



# DESIGN COMMISSION REGULAR HYBRID MEETING AGENDA

Wednesday, October 4, 2023 at 6:00 PM

## DESIGN COMMISSIONERS

## LOCATION

**Chair:** Suzanne Zahr

Mercer Island Community & Event Center and Zoom

**Vice Chair:** Anthony Perez

Luther Burbank Meeting Room 103

**Commissioners:** Megan Atkinson, Traci Granbois,

8236 SE 24<sup>th</sup> Street | Mercer Island, WA 98040

Claire McPherson, Catherine Lategan, and Christopher Patano

(206) 275-7706 | [www.mercerisland.gov](http://www.mercerisland.gov)

*We strive to create an inclusive and accessible experience. Those requiring accommodation for Pla Commission meetings should notify the Deputy City Clerk's Office 3 days prior to the meeting at (206) 275-7791 or by emailing [deborah.estrada@mercerisland.gov](mailto:deborah.estrada@mercerisland.gov).*

**Registering to Speak:** Individuals wishing to speak live during appearances, must register with the Deputy City Clerk by 4pm on the day of the Design Commission meeting. Register at (206) 858-3150 or email [deborah.estrada@mercerisland.gov](mailto:deborah.estrada@mercerisland.gov). Each speaker will be allowed three (3) minutes to speak.

If providing comments using Zoom, staff will permit temporary video access when it is your turn to speak. Please activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to [design.commission@mercergov.org](mailto:design.commission@mercergov.org).

**Join by Telephone at 6:00 pm:** Call 253.215.8782 and enter **Webinar ID 862 8359 6284, Passcode 581756**.

**Join by Internet at 6:00 pm:**

- 1) Click this [Link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **862 8359 6284, Passcode 581756**

**Join in person at 6:00 pm:** Mercer Island Community & Event Center – 8236 SE 24<sup>th</sup> Street, Mercer Island

## CALL TO ORDER & ROLL CALL, 6 PM

## PUBLIC APPEARANCES

This is the opportunity for anyone to speak to the Commission about issues of concern.

## REGULAR BUSINESS

1. Design Commission Meeting Minutes for November 2, 2022  
**Recommended Action:** Approve minutes.
2. DSR22-014 – Review a proposal to construct a new 10-unit apartment building at 2900 78<sup>th</sup> Avenue SE.  
**Recommended Action:** Discussion only

## OTHER BUSINESS

3. Planning Manager's Report
4. Announcements & Communications

## ADJOURNMENT

# DESIGN COMMISSION

## MEETING MINUTES



Wednesday, November 2, 2022

### CALL TO ORDER

Vice Chair Anthony Perez called the virtual meeting to order at 6:01 PM from a remote location.

### ROLL CALL

Vice Chair Anthony Perez, Commissioners Megan Atkinson, Traci Granbois, Catherine Lategan, Claire McPherson (6:04), Christopher Patano, and Suzanne Zahr.

### STAFF PRESENT

Ryan Harriman, Planning Manager  
Jeff Thomas, CPD Interim Director

Deborah Estrada, Deputy City Clerk

### APPEARANCES

There were no public appearances.

### PUBLIC HEARING

Vice Chair Perez opened the public hearing at 6:04 PM. There being no one present to speak, the public hearing was closed at 6:05 PM

### REGULAR BUSINESS

#### Election of Officers

Commissioner Lategan nominated Vice Chair Anthony Perez for Chair, which he declined.

Commissioner Perez nominated Suzane Zahr to be Chair, which she accepted.

Motion by Perez; seconded by Lategan to:

**Approve Commissioner Zahr as Chair of the Design Commission.**

Passed: 6-0-1 (Atkinson, Lategan, McPherson, Patano, Perez, and Zahr)

Abstain: 1 (Granbois)

Commissioner Zahr nominated Perez to be Vice Chair, which he accepted.

Motion by Patano; seconded by Atkinson to:

**Approve Commissioner Perez as Vice Chair for the Design Commission.**

Passed: 6-0-1 (Atkinson, Lategan, McPherson, Patano, Perez, and Zahr)

Abstain: 1 (Granbois)



**Approve the minutes of the May 12, 2022, Regular Meeting.**

Motion by Lategan; seconded by Perez to:

**Approve the minutes of the May 12, 2022, Regular Meeting.**

Passed: 6-0-1 (Atkinson, Granbois, Lategan, McPherson, Patano, and Perez)

Abstain: 1 (Zahr)

**File No. DSR21-012: permit Type IV**

Motion by Perez; seconded by Atkinson to:

**Adopt the staff findings and conclusions contained within this staff report and APPROVE the proposed development subject to the recommended conditions of approval also contained in this staff report and approve, with one additional condition, Number 8, is that the applicant provide a continuous visual barrier in line with the proposed cedar fence to the adjacent southern ~~building~~border.**

Motion to Lategan; seconded by Perez to amend the original motion to:

**Replace “building” with “border.”**

Passed: 7-0: (Atkinson, Granbois, Lategan, McPherson, Patano, Perez, and Zahr)

Passed: 7-0; (Atkinson, Granbois, Lategan, McPherson, Patano, Perez, and Zahr)

**OTHER BUSINESS**

Ryan Harriman, Planning Manager, introduced himself.

**Announcements & Communications - None**

**Next Schedule Meeting** – tentatively scheduled for December 7, 2022.

**ADJOURNMENT**

The meeting adjourned at 7:16 PM

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



## STAFF REPORT

### DESIGN COMMISSION STUDY SESSION

<b>Project No:</b>	DSR22-014
<b>Description:</b>	A Study Session with the Design Commission to discuss a proposal to construct a new 10-unit apartment building.
<b>Applicant/ Owner:</b>	Kelly Hallstrom (Medici Architects) / 2900 Development LLC
<b>Site Address:</b>	2900 78th Ave SE, Mercer Island WA 98040
	Identified by King County Assessor tax parcel number: 531510-1219
<b>Zoning District</b>	Town Center (TC), TC-4 Subarea
<b>Staff Contact:</b>	Ryan Harriman, EMPA, AICP – Planning Manager
<b>Exhibits:</b>	<ol style="list-style-type: none"> <li>1. Project Narrative</li> <li>2. Plan Set</li> <li>3. Building Study Session Comments</li> </ol>

#### **I. INTRODUCTION:**

On December 13, 2022, the applicant applied for a study session with the Design Commission to review a proposal for a 10-unit residential apartment building located at 2900 78th Avenue SE. Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a); this study session fulfills this requirement.

On July 26, 2022, the Applicant submitted a complete site development permit application, 2207-281, which the City subsequently determined vests the application to the design and development regulations in place at that time.

The subject property is located 2900 78th Ave SE, in the Town Center zone. The neighboring properties to the north, south, and east are also within the Town Center zone and the TC-4 subarea. The intersection of SE 29th Street and 78th Avenue SE is located to the west of the subject property.

The subject property is developed with a commercial building, formerly Baskin Robbins. Neighboring development includes a senior living facility to the east, multi-story mixed use building to the north, and a parking lot for a financial institution to the south.

The Applicant will need to submit a formal design review application for proposed development, which will require approval by the Design Commission prior to issuance of any construction permits. Following completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

#### **II. STAFF ANALYSIS AND CRITERIA FOR REVIEW**

**A. MICC 19.11.015 - Town Center subareas.**

The subject property is located within TC-4 subarea which allows a broad of land uses and building up to four stories in height. The proposed development is four stories and does not exceed the maximum height of 51-feet. Pursuant to MICC 19.11.015(B)(2), the purpose of the TC-4 subarea is to be a transition between the taller buildings in the TC-5 subarea and the lower structures in the TC-3 and TCMF-3 subareas. A broad mix of land uses is allowed. Buildings may be up to four stories in height.

**B. MICC 19.11.020 - Land uses.**

Pursuant to MICC 19.11.020, the proposed development is listed as a permitted use. On July 26, 2022, the Applicant applied for a site development permit, 2207-281. The application vests the proposed development to the regulations in place at the time the application. The application is vested to the former version of Chapter 19.11 MICC, which did not require commercial development to be located on the first floor of a proposed development.

**C. MICC 19.11.030 - Bulk regulations.**

Base Building Height Allowed:	27 Feet
proposed:	51-feet
Based Building Stories Allowed:	2
proposed:	4 stories
Max Allowable Building Height:	51 Feet
proposed:	51-feet
Max Allowable Building Stories:	4
proposed:	4 stories
Ground Floor Adjacent to Streets:	15 Feet
proposed:	15-foot ground floor level along 78th Ave SE
Setback From Property Lines:	No Minimum
proposed:	North - 0-feet/ East – 0-feet / South – 12-feet / West – 15-feet from face of curb
Required Upper Story Setback:	Meets average daylight plane standards as described in subsection (A)7

**D. MICC 19.11.040 - Affordable housing.**

The incentives and regulations offered in MICC 19.11.040 are used by the City as one means of meeting its commitment to encourage housing affordable to all economic groups, and to meet its regional share of affordable housing requirements. The purpose of MICC 19.11.040 is to: (1) implement through regulations the responsibility of the city under state law to provide for housing opportunities for all economic segments of the community, (2) help address the shortage of housing in the city for persons of moderate-income households, (3) promote development of affordable housing that would not otherwise be built in the city, and (4) offer incentives to encourage construction of affordable housing units in Town Center.

To qualify for the addition two stories that is allowed within the TC-4 subarea, the Applicant proposes to provide affordable housing that is equal to 10 percent of the total units in the development. The total number of units proposed is 10, which means that 1 (10%) of those units will be affordable. As the proposed development moves forward and agreement between the city and owner will be established per MICC 19.11.040.F.

**E. MICC 19.11.050 - Green building standards.**

Pursuant to MICC 19.11.050, any major new construction shall meet the LEED Gold standard. Projects that are primarily residential (at least 50 percent of the gross floor area is 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 occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such rating. Failure to submit a timely report regarding LEED or Built Green ratings by the date required is a violation of this Code.

**F. MICC 19.11.060 - Site design.**

The Applicant proposes to incorporate three minor site features into the proposed development. These features include:

- Water fountain within the public open space
- Bike rack on the public sidewalk near the walkway to the building entrance
- Clock located on the building above the public open space will be incorporated into the facade and become a piece of art."

Since this proposed development exceeds three stories in height, at least one of the major site features is required. Due to the small size of the lot, it is not feasible to provide a Through-block connection so this project is proposing to incorporate a public open space that meets the requirements of MICC 19.11.040(D). The public open space shall be an informal gathering area for not only residents, but for anyone passing by. The proposed public open space is 465 SF which is 3.2 percent of the proposed GFA (minimum requirement is 3 percent), and the width is 20 feet which extends from the north property line to the driveway.

The proposed public open space incorporates these design elements into the design:

- It is located at the same level as the sidewalk, will serve as a focal point, and is integrated with the pedestrian connection between the building and the public right of way.
- It includes amenities such as 8 linear feet of seating, a water fountain, landscape lighting, landscaping, a green wall, and decorative paving.
- Pedestrian oriented frontage is provided on the west (ROW) and the south (building entry) edges of the open space.
- 25 percent of the open space is landscaped with groundcover and shrubs.
- Apart from a small awning above the entry door, the public open space is open to the sky.
- The public open space will be always available to the public.

**G. MICC 19.11.070 - Greenery and outdoor spaces.**

**B.1 - Landscaped area requirement**

The landscaped surfaces shall equal at least 25 percent of the development site. This site is 7,200 SF so at least 1,800 SF (25 percent) shall be landscaped. Because of the small site, a combination of ground level planting, green walls, and a green roof will be utilized to meet this requirement.

- Ground Level Planting: The available space is very limited. The public open space and the planter strip south of the driveway combine for a total of 250 SF of available space for planting of shrubs and ground cover.

- Green Wall: A green wall will be incorporated into the public open space along the north property line that will cover up the blank wall of the adjacent property. This will be approximately 226 SF, which at a rate of 75 percent, 169.5 SF will count towards the landscape requirement.

- Green Roof: This will be the largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement.

These elements combine for a total of 2,044.5 SF in landscaped area, or 28.4% of the site.

**B.2 - Landscaping standards**

All new plantings shall be selected from a city approved list. Per the landscape plans, all new plantings shall meet the City of Mercer Island's installation standards and plans. And all new planting areas shall be irrigated with an automatic irrigation system.

**H. MICC 19.11.080 - Screening.**

As required per code, the solid waste enclosure will be screened around the perimeter, concealed on the top, and will have self-closing doors. The proposed walls of the enclosure will be comprised of CMU blocks for durability and will have a roof and fascia that correspond to the color palette of the main building. The height of the enclosure will be approximately 10-feet. Self-closing doors will be provided as a man-door on the parking garage side and a double door that can be opened from the loading zone side.

**I. MICC 19.11.090 - Lighting.**

Lighting standards are contained in MICC 19.11.090. Lighting should be designed to be pedestrian scale, LED or low wattage, shielded, and integrated into the overall design. The proposed design meets the standards in this section by including LED lighting will be provided at all building entrances, within the parking garage, as landscape lighting, and at all private deck spaces.

**J. MICC 19.11.100 - Building design.****B.1 – Fenestration**

In the TC-4 along 78th Ave SE, it is required that at least 75 percent of the length of the ground floor façade between the height of 2-feet and 7-feet shall be comprised of windows and doors with views of retail, office, or lobby spaces. Due to the 60-foot width of the street frontage, easement, loading zone and garage access requirements that must fit within this area, fenestration in this area is very limited. As proposed, the building width at the garage level is 46-feet-6-inches and the width of the windows at the lobby (only conditioned spaced at the ground floor) is 13-feet. In addition, the secure garage entrance will have a 20-foot wide roll-up, open grille security door that will all additional transparency at the ground floor level. The total width of transparency at this level is 70 percent. The remainder of this ground floor facade is comprised of structural components and an exit passageway door.

**B.2 - Street-facing façade elements**

Per 19.11.100.B.2, new construction requires at least (7) façade elements as described in this section or as approved by the design commission. This project is proposing:

- 1) A combination of Trespa Lumen panels that highlight the building massing over the public open space and will change appearance as they absorb the light differently throughout the day.
- 2) Clerestory windows above the curtainwall of the lobby
- 3) Recessed balconies for individual residential units.
- 4) Accent material to highlight the recessed balconies.
- 5) Artistic clock that will be integrated into the design of the facade above the public open space.
- 6) Slanted structural columns that support the cantilevered upper floors.
- 7) Powder coated steel sheets that create the perimeter of the raised gravel bed along the north property line turn downward at the front corner of the facade and will blend seamlessly with color coordinated exit passageway door, so it won't detract from the overall design.

**B.3 - Major façade modulation**

The street-facing façade is modulated into two major vertical massing. The cantilevered massing that stacks on all upper floors is 27-feet wide. The second major massing is recessed 28-feet from the face of the cantilevered mass and features a mixture of materials that highlight this form as a distinct massing that sits on top of the lobby structure. This massing also features a parapet roofline whereas the cantilevered massing shows a flat roof with overhangs.

**At least (3) minor façade modulations shall be incorporated in the design of the building. Some of these minor modulations include:**

- 1) Recessed balconies for each residential unit.
- 2) Bumpouts are highlighted by a change in material.
- 3) Fenestration patterns break up the opaque massing.

**K. MICC 19.11.110 - Materials and color.**

The proposed color palette was chosen to not detract from the surrounding elements. The main materials are white aluminum and gray Trespa panels, the vertical form above the public open space is accented with Trespa's Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky.

On the portion of the massing that is more obscured from public view on the north and east elevations, the main material is comprised of fiber cement panels to match the color of the gray Trespa panels. These panels are then accented with black infill panels to help break up the massing of the blank wall which has limited window opening due to its proximity to the property line.

The recessed elevator shaft and private balcony spaces use a v-groove style fiber cement siding in Urbane Bronze that complements the other materials.

At the ground floor level, the parking garage is constructed out of concrete which is used as an architectural accent at the garage entrance and is used to separate the parking garage use from the lobby/residential use.

**L. MICC 19.11.120 - Street standards.**

The ROW improvements along 78th Ave SE shall include widening the public sidewalk to 15 feet. This measurement is from the face of curb to the back of sidewalk. This frontage shall also follow the Mercer Island Town Center Streetscape Manual and incorporate design elements such as city approved street lights, street sign, and bike rack. Existing street trees are located on both sides of the property, but none will be added due to the 60-foot width of the property, and it's required access points.

**M. MICC 19.11.130 - Parking, vehicular and pedestrian circulation.**

Parking standards are established in MICC 19.11.130. The minimum number of required parking stalls for residential use is 1 to 1.4 per unit. All parking for this project will be located in an at-grade, open parking garage below the proposed residential units. The configuration of this garage allows for a total of 11 parking stalls, which includes one van accessible stall. Will the proposed 10 units, this is 1.1 stalls per unit. The proposed parking garage conforms to the standards set forth in Appendix A which includes standard stalls having dimensions of 9-feet x 18.5-feet, compact stalls with dimensions of 8.5-feet x16-feet, and a two-way drive aisle with a width of 24-feet.

Due to the compact nature of the site and so all required dimensions can be met, this project is proposing an increase of compact stalls above the allowed 50 percent. Out of a total of 11 off-street parking stalls, the Applicant proposes seven or 63 percent of these stalls be compact.

The required off-street loading zone is accessed from 78th Ave SE and has a separate curb cut at the south end of the property. From the back of the sidewalk, the loading zone has a depth of 40-feet-10-inches, a width of 13-feet and has a vertical clearance of 34-feet-8-inches. These dimensions have been discussed with the City and have been approved by Recology.

**III. RECOMMENDATION**

There is no recommended motion at this time, as this is a Design Commission study session.




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 ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN
 

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December 12, 2022

**Project Name:** 2900 78<sup>th</sup> Ave SE Apartments  
**Project Address:** 2900 78<sup>th</sup> Ave SE, Mercer Island, WA 98040  
**Parcel #:** 531510-1219

To Whom It May Concern,

The project at 2900 78<sup>th</sup> Ave SE proposes to demolish existing structures, uses, and improvements, and construct a new 4 story multi-family building with shared garage parking. The proposal intends to conform to Town Center Development and Design standards, while taking advantage of the maximum height and stories increase by providing community benefits as outlined within chapter 19.11. The site fronts the intersection of 78<sup>th</sup> Ave SE and SE 29<sup>th</sup> Street, with vehicular access coming from 78<sup>th</sup> Ave SE.

The attached plans address code compliance items for review and discussion.

- The proposed development provides a public open-space facing 78<sup>th</sup> Ave SE, and utilizes the existing easement for uncovered surface parking and a solid waste enclosure.
- The proposed development provides stacked multi-family residences with primary pedestrian and vehicular access from 78<sup>th</sup> Ave SE.
- The proposed development conforms to the 2018 IBC for R2 residences.

In the TC-4 zone, this project is proposing to utilize the maximum allowed height of 51' and the maximum allowed stories of 4. In order to achieve this requirement the proposed development is proposing these additional features:

- Per MICC 19.11.040(B) – At least ten percent of the total units must be affordable, so one of the (10) proposed units will be designated for affordable housing.
- Per MICC 19.11.060(B) – Any major new construction exceeding three stories shall include at least one major site feature. Due to the small lot size, this project is proposing to incorporate a public open space that meets the requirements of MICC 19.11.040(D).

The Proposed public open space is 465 SF which is 3.2% of the proposed GFA, and is 20' in width which extends from the north property line to the driveway. Because of the existing at-grade PSE easement in the NW corner of the site, a walkway and planter strip connect the public open space to the public ROW before opening up to the remainder of the space. This public open space shall be at the same level as the public sidewalk and as the building wraps around it, it helps to create a focal point at this intersection. While the proposed public open space is limited, it still incorporates design elements such as (8) linear feet of bench, 120 SF (25.8% of the open space) of planting and a water fountain that is part of the proposed minor site features. The surface of the public open space will feature decorative paving that distinguishes it from the public sidewalk as well as the walkway to the building entry.

As required for any new construction project, the site will feature a minimum of (3) minor site features. As mentioned above, a water fountain will be incorporated in the public open space adjacent to the bench. Per the landscaping plans, a bike rack is proposed on the public sidewalk next to the walkway and public open space, and a clock is proposed on the recessed portion of the building directly above the building entry and public open space.





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ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

The proposed building is designed to maximize the small site by stacking three floors of units above an open parking garage that's entrance is centered at the intersection. The parking garage allows for a total of 11 parking stalls for the site, which includes one ADA van stall. Utilizing that number of stalls, the development is able to incorporate (10) units with floors 1 and 2 be identical floor plans with (4) unit each, and the 3<sup>rd</sup> floor having (2) larger units. To provide adequate sizing of these units, the floor plates are cantilevered above the driveway entry and are supported by the PT slab as well as 12" angled steel columns that create visual interest.

The push and pull of the building masses along with the articulation of the balconies help create modulation that is highly visible from the street while the change in materials help to accentuate those forms. While the main materials are white aluminum cladding and gray Trespa, the vertical form above the public open space is accented with Trespa's Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky.

Per MICC 19.11.070, landscaped surfaces should equal 25% of the site. To meet this requirement on such a small site, the proposed development is proposing a few options.

- Ground Level Planting – The available space is very limited. Between the public open space and the planter strip south of the driveway there is 250 SF of available space for planting of shrubs and ground cover.
- Green Wall – A green wall will be incorporated into the public open space along the north property line that will cover up the blank wall of the adjacent property. This will be approximately 226 SF, which at a rate of 75%, 169.5 SF will count towards the landscape requirement.
- Green Roof – This will be largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement.

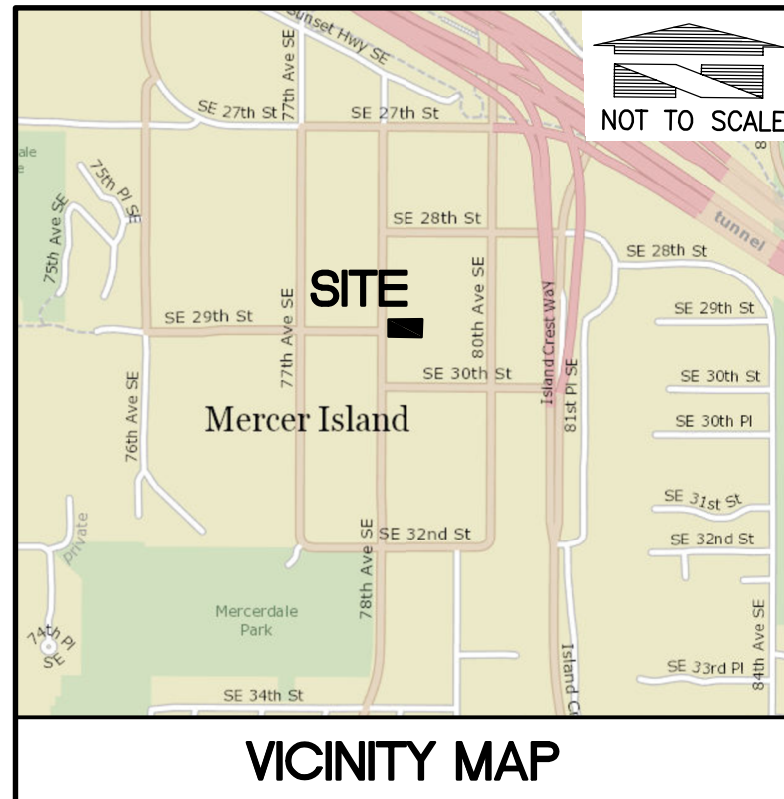
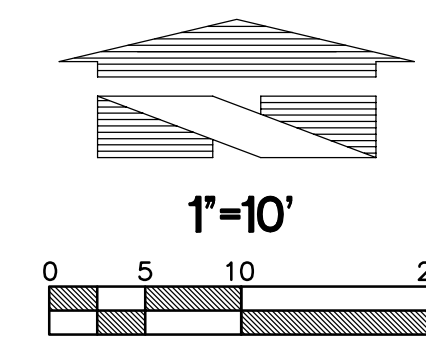
Adding these up brings a landscaping total of 2,044.50 SF, or 28.4% of the site.

Thank you,

Kelly Hallstrom  
Project Manager



# 2900 DEVELOPMENT COVER SHEET



### GENERAL SITE DEVELOPMENT NOTES:

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

### SOILS REPORT NOTES:

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

### BASIS OF BEARING:

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



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

### BENCHMARK:

VERTICAL DATUM: NAVD88

### LEGAL DESCRIPTION:

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

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

### EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:

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

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

### SITE DATA:

**ADDRESS:** 2900 78TH AVENUE SE  
MERCER ISLAND, WA 98040

**APN:** 5315101219

**PROPERTY AREA:** 7,200 S.F. (0.17 AC)

**DISTURBED AREA:** 11,068 S.F. (0.25 AC)

**IMPERVIOUS AREA:**

ROOF	- 5,063 SF
ON-SITE PAVEMENT	- 1,866 SF
TOTAL	- 6,929 SF

**PERVIOUS AREA:** TOTAL - 271 S.F.

**EST. EARTHWORK QUANTITIES:**

CUT:	200 CY
FILL:	200 CY
CUT/FILL BALANCE:	200 CY
NET IMPORT/EXPORT:	0 CY

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

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

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

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

### CIVIL SHEET INDEX:

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

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

### UTILITY CONFLICT NOTE:

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

### UTILITIES:

#### WATER:

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

#### SEWER:

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

#### CABLE:

XFINITY  
PHONE (800) 266-2278

#### POWER:

PUGET SOUND ENERGY  
PHONE (888) 321-7779

#### GAS:

PUGET SOUND ENERGY  
PHONE (888) 321-7779

#### TELEPHONE:

CENTURYLINK  
PHONE (866) 415-2950

### PROJECT TEAM:

#### ARCHITECT

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

#### ENGINEER

TEBALDI ENGINEERING, LLC  
4625 126TH AVENUE EAST  
EDGEWOOD, WA 98372  
PHONE: (206) 450-5096  
EMAIL: CHRIS@TEBALDIENGINEERING.COM  
CONTACT: CHRIS TEBALDI, P.E.

#### SURVEYOR:

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

#### GEOTECHNICAL ENGINEER:

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

#### OWNER:

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

No.	Date	By	Appr.	Revised Per City Comments
1	2/27/23	CMT	CMT	

Title:

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

For:

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

Scale:

Horizontal	1"=10'
Vertical	N/A

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

Job Number

2900

Sheet

C1

of

7

Scale

1"=10'

Date

2/27/23

Project

2900 DEVELOPMENT

Location

MERCER ISLAND, WA 98040

Drawn By

CMT

Checked By

CMT

Approved By

CMT

Date

6/10/22

Scale

1"=10'

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2900 DEVELOPMENT

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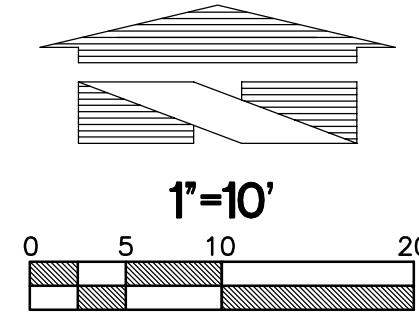
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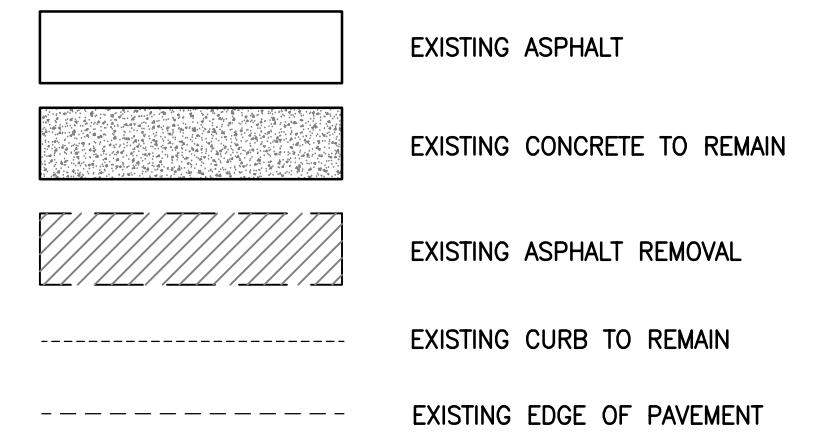
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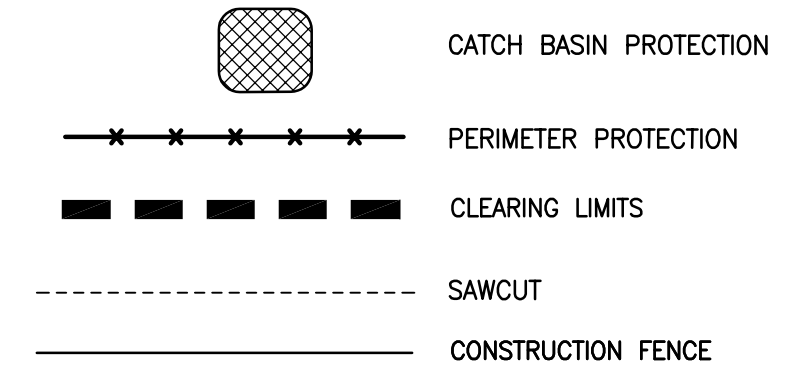
# 2900 DEVELOPMENT TESC PLAN



### DEMO LEGEND:



### TESC LEGEND:



### EROSION CONTROL CALLOUTS:

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

### CONSTRUCTION SEQUENCE

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

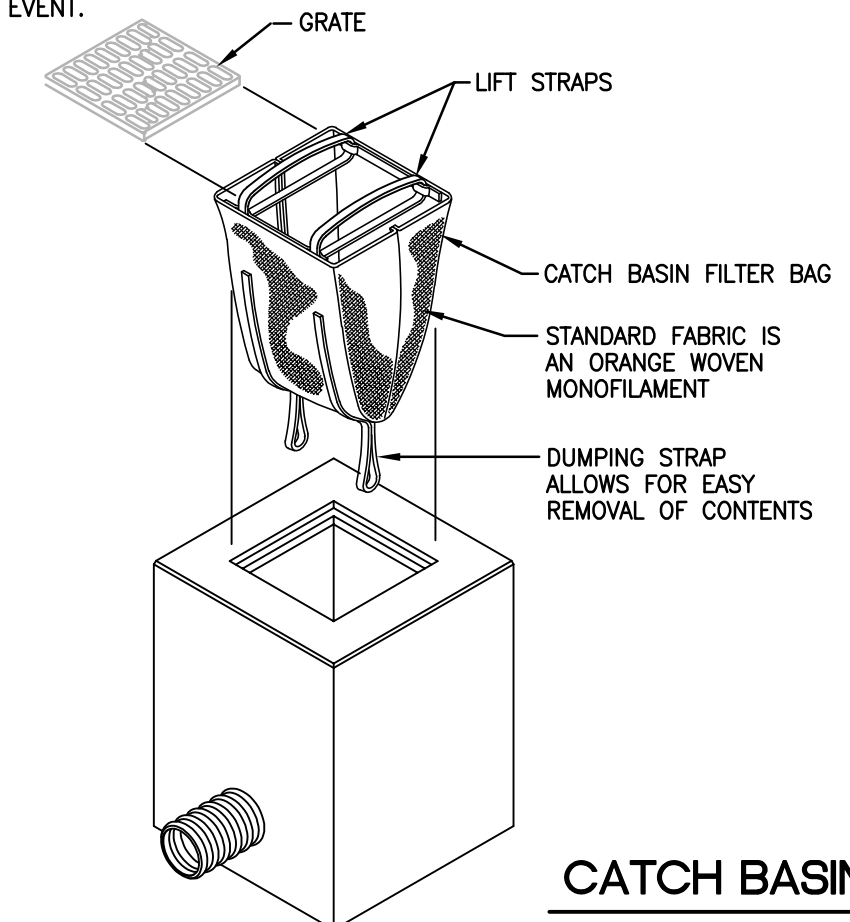
### BMP MAINTENANCE NOTES:

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

### INSTALLATION AND MAINTENANCE GUIDELINES:

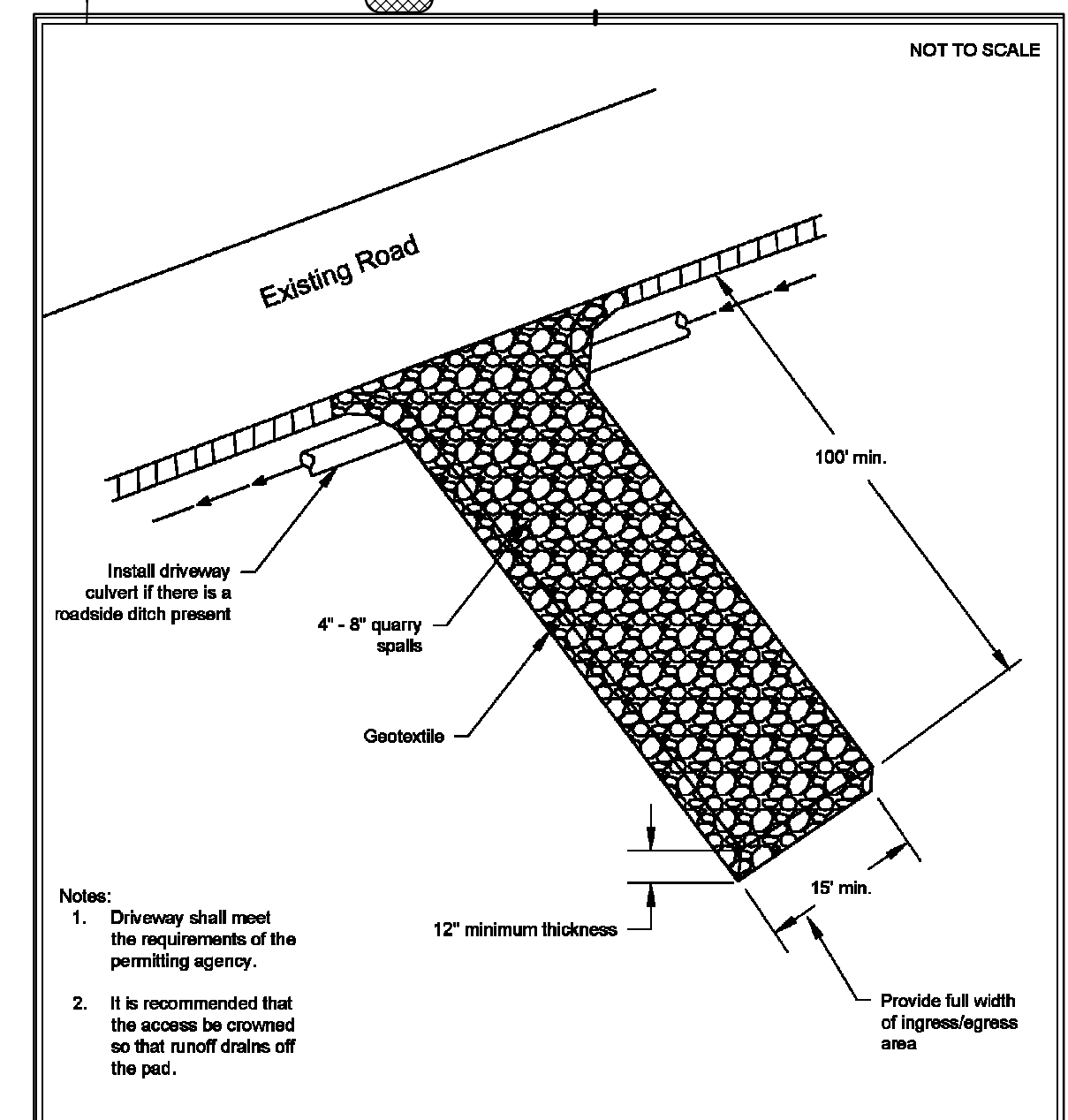
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLION IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE CATCH BASIN FILTER BAG SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS.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

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

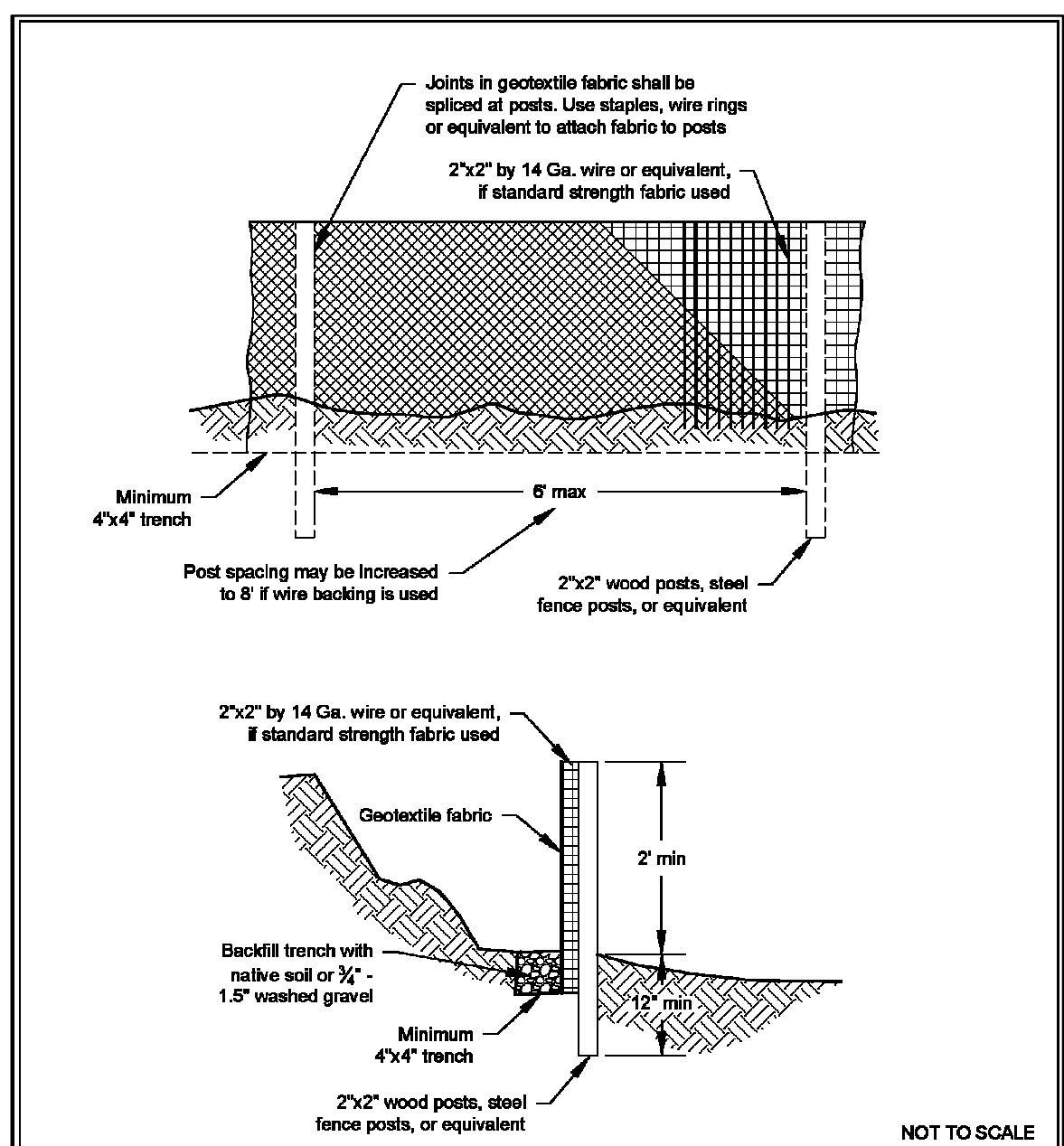


CATCH BASIN FILTER BAG

NOT TO SCALE



Stabilized Construction Access  
Revised June 2018



Silt Fence  
Revised July 2017

DEPARTMENT OF ECOLOGY  
State of Washington  
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State of Washington  
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### SOIL STABILIZATION NOTE

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

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

### HAULING/SILTATION CONTROL NOTES:

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

### GRADING QUANTITIES

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

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



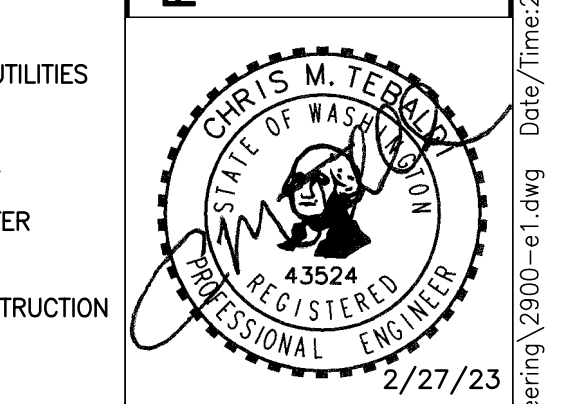
Know what's below.  
Call before you dig.  
Dial 811  
Or Call 1-800-424-5555

