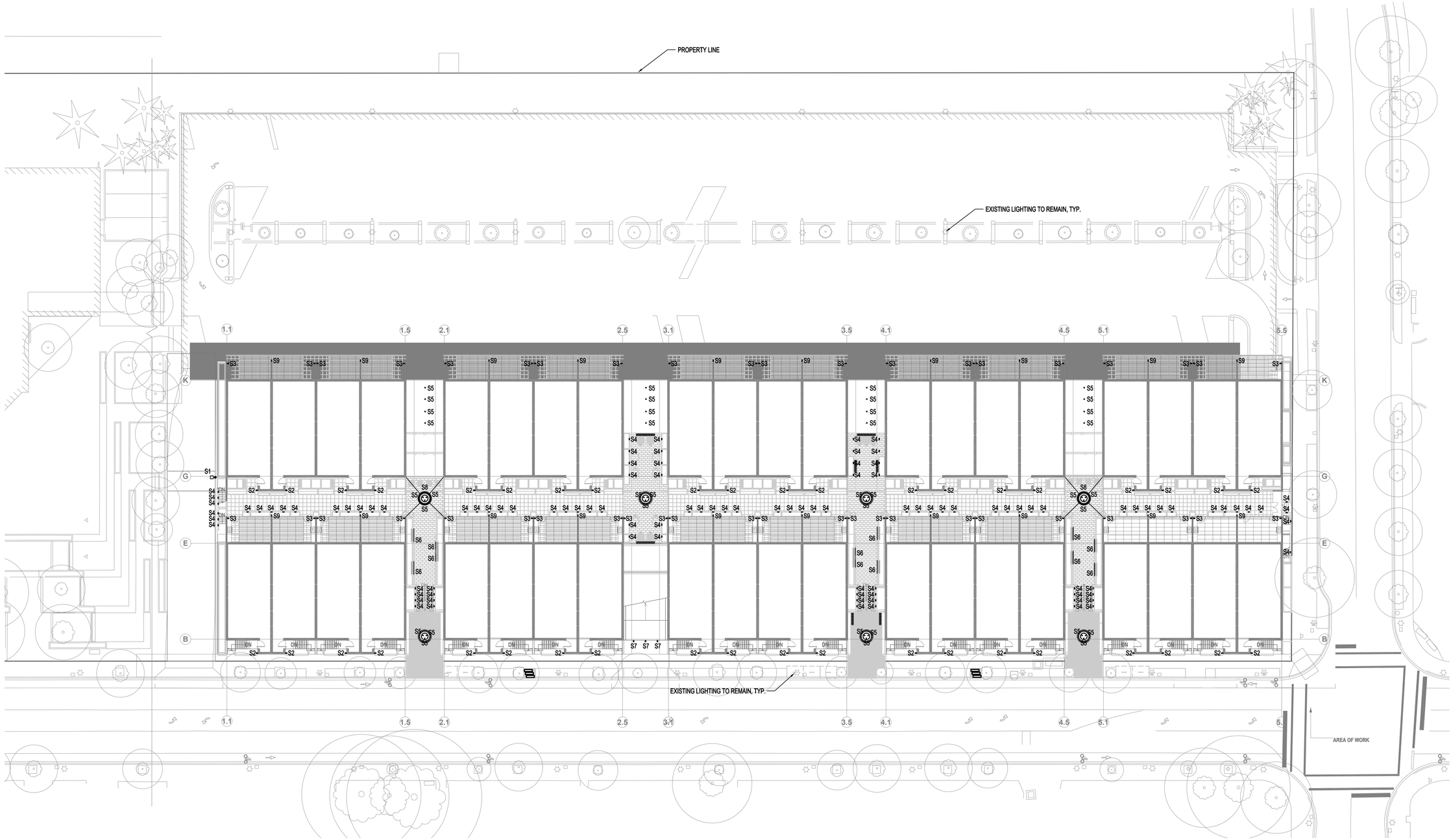
Date: 7/21/21 Time: 3:56pm File: P:\2021\21-128 - Mercer Island Row House\01 Production\02 CAD\EL0.01.dwg User: sasha.mitchell

GENERAL NOTES:

A. LIGHTING ZONE LZ-3.

B. POINT BY POINT SPACING AT 5' X 5'.

C. EMERGENCY EGRESS LIGHTING WILL BE POWERED FROM THE BUILDING EMERGENCY POWER SYSTEM.



1 EL0.10 SITE PLAN - LIGHTING
SCALE: 1" = 20'-0"

Rev Date Issue

PAE LUMA
pae-engineers.com lumaled.com

MERCER PARK ROWHOUSES

3003 77th Ave. SE
Mercer Island, WA 98040

21003
Project #

Weinstein A+U
2200 Western Avenue, Suite 301
Seattle, WA 98121
206.443.8606
www.weinsteinau.com

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LAND USE PACKAGE
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7/21/21
Issue Date