### UTILITY CONFLICT NOTE

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

Item (2)  
Title: TESC PLAN  
2900 DEVELOPMENT  
2900 78TH AVE SE  
MERCER ISLAND, WA 98040

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



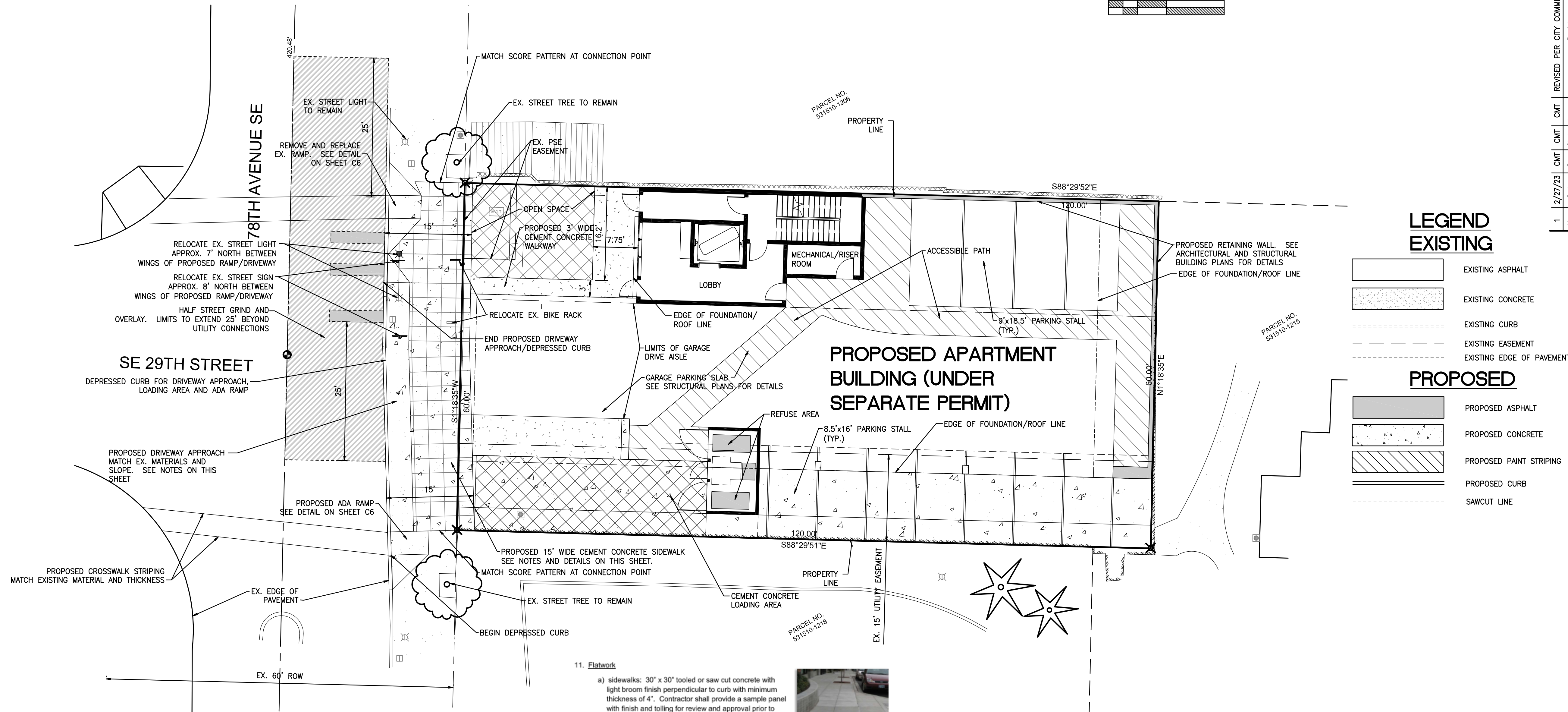
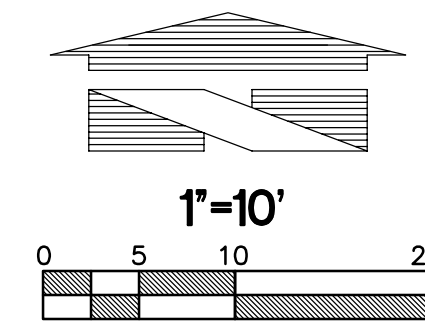
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Checked	CMT	
Approved	CMT	
Date	6/10/22	

4625 - 126TH AVENUE EAST  
EDGEWOOD, WA 98372  
(206) 450-5096  
TEBALDIENGINEERING.COM

Job Number: 2900  
Sheet: C2 of 7

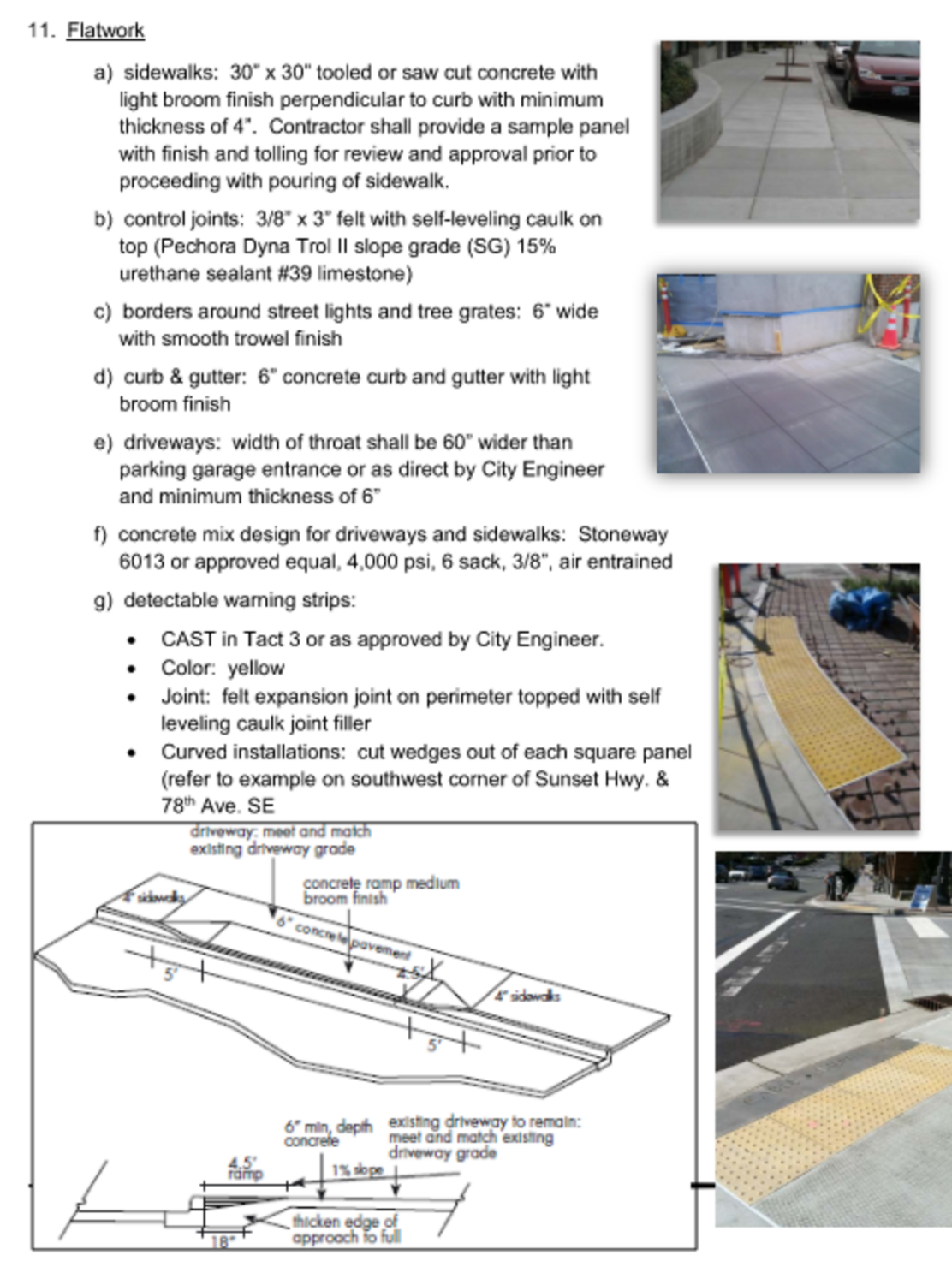


# 2900 DEVELOPMENT CIVIL SITE PLAN



### LEGEND

EXISTING	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING CURB
[Pattern]	EXISTING EASEMENT
[Pattern]	EXISTING EDGE OF PAVEMENT
PROPOSED	
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAINT STRIPING
[Pattern]	PROPOSED CURB
[Pattern]	SAWCUT LINE



**SIDEWALK AND DRIVEWAY DETAILS**  
NOT TO SCALE

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

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

1	2/27/23	CMT	CMT	CMT	REVISED PER CITY COMMENTS
No.	Date	By	Chk.	Appr.	Revision

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

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



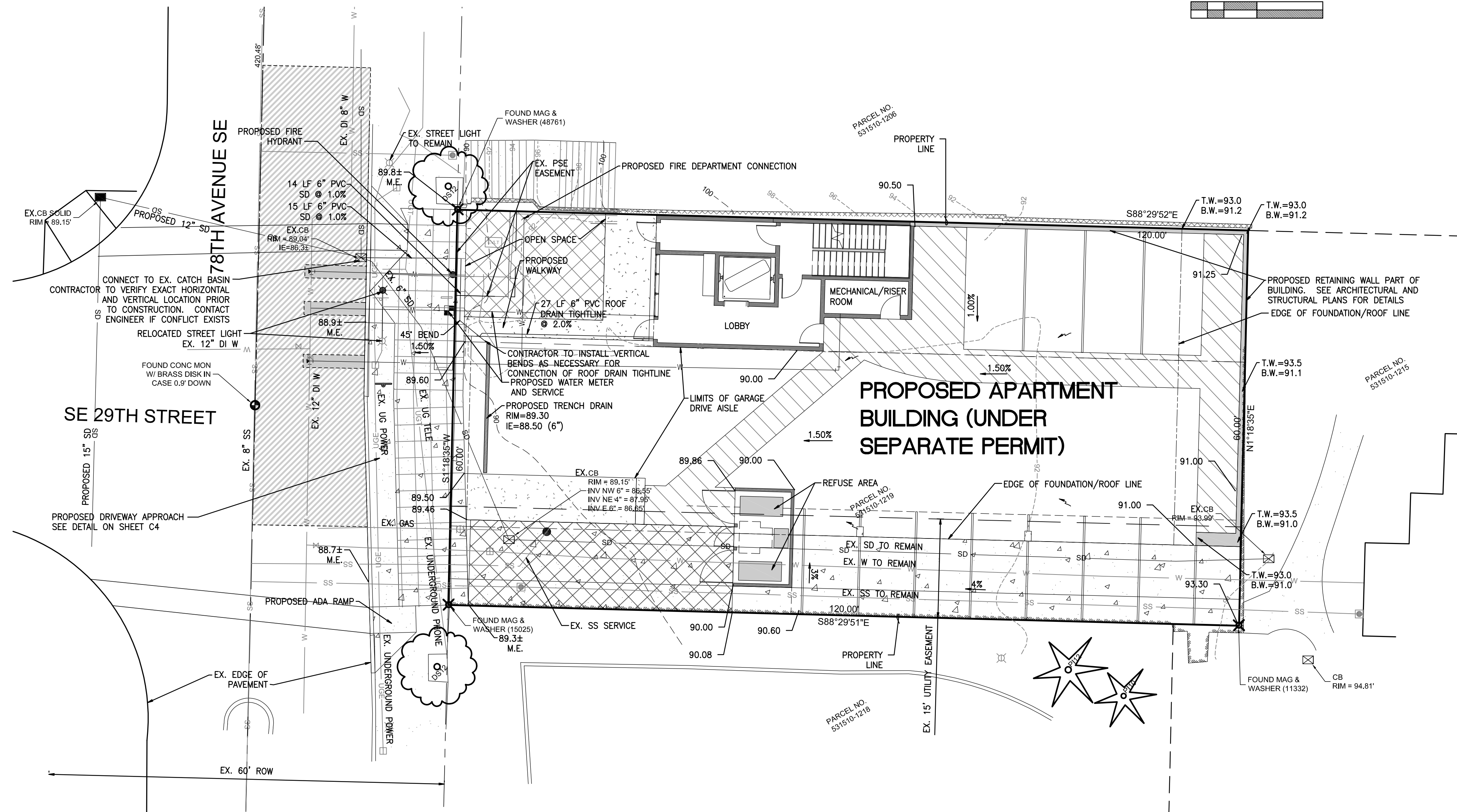
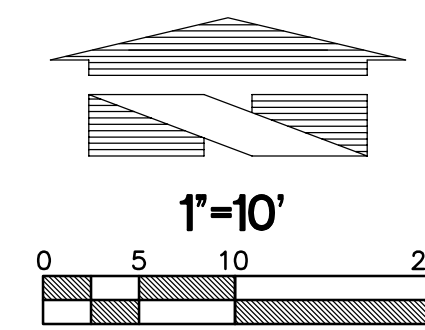
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Drawn	CMT	
Checked	CMT	
Approved	CMT	6/10/22
Date		

4625 - 126TH AVENUE EAST  
EDGEWOOD, WA 98372  
(206) 450-5096  
TEBALDIENGINEERING.COM

Job Number: 2900  
Sheet: C8 of 7



A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY  
**2900 DEVELOPMENT**  
**GRADING AND DRAINAGE PLAN**



**LEGEND**  
**EXISTING**

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND POWER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

**PROPOSED**

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

**UTILITY SEPARATION NOTE:**

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

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

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

CONTRACTOR SHALL POT-HOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.

**NOTES:**

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

No.	Date	By	Appr.	Revised Per City Comments
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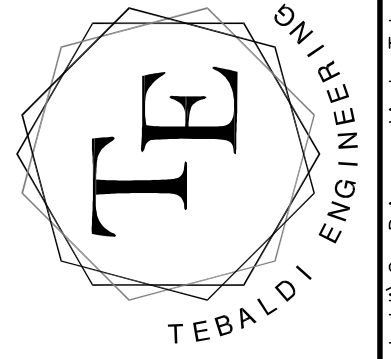
**Title:**  
**GRADING AND DRAINAGE PLAN**  
**2900 DEVELOPMENT**  
**2900 78TH AVE SE**  
**MERCER ISLAND, WA 98040**

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



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 EDGEWOOD, WA 98372  
 (206) 450-5096  
 TEBALDIENGINEERING.COM



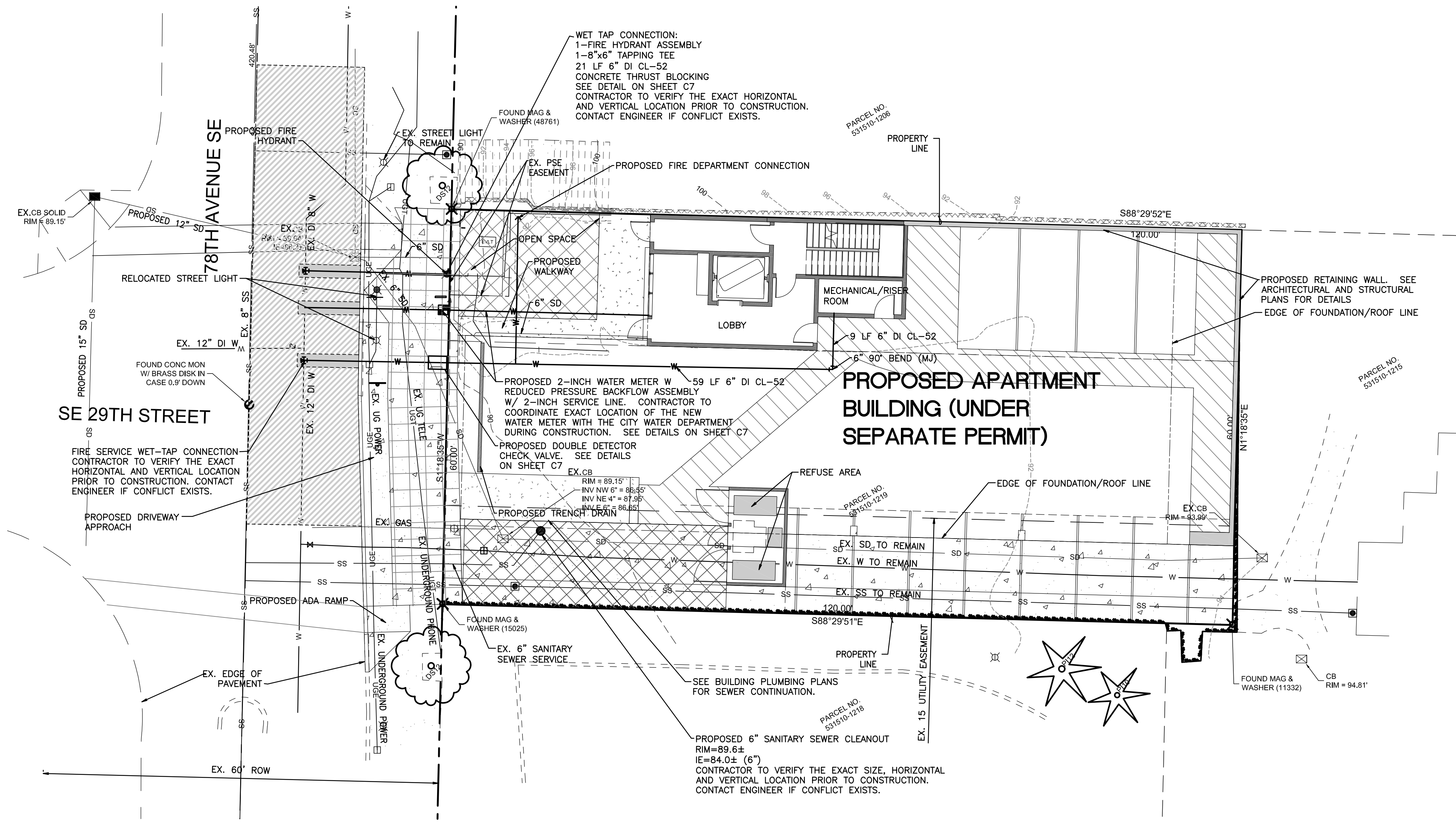
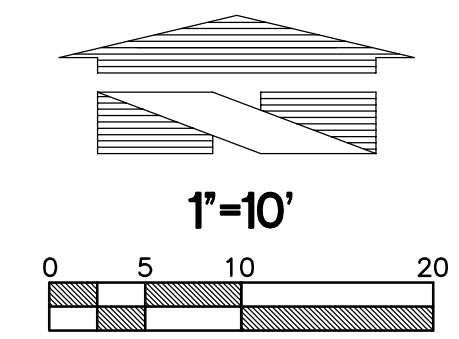
Job Number  
**2900**

Sheet  
**C4** of **7**

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

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

A PORTION OF SECTION 12, TOWNSHIP 24N, RANGE 4E, W.M., KING COUNTY  
**2900 DEVELOPMENT**  
**WATER AND SANITARY SEWER PLAN**



**LEGEND**  
**EXISTING**

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND POWER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

**PROPOSED**

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

**UTILITY SEPARATION NOTE:**

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

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

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

CONTRACTOR SHALL POT-HOLE EX. UTILITIES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEPARATION CAN BE MET.



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

**UTILITY CONFLICT NOTE:**

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

No.	Date	By	Appr.	Revised Per City Comments
1	2/27/23	CMT	CMT	

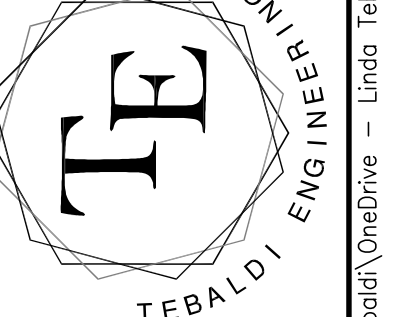
**Title:**  
 WATER AND SANITARY SEWER PLAN  
 2900 DEVELOPMENT  
 2900 78TH AVE SE  
 MERCER ISLAND, WA 98040

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



Scale:	Horizontal	Vertical
	1"=10'	N/A
Designed	CMT	
Drawn	CMT	
Checked	CMT	
Approved	CMT	
Date	6/10/22	

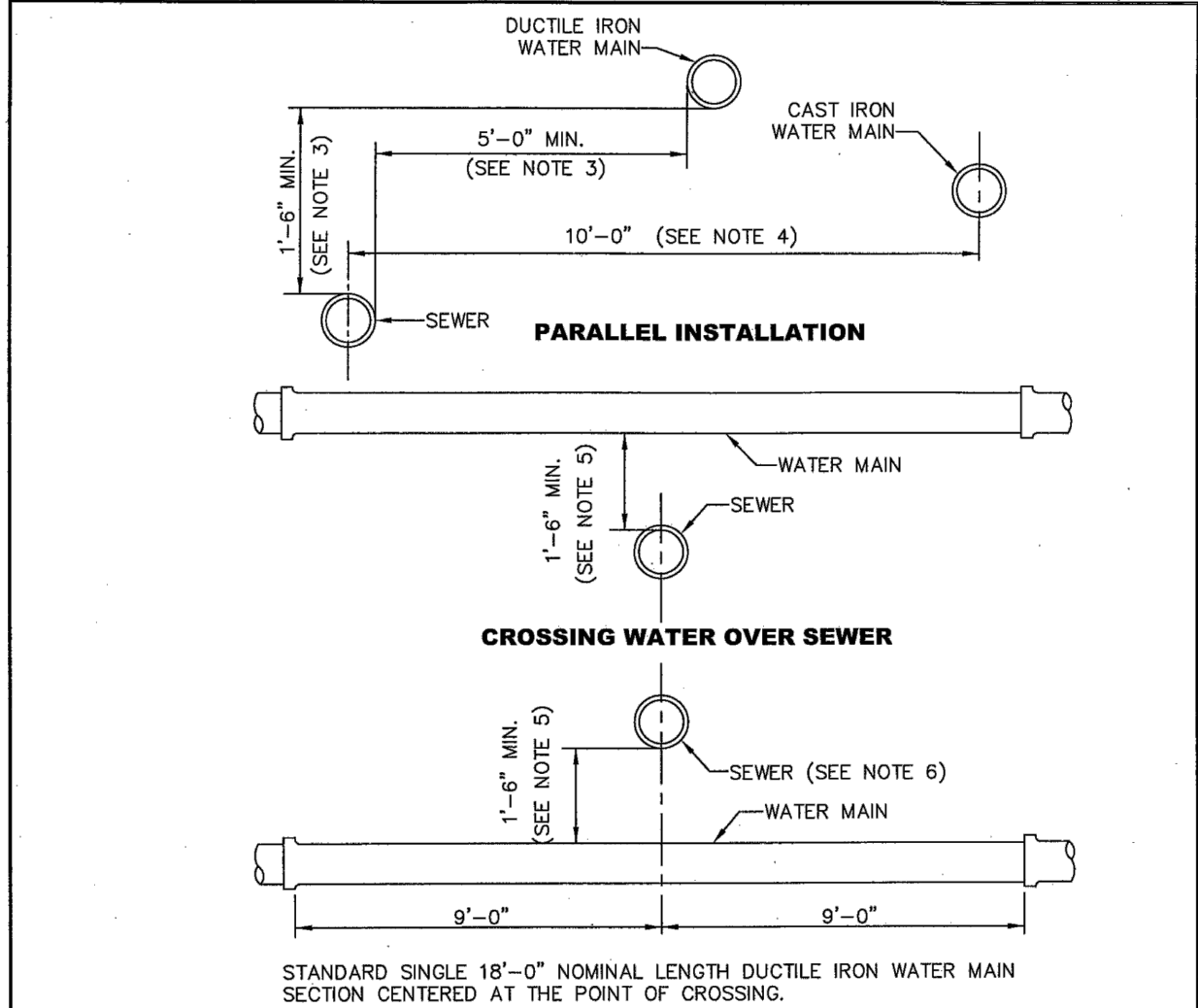
4625 - 126TH AVENUE EAST  
 EDGEWOOD, WA 98372  
 (206) 450-5096  
 TEBALDIENGINEERING.COM



Job Number  
**2900**  
 Sheet  
**C5** of **7**



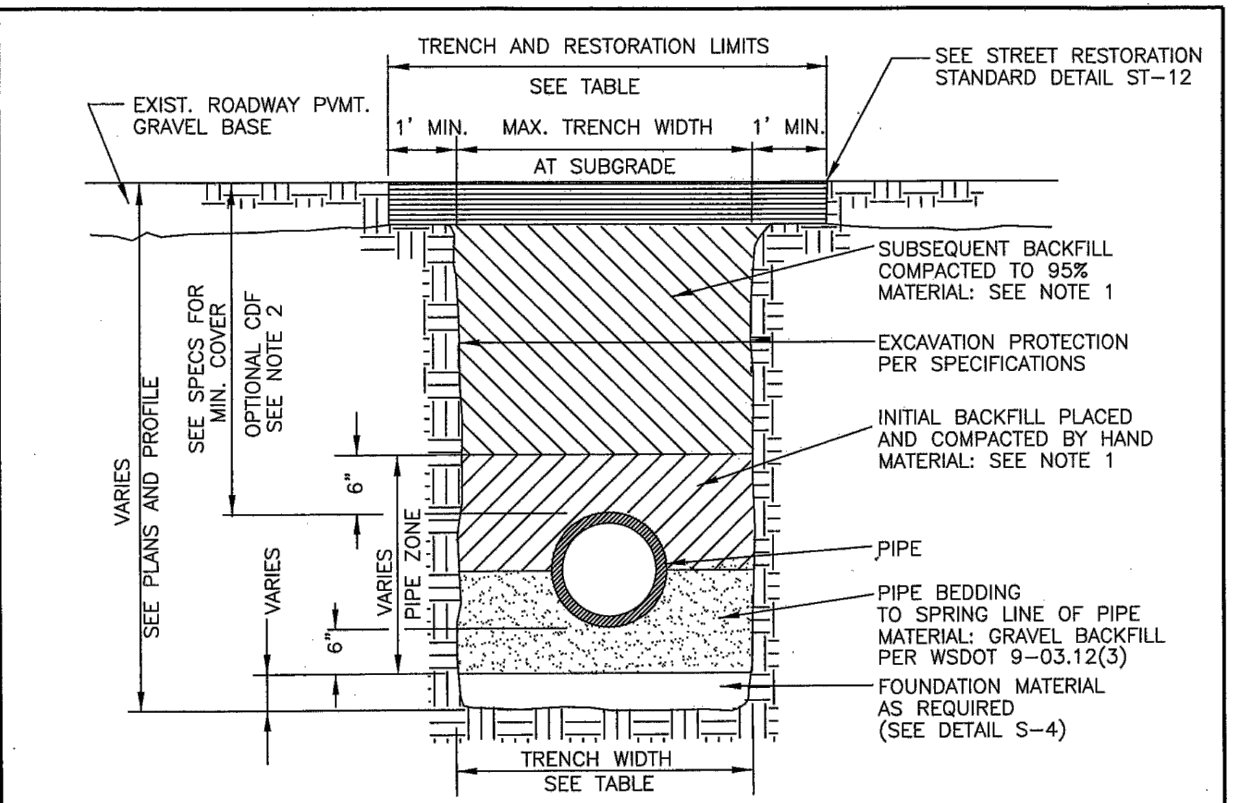
# NOTES AND DETAILS



**NOTES**

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

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**WATER & SEWER CLEARANCES AND MATERIAL REQUIREMENTS**  
 6-5-2009 NO SCALE **S-2**  
 APPROVED

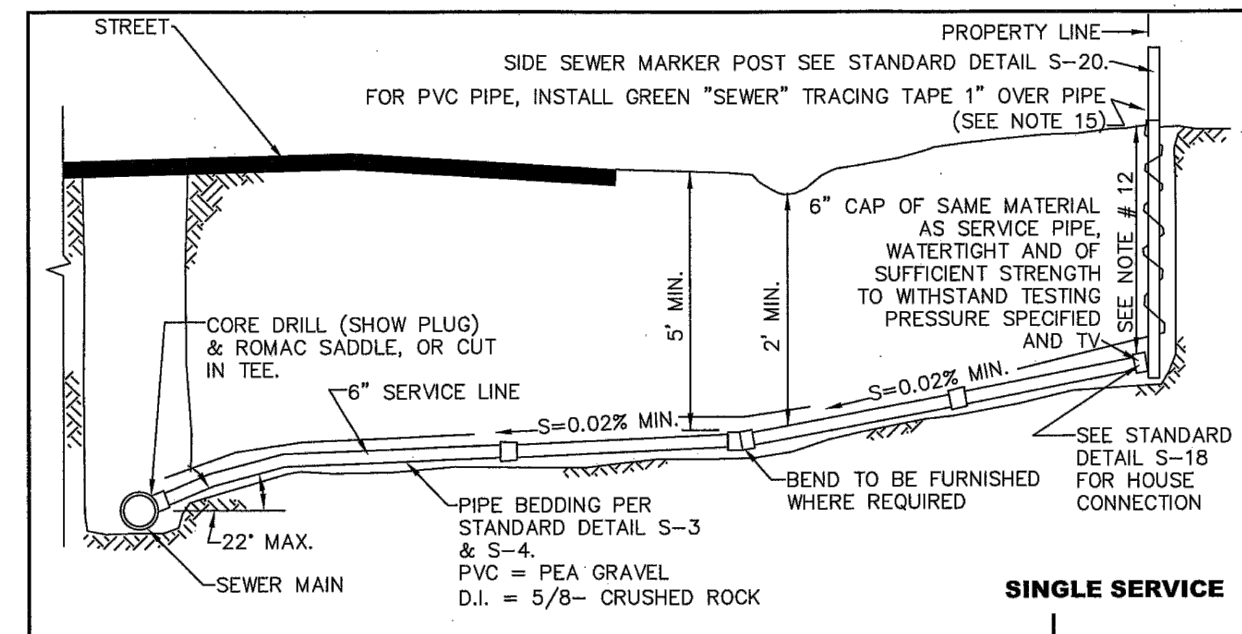


**NOTES**

- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.8(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS.
- CDF FOR BACKFILL MAY BE REQUIRED BY CITY ENGINEER WHEN PROPER COMPACTION AROUND EXISTING UTILITIES MAY NOT BE POSSIBLE. CDF SHALL BE PER WSDOT 2-09.3(1)E.
- SEE S-4 FOR PIPE BEDDING DETAILS.

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

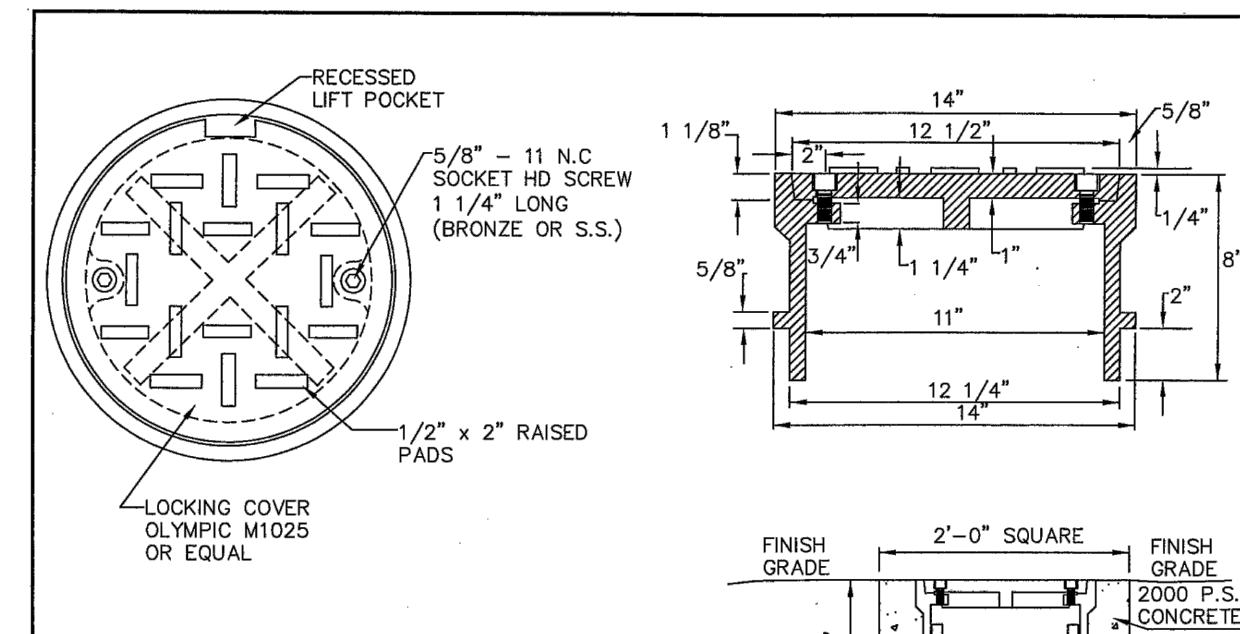
**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**TRENCH DETAIL**  
 6-5-2009 NO SCALE **S-3**  
 APPROVED



**NOTES**

- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
- CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
- RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND IN ACCORDANCE WITH CITY STANDARDS.
- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.8(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
- LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8" BEND OR WYE. 90° CHANGE WITH 1/8" BEND AND WYE.
- 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER, 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
- ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
- CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
- WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
- UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6" DEEP AT PROPERTY LINE, OR 5" LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
- ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
- IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
- THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
- UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE. ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

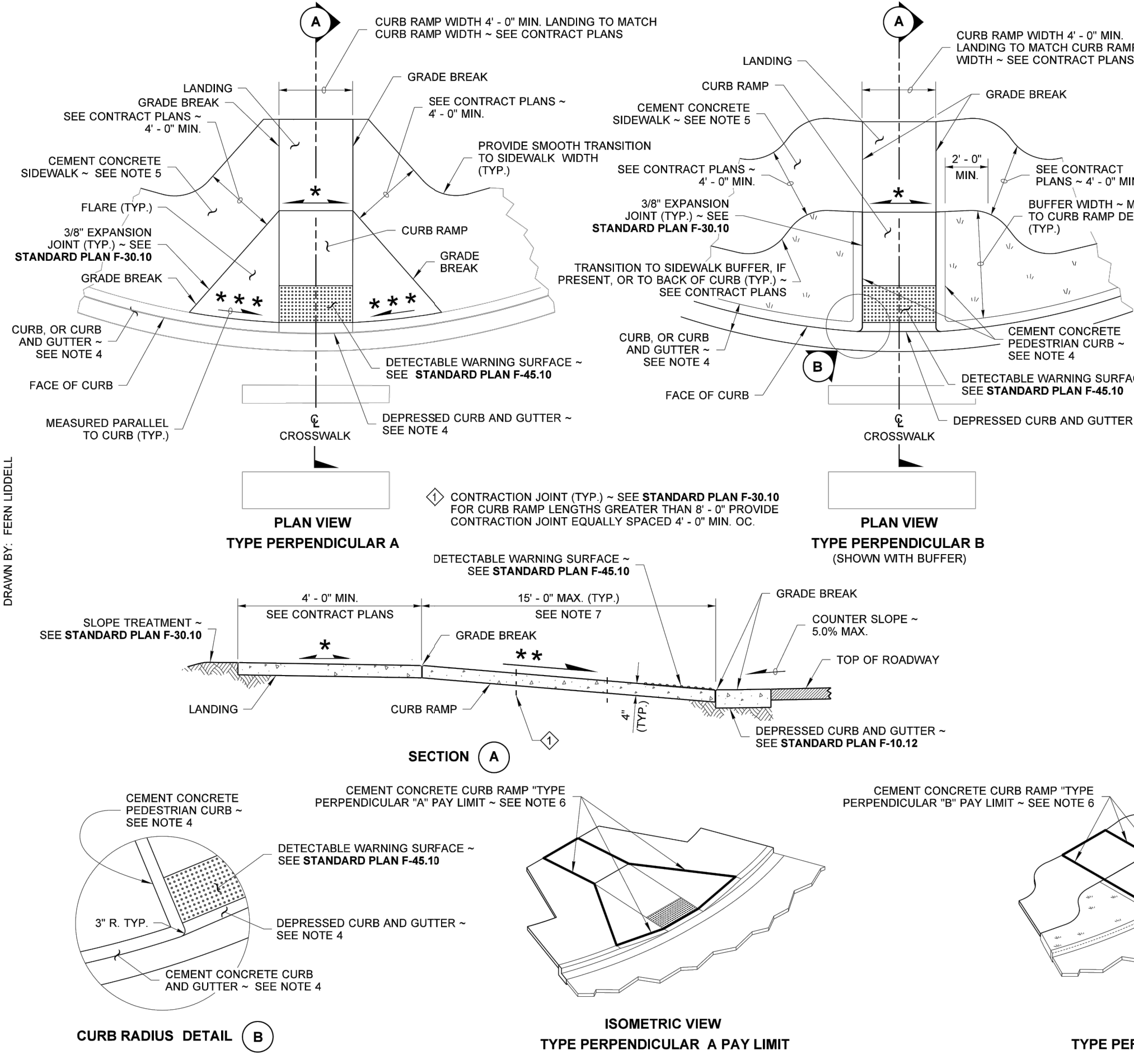
**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**SIDE SEWER CONNECTION AND STUB**  
 6-5-2009 NO SCALE **S-17**  
 APPROVED



**NOTES**

- SEE S-27 FOR INSTALLATION DETAILS.

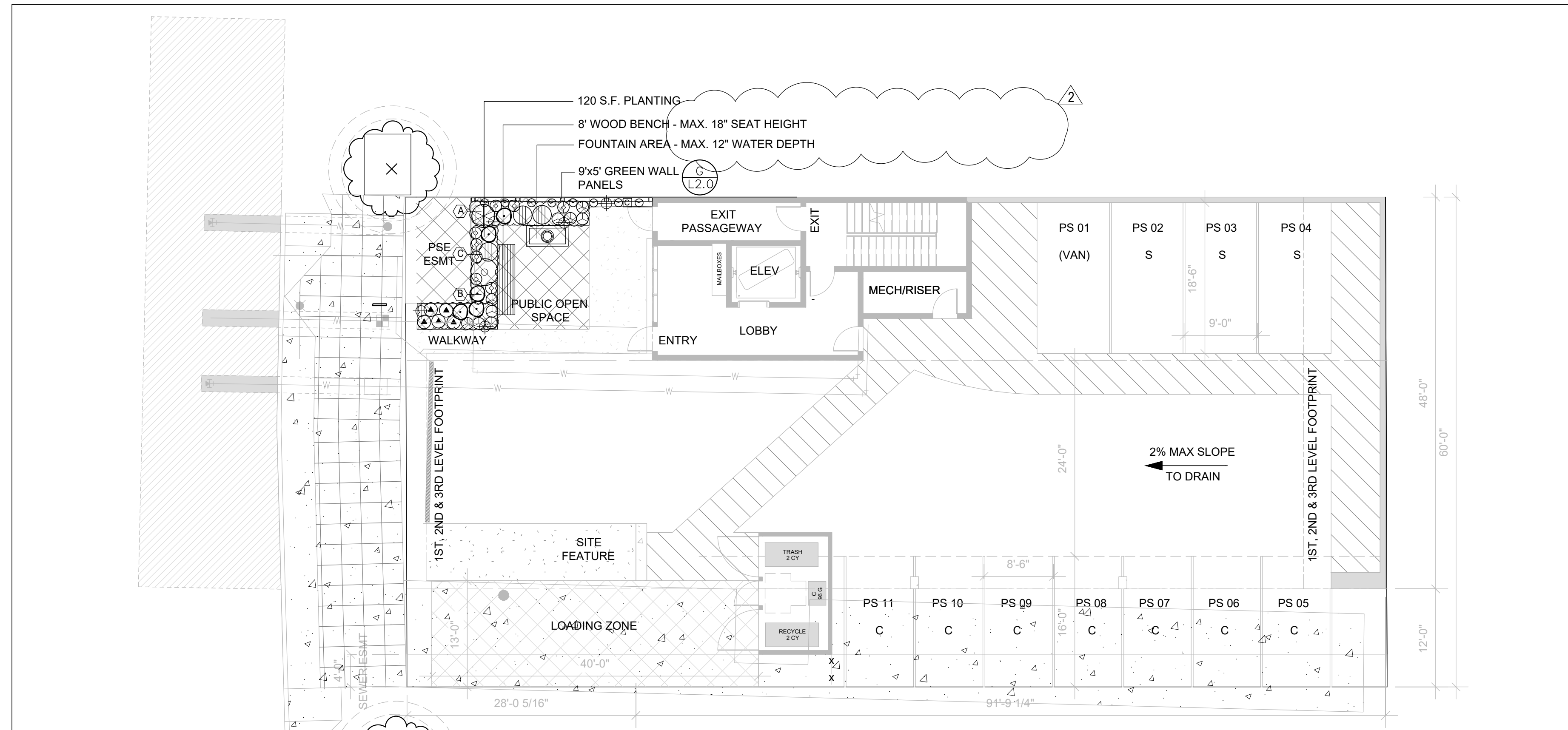
**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**CLEAN OUT DETAIL**  
 6-5-2009 NO SCALE **S-19**  
 APPROVED



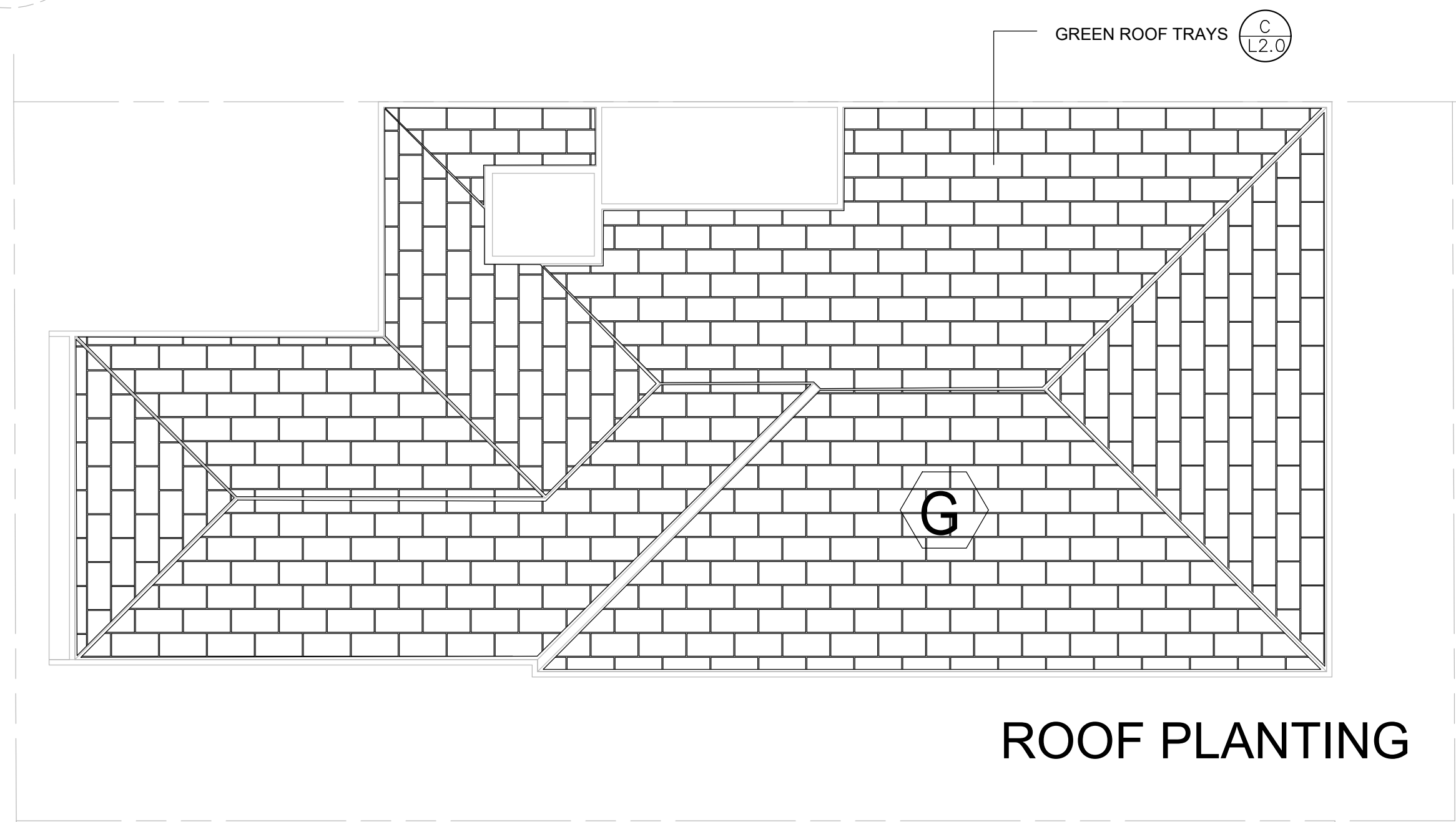




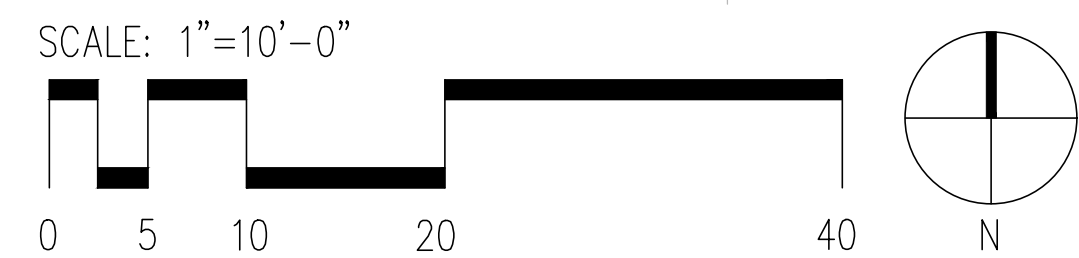




**SITE PLANTING**



**ROOF PLANTING**



**PLANTING SCHEDULE:**

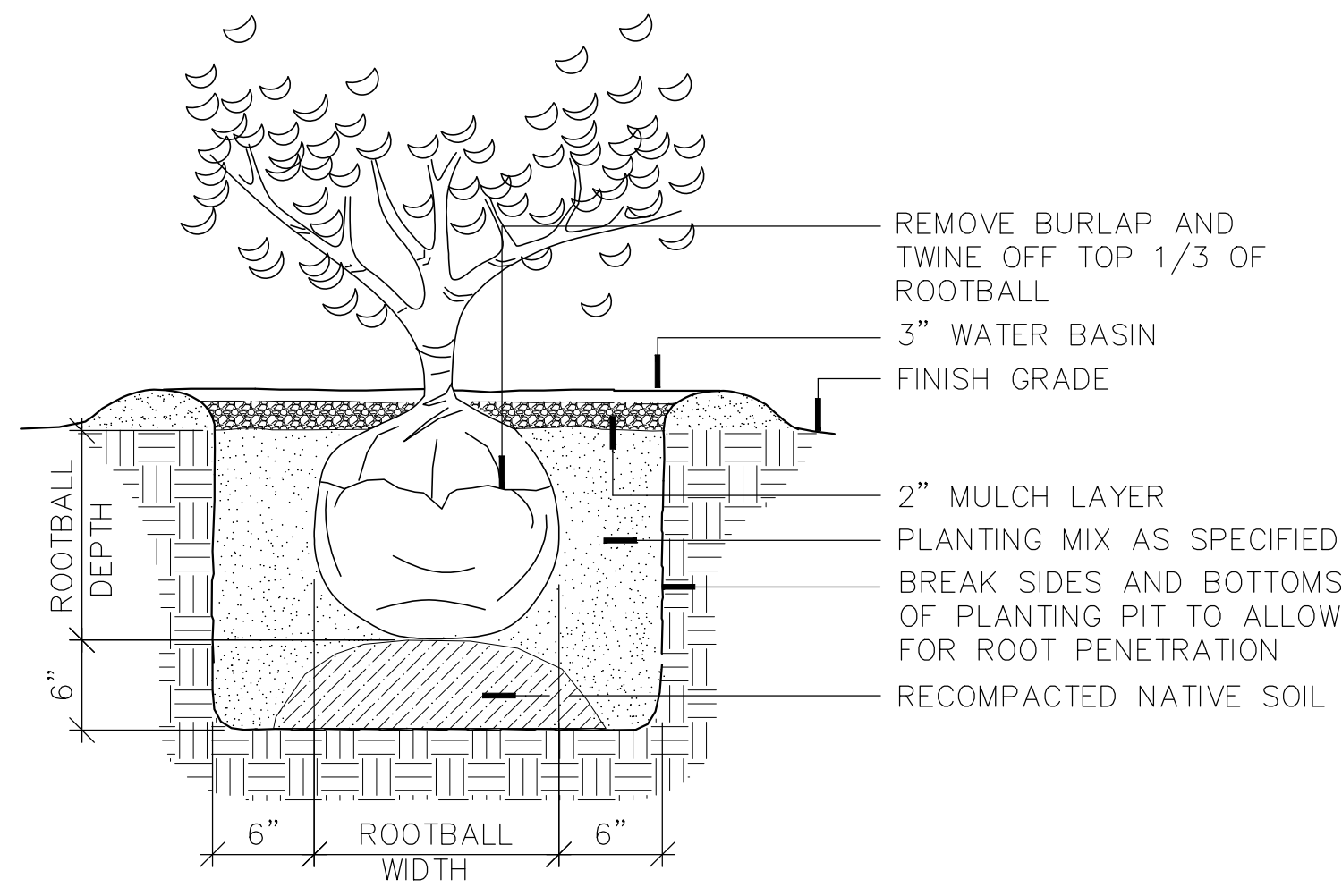
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE / ADAPTIVE
<b>TREES</b>				
(X)	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE - SAVE AND PROTECT.			
<b>SHRUBS</b>				
(R)	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	1	YES
(S)	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	24" HT., 5-GAL POT	1	YES
(M)	MAHONIA NERVOSA / LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	8	YES
(D)	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
(C)	CORNUS STOLONIFERA 'KELSEY DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	9	YES
(A)	AQUILEGA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	5	YES
(L)	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	5	NO
(H)	LONICERA CLOSA / TRUMPET HONEYSUCKLE	24" HT., 1-GAL POT, PLANT (2) BELOW EA. GREEN SCREEN 5' PANEL	8	YES
<b>GROUNDCOVERS</b>				
(A)	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT	1'-0" O.C.	NO
(B)	CORNUS CANADENSIS / BUNCH-BERRY	4-INCH POT	1'-0" O.C.	YES
(C)	MAHONIA REPENS / CREEPING MAHONIA	4-INCH POT	1'-0" O.C.	YES
(G)	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2"x4"x1/2" DEEP GREENROOF TRAYS	4,131 S.F.	YES

**NOTES**

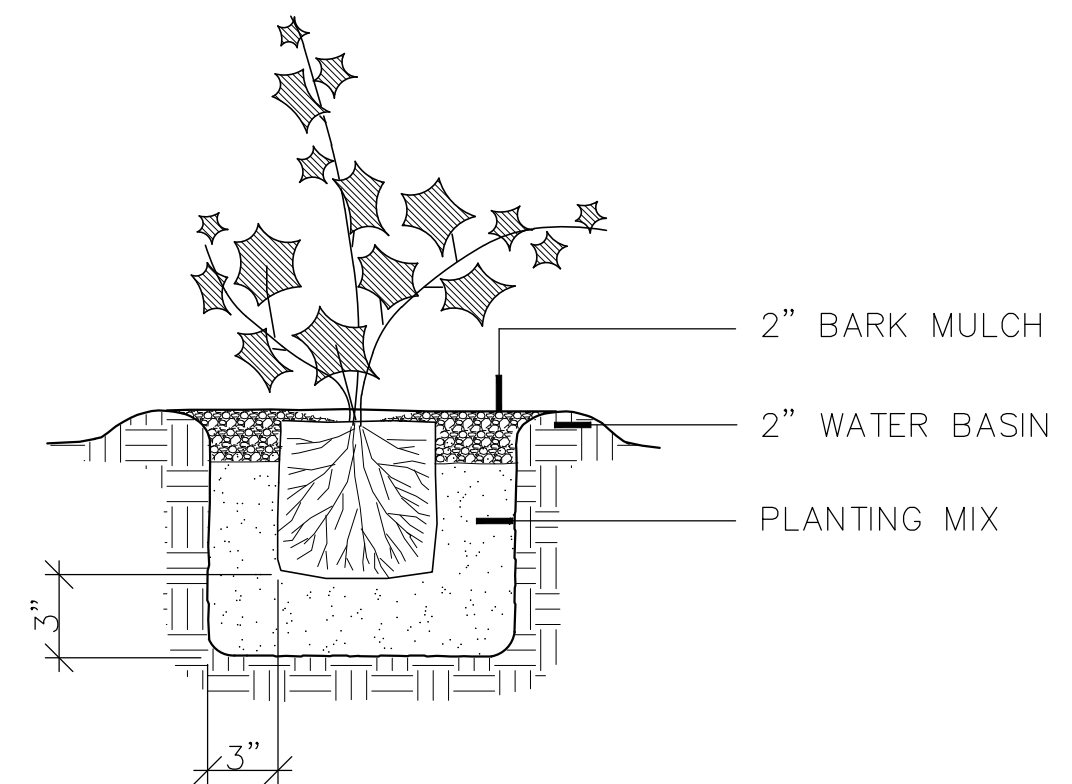
- ALL NEW PLANTING SHALL BE INSTALLED AS PER CITY OF MERCER ISLAND INSTALLATION STANDARDS AND PLANS.
- ALL NEW ON-GRADE PLANTING AREAS SHALL RECEIVE MINIMUM 12" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF BARK MULCH.
- ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION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

**LIGHTING SCHEDULE:**

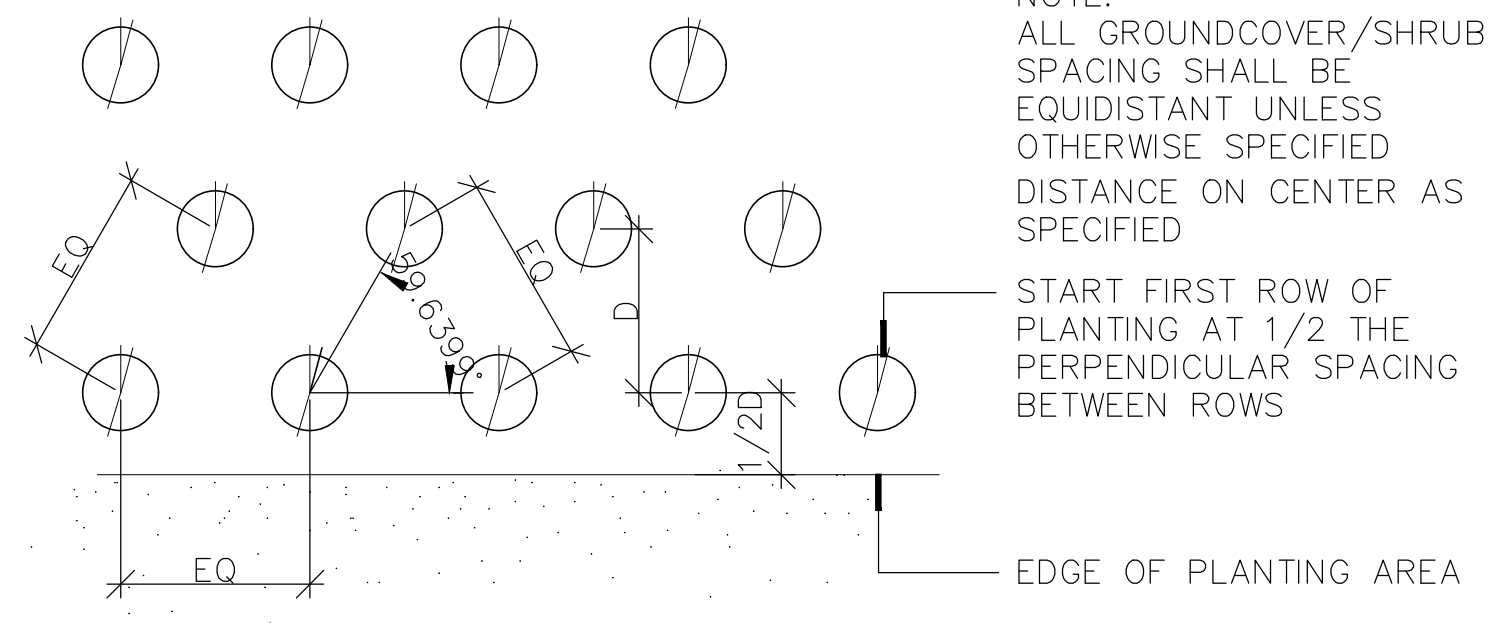
SYMBOL	DESCRIPTION	MANUFACTURER	QUANTITY
<b>EQUIPMENT</b>			
(P)	INDICATES PATHWAY LIGHT FIXTURE	KIDHLER LED SHALLOW SHADE-SMALL MODEL 15805-BKT-4W 12 VOLT LED LAMP, 23" HT., WITH GROUND STAKE MOUNTING, TEXTURED BLACK COLOR	5
(C)	INDICATES LIGHTING CONTROLLER, TRANSFORMER, TIMER, PHOTOCELL	100 AMP CONTROLLER 120 TO 12 VOLT TRANSFORMER, PHOTOCELL, TIMER - WALL MOUNT AT 4' HT. FROM FINISH GRADE	1



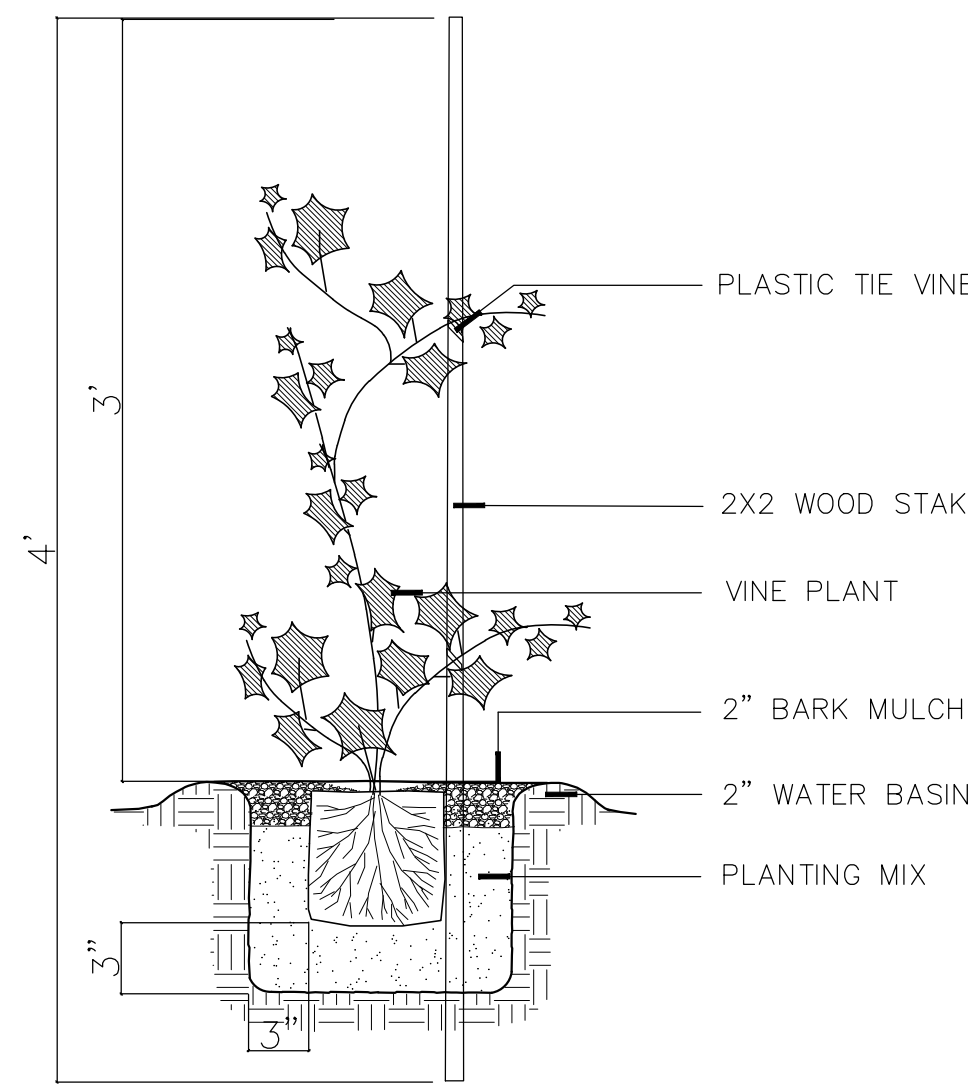
**A** TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE SHRUB-1



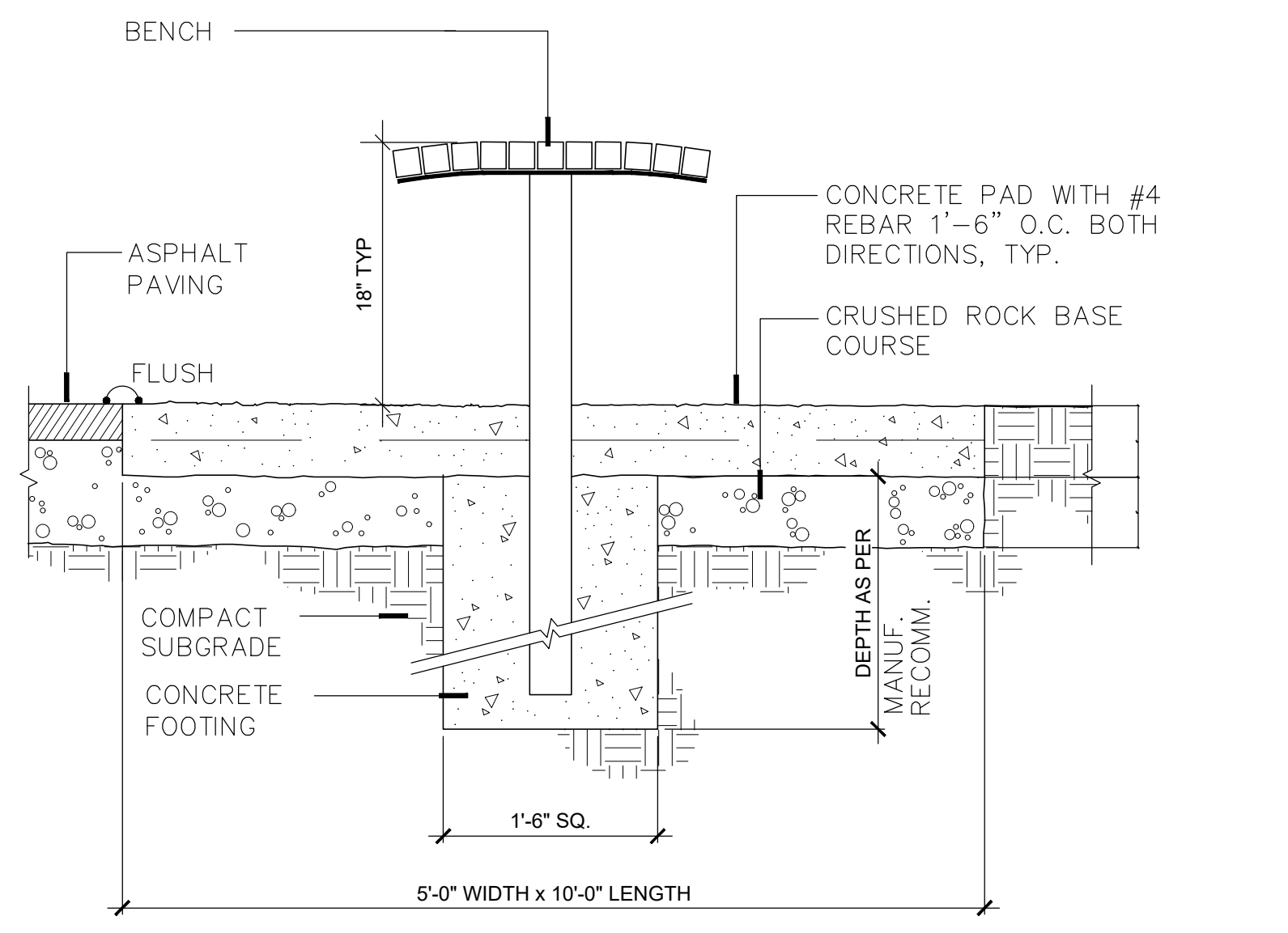
**B** GROUNDCOVER PLANTING  
NOT TO SCALE GRNDCVR1



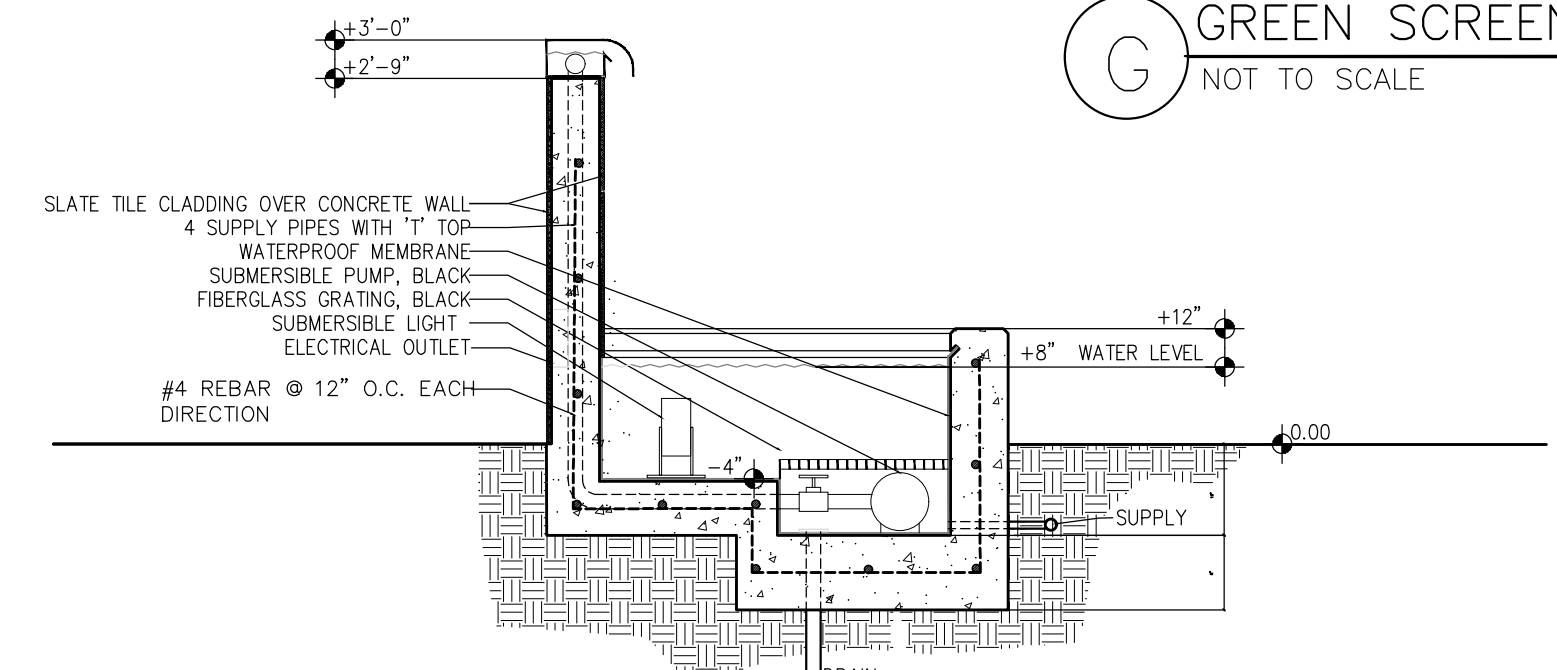
**E** TRIANGULAR PLANT SPACING  
NOT TO SCALE TRI-SPACE



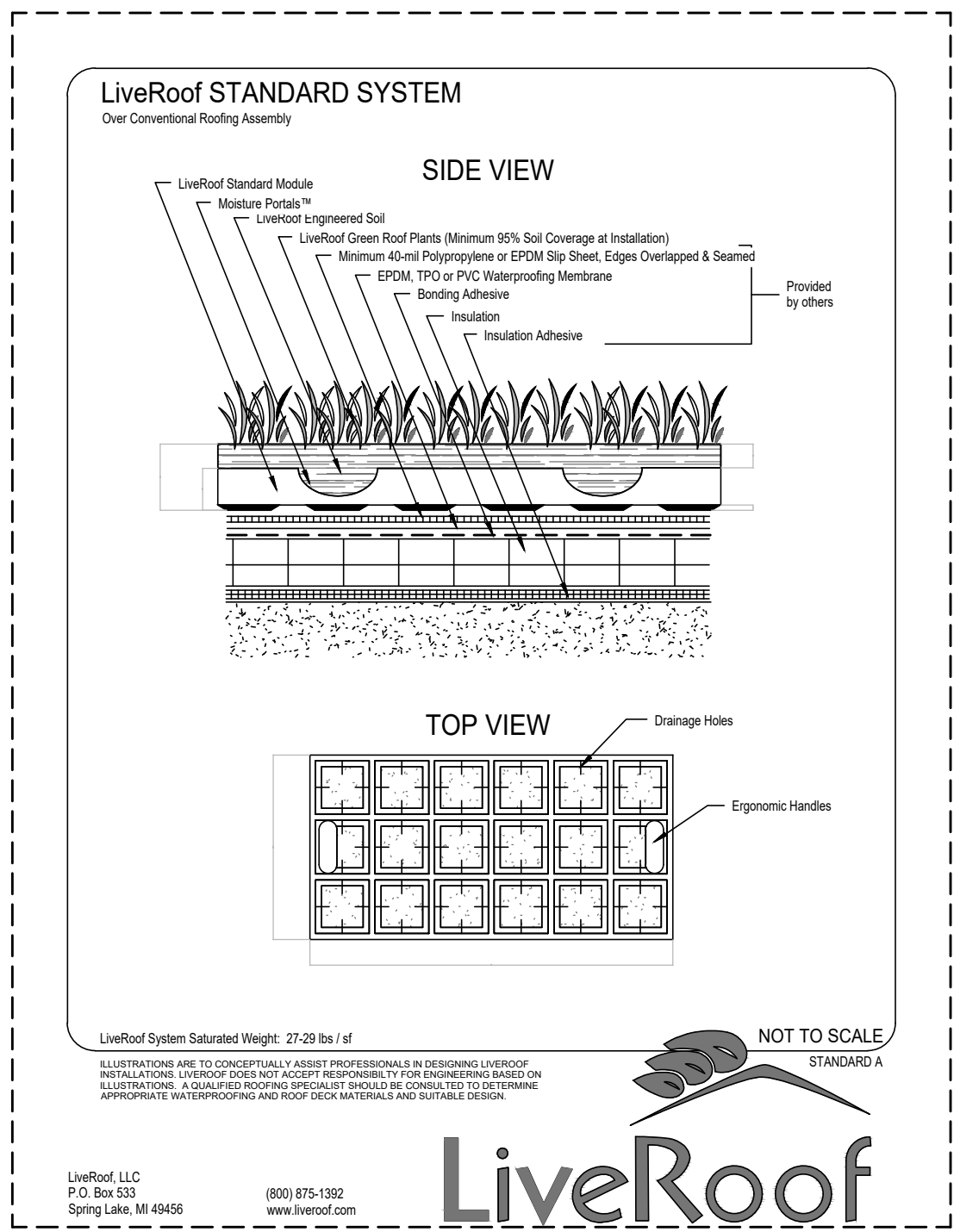
**F** STAKED VINE PLANTING  
NOT TO SCALE VINE



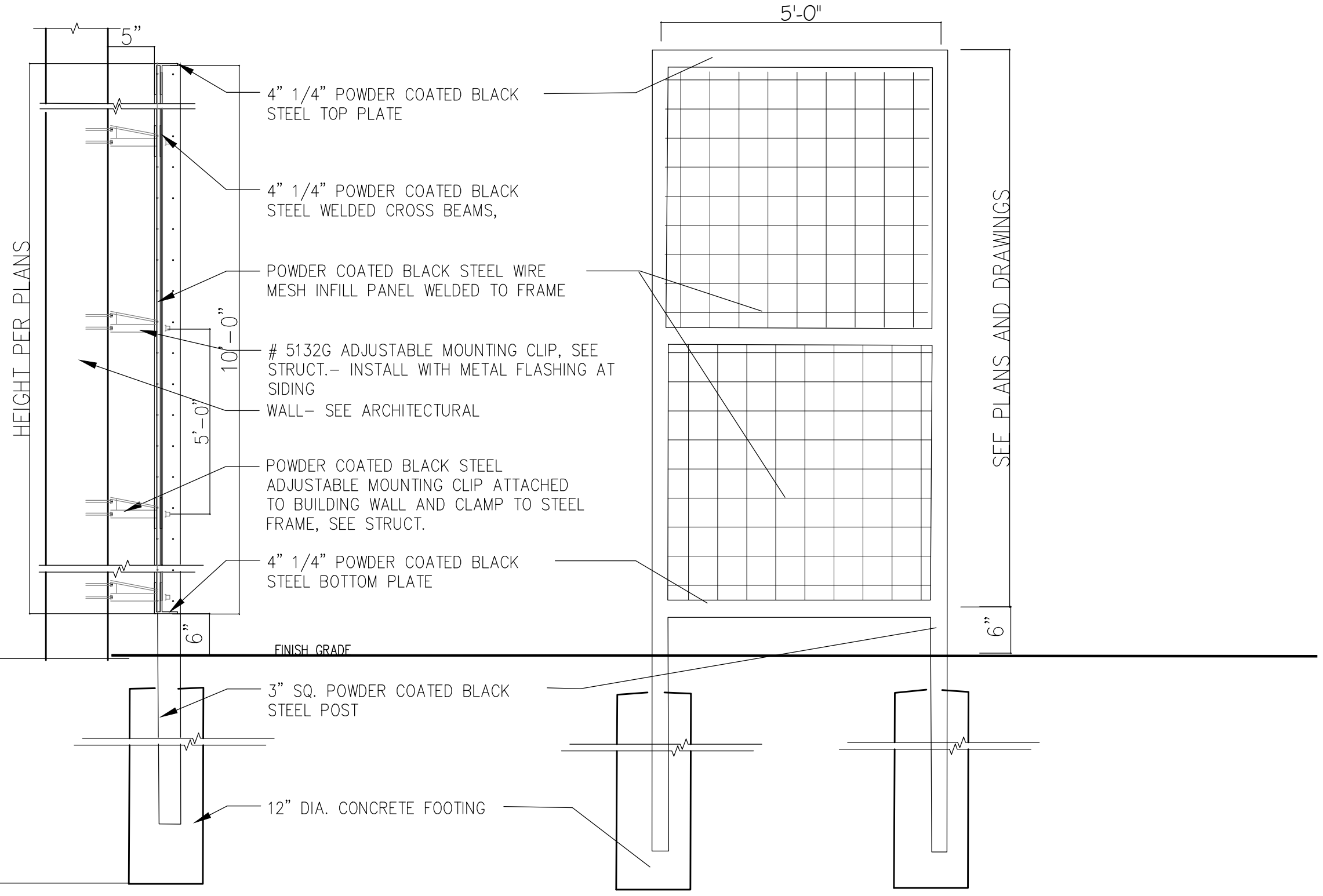
**H** TYPICAL BACKLESS BENCH INSTALLATION  
NOT TO SCALE BENCHBACKLESS



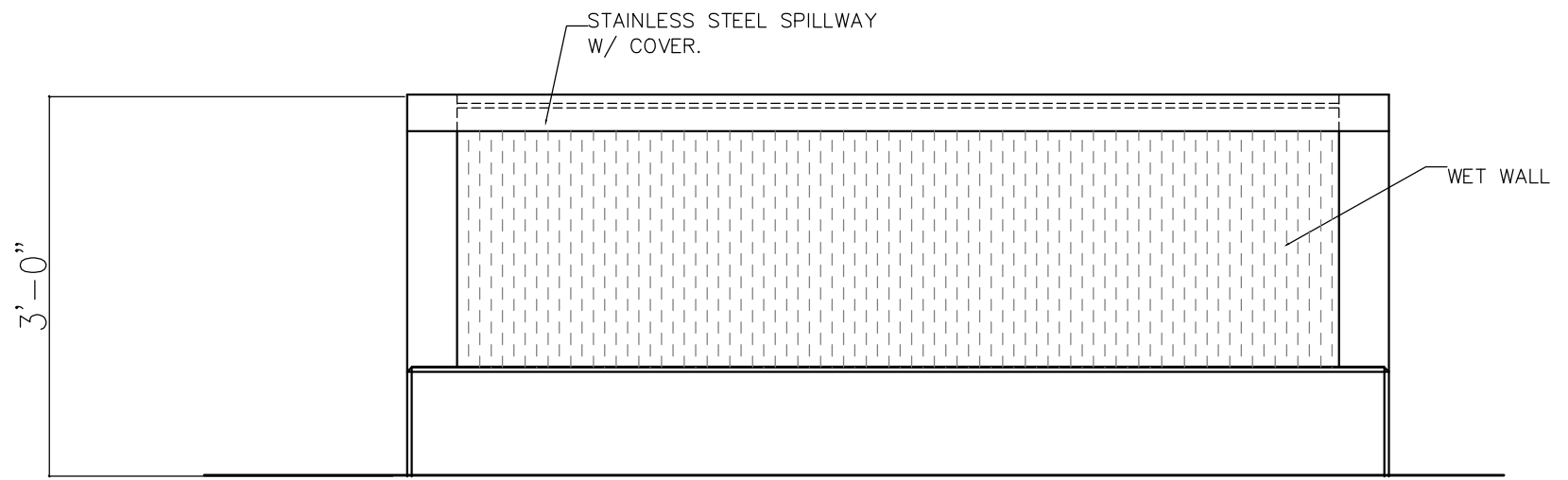
**I** FOUNTAIN WET-WALL - SECTION  
1"=1'-0"



**D** PATHWAY LIGHT FIXTURE  
NOT TO SCALE



**C** GREEN ROOF PLANTING TRAYS  
NOT TO SCALE



**J** FOUNTAIN WET-WALL - FRONT  
1"=1'-0"

**KICHLER**

LED Shallow Shade - small

PROJECT: \_\_\_\_\_  
TYPE: \_\_\_\_\_  
ORDERING #: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

**FEATURES**

- A design only made possible by today's LED technology, this fixture will surely captivate its audience with its unobtrusive styling. Coordinates with the 1500K.
- Cast Aluminum Housing
- 4 W / 5.8 VA Light Output, Integrated LEDs and Driver, 2500K (-100+175), High CR
- 4" x 15" x 2.5"
- 3" of asable #18-2, SPT-1W leads. Cable connector supplied.
- 4" In-ground stake

**ORDERING INFORMATION**

EXAMPLE: 1500BKT (Product # & Finish)

PRODUCT	FINISH	WATTAGE	LIGHT SOURCE	WIRING	MOUNTING ACCESSORIES (INCLUDED)	OPTIONS & ACCESSORIES
1500 Dimensions: 4" W x 15" H x 2.5" D	Cast Aluminum BKT - Textured Black	4 W / 5.8 VA	Integrated LEDs and Driver 2500K (-100+175) High CR	3" of asable #18-2, SPT-1W leads. Cable connector supplied.	4" In-ground stake	1500AZT - Cast Aluminum Surface Mounting Flange w/ Bronze Finish, Neoprene Gasket For Waterproof Seal 1500BKT - Cast Aluminum Surface Mounting Flange w/ Black Finish, Neoprene Gasket For Waterproof Seal 1500BBR - Cast Brass Surface Mounting Flange, Neoprene Gasket For Waterproof Seal  Flange For Tree Surface Mounting 1500TZT - Textured Bronze Finish 1500TBKT - Textured Black Finish 1500TBBR - Bronzed Brass Finish

**NOTES**

For Warranty Information, please visit [www.kichlerlighting.com](http://www.kichlerlighting.com)

7111 E. Pleasant Valley Road, Cleveland, OH 44131 (419) 251-9733 (24/7) (216) 573-1000 fax: (216) 573-2270 email: [sales@kichler.com](mailto:sales@kichler.com) web: [www.kichlerlighting.com](http://www.kichlerlighting.com)

**D** PATHWAY LIGHT FIXTURE  
NOT TO SCALE

**JGM**  
LANDSCAPE ARCHITECTS  
INCORPORATED P.S.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
PARKS AND RECREATION PLANNING  
12610 NE 104TH ST.  
KIRKLAND WA 98033  
PH: 425.454.5723  
FX: 425.822.3525  
E: [jgm@jgm-inc.com](mailto:jgm@jgm-inc.com)

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

REVISIONS/DRAWING ISSUES:  
2-17-2023

Drawn by: CL  
Checked by: CL

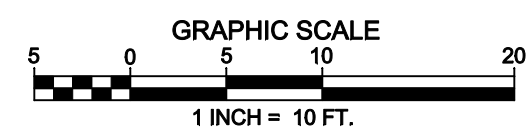
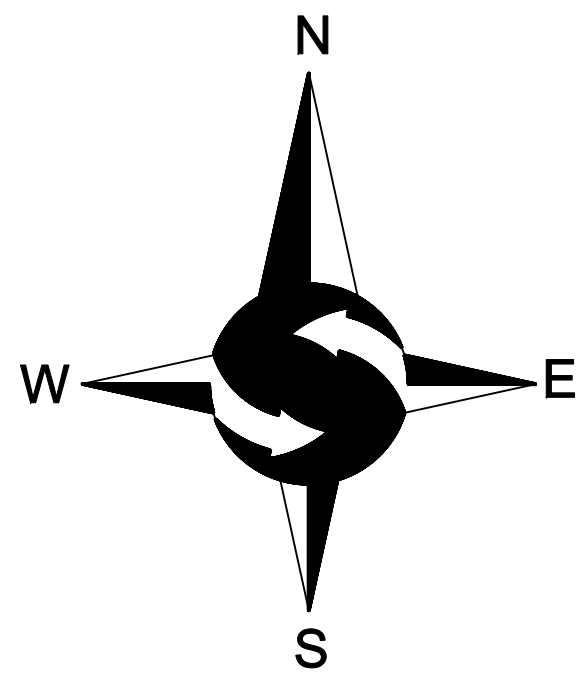
STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*Craig A. Klein*  
CERTIFICATE NO. 442

DATE: 6-10-2022  
LAST UPDATE:  
CAD FILE:

DRAWING TITLE  
PLANTING DETAILS

SHEET NUMBER  
**L2.0**





**LEGEND**

	FOUND MONUMENT AS DESCRIBED		CONCRETE WALL
	FOUND MAG & WASHER		LIGHT POLE
	POWER METER		GAS VALVE
	SANITARY SEWER CLEANOUT		CATCH BASIN
	SANITARY SEWER MANHOLE		CATCH BASIN SOLID LID
	WATER VALVE		ELECTRICAL VAULT
	FIRE HYDRANT		POWER JUNCTION BOX
	WATER METER		ASPHALT SURFACE
	SIGN		CONCRETE SURFACE
	APPROXIMATE LOCATION SANITARY SEWER LINE		DECIDUOUS
	APPROXIMATE LOCATION STORM DRAIN LINE		PINE
	APPROXIMATE LOCATION UNDERGROUND GAS LINE		
	APPROXIMATE LOCATION UNDERGROUND WATER LINE		
	APPROXIMATE LOCATION UNDERGROUND POWER LINE		
	APPROXIMATE LOCATION UNDERGROUND TELEPHONE LINE		

**LEGAL DESCRIPTION**

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

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

**BASIS OF BEARINGS**

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

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** 2900 DEVELOPMENT LLC  
3010 77TH AVENUE SE, SUITE 108  
MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 531510-1219