SITE PLAN - LIGHTING
Sheet Title

EL0.10

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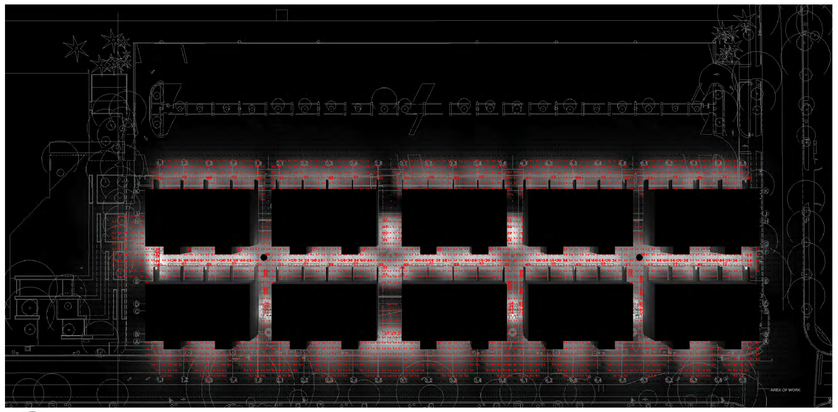
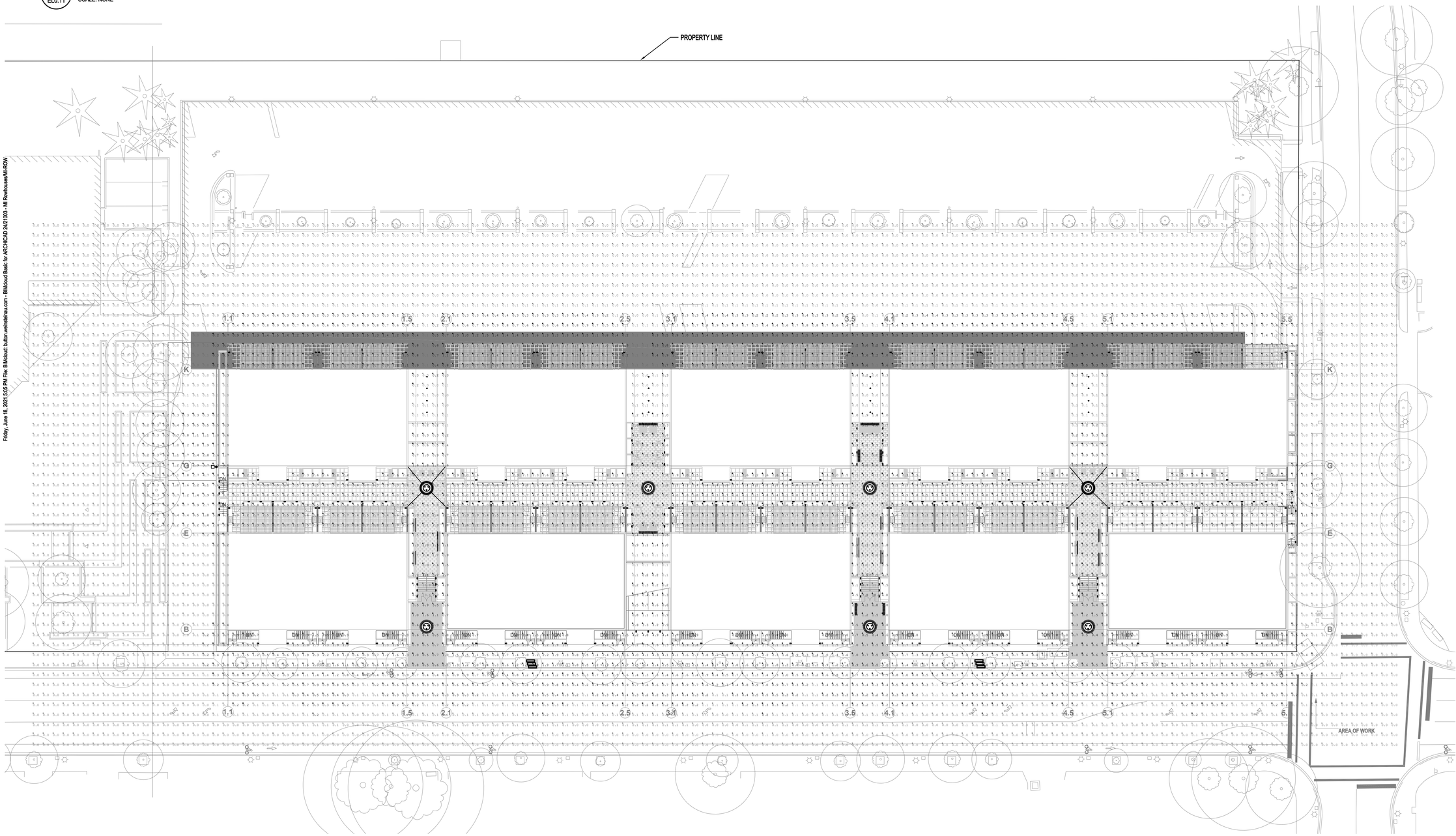
Date: 7/21/21 Time: 4:23pm File: P:\2021\21-1288 - Mercer Island Row House\01 Production\02 CAD\EL0.10.dwg User: sasha.mitchell
Friday, June 18, 2021 5:05 PM File: BIMcloud: bolton.weinsteinau.com - BIMcloud Basic for ARCHICAD 24\21003 - MI Rowhouses/MI-ROW