**PROJECT ADDRESS:** 2900 78TH AVENUE SE  
MERCER ISLAND, WA 98040

**ZONING:** TC

**JURISDICTION:** CITY OF MERCER ISLAND

**PARCEL ACREAGE:** 7,200 SF (0.165 ACRES) AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

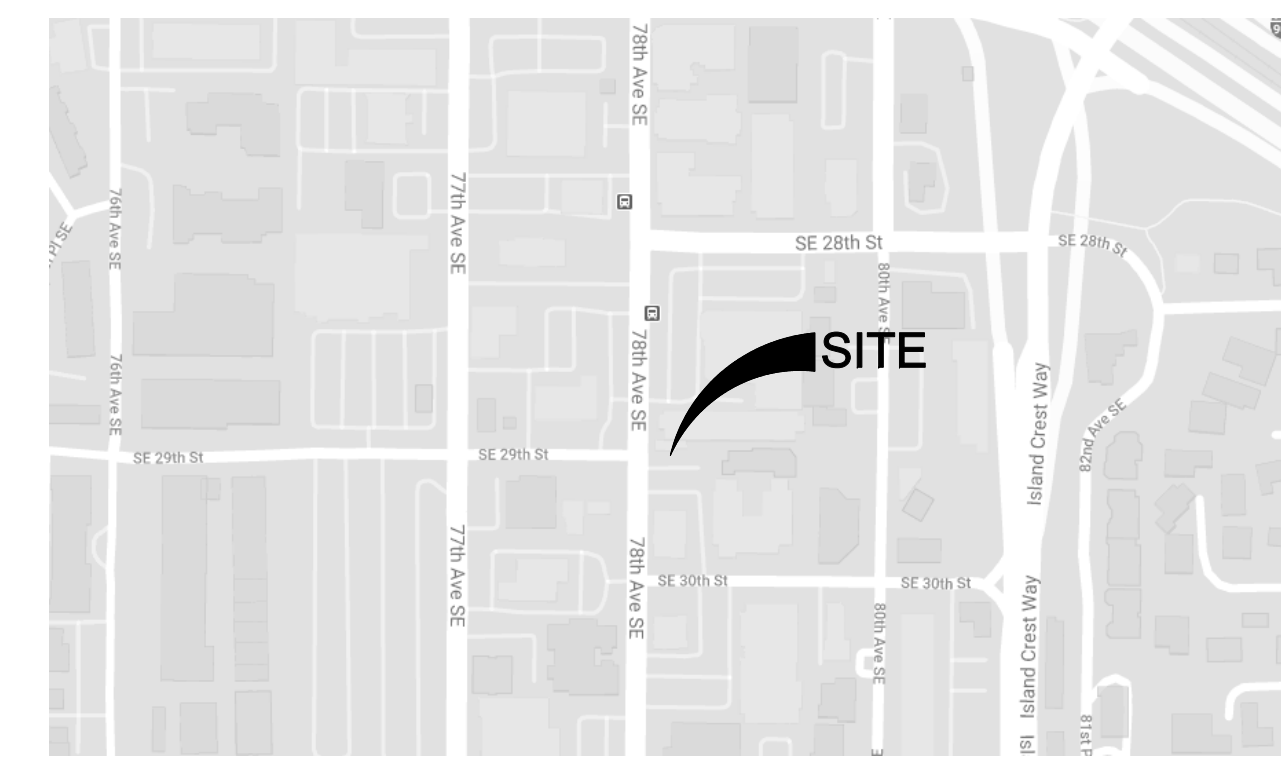
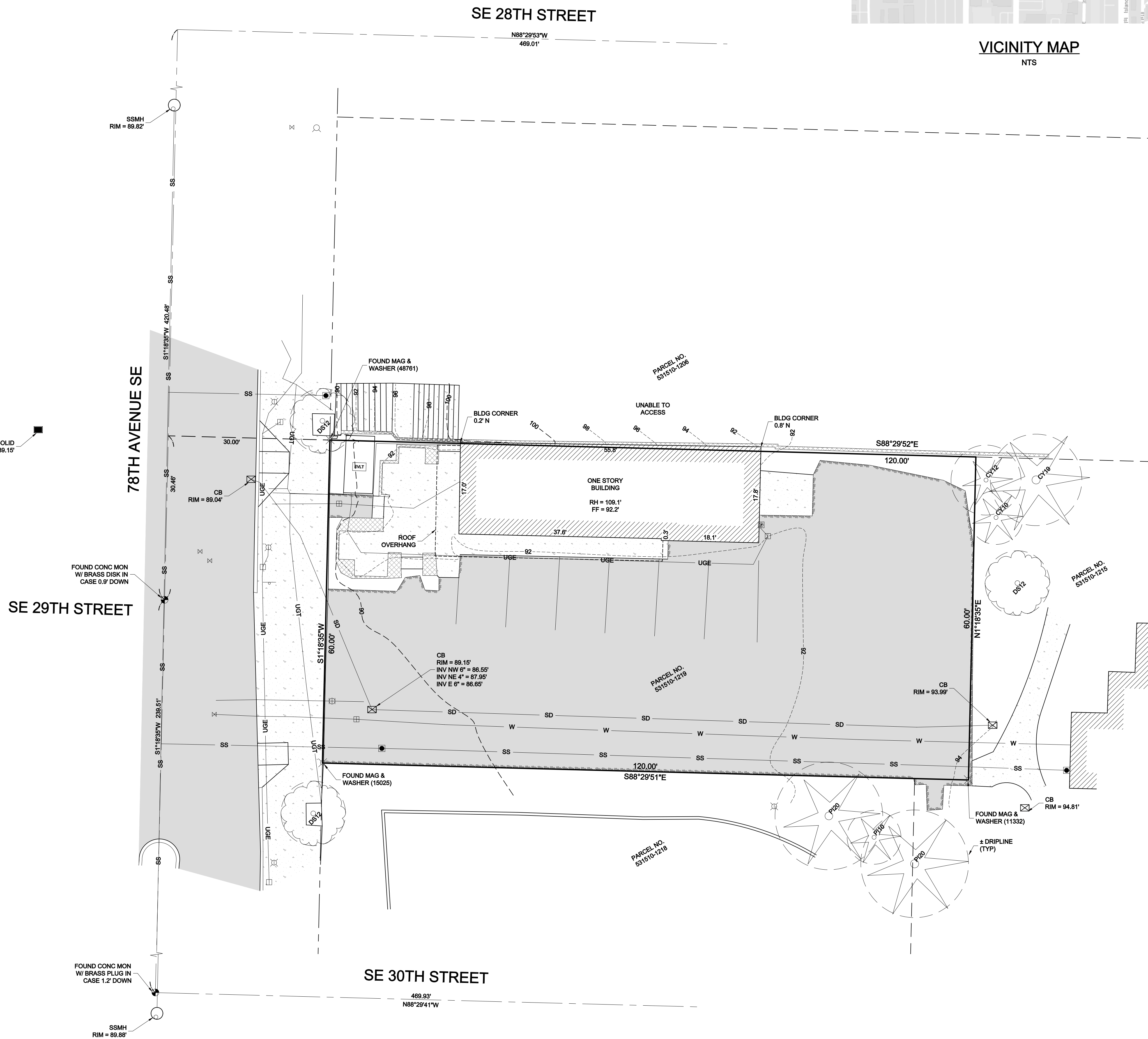
**VERTICAL DATUM & CONTOUR INTERVAL**

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

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

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

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



VICINITY MAP  
NTS



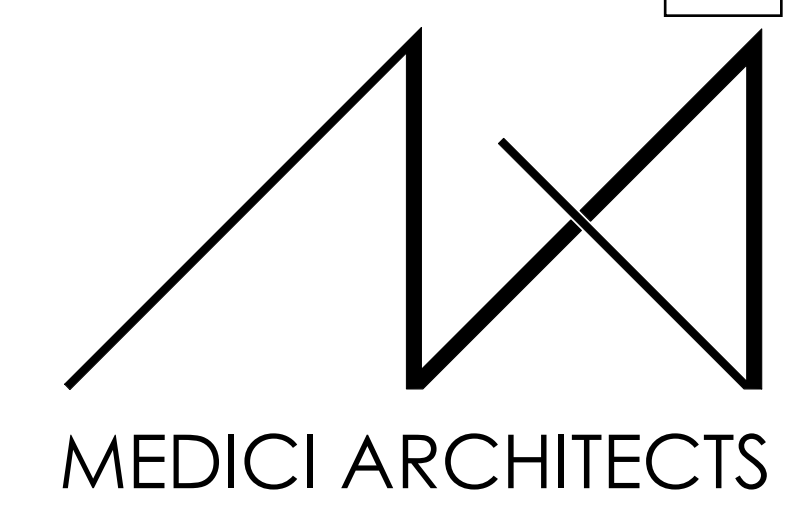
SW 1/4, NE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

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

DATE	REVISION	DRN	TNW
3/3/23	TREES & DRIP LINES ADDED		

PROJECT NO. 21-075  
DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 3/3/23  
SHEET 1 OF 1





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

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

ZONING REQUIREMENTS

JURISDICTION: CITY OF MERCER ISLAND
ZONING: TC-4
PARCEL ASSESSOR'S #: 531510-1219
LOT SIZE: 7200 SF = 0.17 ACRE

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

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

MAXIMUMS: MAX. FAR: 2.3 (X SF) MUST MEET THE STANDARDS OF SUBSECTION 23.45.530, GREEN BUILDING STANDARDS
MAX. HEIGHT: 27' BASE HEIGHT 51' MAX HEIGHT (REQUIRES MIN. 10% AFFORDABLE HOUSING)
MAX. STORIES: 2 BASE STORIES 4 MAX STORIES (REQUIRES MIN. 10% AFFORDABLE HOUSING)
GROUND FLOOR HEIGHT: 15' MINIMUM / 27' MAXIMUM

SETBACKS: TOWN CENTER - TC-4 SUBAREA, PER MICC 19.11.030
REQUIRED FRONT: MIN. 0' MIN PROVIDED: SEE SIDEWALK REQ'T
REQUIRED SIDE: MIN. 0' MIN PROVIDED: 0' NORTH, 12' SOUTH
REQUIRED REAR: MIN. 0' MIN PROVIDED: 0'

SIDEWALK: MICC 19.11.030(A)(6)
ALONG 78TH AVE SE, ALL STRUCTURES SHALL BE SET BACK SO THAT SPACE IS PROVIDED FOR AT LEAST 15 FEET OF SIDEWALK BETWEEN THE STRUCTURE AND THE FACE OF THE STREET CURB.

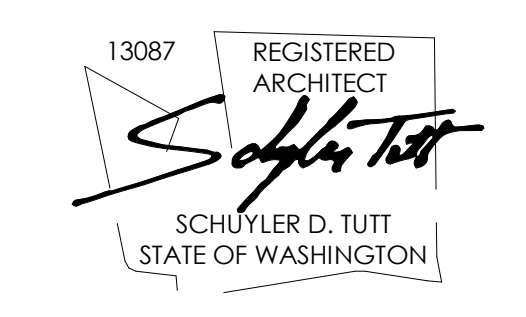
DAYLIGHT PLANE: MICC 19.11.030(A)(7)
BLOCK FRONTAGES ALONG STREETS MUST INTEGRATE AVERAGE MINIMUM UPPER BUILDING SETBACK. FROM A HEIGHT OF 25 FEET AT THE FRONT PROPERTY LINE, BUILDINGS SHALL STEP BACK AT A 45-DEGREE ANGLE UP TO THE MAXIMUM HEIGHT LIMIT.

SINCE THE DAYLIGHT PLANE STANDARDS APPLY A MINIMUM AVERAGE, PORTIONS OF BLOCK FRONTAGES MAY PROJECT BEYOND THE DAYLIGHT PLANE CONCEPT DESCRIBED IN SUBSECTION (A)(7)(a) OF THIS SECTION, PROVIDED THE APPLICABLE BLOCK FRONTAGE AS A WHOLE COMPLIES WITH THE MINIMUM AVERAGE.

VEHICULAR PARKING: MICC 19.11.130

Table with 2 columns: REQUIRED/PROVIDED and 1 TO 1.4 STALLS PER UNIT (10 UNITS = MIN. 10 STALLS). Rows include VAN ACCESSIBLE (1), STANDARD (3 (22.2%)), COMPACT (7 (66.7%)), and TOTAL (11).

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS: DATE: 4/19/2023

Table with 2 columns: CORRECTIONS and DATE. Row 1: 1, 4/19/2023.

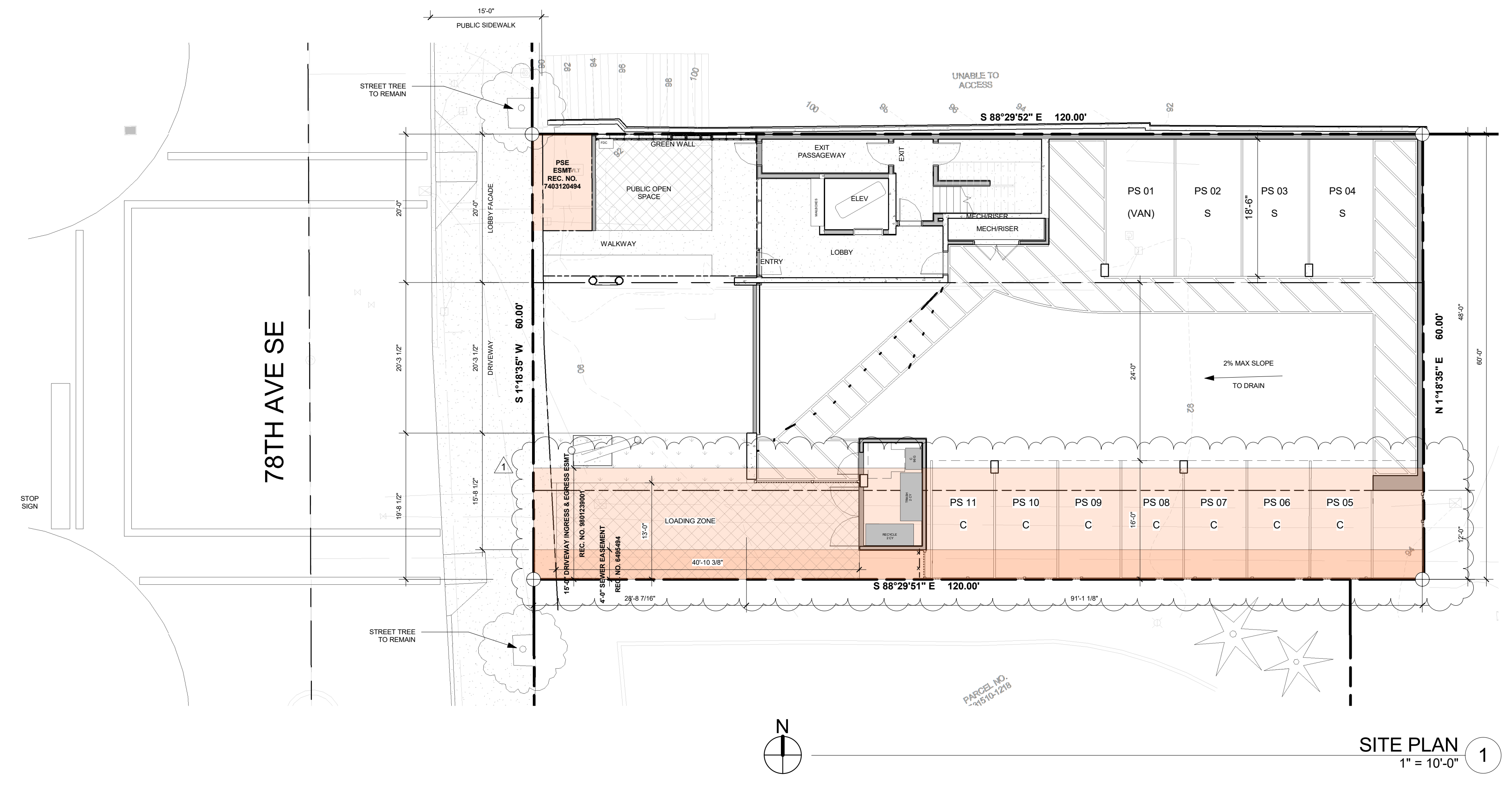
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE
MERCER ISLAND, 98040



SITE PLAN 1
1" = 10'-0"

LEGEND
[Orange box] LOCATION OF EXISTING EASEMENTS IDENTIFIED IN TITLE REPORT

DRAWING NAME:

SITE PLAN

Drawn By: KH
Checked By: ST
Owner Approval:

PHASE:
DESIGN REVIEW

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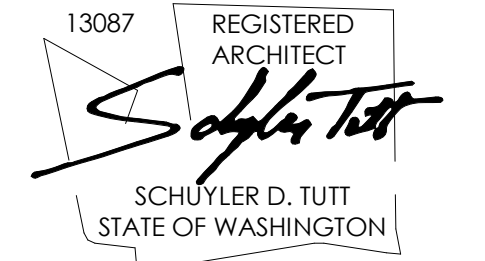
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021
DATE: 4/29/2023

A0.1a

PLOT SCALE: 1:1

REGISTRATION:

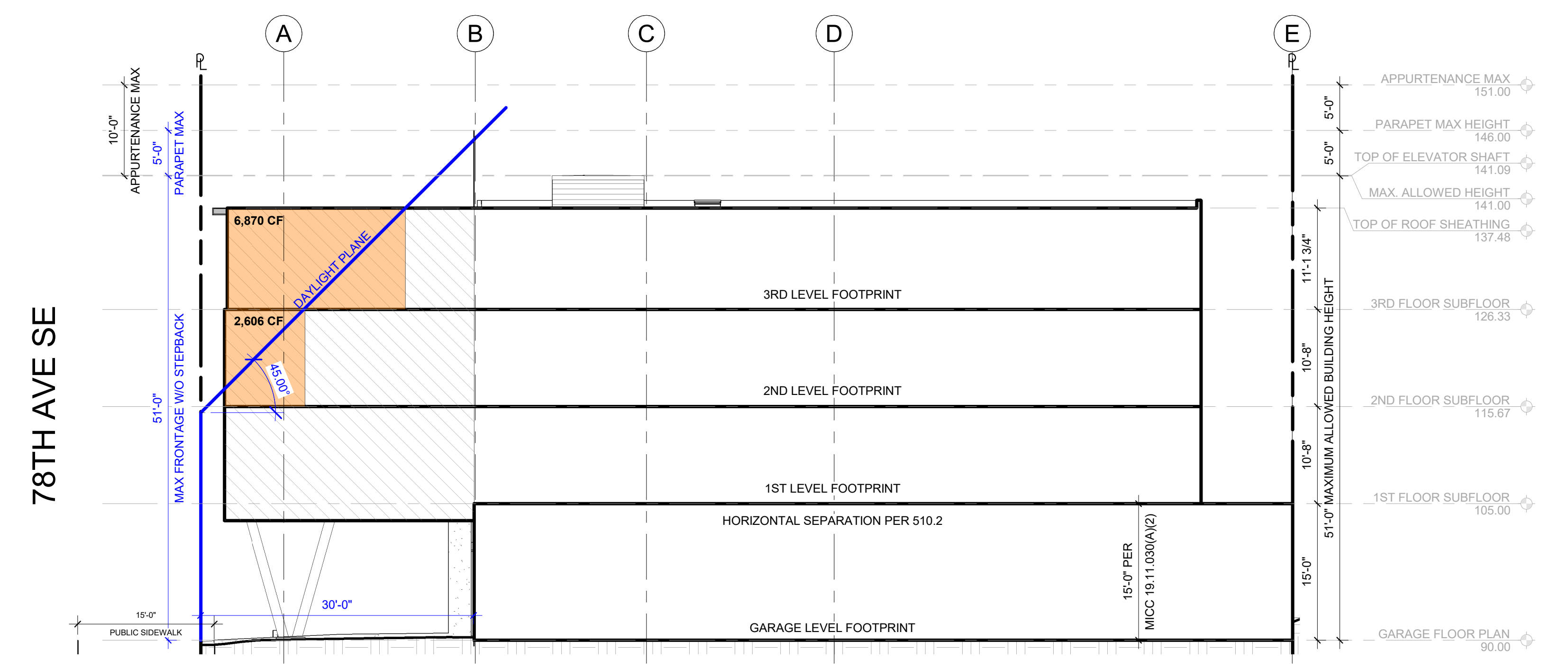


INTAKE DATE: 12/13/22

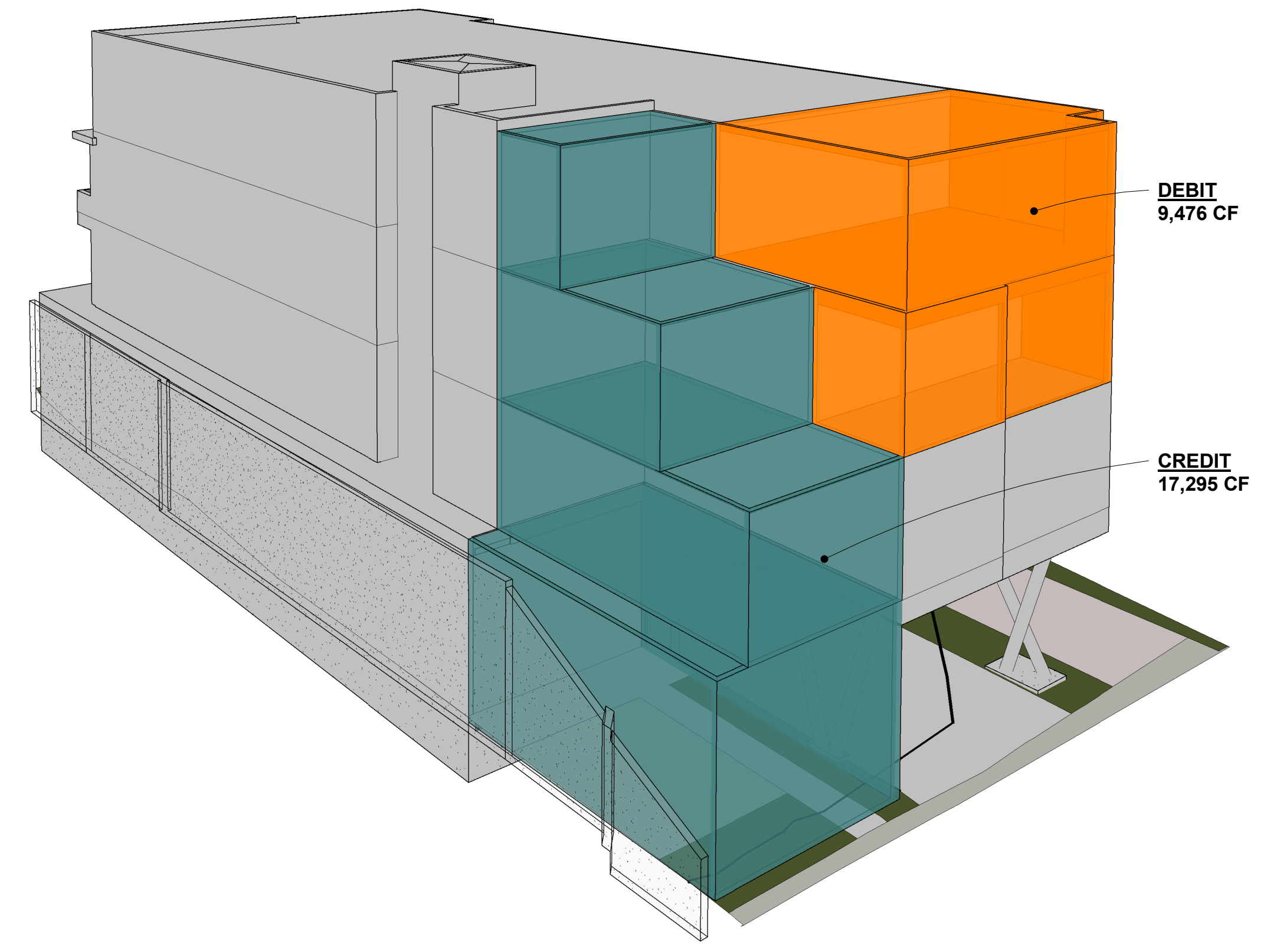
REVISIONS:	DATE:

PROJECT / CLIENT:  
**2900 78TH AVE SE**  
 2900 Development LLC

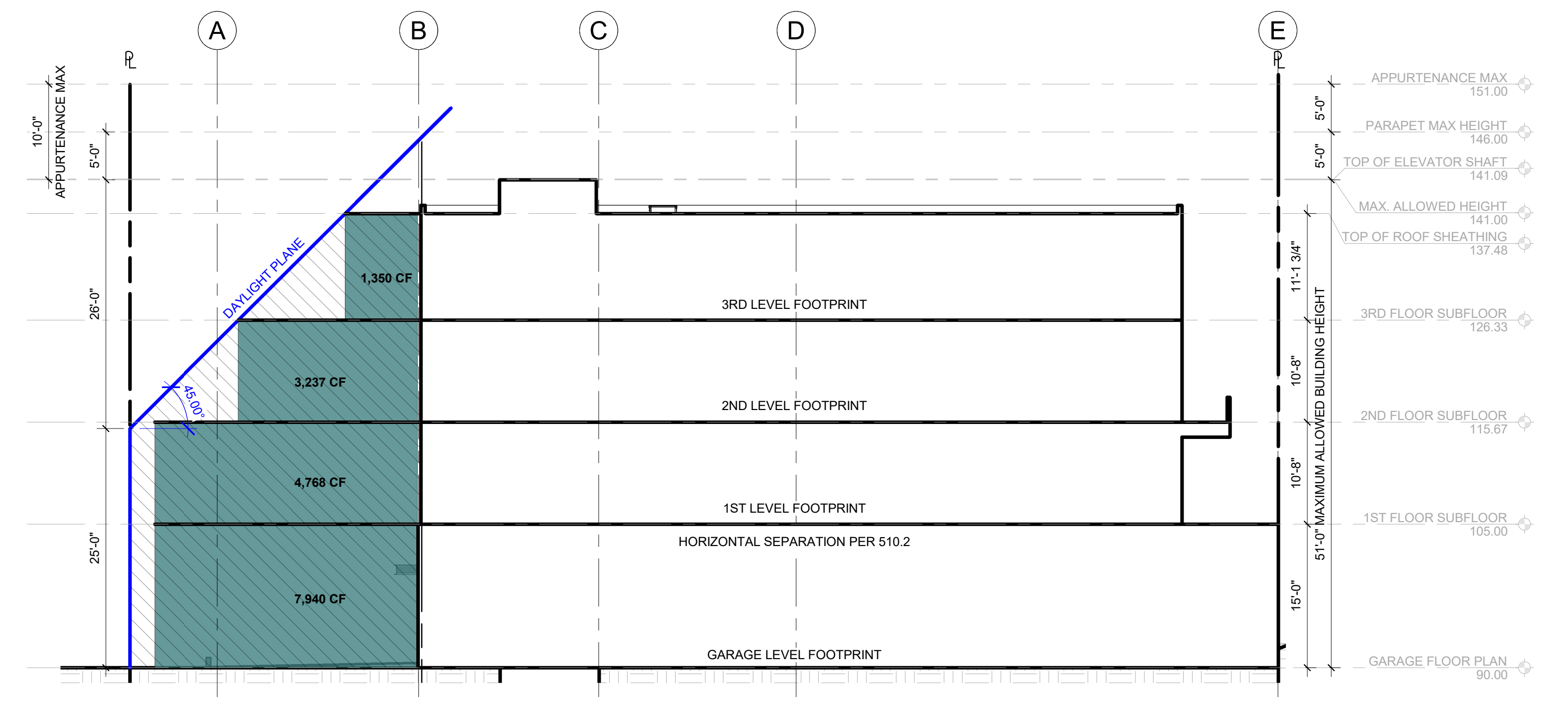
JOB ADDRESS:  
 2900 78TH AVE SE  
 MERCER ISLAND, 98040



**DAYLIGHT PLANE - DEBIT VOLUME**  
 1" = 10'-0" 2



**MASSING STUDY**  
 NTS 1



**DAYLIGHT PLANE - CREDIT VOLUME**  
 1" = 10'-0" 3

**AVERAGE DAYLIGHT PLANE CALCULATION**

	<b>DEBIT VOLUME</b>	
	2ND FLOOR:	2,606
	3RD FLOOR:	6,870
	<b>DEBIT TOTAL:</b>	<b>9,476 CF</b>
	<b>CREDIT VOLUME</b>	
	GARAGE LEVEL:	7,940
	1ST FLOOR:	4,768
	2ND FLOOR:	3,237
	3RD FLOOR:	1,350
	<b>CREDIT TOTAL:</b>	<b>17,295 CF</b>
	DIFFERENCE	17,295
		- 9,476
	<b>TOTAL CREDIT VOLUME:</b>	<b>7,819 CF</b>

DRAWING NAME:

**ZONING DIAGRAMS**

Drawn By: KH  
 Checked By: ST  
 Owner Approval:

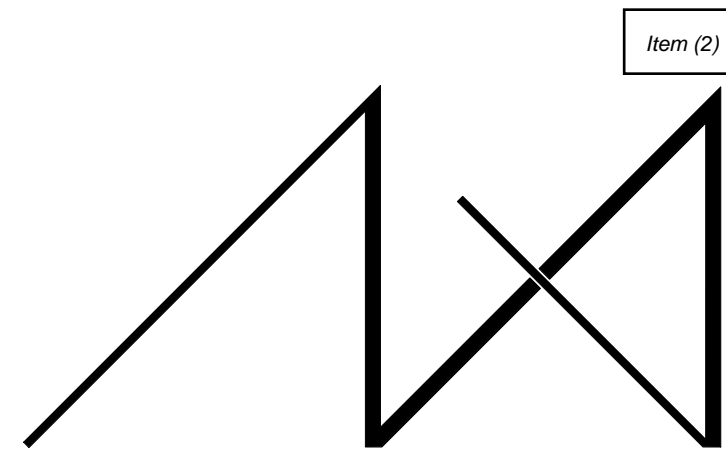
PHASE:

DESIGN REVIEW

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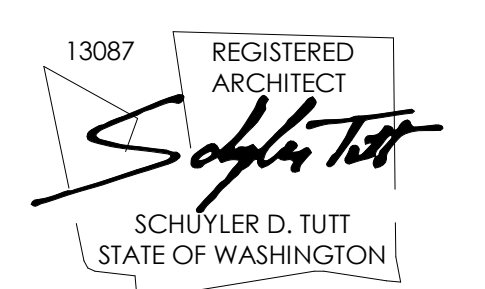




**MEDICI ARCHITECTS**

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

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS:	DATE:

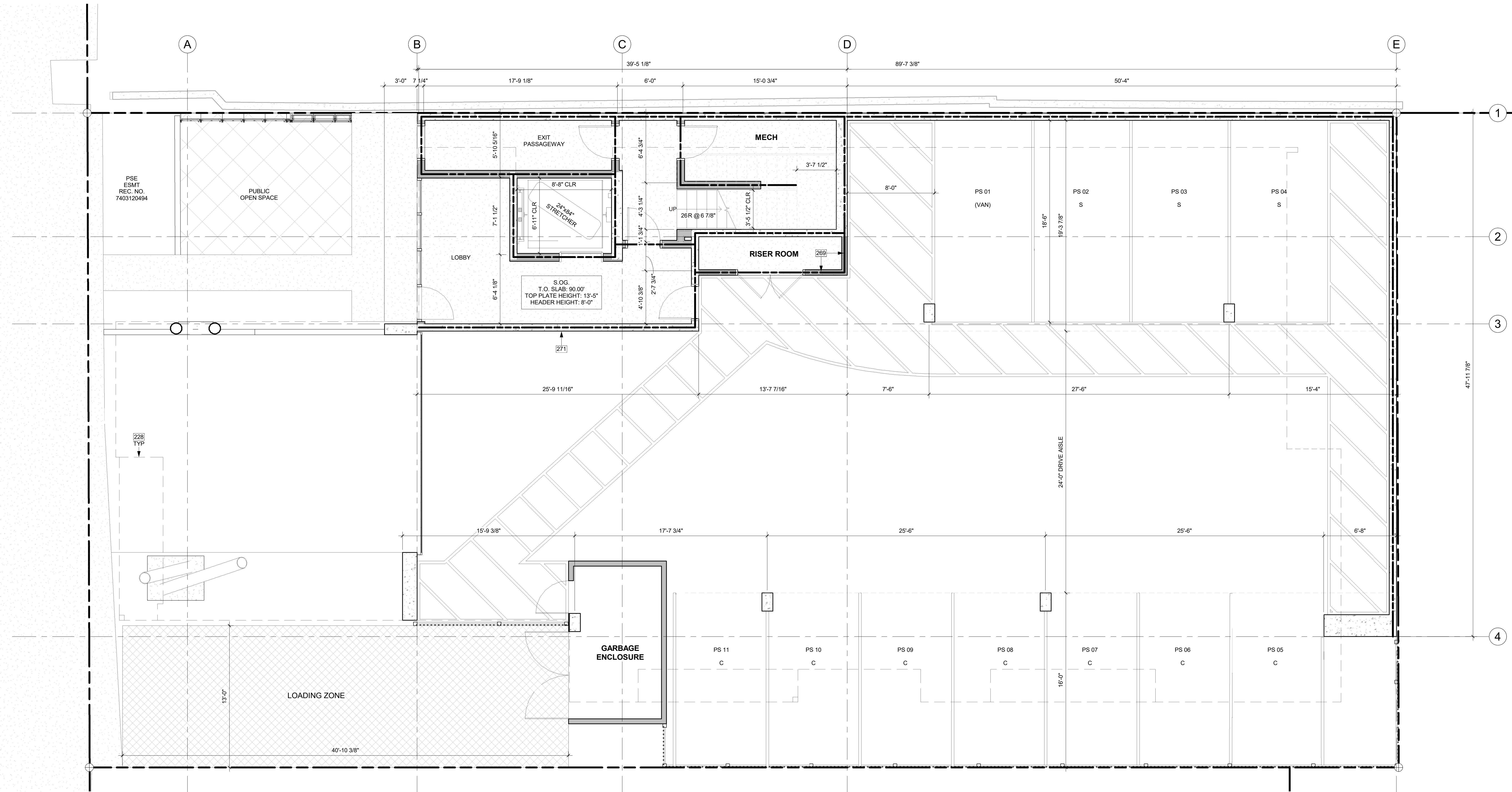
PROJECT / CLIENT:

**2900 78TH AVE SE**

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
 MERCER ISLAND, 98040



**GARAGE FLOOR PLAN**  
 1/4" = 1'-0" 1

**KEY NOTES**

228	LONG DASHED LINE OF BUILDING ABOVE.
269	2-HOUR RATED NON-COMBUSTIBLE WALL; WP 1522, 3 5/8" STEEL STUDS. SEE ASSEMBLY DETAIL ON A0.58
271	3-HOUR RATED CONCRETE COLUMN PER STRUCTURAL.

**FLOOR PLAN NOTES**

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

**HOUSE VENTILATION**

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6
	LAUNDRY ROOM	MIN. 210 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AS WHOLE HOUSE FAN (4-5 BEP) AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEP) PER 4501+6000 (SF) TO OPERATE 50% OF TIME IN EXHAUST MODE PER M1503.6

\*\* MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

**FIRE-RESISTANCE ASSEMBLIES**

- 1-HOUR RATED WALL ASSEMBLY
- 2-HOUR RATED WALL ASSEMBLY
- 3-HOUR RATED WALL ASSEMBLY

**SYMBOL LEGEND**

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

**GARAGE PLAN**

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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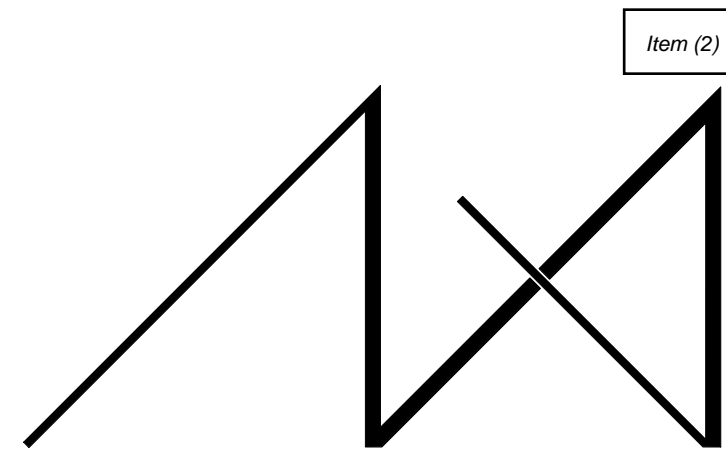
PROJECT No.: A21 021

DATE: 4/29/2023

**A2.0**

PLOT SCALE: 1:1

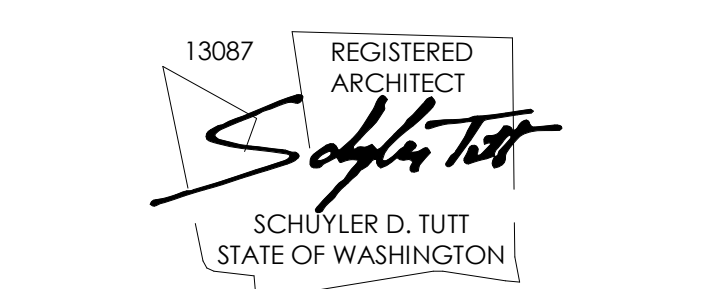




MEDICI ARCHITECTS

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

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS: DATE:

Table with 2 columns: REVISIONS, DATE

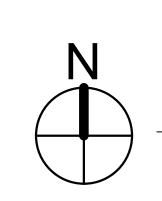
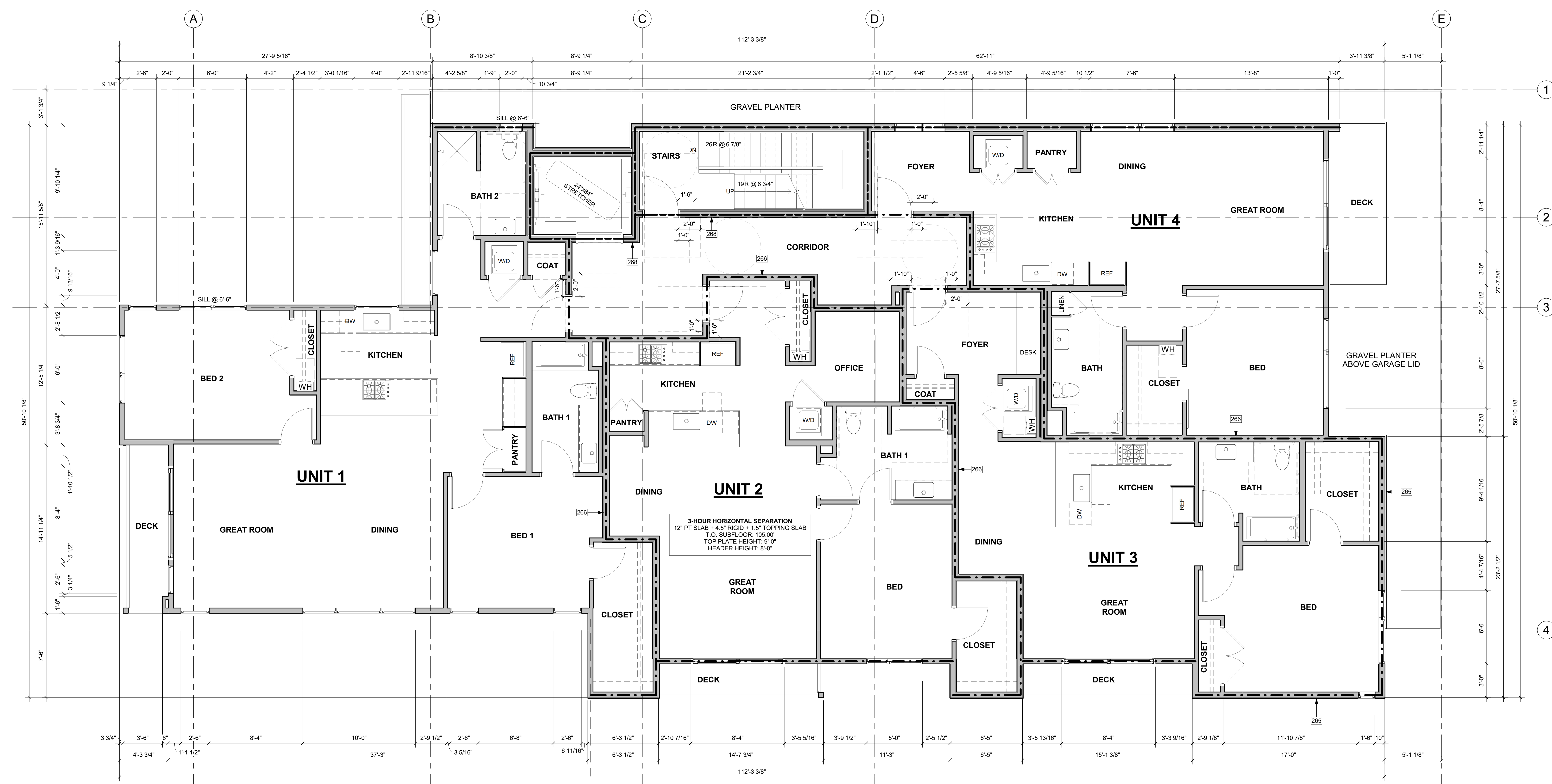
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



1ST FLOOR PLAN 1/4" = 1'-0"

KEY NOTES

- 265 1-HOUR RATED EXTERIOR WALL; WP 8105. SEE ASSEMBLY DETAIL ON A0.5a.
266 1-HOUR RATED FIRE PARTITION; WP 3242. STC RATING OF 50-54. SEE ASSEMBLY DETAIL ON A0.5a.
268 2-HOUR RATED ELEVATOR SHAFT; WP 3825. STC RATING OF 55-59. SEE ASSEMBLY DETAIL ON A0.5a.

FLOOR PLAN NOTES

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

HOUSE VENTILATION

Table with columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS. Includes rows for Bath & Powder, Kitchen, and Laundry Room.

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY
2-HOUR RATED WALL ASSEMBLY
3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

1ST FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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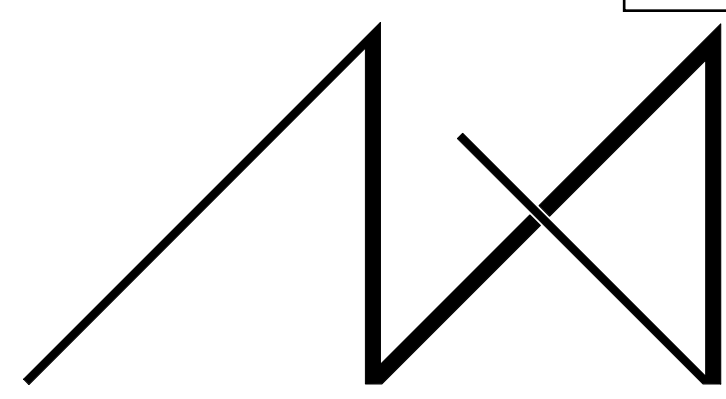
PROJECT No.: A21 021

DATE: 4/29/2023

A2.1

PLOT SCALE: 1:1

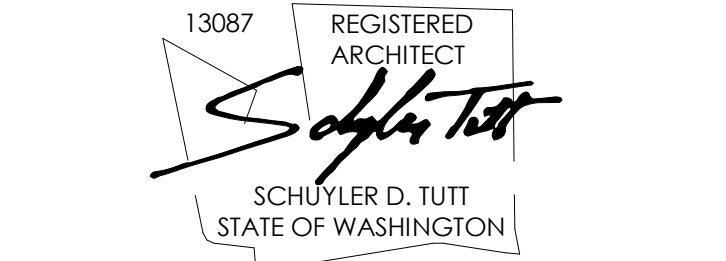




MEDICI ARCHITECTS

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

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS: DATE:

Table with 2 columns: REVISIONS, DATE

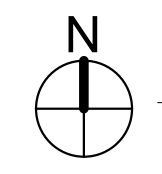
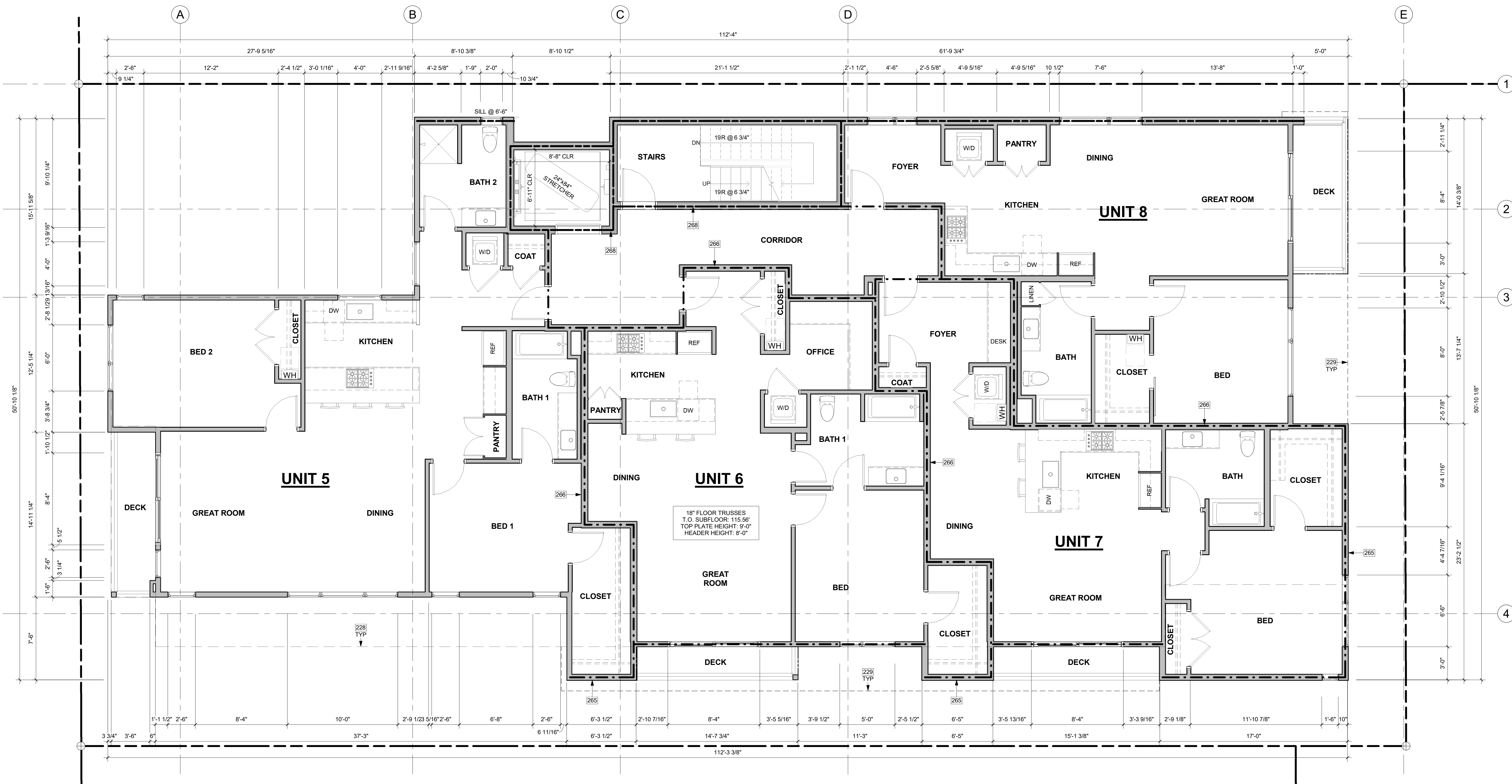
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



2ND FLOOR PLAN 1/4" = 1'-0"

KEY NOTES

Table with 2 columns: Note number, Description

FLOOR PLAN NOTES

- 1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.

HOUSE VENTILATION

Table with 3 columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

2ND FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

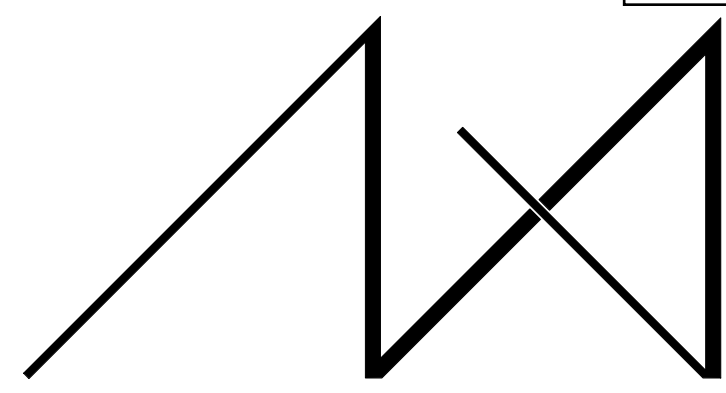
PROJECT No.: A21 021

DATE: 4/29/2023

A2.2

PLOT SCALE: 1:1



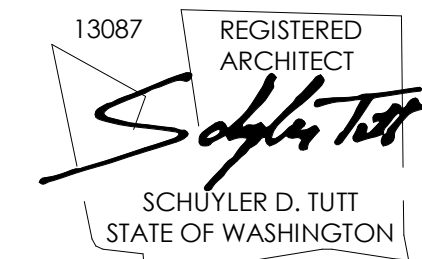


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200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS: DATE:

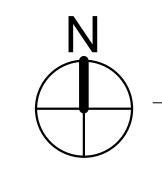
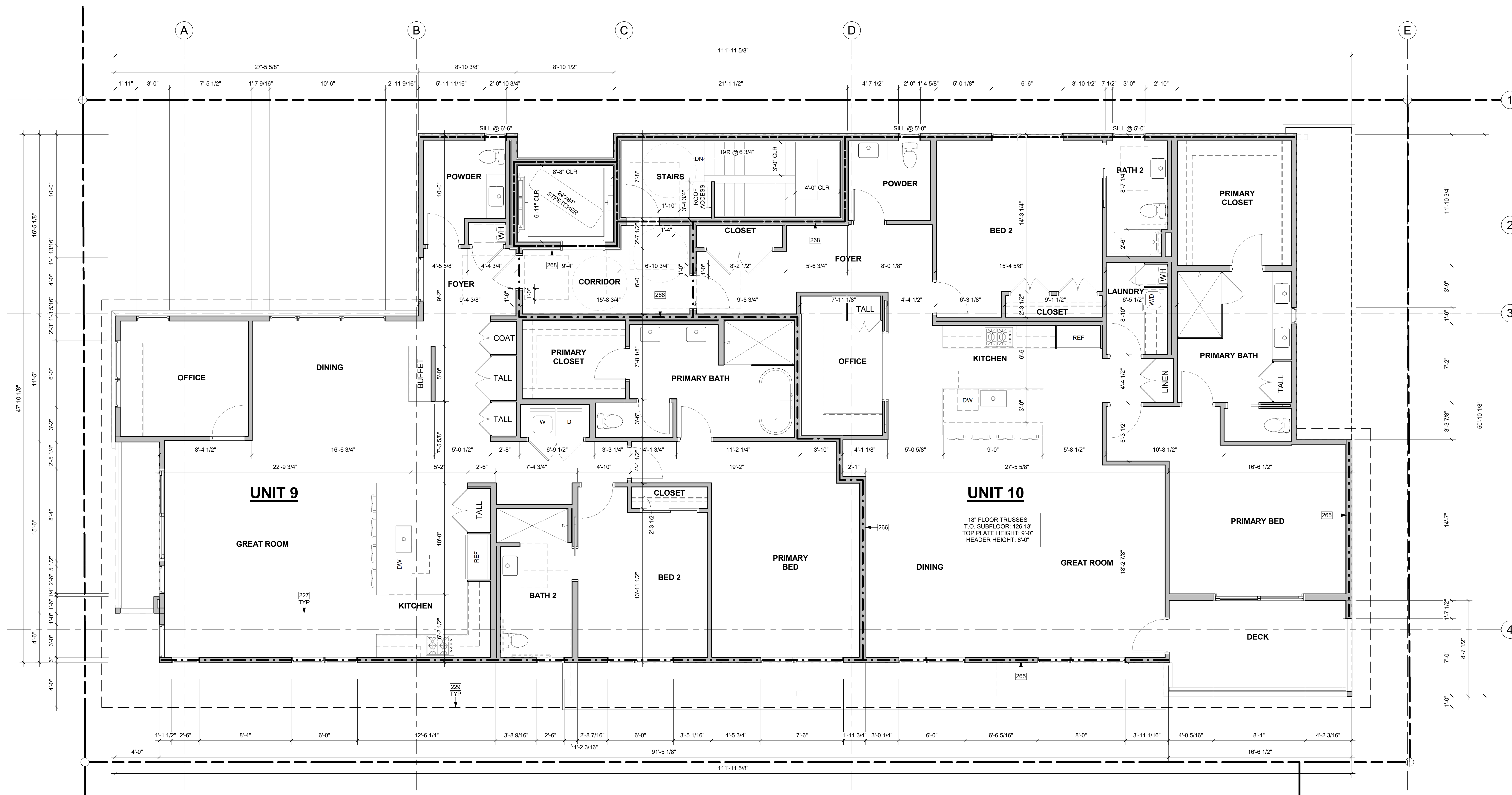
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



3RD FLOOR PLAN 1/4" = 1'-0"

KEY NOTES

Table with 2 columns: Note number and description. Includes notes 227, 229, 265, and 268.

FLOOR PLAN NOTES

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

HOUSE VENTILATION

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

Table with 3 columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS. Includes rows for Bath & Powder, Kitchen, and Laundry Room.

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY
2-HOUR RATED WALL ASSEMBLY
3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

3RD FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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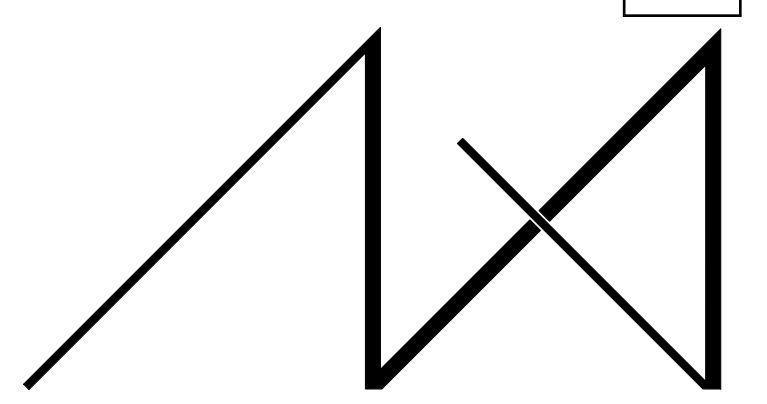
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021

DATE: 4/29/2023

A2.3

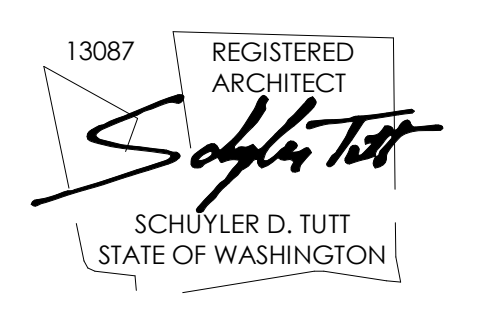
PLOT SCALE: 1:1



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

REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS:	DATE:

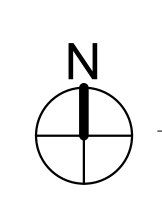
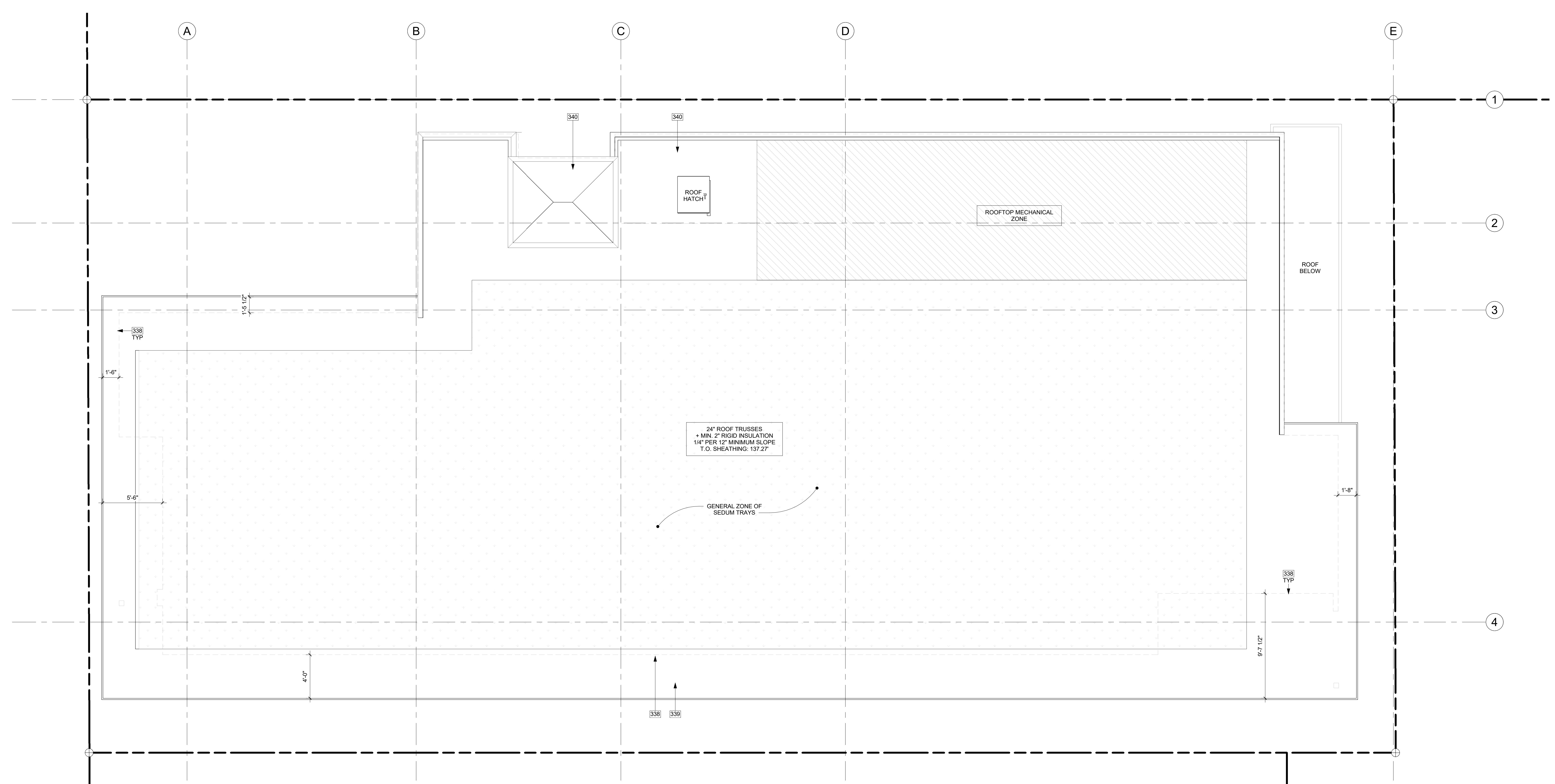
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
MERCER ISLAND, 98040



ROOF PLAN  
1/4" = 1'-0" 1

KEY NOTES

338	DASHED LINE OF BUILDING BELOW.
339	1-HOUR RATED ROOF ASSEMBLY, RC 2604. SEE ASSEMBLY DETAIL ON A0.5a
340	2-HOUR RATED ROOF ASSEMBLY AT STAIRS AND ELEVATOR SHAFT, RC 2751. SEE ASSEMBLY DETAIL ON A0.5a.

SYMBOL LEGEND

---	EAVE VENT
---	EAVE VENT
---	BUILDING BELOW
---	ROOF HAT VENT

ROOF VENTILATION

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	XXX SF
VENTILATION REQUIRED:	(XXX SF x 144 SI) / 150" = XXX" 3) REQUIRED
PROPOSED VENTILATION:	
(4) 2'-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 26"
PROVIDE:	87 LF EA" = 35 SI
2" WIDE RIDGE VENT:	18"
PROVIDE:	= 0 SI / LF
ROOF HAT VENT:	= 50 SI / VENT
PROVIDE:	= 600 SI
TOTAL MIN. VENTILATION:	35.45 SI IS GREATER THAN 1237.9 REQ.
* PER IRC R806.2, MINIMUM 1/150 OF THE AREA, AS AN ALTERNATIVE, NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN LOCATED IN THE UPPER PORTION OF ROOF. PER IRC SECTION R806.2.2	

UPDATE  
ONLY SHOW ROOF VENTILATION IN USE

DRAWING NAME:

ROOF PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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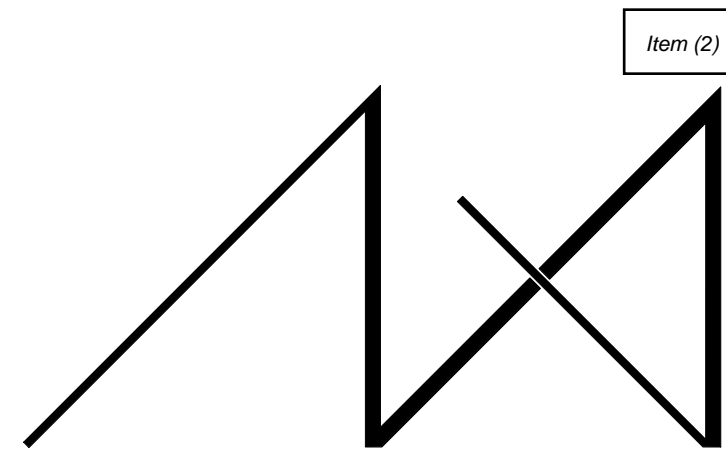
PROJECT No.: A21 021

DATE: 4/29/2023

A3.0

PLOT SCALE: 1:1

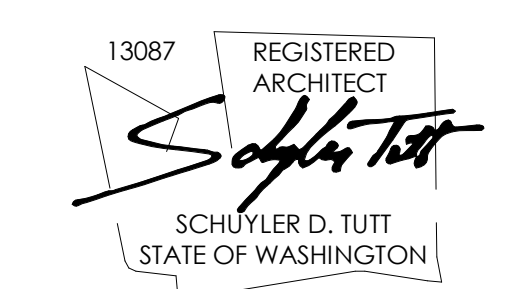




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 2900 Development LLC

JOB ADDRESS:  
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 MERCER ISLAND, 98040



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

<p><b>1</b></p> <p>TRESPA - LUMEN LONDON GREY OBLIQUE FINISH        MATERIAL: ACCENT FACADE</p>	<p><b>4</b></p> <p>SHERWIN WILLIAMS SW 6258 - TRICORN BLACK        MATERIAL: INFILL PANELS FASCIA SOFFITS</p>	<p><b>7</b></p> <p>CONCRETE        MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS</p>	<p><b>10</b></p> <p>GRAY        MATERIAL: TRASH ENCLOSURE DOORS FLASHING</p>
<p><b>2</b></p> <p>TRESPA - LUMEN LONDON GREY DIFFUSE FINISH        MATERIAL: WEST FACADE SOUTH FACADE</p>	<p><b>5</b></p> <p>FIBER CEMENT PANEL SW 7067 - CITYSCAPE        MATERIAL: NORTH FACADE EAST FACADE</p>	<p><b>8</b></p> <p>BLACK        MATERIAL: STRUCTURAL STEEL COLUMNS RAILING METAL AWNING EXIT DOOR STEEL PLATES LIGHT FIXTURES GUTTERS / DOWNSPOUTS FLASHING</p>	
<p><b>3</b></p> <p>NORTH CLAD ALUMINUM PANEL BONE WHITE        MATERIAL: WEST FACADE SOUTH FACADE</p>	<p><b>6</b></p> <p>FIBER CEMENT V-GROOVE SIDING SW 7048 - URBANE BRONZE        MATERIAL: RECESSED FACADES ELEVATOR SHAFT</p>	<p><b>9</b></p> <p>CMU BLOCK        MATERIAL: TRASH ENCLOSURE</p>	

**MATERIALS**  
 NTS

**ELEVATION NOTES**

- VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION: EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED PER IRC R703.8. FLASHING AT WALLS: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
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- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS.
- CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

**ELEVATIONS**

Drawn By: KH  
 Checked By: ST  
 Owner Approval:

PHASE:  
 DESIGN REVIEW

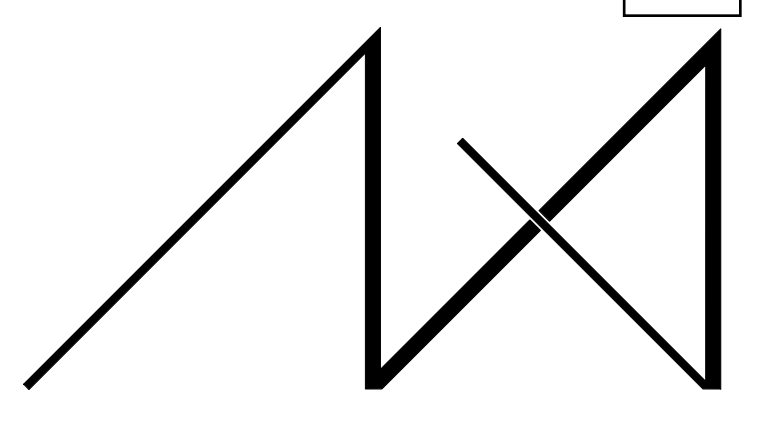
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PROJECT No.: A21 021  
 DATE: 4/29/2023

**A4.0**  
 PLOT SCALE: 1:1

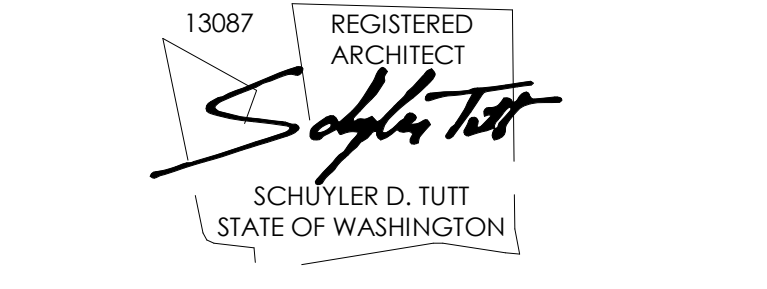




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REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS: DATE:

Table with 2 columns: REVISIONS, DATE

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



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

MATERIALS NTS. A grid of material swatches with callout numbers 1-10 and their corresponding material names and descriptions.

ELEVATION NOTES

- 9 numbered list of notes detailing construction requirements for shear walls, flashing, gutters, and weatherstripping.

DRAWING NAME:

ELEVATIONS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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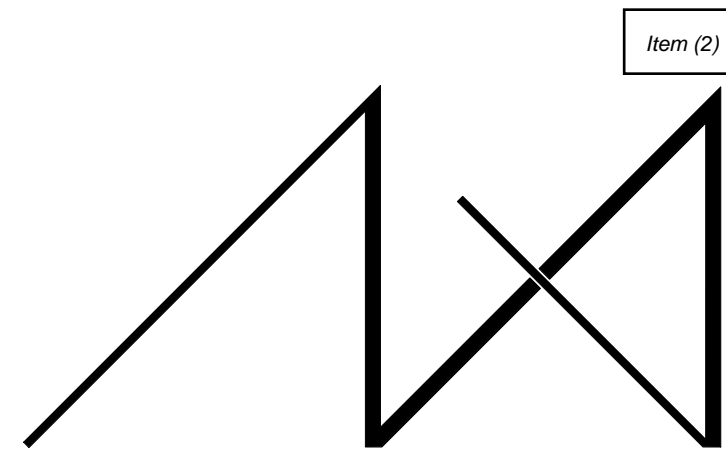
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PLOT SCALE: 1:1 A4.1

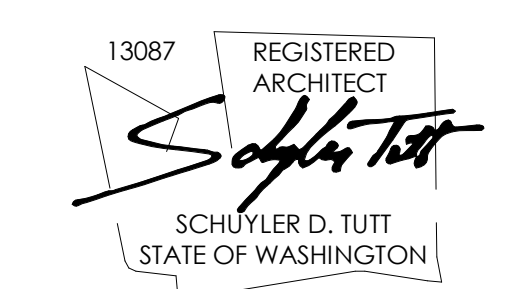




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2900 Development LLC

JOB ADDRESS:

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 MERCER ISLAND, 98040



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

<p><b>1</b></p> <p>TRESPA - LUMEN LONDON GREY OBLIQUE FINISH        MATERIAL: ACCENT FACADE</p>	<p><b>4</b></p> <p>SHERWIN WILLIAMS SW 6258 - TRICORN BLACK        MATERIAL: INFILL PANELS FASCIA SOFFITS</p>	<p><b>7</b></p> <p>CONCRETE        MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS</p>	<p><b>10</b></p> <p>GRAY        MATERIAL: TRASH ENCLOSURE DOORS FLASHING</p>
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**MATERIALS**  
 NTS

**ELEVATION NOTES**

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- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

**ELEVATIONS**

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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PROJECT No.: A21 021

DATE: 4/29/2023

APPROVED FOR CONSTRUCTION:

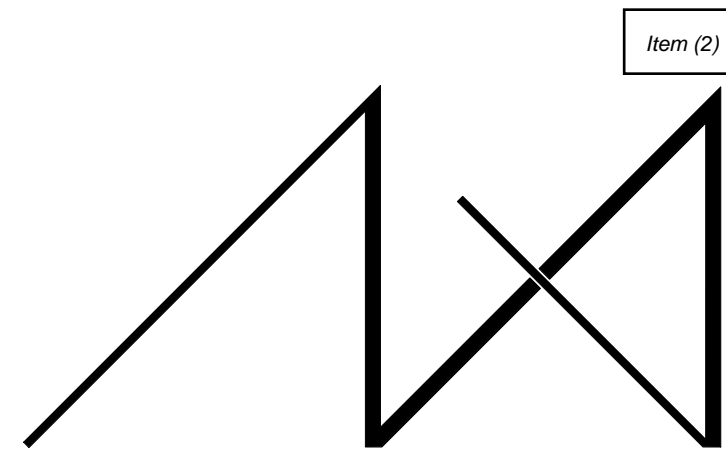
PROJECT No.: A21 021

DATE: 4/29/2023

**A4.2**

PLOT SCALE: 1:1

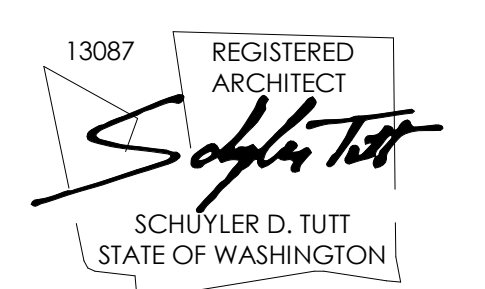




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2900 Development LLC

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



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

<p><b>1</b></p> <p>TRESPA - LUMEN LONDON GREY OBLIQUE FINISH        MATERIAL: ACCENT FACADE</p>	<p><b>4</b></p> <p>SHERWIN WILLIAMS SW 6258 - TRICORN BLACK        MATERIAL: INFILL PANELS FASCIA SOFFITS</p>	<p><b>7</b></p> <p>CONCRETE        MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS</p>	<p><b>10</b></p> <p>GRAY        MATERIAL: TRASH ENCLOSURE DOORS FLASHING</p>
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**MATERIALS**  
 NTS

**ELEVATION NOTES**

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- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

**ELEVATIONS**

Drawn By: KH  
 Checked By: ST

Owner Approval:

PHASE:  
 DESIGN REVIEW

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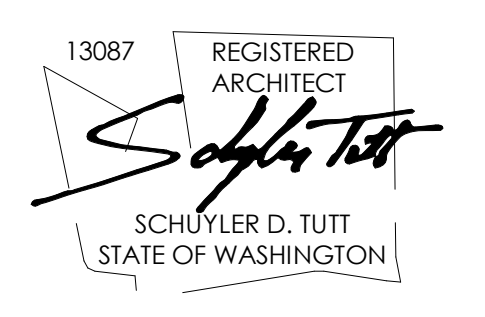
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021  
 DATE: 4/29/2023

PLOT SCALE: 1:1  
**A4.3**



REGISTRATION:



INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT:

**2900 78TH AVE SE**

2900 Development LLC

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



SW PERSPECTIVE  
NTS



NW PERSPECTIVE  
NTS



SE PERSPECTIVE  
NTS



NE PERSPECTIVE  
NTS

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

DRAWING NAME:

**PERSPECTIVES**

Drawn By: KH  
 Checked By: ST  
 Owner Approval:

PHASE:  
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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021  
 DATE: 4/29/2023

**A4.4**  
 PLOT SCALE: 1:1





**3/15/23**

Kelly Hallstrom  
2900 Development LLC  
3010 77<sup>th</sup> Ave SE, Ste 108  
Mercer Island 98040

**Dear Kelly Hallstrom:**

The department's Building team has generated the following review comments on the plan set submitted with your DSR22-014. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

1. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is address in MICC 17.14.101 Section 105.3.4. As of the date of this letter, a complete application for a building permit has not been received for the scope described in this DSR. Washington State is anticipated to adopt 2021-cycle construction codes on July 1, 2023. This review was performed referring to 2018-cycle codes in effect at the time of the DSR application, but a future building permit for this work will be reviewed under the codes in effect at the time of a complete building permit application.
2. The numbering of stories used on sheets A0.1b and all A4.x sheets is not consistent with definition for Story Above Grade Plane. WSBC definition for Story Above Grade Plane is any story in which the next story above is more than 6' above grade plane. Re-numbering the stories to conform to this definition, the garage floor plan is the 1<sup>st</sup> story



- above grade plane, and the 3<sup>rd</sup> floor is the 4<sup>th</sup> story above grade plane. Table 1006.3.3(1) does not permit a 4<sup>th</sup> story above grade plane with access to only one exit.
3. If a second exit is provided, this site and building configuration will present challenges in addressing exit separation required by WSBC 1007. For instance, if the maximum diagonal dimension of the building is 120 feet, exits would need to be separated by a minimum of 60 feet, which is the width of the lot at the ROW. There are exceptions for reduced separation, but these should be clearly demonstrated.
  4. An accessible route of travel will be required from the sidewalk to accessible building entrances, and 60% of entrances shall be accessible.
  5. Considering the number of Stories Above Grade Plane, WSBC 1011.12 requires a stairway to the roof. The exception to this section will not apply if elevator equipment is located in the elevator penthouse, and a stair penthouse will contribute to the height of the structure.
  6. Previous discussion of this proposal as part of PRE21-032 and PRE22-027 referred to occupiable roof deck. The documents submitted along with DSR22-014 do not appear to include this use, but the roofing systems and thus exterior elevations are not clear. The roof elevation on A4.x sheets is noted as top of roof sheathing and does not include consideration for slope for drainage. A 1/4" per foot slope will create at least a 1' difference in height between north and south elevations, and the roof planting plan L1.0 appears to show a hip framed roof.
  7. The elevator penthouse is shown extending to the max allowed height. If occupiable roof deck is added to the scope of the proposal, this elevator penthouse height will increase to serve the area.
  8. The applicant should clarify if they are providing a private garage (or garages) which are limited to 1,000 sf and Group U occupancy, or a public parking garage (either enclosed parking garage or open parking garage). The classification of the lower garage level in WSBC 406 could be significant in the design of the exterior openings, fire protectives, egress and number of exits, allowable areas, etc.
  9. Construction type as categorized in WSBC 602 is not noted on the drawings. This will have substantial impact on required separation distances, fire resistance ratings of exterior walls, and allowable exterior openings. Exterior wall fire resistance ratings and openings must meet requirements of WSBC 705 and Table 705.8.

10. Parapets are not clearly shown or dimensioned on the current drawings. WSBC 705.11 requires parapets in certain conditions. If exceptions apply this should be clearly demonstrated. This could affect overall structure height.
11. Construction type as categorized in WSBC 602 is not noted on the drawings. This could have impact on the allowable building area and allowable building height above grade plane.
12. Mechanical areas are identified on the north side of the garage, and appliances with requirements for exterior ventilation are shown on floor plans along the north side wall. This wall is a zero lot line. WSMC 401.4 regulates locations of air intake openings and WSMC 501.3 regulates locations of exhaust discharge. Both sections have requirements that refer to property lines.
13. A rooftop mechanical zone is identified on A3.0. The rooftop mechanical units and any associated screening or required fall protection for the maintenance of the units is not included and has not been reflected on exterior elevations. These components are likely to be visible on the elevations.
14. The stair exit enclosure currently passes through unoccupied mechanical space. Special detailing will be required to document the separation assemblies if this configuration is retained. Additional square footage for separate mechanical space and continuous stair shaft would be required if it is not retained.
15. The door to the mechanical room is shown into an interior exit stairway. Openings to interior exit stairways are limited in WSBC 1023.4 to exit access and egress from the enclosure. Unoccupied areas can not open to the exit enclosure.
16. WSBC 1030 requires emergency escape and rescue openings. Exceptions to this section may not apply and minimal distance to property line will make this a challenge.



Gareth Reece

Sr. Plans Examiner

City of Mercer Island – Community Planning and Development





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

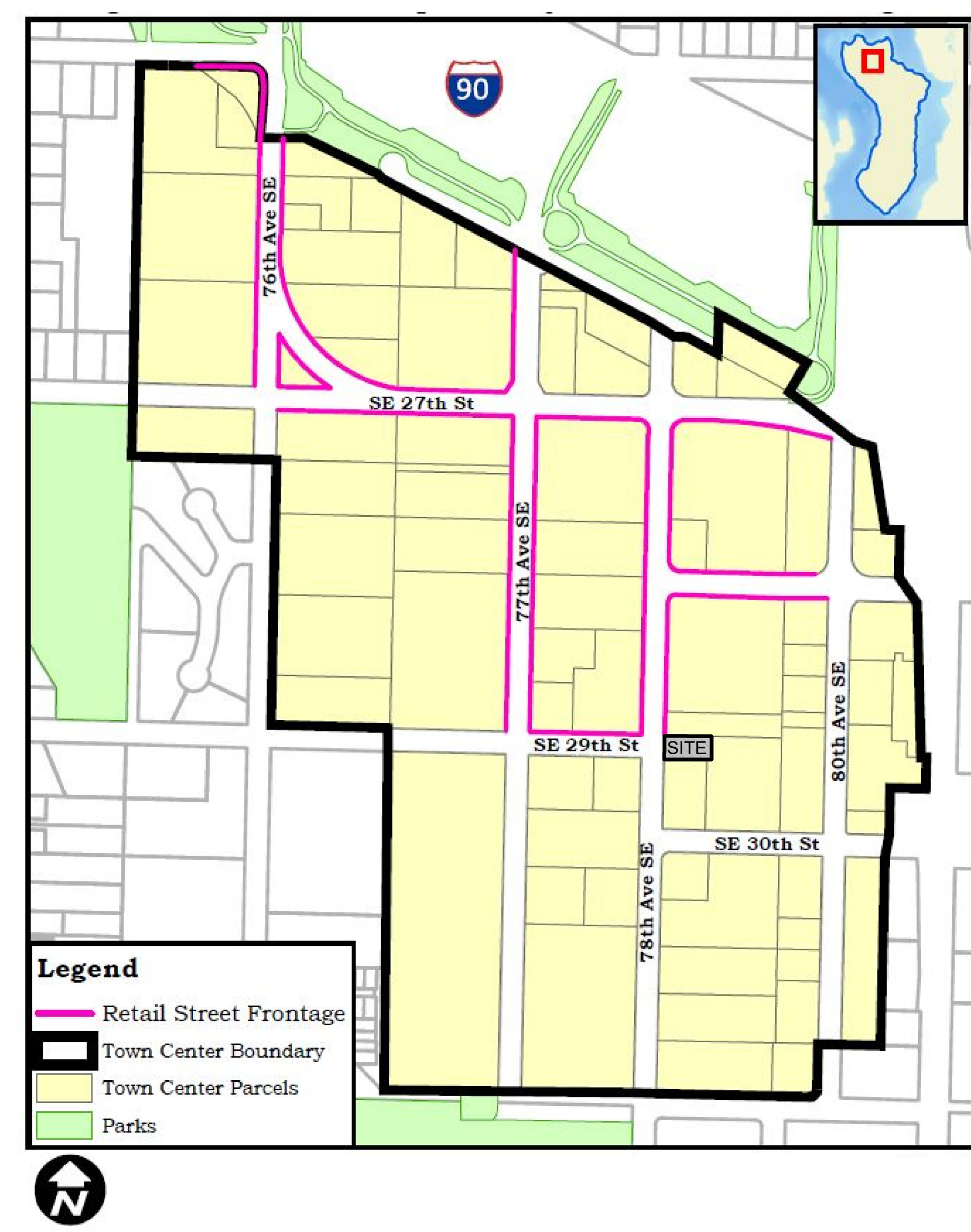
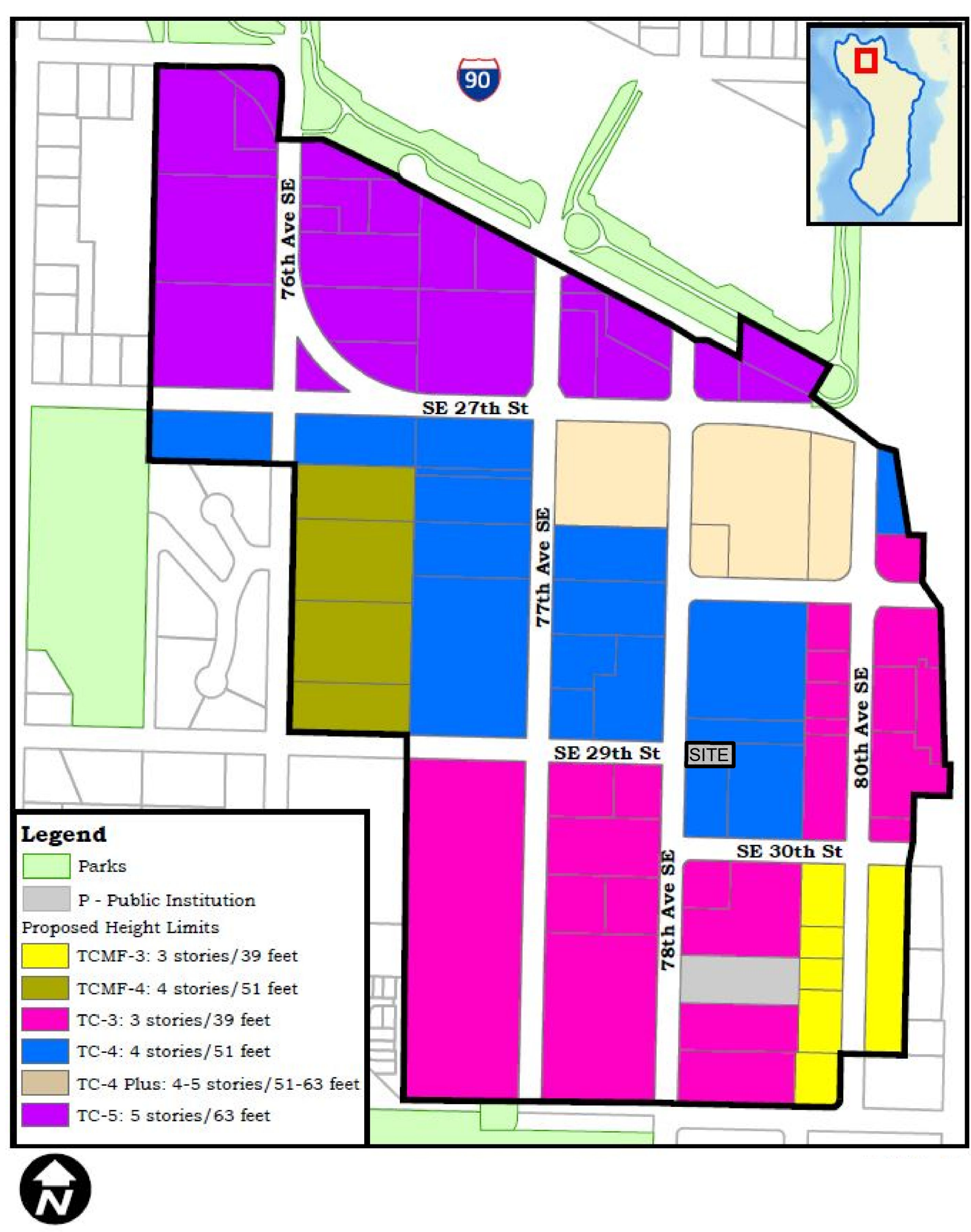
INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT: 2900 78TH AVE SE

2900 Development LLC

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



DRAWING NAME: SITE CONTEXT

Drawn By: Author  
Checked By: Checker  
Owner Approval:

PHASE: DESIGN REVIEW

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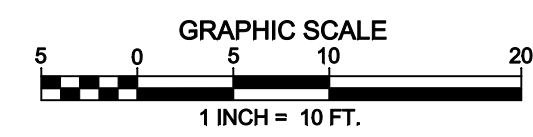
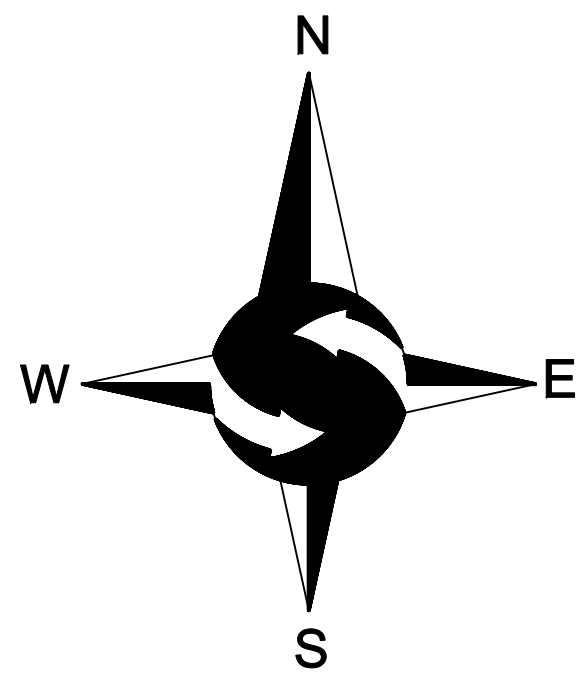
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021  
DATE: 10/4/2023