1 EL0.11 SITE PLAN -PHOTOMETRIC RENDERING
SCALE: NONE

GENERAL NOTES:

A. PROPOSED LIGHTING: ZONE LZ-3.
B. PROPOSED LIGHTING: POINT BY POINT SPACING AT 5' X 5'.



2 EL0.11 SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"

Rev Date Issue

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SITE PLAN - PHOTOMETRIC
Sheet Title

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Date: 7/21/21 Time: 4:22pm File: P:\2021\21-1288 - Mercer Island Row House\01 Production\02 CAD\EL0.11.dwg User: sasha.mitchell
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Friday, June 18, 2021 5:05 PM File: BIM/cloud: button.weinsteinau.com - BIM/cloud Basic for ARCHICAD 24/21/003 - MI Rowhouses/MI-ROW

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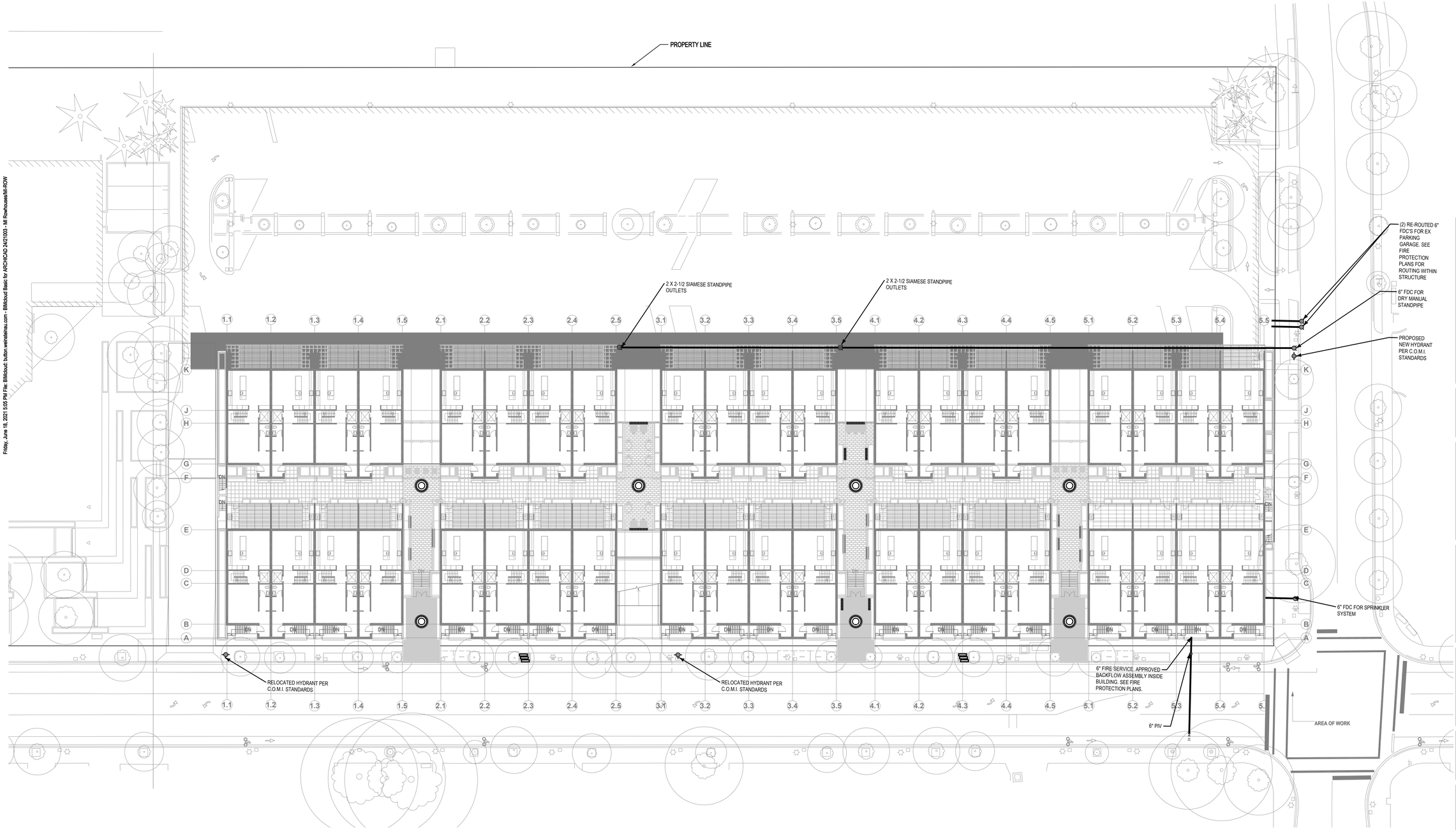

1 FP0.10 **SITE PLAN - FIRE PROTECTION**
1"=20'-0"

Rev	Date	Issue

PAE LUMA

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FIRE PROTECTION SITE PLAN
Sheet Title

FP0.10