'A0.1

PLOT SCALE: 1:1





**LEGEND**

	FOUND MONUMENT AS DESCRIBED		CONCRETE WALL
	FOUND MAG & WASHER		LIGHT POLE
	POWER METER		GAS VALVE
	SANITARY SEWER CLEANOUT		CATCH BASIN
	SANITARY SEWER MANHOLE		CATCH BASIN SOLID LID
	WATER VALVE		ELECTRICAL VAULT
	FIRE HYDRANT		POWER JUNCTION BOX
	WATER METER		ASPHALT SURFACE
	SIGN		CONCRETE SURFACE
	APPROXIMATE LOCATION SANITARY SEWER LINE		DECIDUOUS
	APPROXIMATE LOCATION STORM DRAIN LINE		PINE
	APPROXIMATE LOCATION UNDERGROUND GAS LINE		
	APPROXIMATE LOCATION UNDERGROUND WATER LINE		
	APPROXIMATE LOCATION UNDERGROUND POWER LINE		
	APPROXIMATE LOCATION UNDERGROUND TELEPHONE LINE		

**LEGAL DESCRIPTION**

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

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

**BASIS OF BEARINGS**

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

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** 2900 DEVELOPMENT LLC  
3010 77TH AVENUE SE, SUITE 108  
MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 531510-1219

**PROJECT ADDRESS:** 2900 78TH AVENUE SE  
MERCER ISLAND, WA 98040

**ZONING:** TC

**JURISDICTION:** CITY OF MERCER ISLAND

**PARCEL ACREAGE:** 7,200 SF (0.165 ACRES) AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

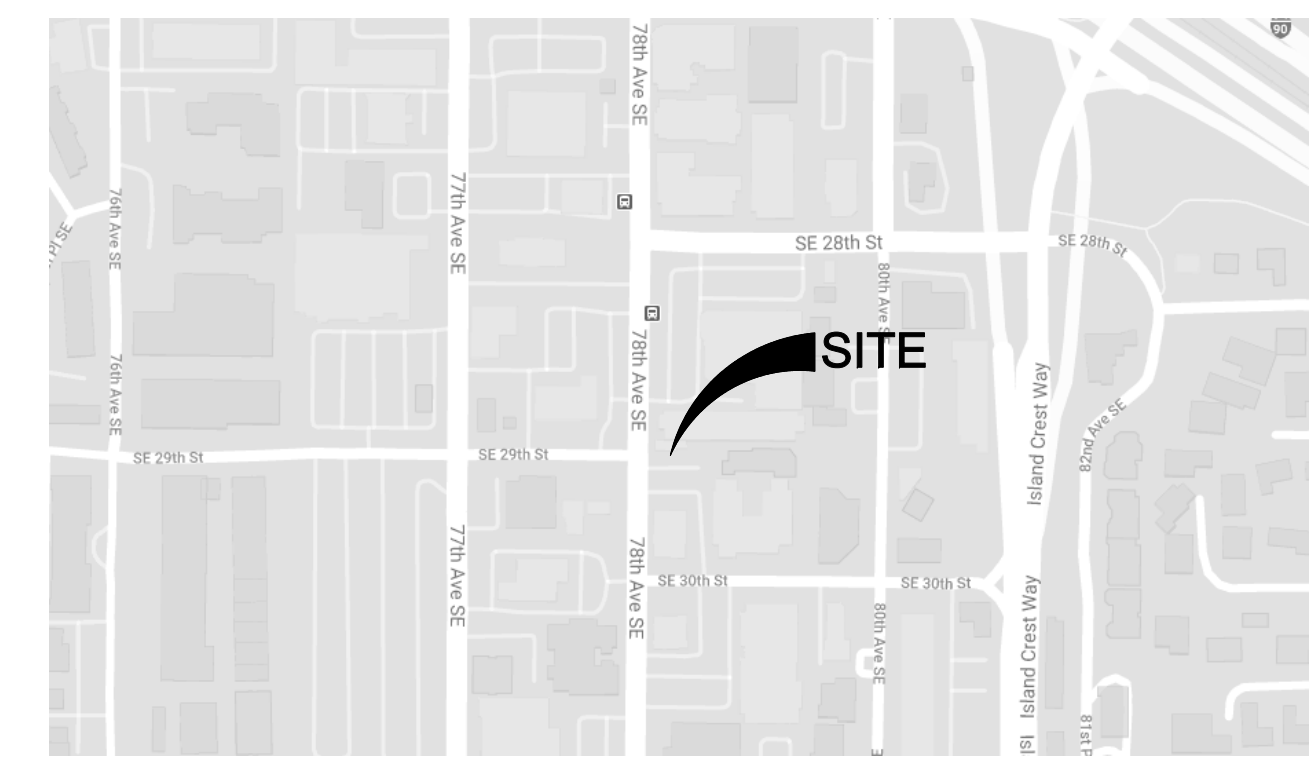
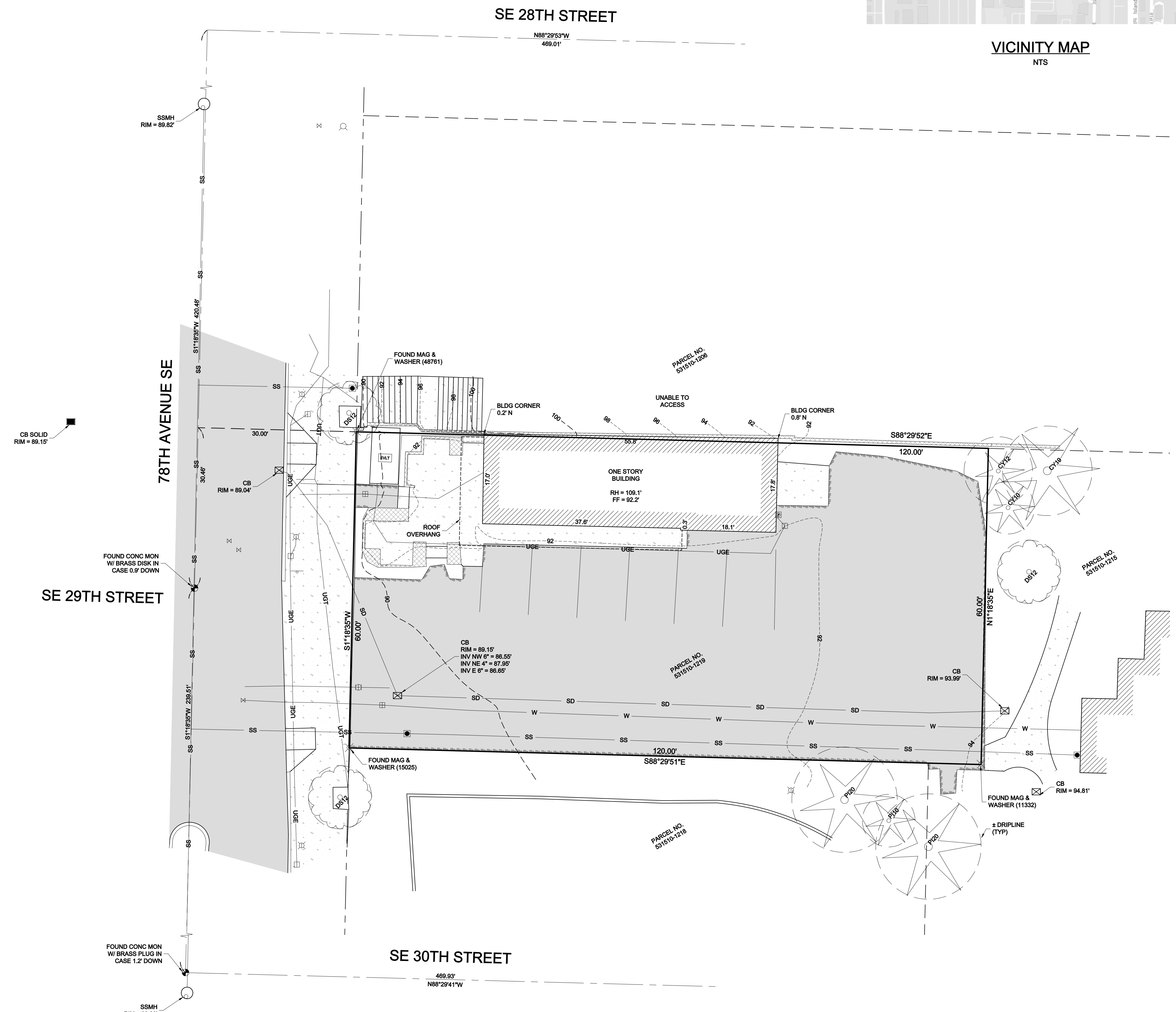
**VERTICAL DATUM & CONTOUR INTERVAL**

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

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

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

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



VICINITY MAP  
NTS

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



DATE	REVISION	DRN
3/2/23	TREES & DRIPLINES ADDED	TNW

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

PROJECT NO. 21-075  
DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 3/3/23  
SHEET 1 OF 1





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

REGISTRATION:

PRELIMINARY

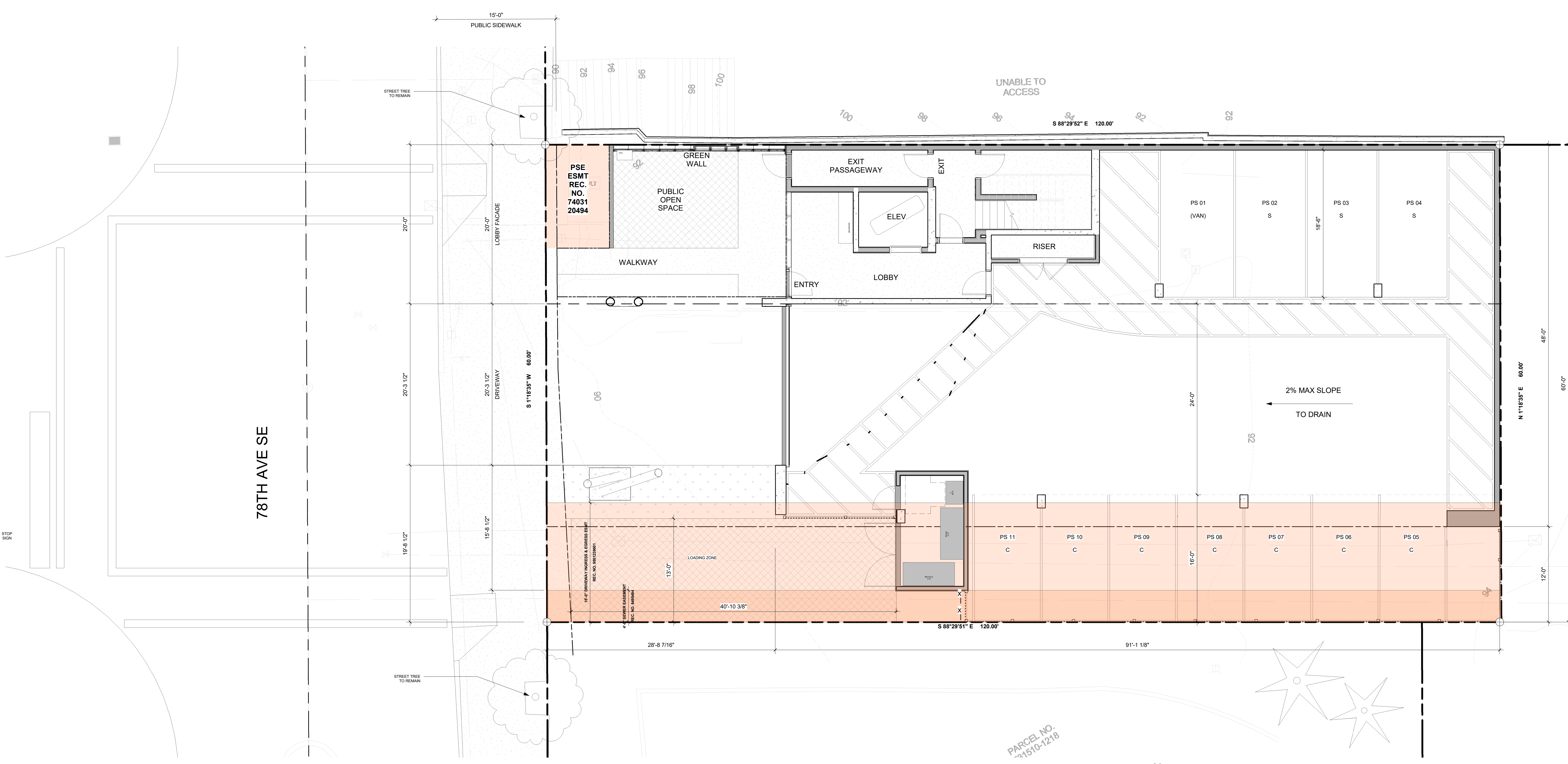
INTAKE DATE: 12/13/22

REVISIONS:	DATE:
1 CORRECTIONS	4/19/2023

PROJECT / CLIENT: 2900 78TH AVE SE

2900 Development LLC

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



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

**ZONING REQUIREMENTS**

JURISDICTION: CITY OF MERCER ISLAND  
ZONING: TC-4  
PARCEL ASSESSOR'S #: 531510-1219  
LOT SIZE: 7200 SF = 0.17 ACRE

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

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

**MAXIMUMS:**  
MAX. FAR: 2.3 (X SF) MUST MEET THE STANDARDS OF SUBSECTION 23.45.530, GREEN BUILDING STANDARDS  
MAX. HEIGHT: 27' BASE HEIGHT  
51' MAX HEIGHT (REQUIRES MIN. 10% AFFORDABLE HOUSING)  
MAX. STORIES: 2 BASE STORIES  
4 MAX STORIES (REQUIRES MIN. 10% AFFORDABLE HOUSING)  
GROUND FLOOR HEIGHT: 15' MINIMUM / 27' MAXIMUM

**SETBACKS:**  
TOWN CENTER - TC-4 SUBAREA, PER MICC 19.11.030  
REQUIRED FRONT: MIN. 0' MIN PROVIDED: SEE SIDEWALK REQ'T  
REQUIRED SIDE: MIN. 0' MIN PROVIDED: 0' NORTH, 12' SOUTH  
REQUIRED REAR: MIN. 0' MIN PROVIDED: 0'

**SIDEWALK:**  
MICC 19.11.030(A)(6)  
ALONG 78TH AVE SE, ALL STRUCTURES SHALL BE SET BACK SO THAT SPACE IS PROVIDED FOR AT LEAST 15 FEET OF SIDEWALK BETWEEN THE STRUCTURE AND THE FACE OF THE STREET CURB.

**DAYLIGHT PLANE:**  
MICC 19.11.030(A)(7)  
BLOCK FRONTAGES ALONG STREETS MUST INTEGRATE AVERAGE MINIMUM UPPER BUILDING SETBACK. 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.

SINCE THE DAYLIGHT PLANE STANDARDS APPLY A MINIMUM AVERAGE, PORTIONS OF BLOCK FRONTAGES MAY PROJECT BEYOND THE DAYLIGHT PLANE CONCEPT DESCRIBED IN SUBSECTION (A)(7)(a) OF THIS SECTION, PROVIDED THE APPLICABLE BLOCK FRONTAGE AS A WHOLE COMPLIES WITH THE MINIMUM AVERAGE.

**VEHICULAR PARKING:**  
MICC 19.11.130  
REQUIRED: 1 TO 1.4 STALLS PER UNIT (10 UNITS = MIN. 10 STALLS)  
PROVIDED: VAN ACCESSIBLE: 1  
STANDARD: 3 (22.2%)  
COMPACT: 7 (66.7%)  
TOTAL: 11

**LEGEND**

LOCATION OF EXISTING EASEMENTS IDENTIFIED IN TITLE REPORT

DRAWING NAME:

SITE PLAN

Drawn By: KH  
Checked By: ST  
Owner Approval:

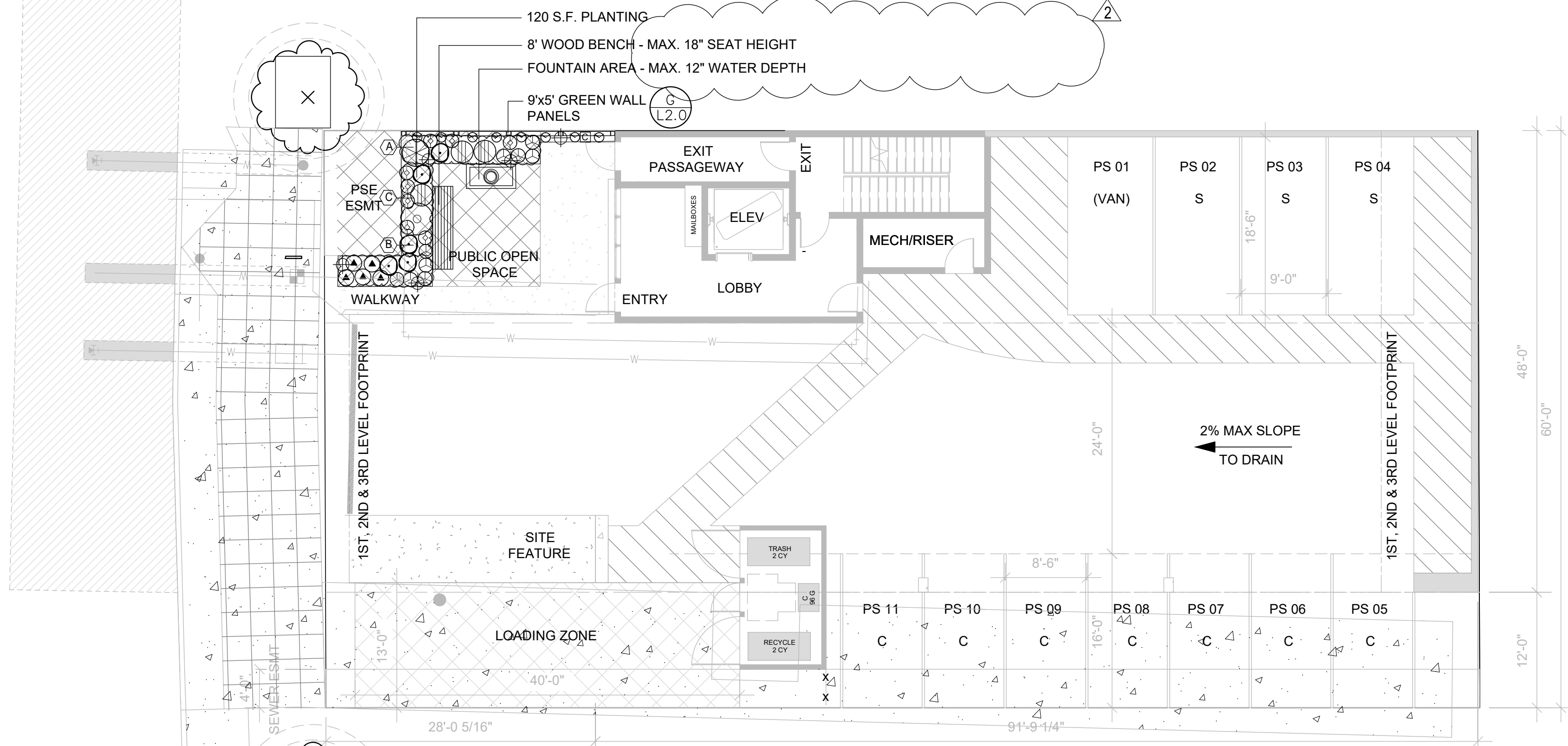
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DESIGN REVIEW

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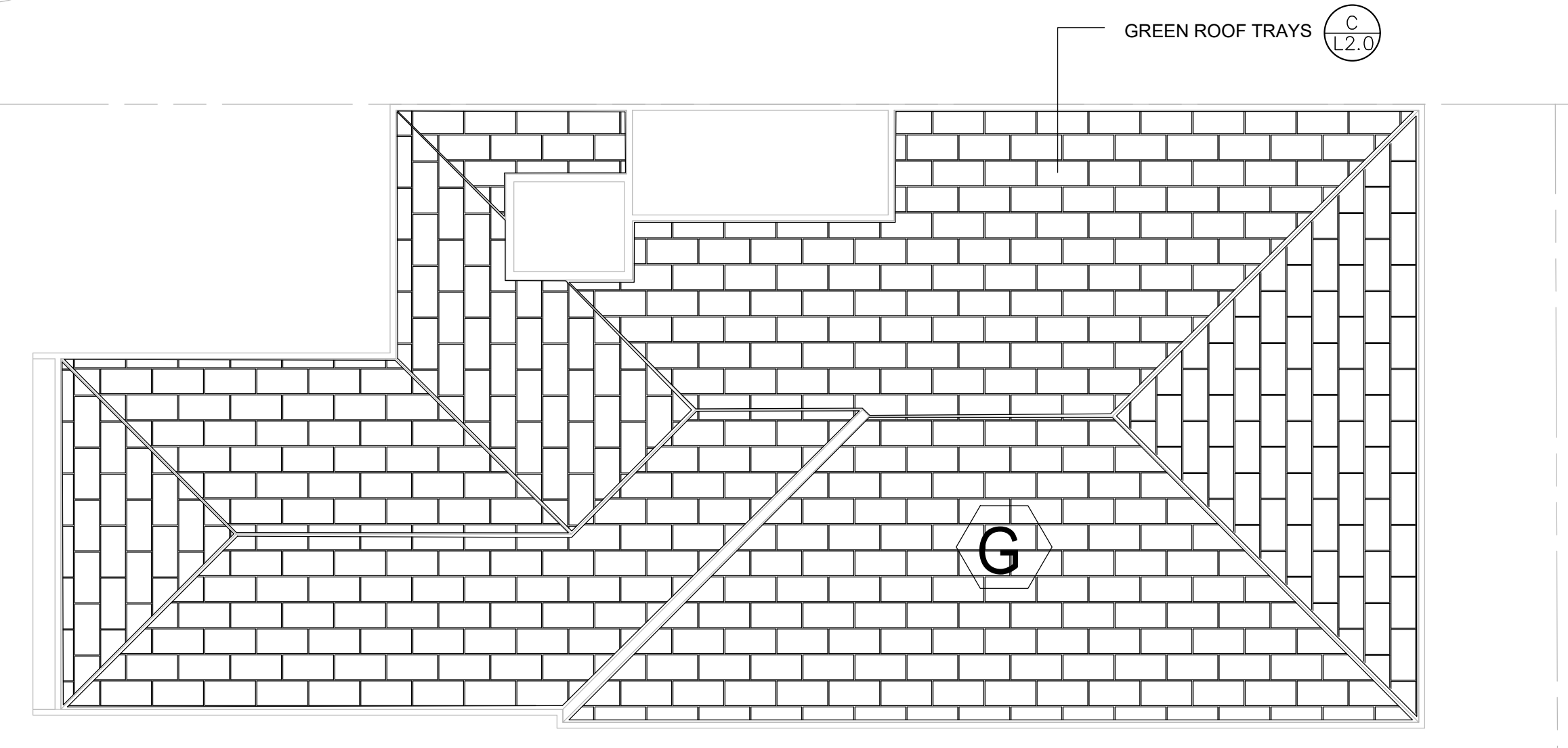
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PROJECT No.: A21 021  
DATE: 10/4/2023

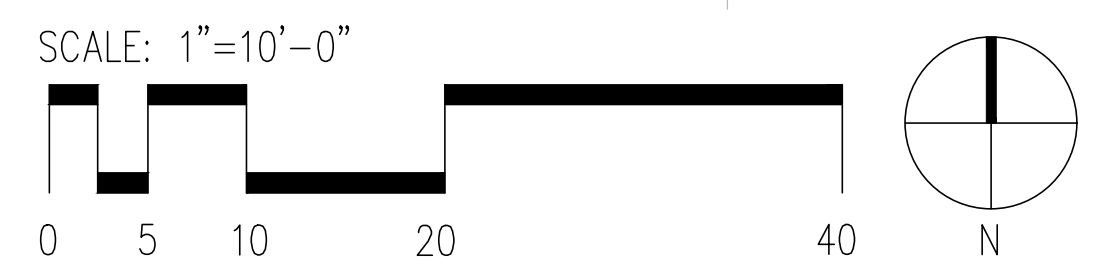
PLOT SCALE: 1:1  
**A0.1a**



**SITE PLANTING**



**ROOF PLANTING**



**PLANTING SCHEDULE:**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE / ADAPTIVE
<b>TREES</b>				
(X)	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT LANDSCAPE EDGE - SAVE AND PROTECT.			
<b>SHRUBS</b>				
(R)	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	1	YES
(S)	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	24" HT., 5-GAL POT	1	YES
(M)	MAHONIA NERVOSA / LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	8	YES
(D)	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
(C)	CORNUS STOLONIFERA 'KELSEY DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	9	YES
(A)	AQUILEGA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	5	YES
(L)	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	5	NO
(T)	LONICERA CLOSA / TRUMPET HONEYSUCKLE	24" HT., 1-GAL POT, PLANT (2) BELOW EA. GREEN SCREEN 5' PANEL	8	YES
<b>GROUNDCOVERS</b>				
(A)	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT	1'-0" O.C.	NO
(B)	CORNUS CANADENSIS / BUNCH-BERRY	4-INCH POT	1'-0" O.C.	YES
(C)	MAHONIA REPENS / CREEPING MAHONIA	4-INCH POT	1'-0" O.C.	YES
(G)	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2"x4"x1/2" DEEP GREENROOF TRAYS	4,131 S.F.	YES

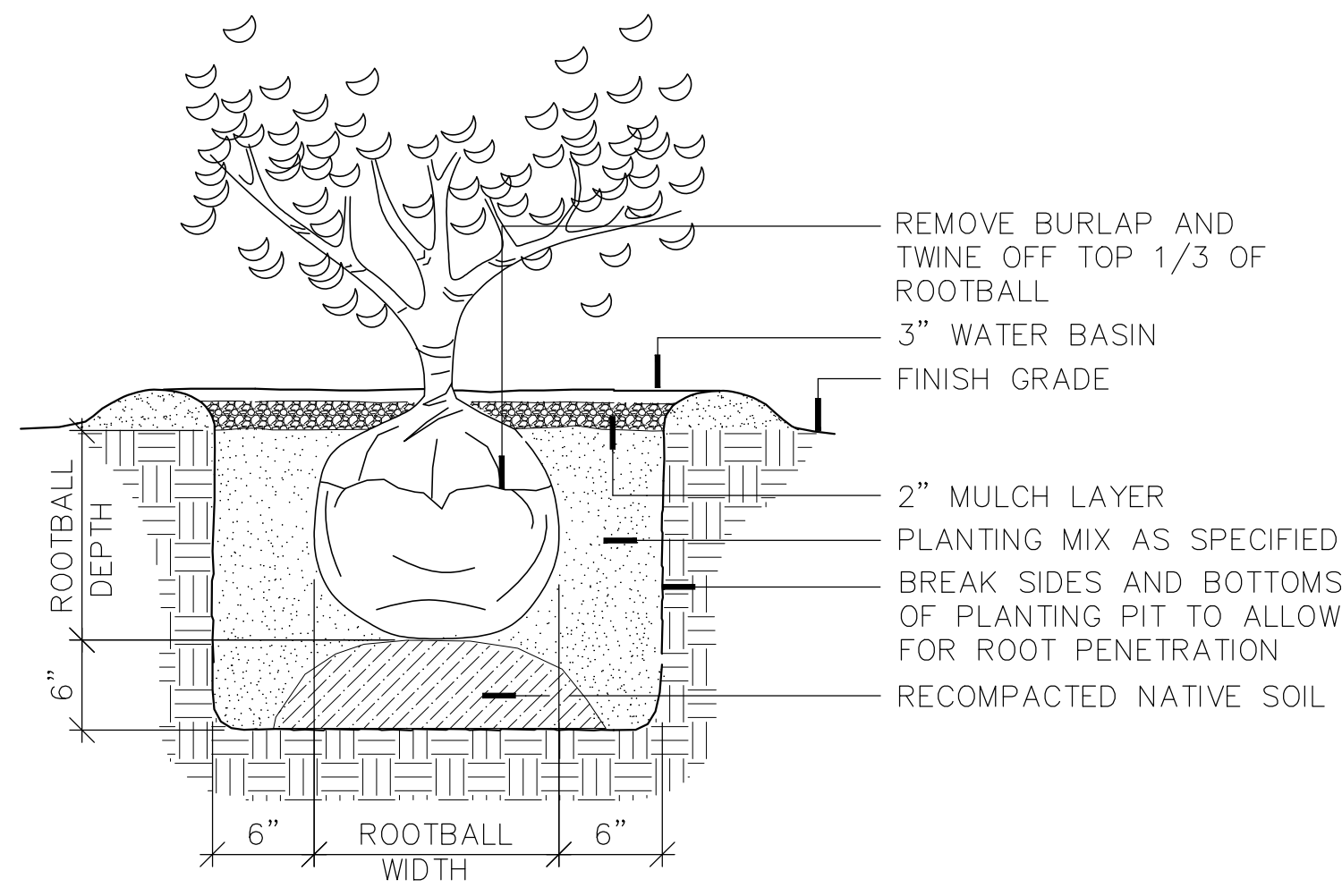
**NOTES**

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

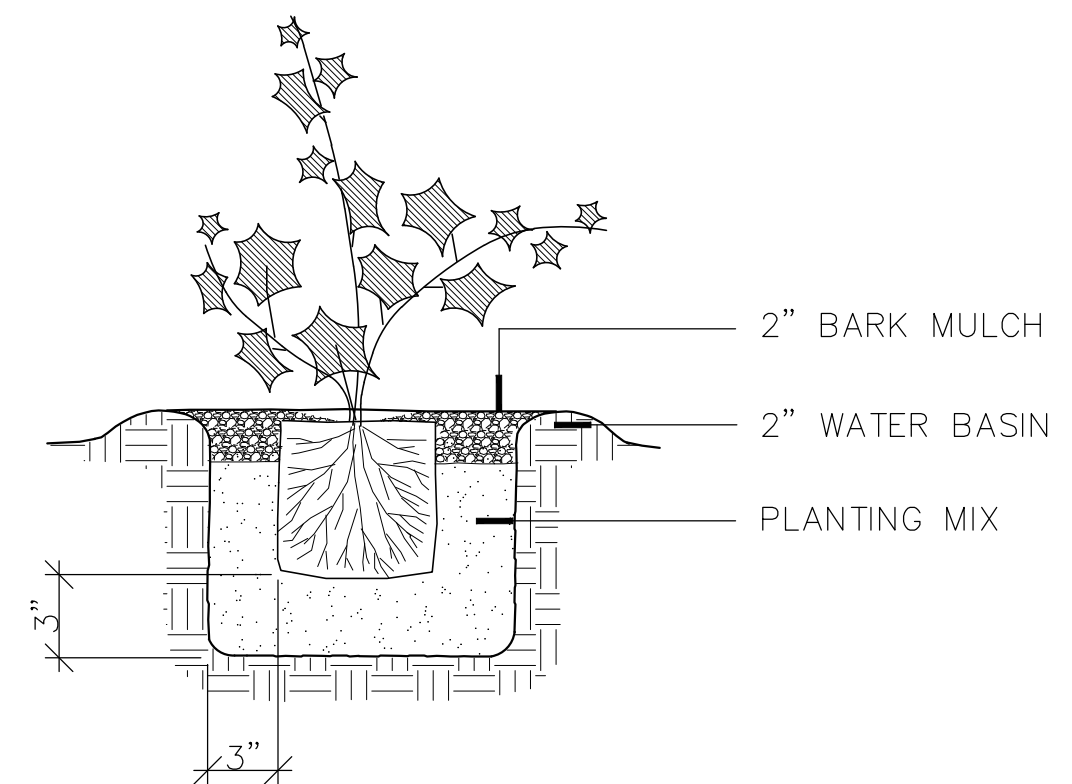
**LIGHTING SCHEDULE:**

SYMBOL	DESCRIPTION	MANUFACTURER	QUANTITY
<b>EQUIPMENT</b>			
(P)	INDICATES PATHWAY LIGHT FIXTURE	KIDHLER LED SHALLOW SHADE-SMALL MODEL 15805-BKT-4W 12 VOLT LED LAMP, 23" HT. WITH GROUND STAKE MOUNTING, TEXTURED BLACK COLOR	5
(C)	INDICATES LIGHTING CONTROLLER, TRANSFORMER, TIMER, PHOTOCELL	100 AMP CONTROLLER 120 TO 12 VOLT TRANSFORMER, PHOTOCELL, TIMER - WALL MOUNT AT 4' HT. FROM FINISH GRADE	1

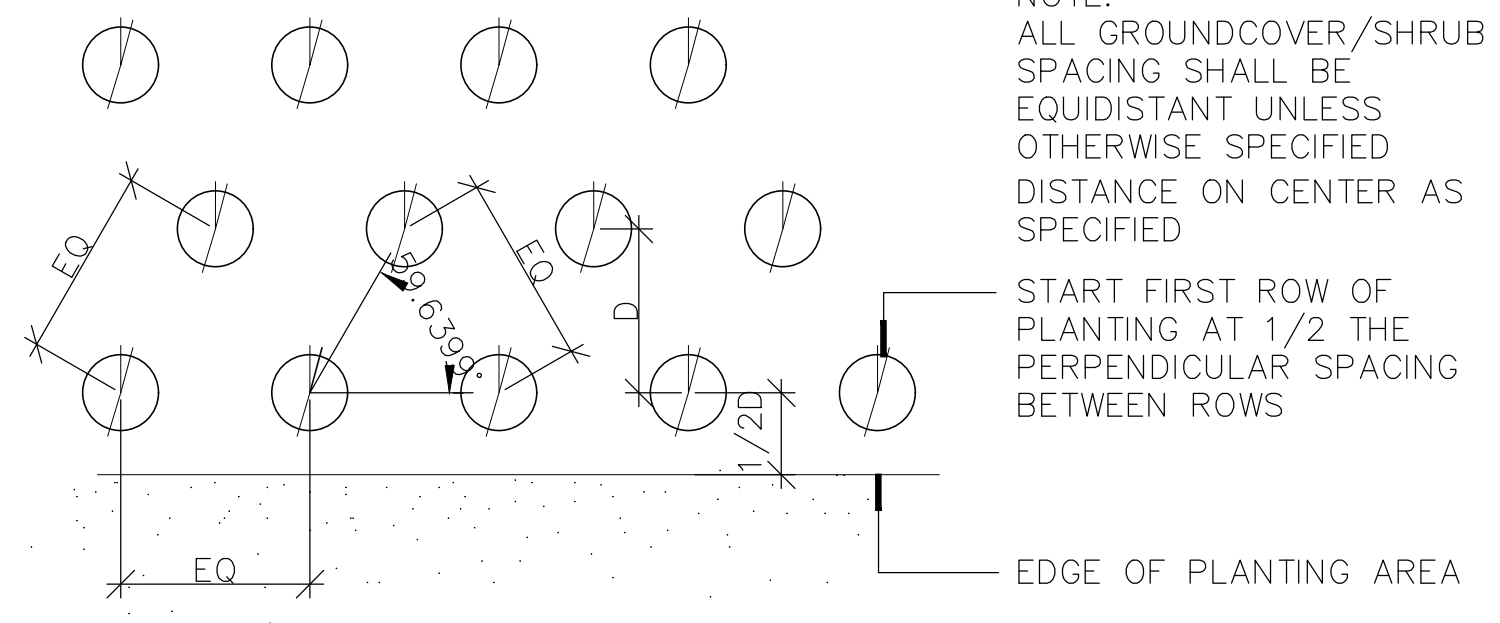




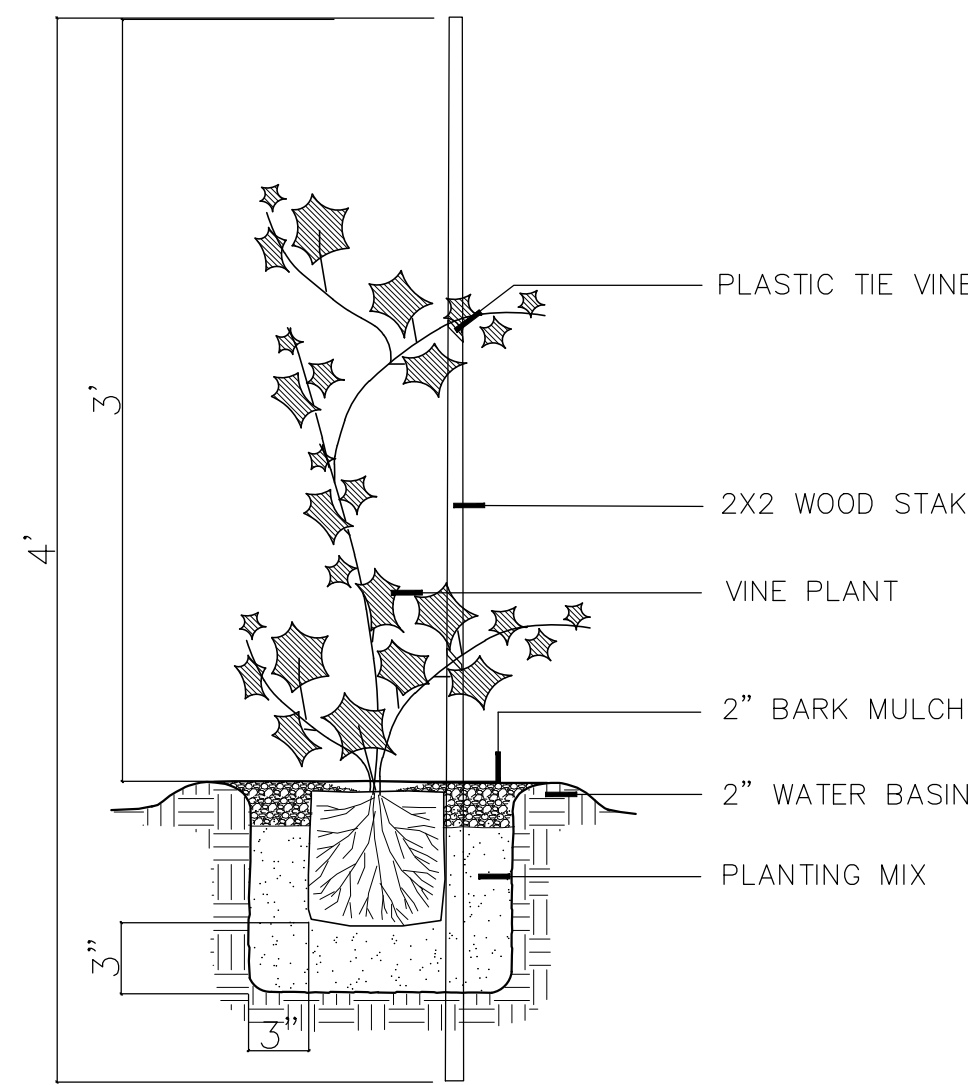
**A** TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE SHRUB-1



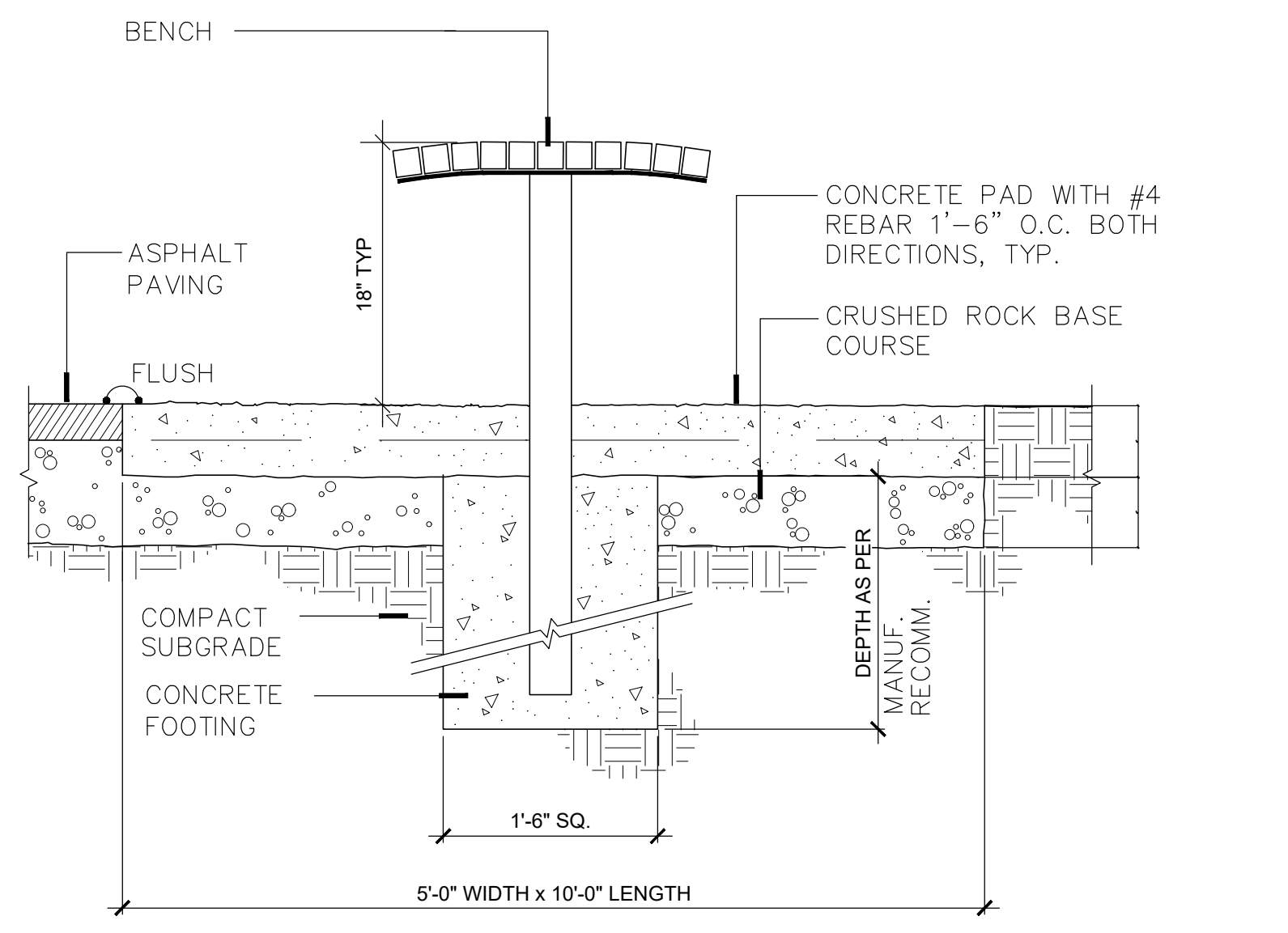
**B** GROUNDCOVER PLANTING  
NOT TO SCALE GRNDCLR1



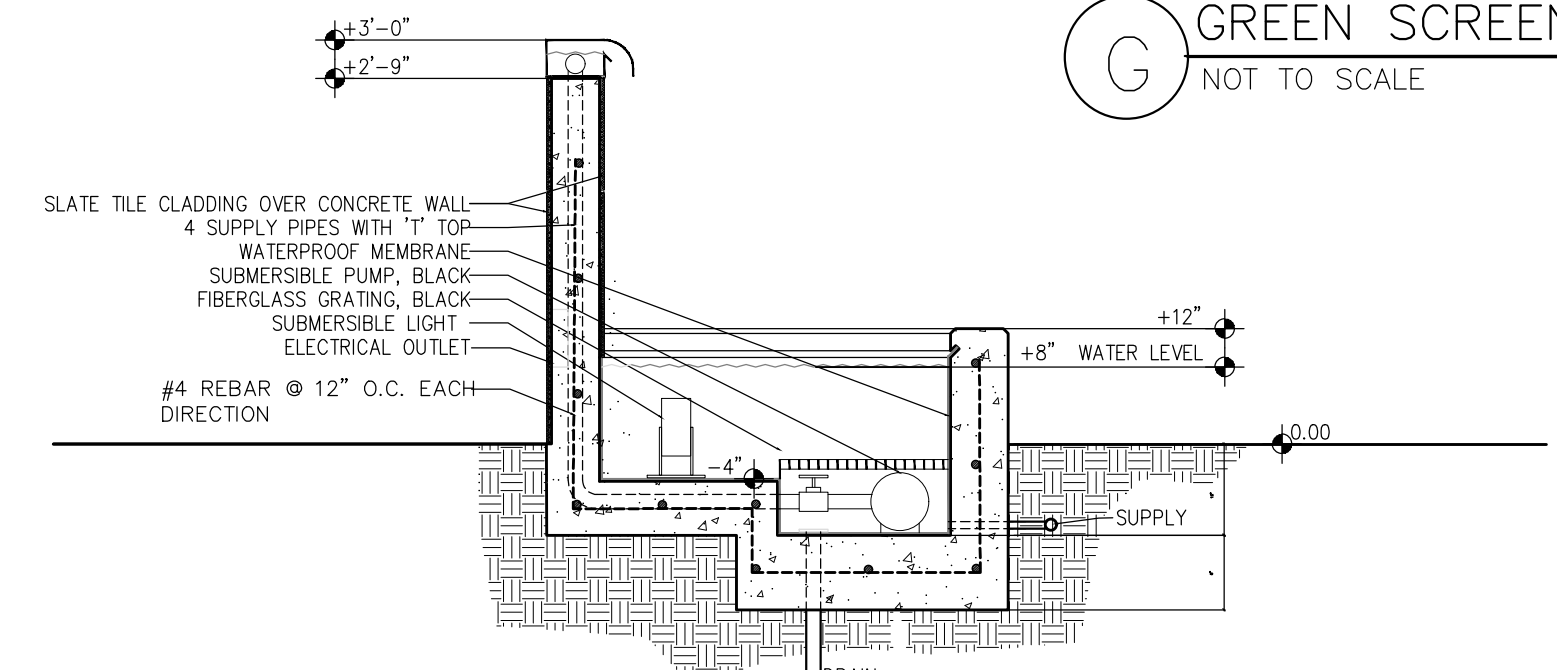
**E** TRIANGULAR PLANT SPACING  
NOT TO SCALE TRI-SPACE



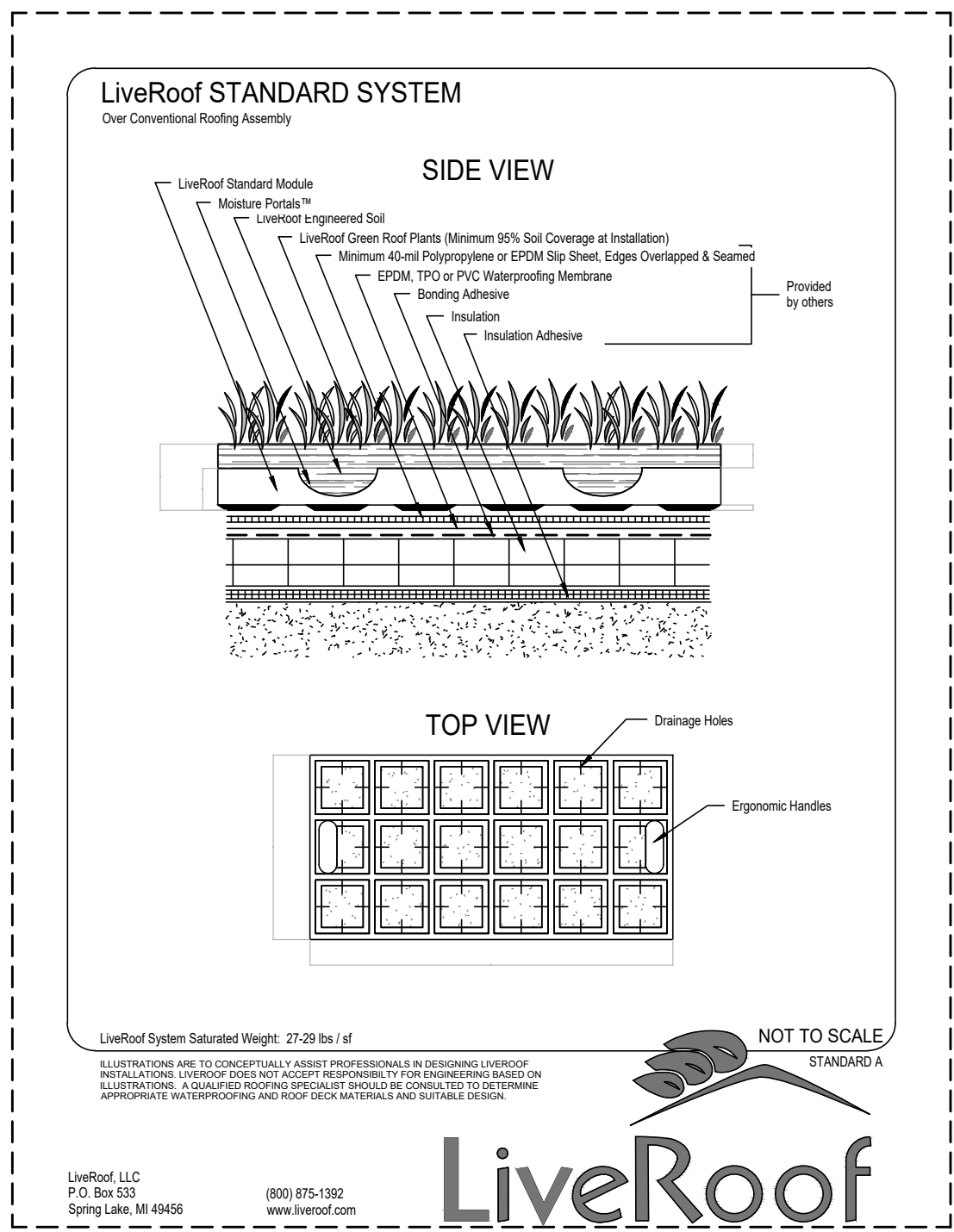
**F** STAKED VINE PLANTING  
NOT TO SCALE VINE



**H** TYPICAL BACKLESS BENCH INSTALLATION  
NOT TO SCALE BENCHBACKLESS



**I** FOUNTAIN WET-WALL - SECTION  
1\"/>



**C** GREEN ROOF PLANTING TRAYS  
NOT TO SCALE

**KICHLER**

LED Shallow Shade - small

PROJECT: \_\_\_\_\_  
TYPE: \_\_\_\_\_  
ORDERING #: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

**FEATURES**

- A design only made possible by today's LED technology, this fixture will surely captivate its audience with its unobtrusive styling. Coordinates with the 1500K.
- Cast Aluminum Housing
- 4 W / 5.8 VA Light Output, Integrated LEDs and Driver, 2500K (-100+175), High CR
- 4 W / 5.8 VA LED
- 30\"/>

**ORDERING INFORMATION**

EXAMPLE: 1500BKT (Product # & Finish)

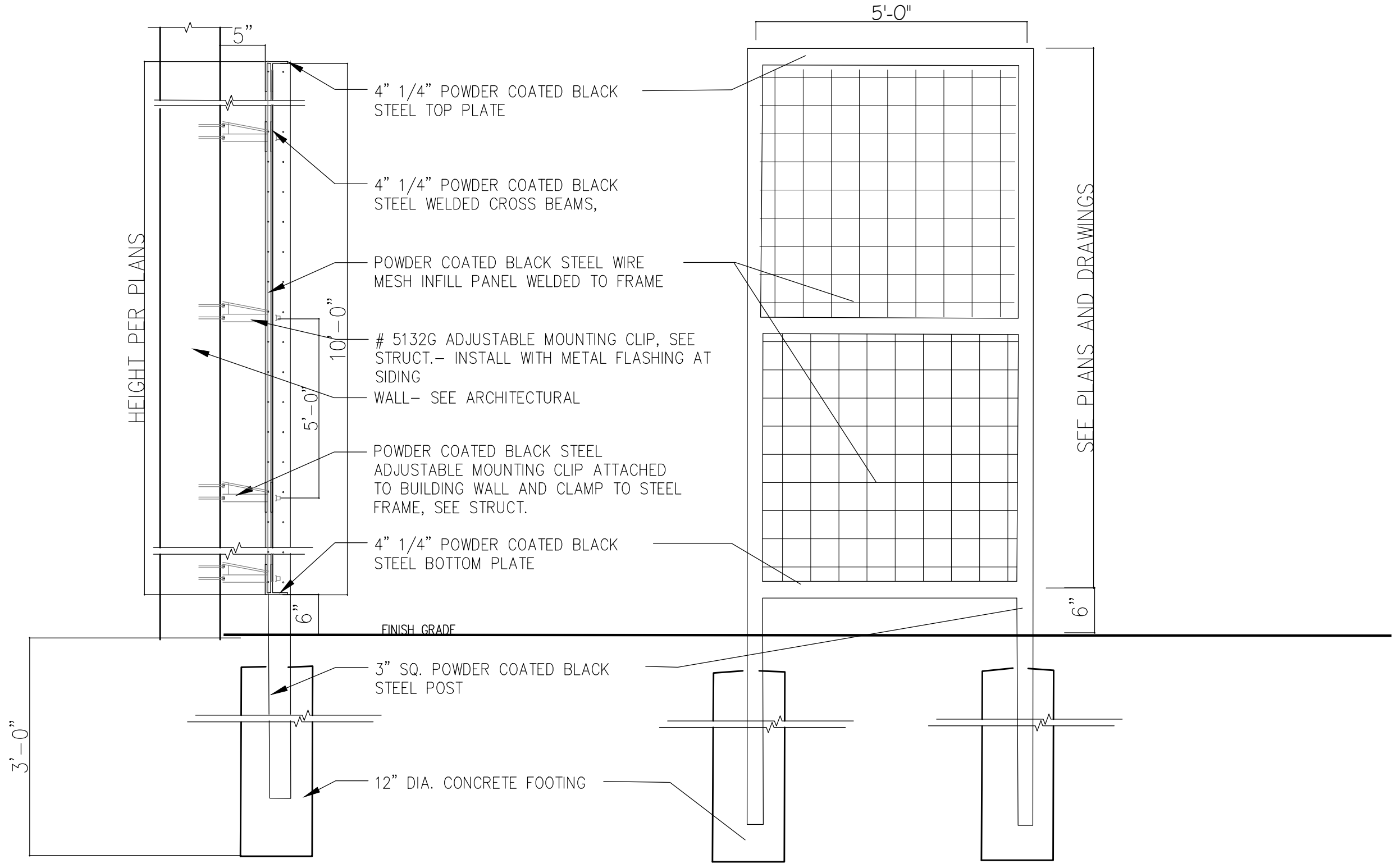
PRODUCT	FINISH	WATTAGE	LIGHT SOURCE	WIRING	MOUNTING ACCESSORIES (INCLUDED)	OPTIONS & ACCESSORIES
1500 Dimensions: 6\"/>						

**NOTES**

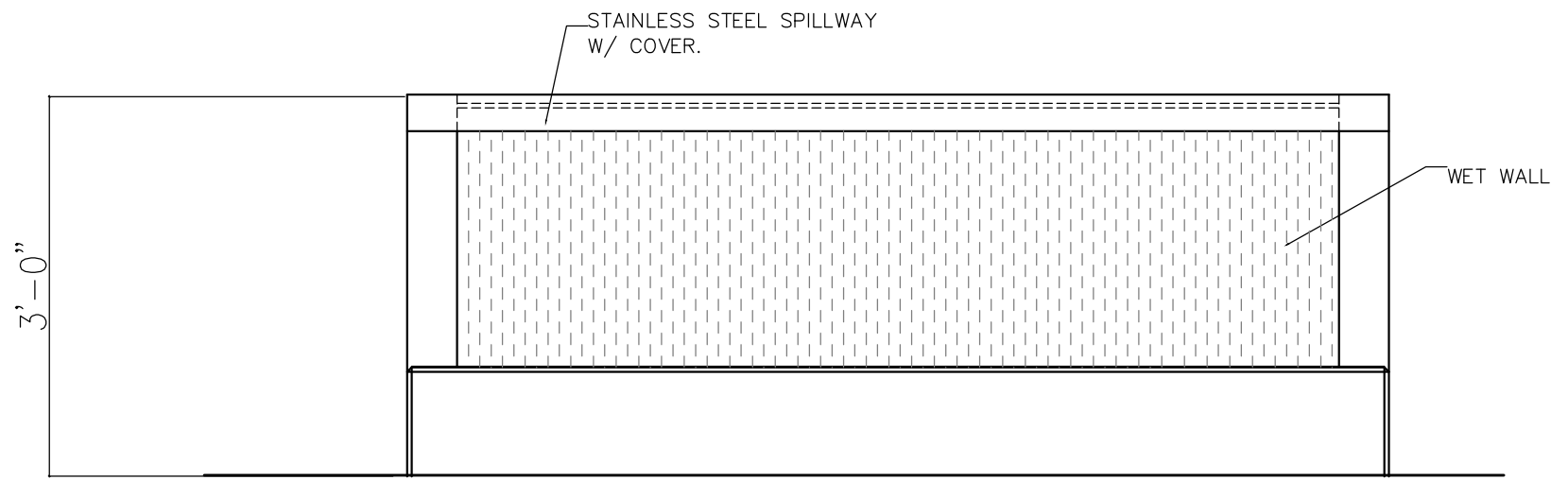
For Warranty Information, please visit [www.kichlerlighting.com](http://www.kichlerlighting.com)

7111 E. Pleasant Valley Road, Cleveland, OH 44131 | 81(216) 973-1000 | 800(216) 973-2270 | email: [sales@kichler.com](mailto:sales@kichler.com) | [www.kichlerlighting.com](http://www.kichlerlighting.com)

**D** PATHWAY LIGHT FIXTURE  
NOT TO SCALE



**G** GREEN SCREEN FOR VEGETATED WALL  
NOT TO SCALE



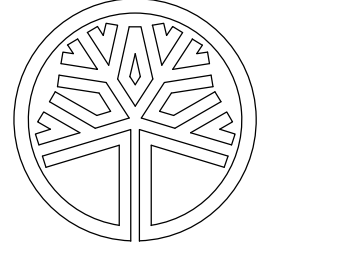
**J** FOUNTAIN WET-WALL - FRONT  
1\"/>

**JGM**  
LANDSCAPE ARCHITECTS  
INCORPORATED P.S.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
PARKS AND RECREATION PLANNING  
12610 NE 104TH ST.  
KIRKLAND WA 98033  
PH: 425.454.5723  
FX: 425.822.3525  
E: [jgm@jgm-inc.com](mailto:jgm@jgm-inc.com)

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

REVISIONS/DRAWING ISSUES:  
2-17-2023

Drawn by: CL  
Checked by: CL



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

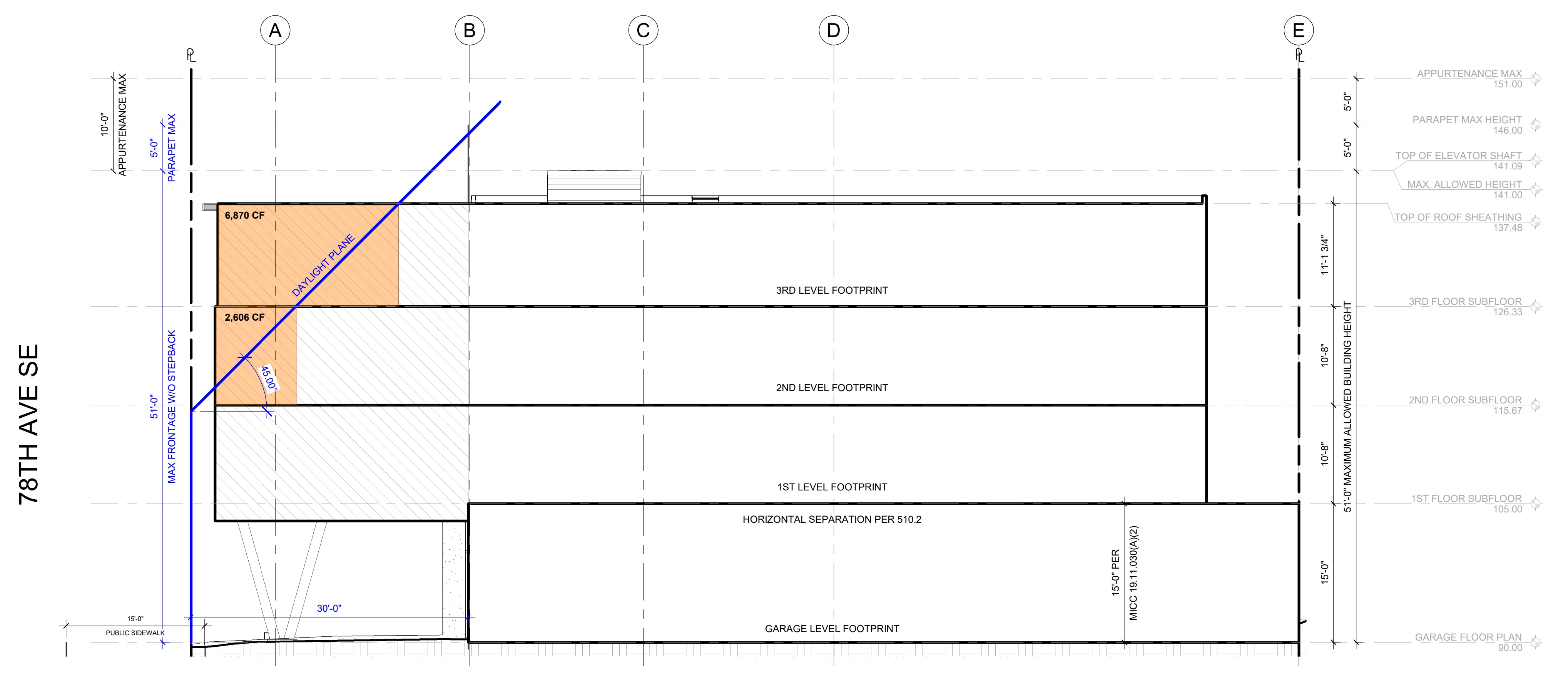
DATE: 6-10-2022  
LAST UPDATE:  
CAD FILE:

DRAWING TITLE  
**PLANTING DETAILS**

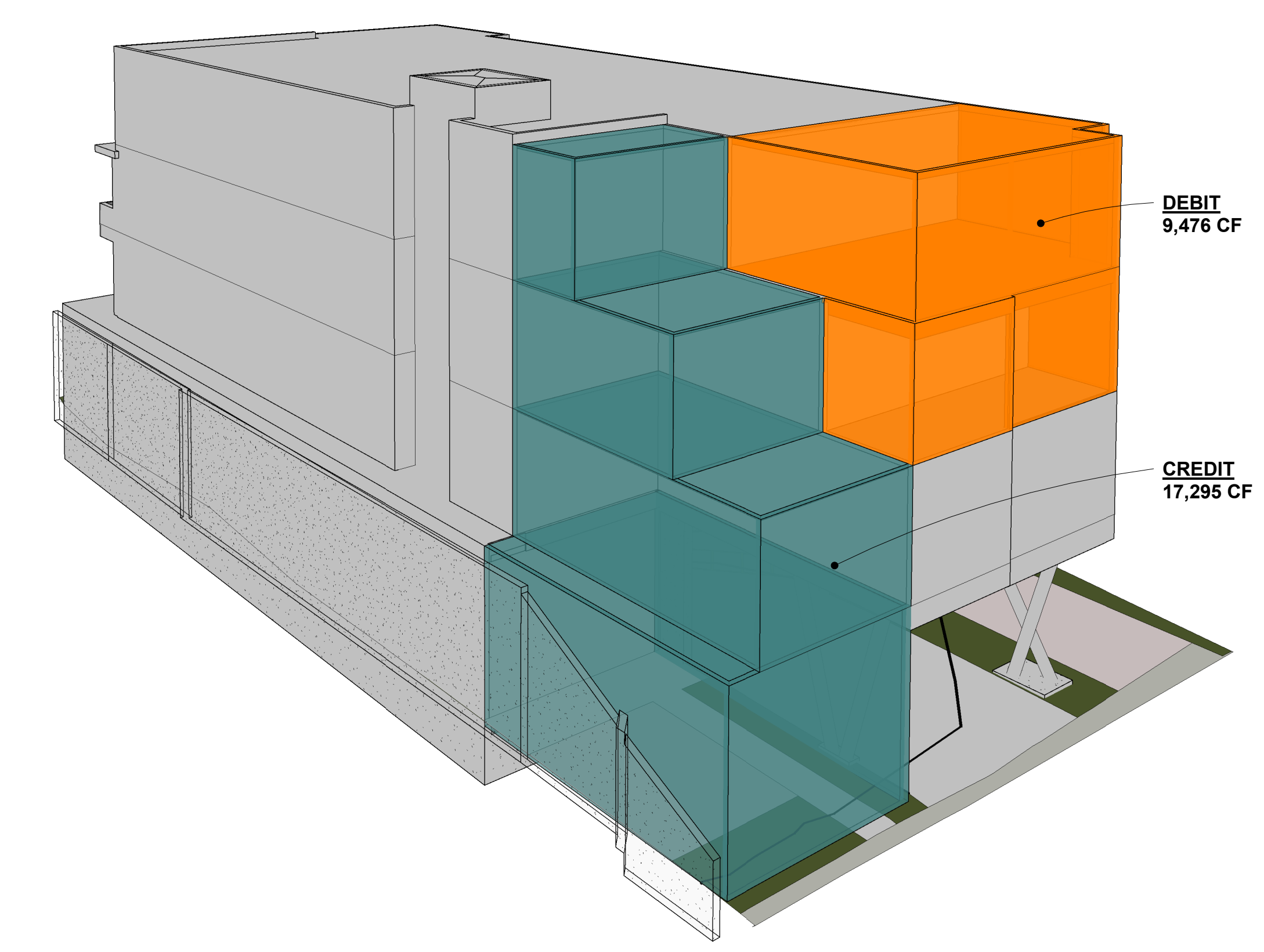
SHEET NUMBER  
**L2.0**



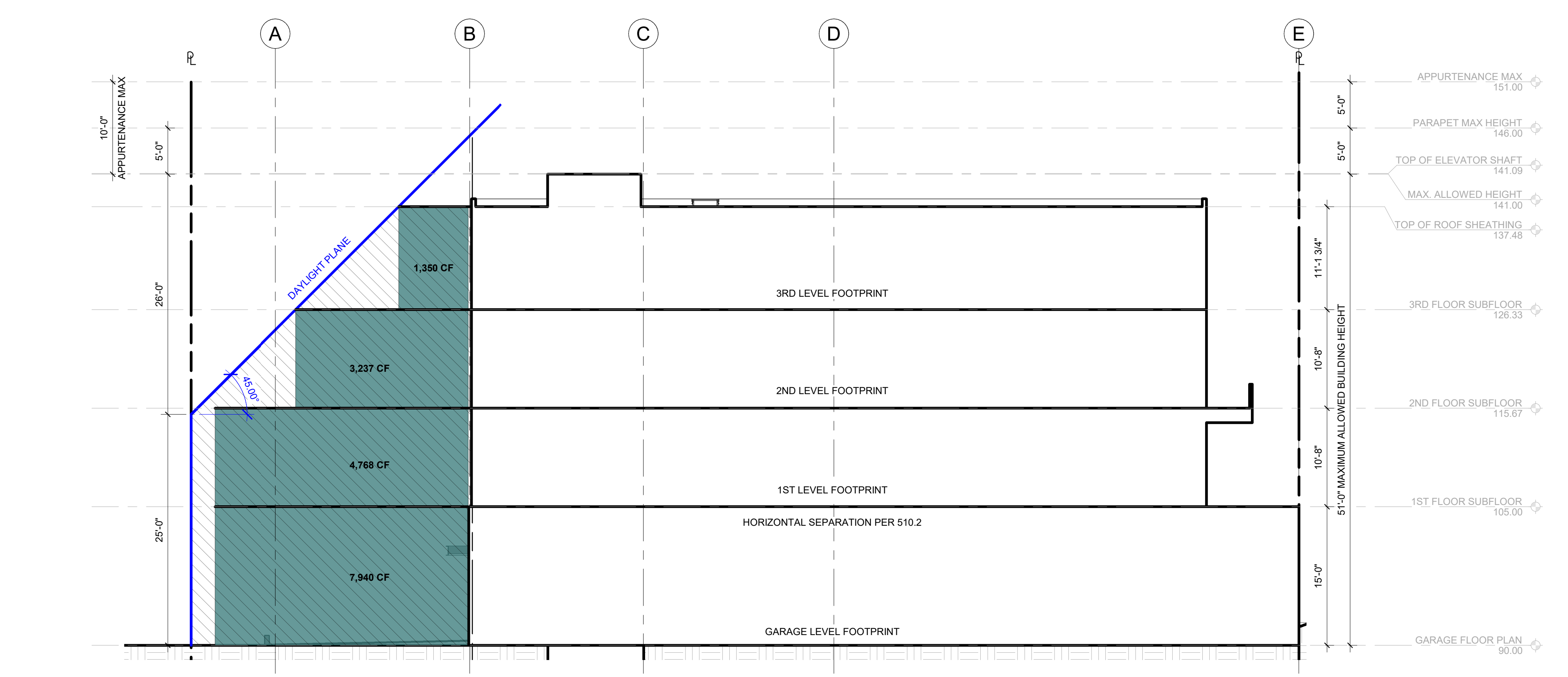
Table with 2 columns: REVISIONS, DATE



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



MASSING STUDY NTS 1



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

AVERAGE DAYLIGHT PLANE CALCULATION

Table with columns for DEBIT VOLUME, CREDIT VOLUME, and TOTAL CREDIT VOLUME. Includes sub-totals for 2nd/3rd floor, Garage/1st/2nd/3rd floor, and a final difference and total credit volume.

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

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

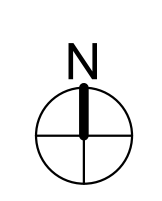
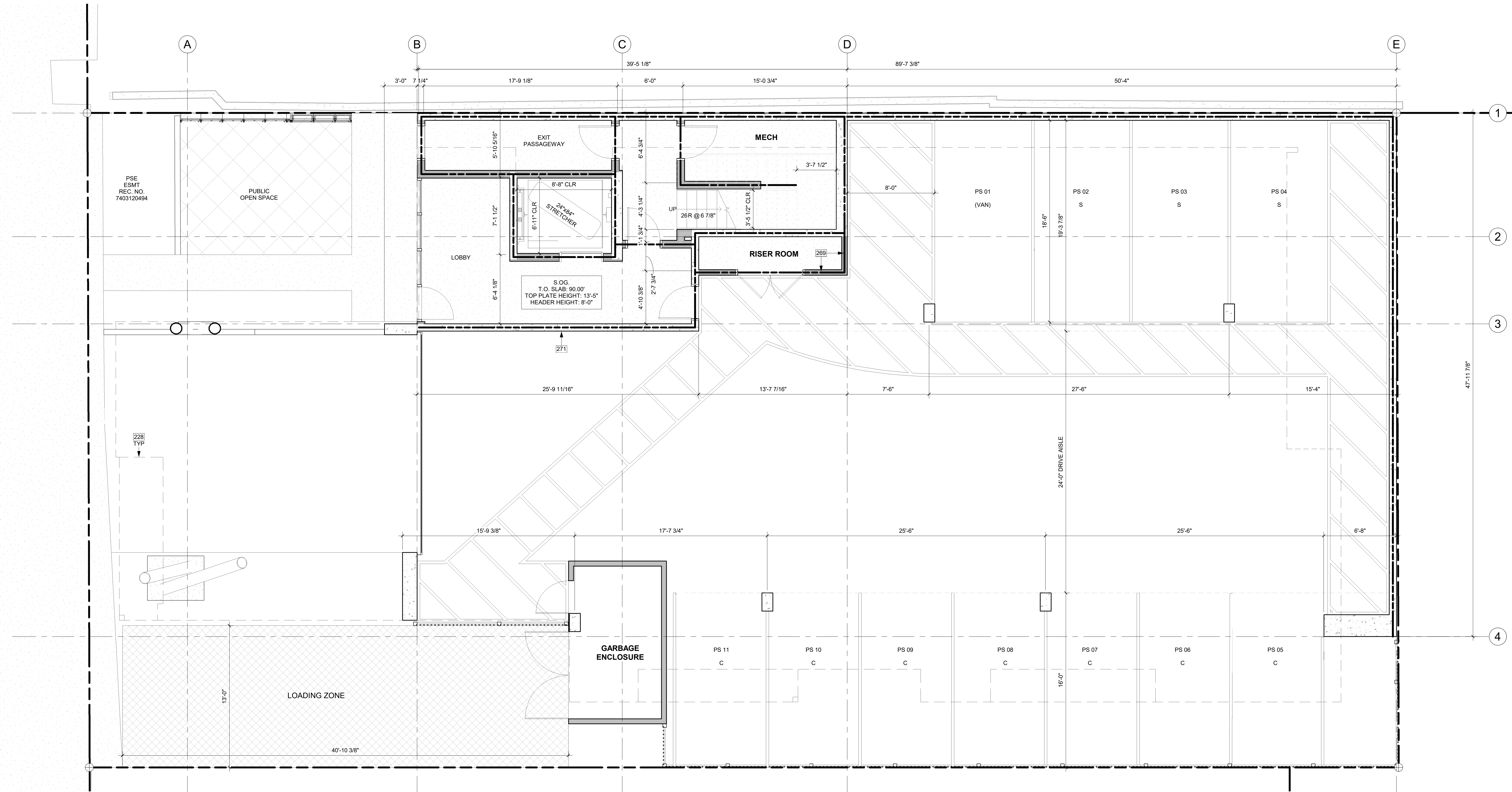
Table with 2 columns: REVISIONS, DATE

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

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



GARAGE FLOOR PLAN  
1/4" = 1'-0"

KEY NOTES

Table with 2 columns: Note number, Description

FLOOR PLAN NOTES

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

HOUSE VENTILATION

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

Table with 3 columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY
- 2-HOUR RATED WALL ASSEMBLY
- 3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:  
GARAGE PLAN

Drawn By: KH  
Checked By: ST  
Owner Approval:

PHASE:  
DESIGN REVIEW

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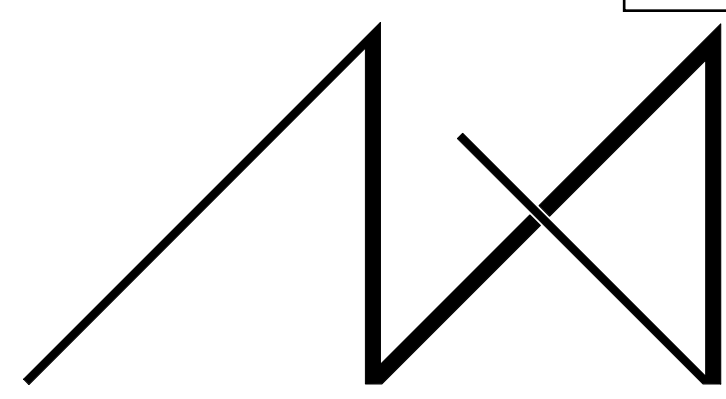
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021  
DATE: 10/4/2023

A2.0

PLOT SCALE: 1:1





MEDICI ARCHITECTS

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

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS: DATE:

Table with 2 columns: REVISIONS, DATE

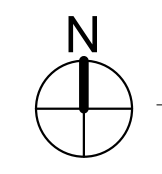
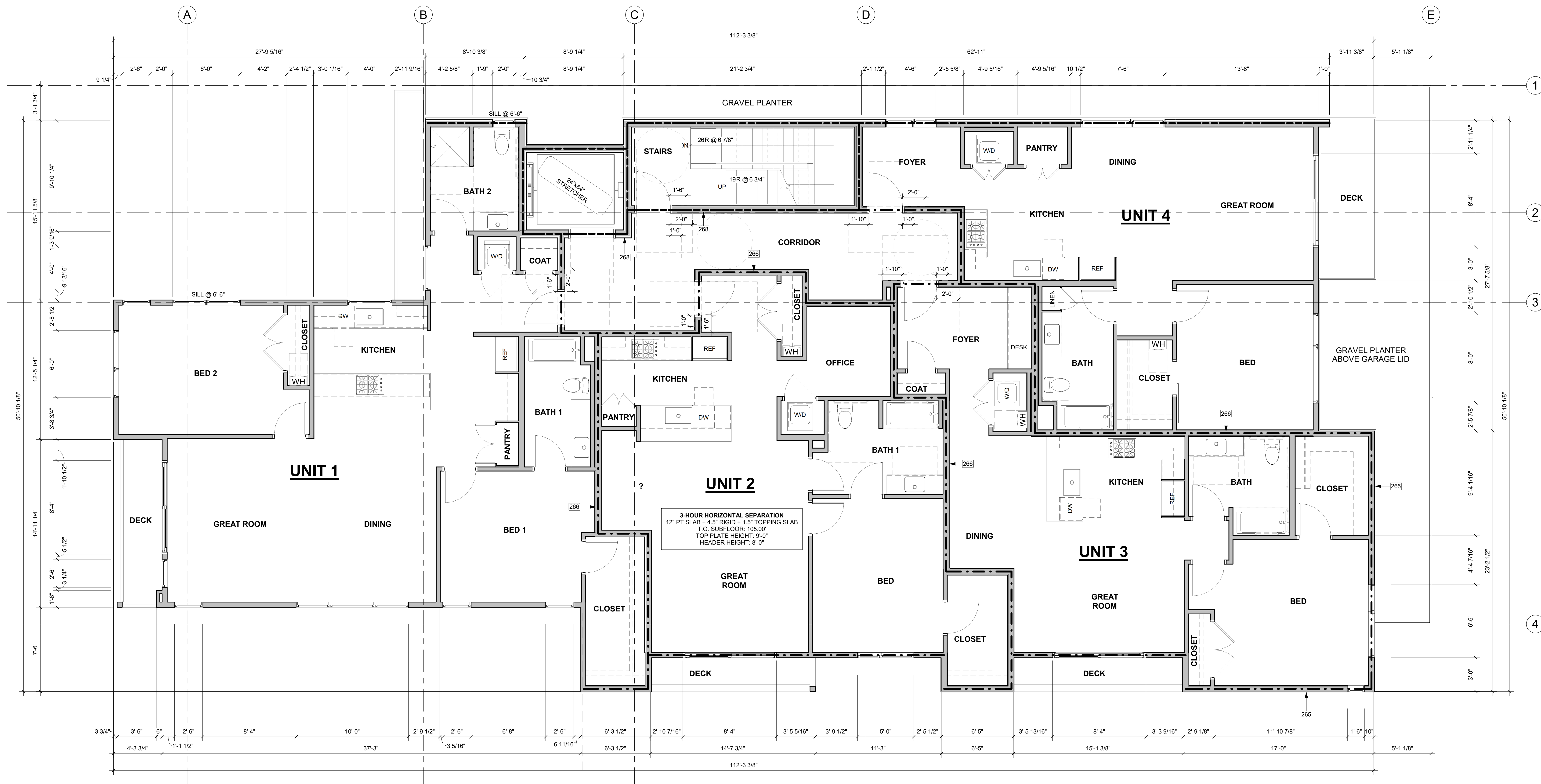
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



1ST FLOOR PLAN 1/4" = 1'-0"

KEY NOTES

- 265 1-HOUR RATED EXTERIOR WALL; WP 8105. SEE ASSEMBLY DETAIL ON A0.5a.
266 1-HOUR RATED FIRE PARTITION; WP 3242. STC RATING OF 50-54. SEE ASSEMBLY DETAIL ON A0.5a.
268 2-HOUR RATED ELEVATOR SHAFT; WP 3825. STC RATING OF 55-59. SEE ASSEMBLY DETAIL ON A0.5a.

FLOOR PLAN NOTES

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

HOUSE VENTILATION

Table with columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS. Includes rows for Bath & Powder, Kitchen, and Laundry Room.

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY
2-HOUR RATED WALL ASSEMBLY
3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

1ST FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

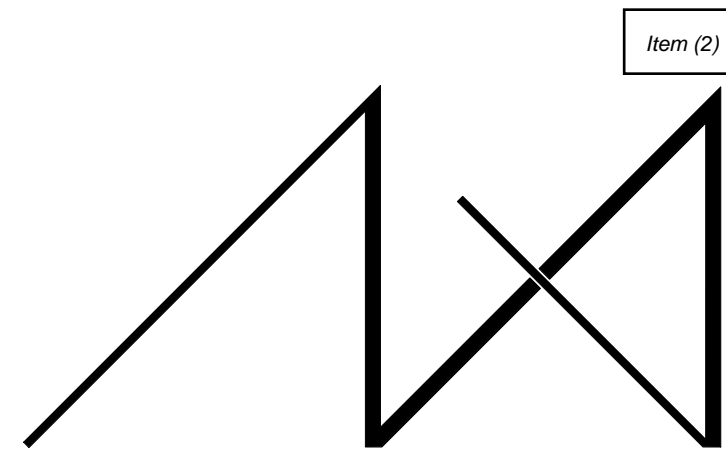
PROJECT No.: A21 021

DATE: 10/4/2023

A2.1

PLOT SCALE: 1:1





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS: DATE:

NO.	DESCRIPTION	DATE

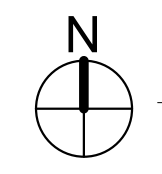
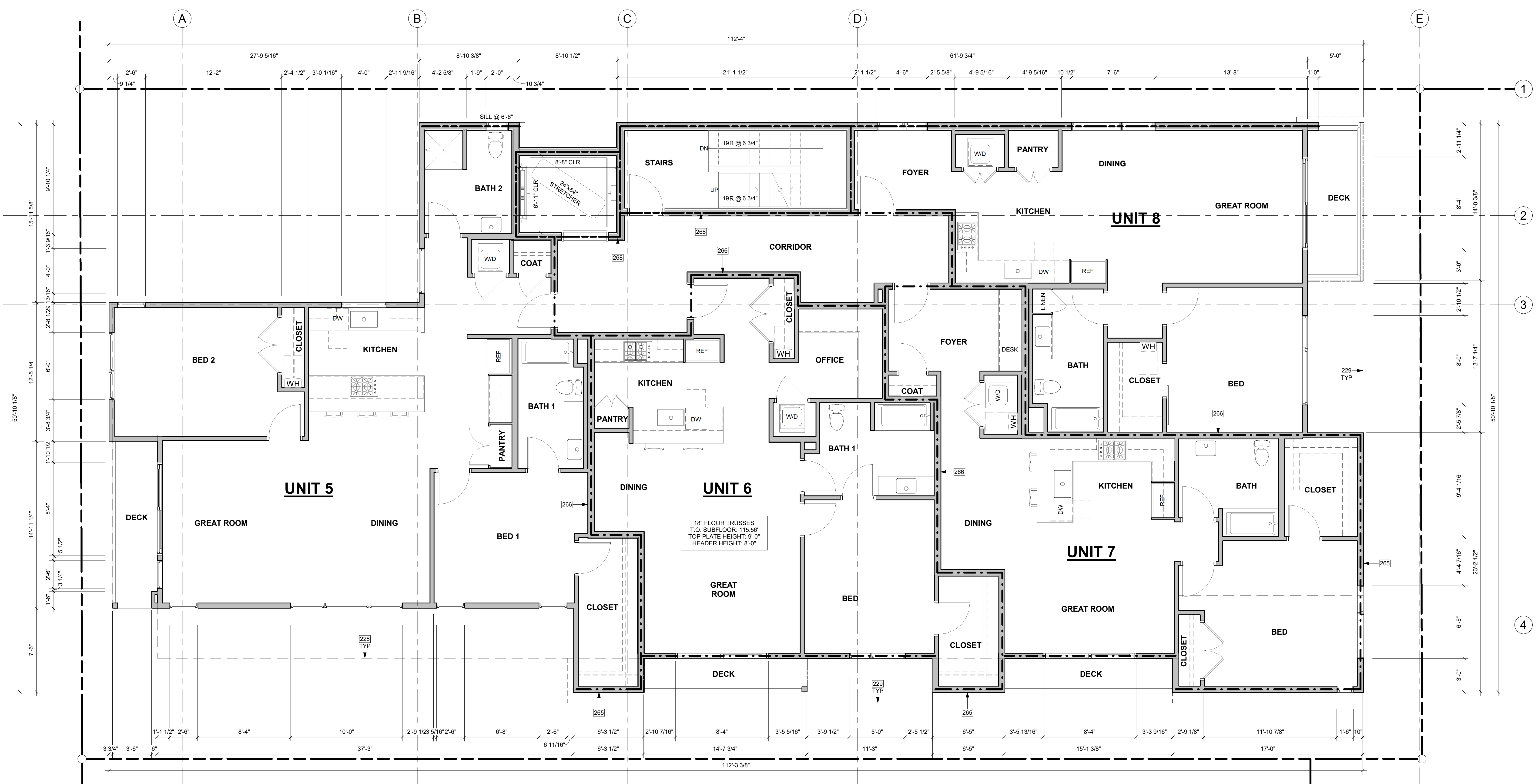
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
MERCER ISLAND, 98040



2ND FLOOR PLAN  
1/4" = 1'-0"

KEY NOTES

228	LONG DASHED LINE OF BUILDING ABOVE.
229	LONG DASHED LINE OF ROOF ABOVE.
265	1-HOUR RATED EXTERIOR WALL; WP 8105. SEE ASSEMBLY DETAIL ON A0.5a.
266	1-HOUR RATED FIRE PARTITION; WP 3242. STC RATING OF 50-54. SEE ASSEMBLY DETAIL ON A0.5a.
268	2-HOUR RATED ELEVATOR SHAFT; WP 3825. STC RATING OF 55-59. SEE ASSEMBLY DETAIL ON A0.5a.

FLOOR PLAN NOTES

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- 3. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- 4. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- 5. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
- 6. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
- 7. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- 8. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
- 9. INSTALL SIMPSON CONG. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS. ALSO SEE MANUFACTURER'S SPECS.
- 10. SMOKE & CARBON MONOXIDE DETECTORS:
  - \* SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
  - \* SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
  - \* SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
  - \* SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24".
- 11. FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.
- 12. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
- 13. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER, AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.
- 14. MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

HOUSE VENTILATION

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MIN. 50 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4)
B	KITCHEN	MIN. 100 CFM (INTERMITTENT) @ 0.25" WG (TABLE M1505.4.4) RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6.
C	LAUNDRY ROOM	MIN. 210 CFM (INTERMITTENT) @ 0.25" WG - TO FUNCTION AS WHOLE HOUSE FAN (4-5 BEPS) AND BELEADED AS WHOLE HOUSE FAN (4-5 BEPS) 4501+6000 (SF) TO OPERATE 50% OF TIME IN EXHAUST SEGMENT.

\*\* MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

FIRE-RESISTANCE ASSEMBLIES

- - - - - 1-HOUR RATED WALL ASSEMBLY
- 2-HOUR RATED WALL ASSEMBLY
- ===== 3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

2ND FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

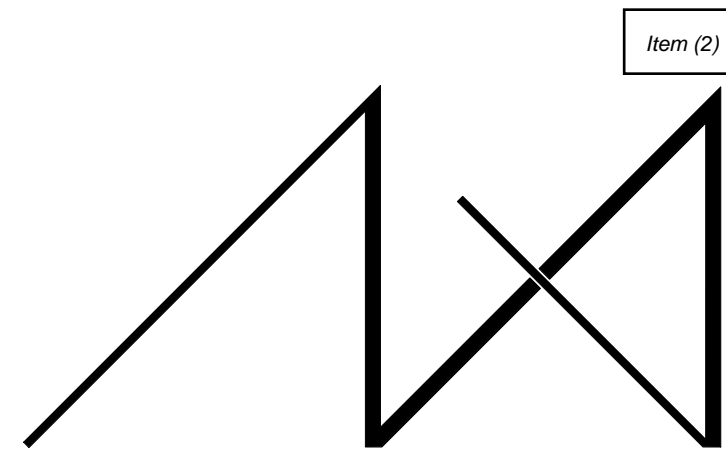
PROJECT No.: A21 021

DATE: 10/4/2023

A2.2

PLOT SCALE: 1:1





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

Table with 2 columns: REVISIONS, DATE

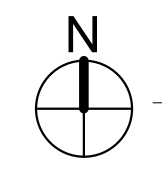
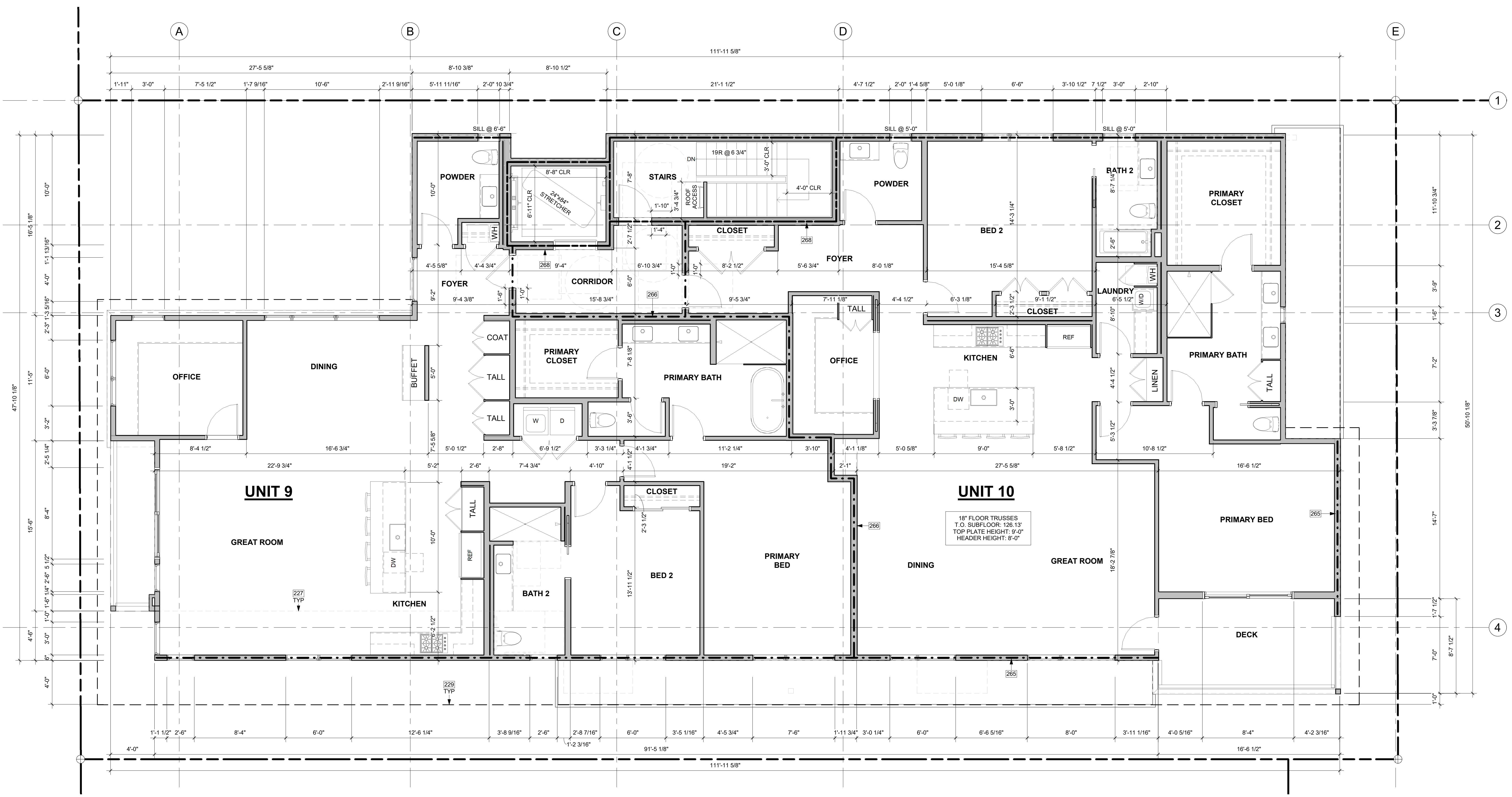
PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE MERCER ISLAND, 98040



3RD FLOOR PLAN  
1/4" = 1'-0"

KEY NOTES

Table with 2 columns: Note number, Description

FLOOR PLAN NOTES

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- 2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
- 3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
- 4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
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- 6. DOOR JAMB 4 5/8" FROM CORNER TYP., U.N.O.
- 7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
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- 11. SMOKE & CARBON MONOXIDE DETECTORS:
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HOUSE VENTILATION

2018 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1505.4, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.

Table with 3 columns: SYMBOL, LOCATION, MINIMUM FAN REQUIREMENTS

FIRE-RESISTANCE ASSEMBLIES

- 1-HOUR RATED WALL ASSEMBLY
- 2-HOUR RATED WALL ASSEMBLY
- 3-HOUR RATED WALL ASSEMBLY

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

DRAWING NAME:

3RD FLOOR PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

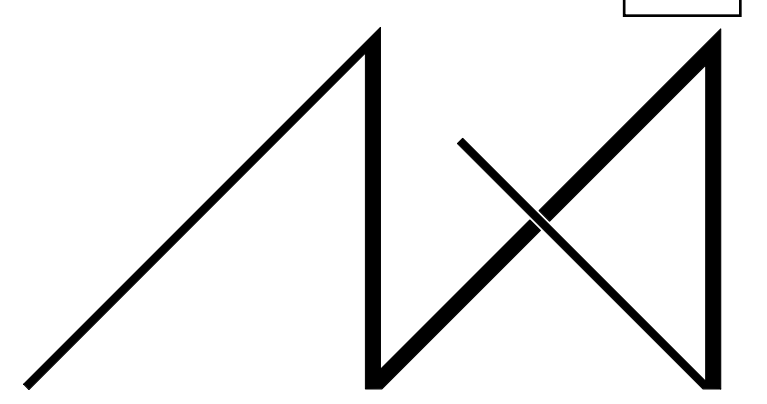
PROJECT No.: A21 021

DATE: 10/4/2023

A2.3

PLOT SCALE: 1:1





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

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INTAKE DATE: 12/13/22

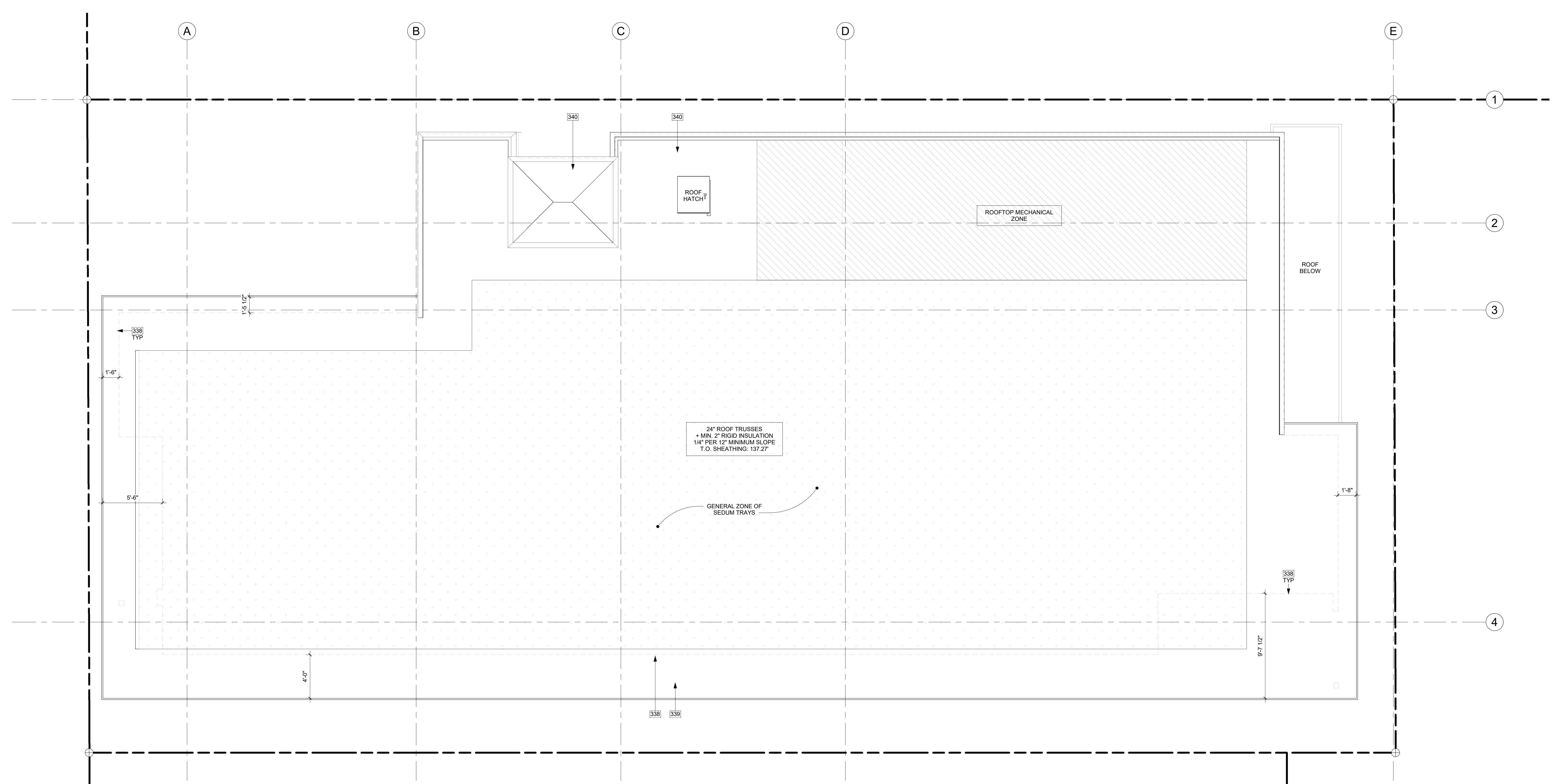
REVISIONS:	DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

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



ROOF PLAN  
1/4" = 1'-0" 1

**KEY NOTES**

338	DASHED LINE OF BUILDING BELOW.
339	1-HOUR RATED ROOF ASSEMBLY, RC 2604. SEE ASSEMBLY DETAIL ON A0.5a
340	2-HOUR RATED ROOF ASSEMBLY AT STAIRS AND ELEVATOR SHAFT, RC 2751. SEE ASSEMBLY DETAIL ON A0.5a.

**SYMBOL LEGEND**

---	EAVE VENT
---	EAVE VENT
---	BUILDING BELOW
---	ROOF HAT VENT

*ONLY SHOW VENT TYPES IN USE*

**ROOF VENTILATION**

ROOF CONSTRUCTION:	PARALLEL CHORD TRUSSES
ROOF AREA:	XXX SF
VENTILATION REQUIRED:	(XXX SF x 144 SI) / 150" = XXX" SI REQUIRED
PROPOSED VENTILATION:	
(4) 2'-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 2"
PROVIDE:	87 LF EA" = 35 SI
2" WIDE RIDGE VENT:	18"
PROVIDE:	= 0 SI / LF
ROOF HAT VENT:	= 50 SI / VENT
PROVIDE:	= 600 SI
TOTAL MIN. VENTILATION:	35.45 SI IS GREATER THAN 1237.9 REQ.
* PER IRC R806.2, MINIMUM 1/150 OF THE AREA, AS AN ALTERNATIVE, NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN LOCATED IN THE UPPER PORTION OF ROOF. PER IRC SECTION R806.2.2	

**UPDATE**  
*ONLY SHOW ROOF VENTILATION IN USE*

DRAWING NAME:

ROOF PLAN

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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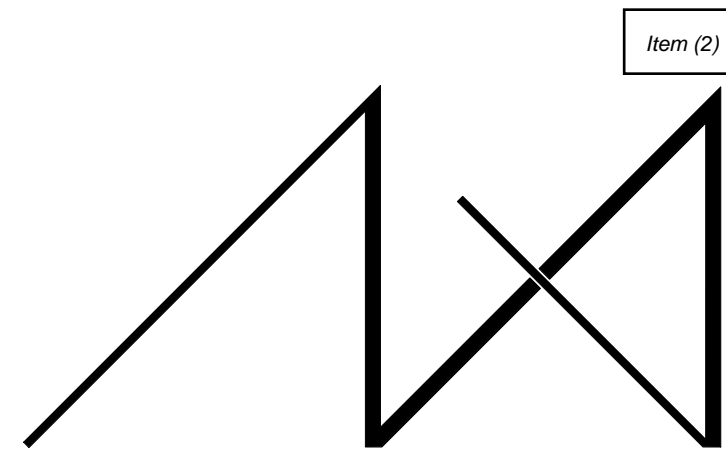
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021  
DATE: 10/4/2023

A3.0

PLOT SCALE: 1:1





MEDICI ARCHITECTS

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

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

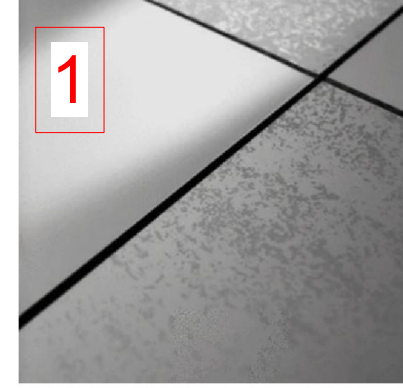

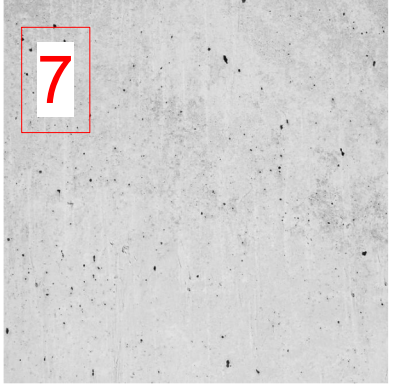
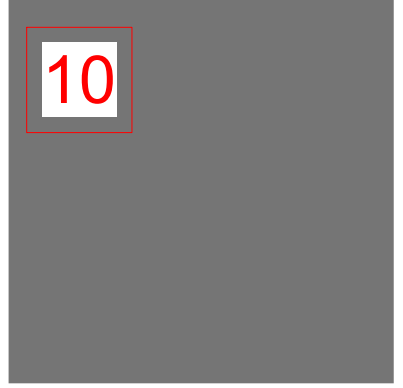
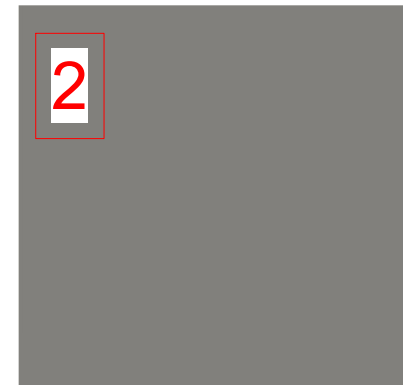
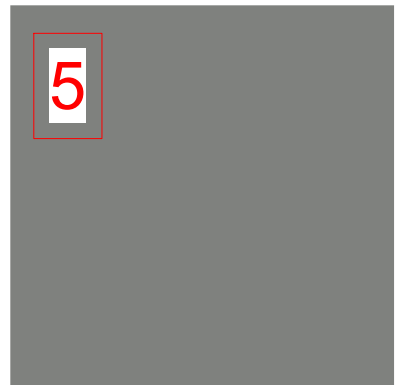
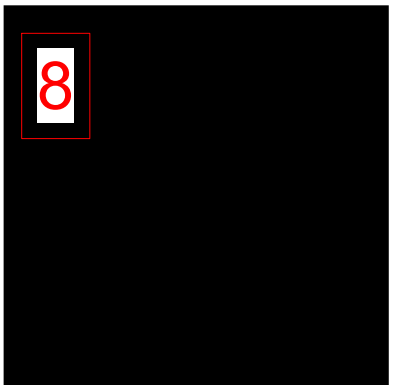
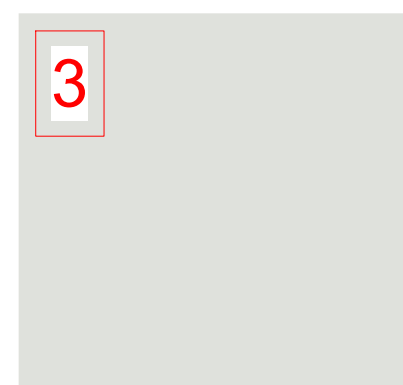

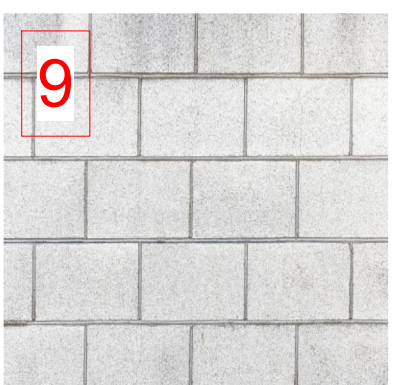
2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
MERCER ISLAND, 98040



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

 1 TRESPA - LUMEN LONDON GREY OBLIQUE FINISH MATERIAL: ACCENT FACADE	 4 SHERWIN WILLIAMS SW 6258 - TRICORN BLACK MATERIAL: INFILL PANELS FASCIA SOFFITS	 7 CONCRETE MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS	 10 GRAY MATERIAL: TRASH ENCLOSURE DOORS FLASHING
 2 TRESPA - LUMEN LONDON GREY DIFFUSE FINISH MATERIAL: WEST FACADE SOUTH FACADE	 5 FIBER CEMENT PANEL SW 7067 - CITYSCAPE MATERIAL: NORTH FACADE EAST FACADE	 8 BLACK MATERIAL: STRUCTURAL COLUMNS WINDOW AND DOOR FRAMES RAILING METAL AWNING EXIT DOOR STEEL PLATES LIGHT FIXTURES GUTTERS / DOWNSPOUTS FLASHING	
 3 NORTH CLAD ALUMINUM PANEL BONE WHITE MATERIAL: WEST FACADE SOUTH FACADE	 6 FIBER CEMENT V-GROOVE SIDING SW 7048 - URBANE BRONZE MATERIAL: RECESSED FACADES ELEVATOR SHAFT	 9 CMU BLOCK MATERIAL: TRASH ENCLOSURE	

MATERIALS  
NTS

ELEVATION NOTES

- VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION: EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED PER IRC R703.8. FLASHING AT WALLS: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
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- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS.
- CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

ELEVATIONS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

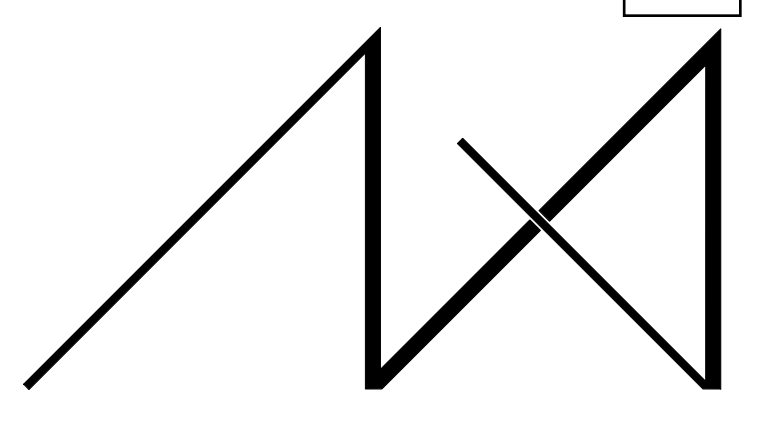
PROJECT No.: A21 021

DATE: 10/4/2023

PLOT SCALE: 1:1

A4.0





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS:	DATE:

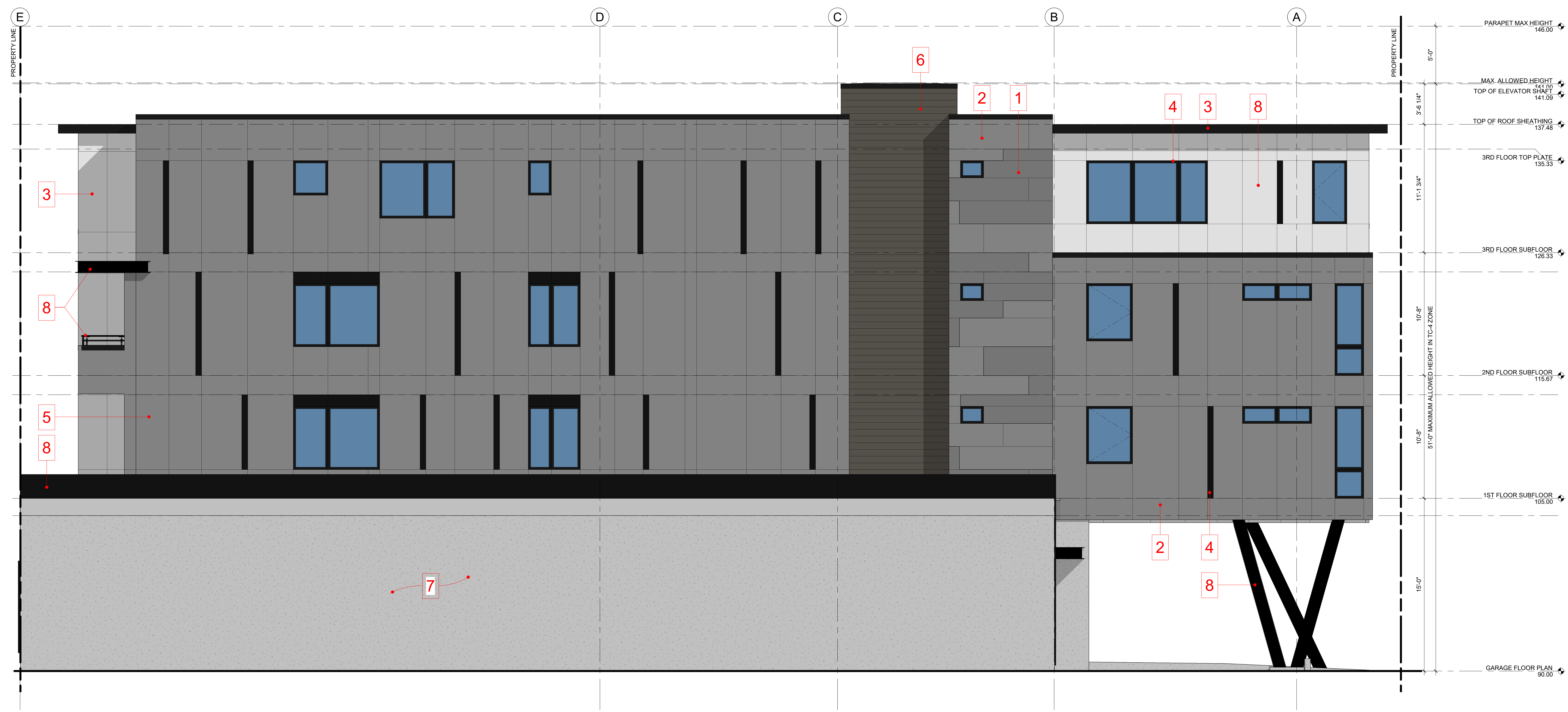
PROJECT / CLIENT:

2900 78TH AVE SE

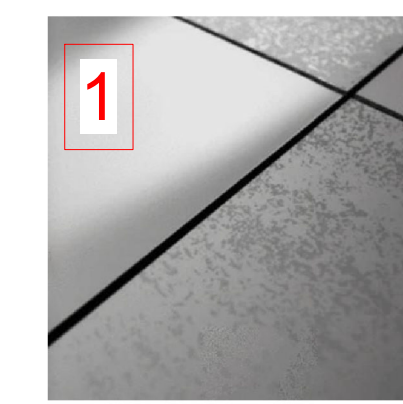

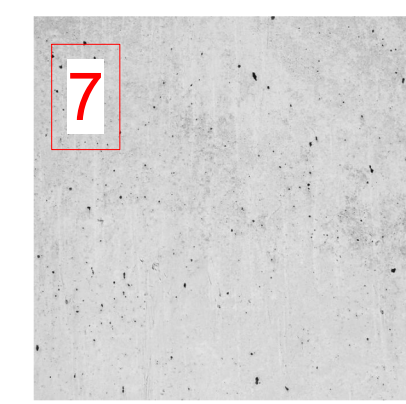
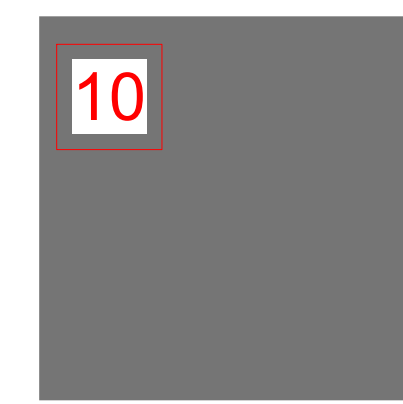
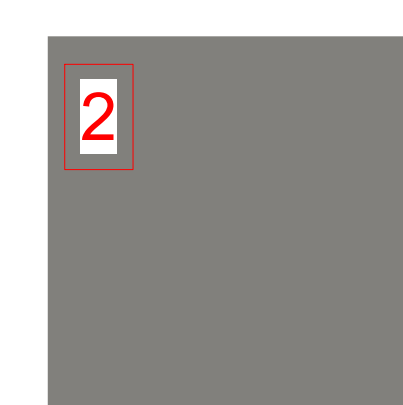
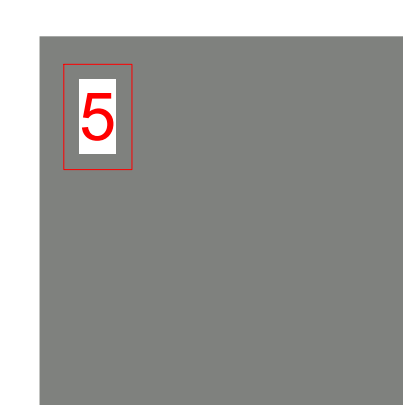
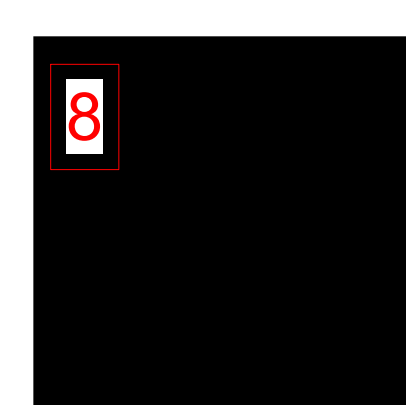
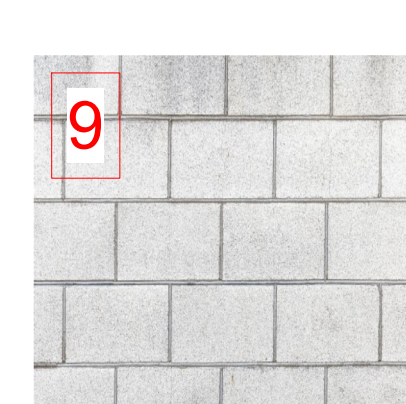
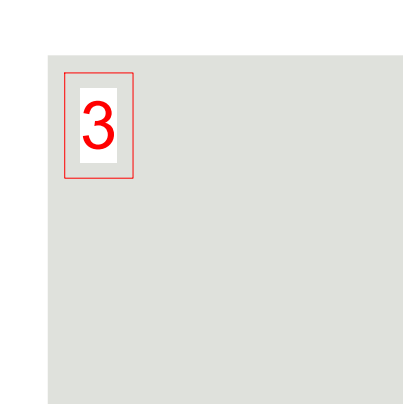
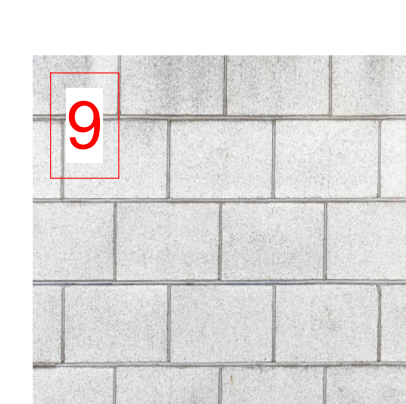
2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
MERCER ISLAND, 98040



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

 1 TRESPA - LUMEN LONDON GREY OBLIQUE FINISH MATERIAL: ACCENT FACADE	 4 SHERWIN WILLIAMS SW 6258 - TRICORN BLACK MATERIAL: INFILL PANELS FASCIA SOFFITS	 7 CONCRETE MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS	 10 GRAY MATERIAL: TRASH ENCLOSURE DOORS FLASHING
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MATERIALS  
NTS

ELEVATION NOTES

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- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
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- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

ELEVATIONS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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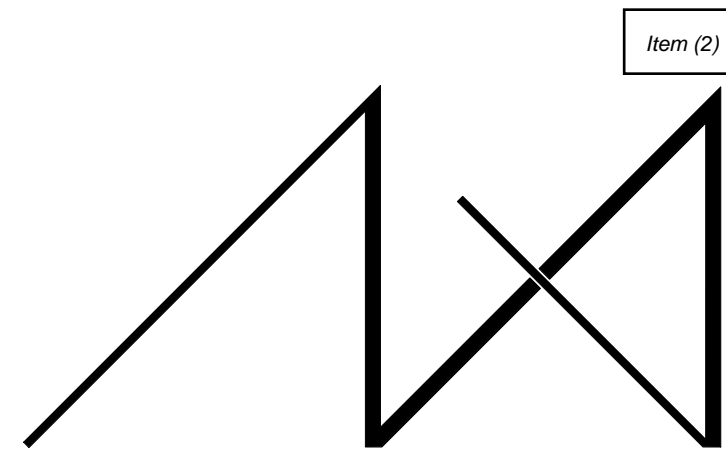
PROJECT No.: A21 021

DATE: 10/4/2023

PLOT SCALE: 1:1

A4.1





MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298  
 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
 MERCER ISLAND, 98040



**1**

TRESPA - LUMEN LONDON GREY OBLIQUE FINISH

MATERIAL: ACCENT FACADE

**4**

SHERWIN WILLIAMS SW 6258 - TRICORN BLACK

MATERIAL: INFILL PANELS FASCIA SOFFITS

**7**

CONCRETE

MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS

**10**

GRAY

MATERIAL: TRASH ENCLOSURE DOORS FLASHING

**2**

TRESPA - LUMEN LONDON GREY DIFFUSE FINISH

MATERIAL: WEST FACADE SOUTH FACADE

**5**

FIBER CEMENT PANEL SW 7067- CITYSCAPE

MATERIAL: NORTH FACADE EAST FACADE

**8**

BLACK

MATERIAL: STRUCTURAL COLUMNS WINDOW AND DOOR FRAMES RAILING METAL AWNING EXIT DOOR STEEL PLATES LIGHT FIXTURES GUTTERS / DOWNSPOUTS FLASHING

**3**

NORTH CLAD ALUMINUM PANEL BONE WHITE

MATERIAL: WEST FACADE SOUTH FACADE

**6**

FIBER CEMENT V-GROOVE SIDING SW 7048 - URBANE BRONZE

MATERIAL: RECESSED FACADES ELEVATOR SHAFT

**9**

CMU BLOCK

MATERIAL: TRASH ENCLOSURE

MATERIALS

ELEVATION NOTES

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- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

ELEVATIONS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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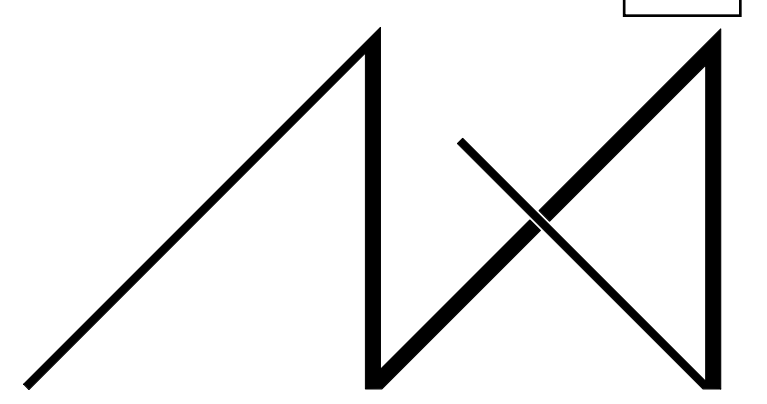
PROJECT No.: A21 021

DATE: 10/4/2023

PLOT SCALE: 1:1

A4.2





MEDICI ARCHITECTS

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

REGISTRATION:

PRELIMINARY

INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT:

2900 78TH AVE SE

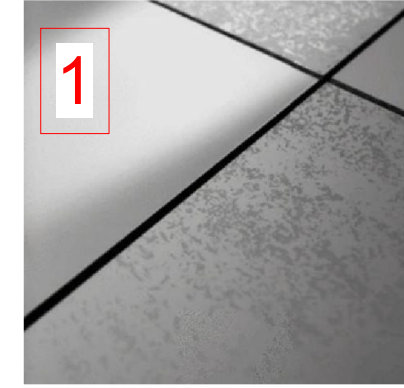

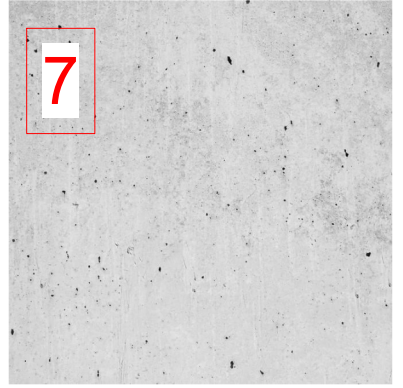
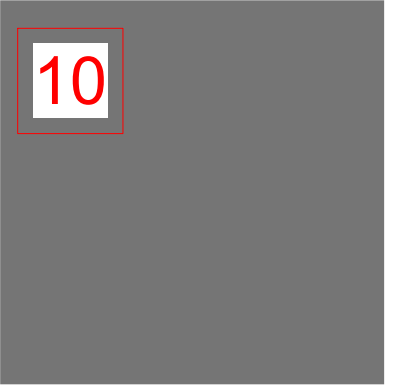
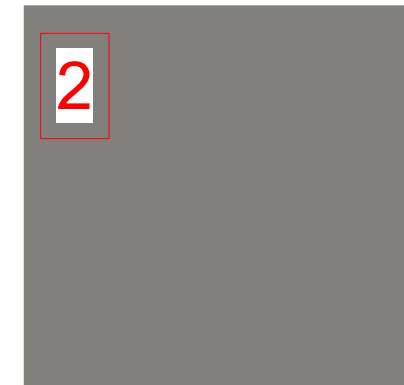
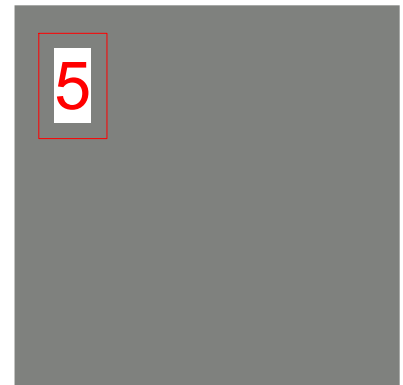
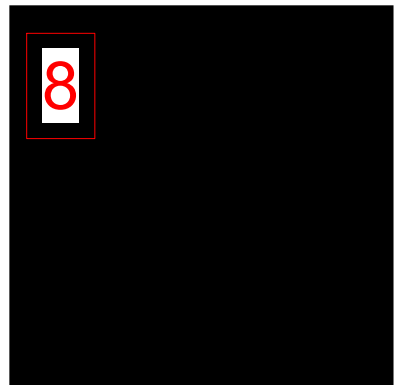
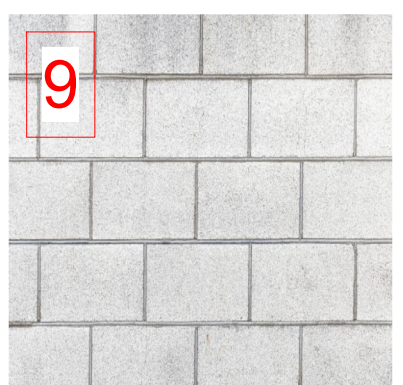
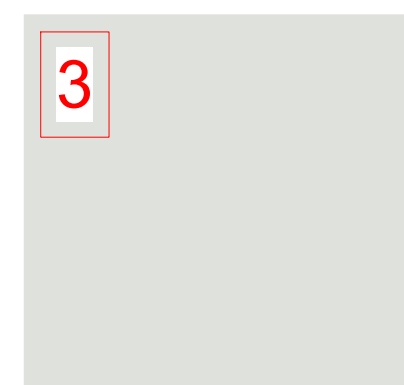

2900 Development LLC

JOB ADDRESS:

2900 78TH AVE SE  
MERCER ISLAND, 98040



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

 1 TRESPA - LUMEN LONDON GREY OBLIQUE FINISH MATERIAL: ACCENT FACADE	 4 SHERWIN WILLIAMS SW 6258 - TRICORN BLACK MATERIAL: INFILL PANELS FASCIA SOFFITS	 7 CONCRETE MATERIAL: PARKING GARAGE WALLS STRUCTURAL COLUMNS	 10 GRAY MATERIAL: TRASH ENCLOSURE DOORS FLASHING
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MATERIALS  
NTS

ELEVATION NOTES

- VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
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- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

DRAWING NAME:

ELEVATIONS

Drawn By: KH

Checked By: ST

Owner Approval:

PHASE:

DESIGN REVIEW

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21 021

DATE: 10/4/2023

PLOT SCALE: 1:1

A4.3



REGISTRATION:

**PRELIMINARY**

INTAKE DATE: 12/13/22

REVISIONS:	DATE:

PROJECT / CLIENT:  
**2900 78TH AVE SE**

2900 Development LLC

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



SW PERSPECTIVE  
 NTS



NW PERSPECTIVE  
 NTS



SE PERSPECTIVE  
 NTS



NE PERSPECTIVE  
 NTS

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

DRAWING NAME:

**PERSPECTIVES**

Drawn By: KH  
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 DATE: 10/4/2023

**A4.4**  
 PLOT SCALE: 1:1