
DESIGN COMMISSION

Regular Meeting Agenda

Council Chambers- Mercer Island City Hall
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



Wednesday, July 24, 2019

Design Commissioners

Richard Erwin, Chair

Colin Brandt, Vice Chair

Claire McPherson

Anthony Perez

Tom Soeprono

Hui Tian

Suzanne Zahr

CALL TO ORDER & ROLL CALL

7:00 PM

APPROVAL OF MINUTES

Minutes from May 22, 2019

PUBLIC HEARING

Agenda Item #1: DSR18-024 Public Hearing

Public hearing for review of a new office building in Town Center. The building is located at 2856 80th Ave SE.

Staff Contact: Andrew Leon, Planner

Agenda Item #2: DSR19-005 Public Hearing

Public hearing for review of an exterior remodel and new signage for an existing McDonald's restaurant in Town Center. The building is located at 2807 78th Ave SE.

Staff Contact: Nicole Gaudette, Senior Planner

REGULAR BUSINESS

Agenda Item #3: DSR18-024 Public Hearing

Review and decision of a new office building in Town Center. The building is located at 2856 80th Ave SE.

Staff Contact: Andrew Leon, Planner

Agenda Item #4: DSR19-005 Public Hearing

Review and decision of an exterior remodel and new signage for an existing McDonald's restaurant in Town Center. The building is located at 2807 78th Ave SE.

Staff Contact: Nicole Gaudette, Senior Planner

OTHER BUSINESS

Planned Absences for Future Meetings

Announcements & Communications

Next Scheduled Meeting: TBD

ADJOURN

DESIGN COMMISSION

MEETING MINUTES



Wednesday, May 22, 2019

CALL TO ORDER

Anthony Perez called the meeting to order at 7:01PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Commissioners, Claire McPherson, Anthony Perez, Tom Soeprono (arrived at 7:04), Hui Tian, and Suzanne Zahr were present. Chair Richard Erwin and Vice Chair Colin Brandt were absent.

STAFF PRESENT

Mona Davis, Planning Manager, Andrea Larson, Senior Administrative Assistant, Nicole Gaudette, Senior Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the April 24, 2019

It was moved by Tian; seconded by McPherson to:

Approved the April 24, 2019 minutes

Passed 4-0

PUBLIC HEARING

Agenda Item #1: DSR2018-016 Public Hearing

Andrew Leon, Planner, gave a brief presentation on the modifications to an office building in Town Center.

Lisa Roberts, Buffalo Design, gave a brief presentation on the proposed building modifications.

Commissioner Perez opened the public hearing at 7:23pm

There were no comments during the public hearing.

Commissioner Perez closed the public hearing at 7:24pm.

REGULAR BUSINESS

Agenda Item #2: DSR2018-016

Andrew Leon, Planner, gave a brief presentation on the modifications to an office building in Town Center.

The Commission reviewed the project.

Lisa Roberts, Buffalo Design, and Juan Baley, answered questions about the façade updates.

It was moved by McPherson; seconded by Tian to:

Grant Buffalo Design, design approval for façade modifications and signage for an office building in the Town

Center located at 8805 SE 28th St., as show in Exhibit 1, subject to the following conditions and further conditioned as follows:

1. All aspects of the proposed development shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted in Exhibit 1.
2. If required, the applicant shall apply for an obtain a building permit from the City of Mercer Island prior to installation of the fiber cement panel and signs.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.
4. Per MICC 19.11.110.B.3, the Design Commission suggests, but does not require, that the east and west elevations of the coping and parapet of the proposed cladding be widened to align the north vertical face align with the north facing edge of the light grey stucco.
5. Per MICC 19.11.110.B.5, the Design Commission requires that the dark accent color shown everywhere except for its application on the proposed cladding on the north elevation is to be between the range of 60-80% of the saturation of the submitted color "domino."

Passed 5-0

PLANNED ABSENCES FOR FUTURE MEETINGS

There were no planned absences.

OTHER BUSINESS

Nicole Gaudette, Senior Planner, discussed up coming meetings.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Design Commission meeting is on June 12, 2019 at 7:00PM.

ADJOURNMENT

The meeting was adjourned at 8:44pm



**CITY OF MERCER ISLAND
DESIGN COMMISSION
STAFF REPORT**

**Agenda Item: 1
July 24, 2019**

Project:	DSR18-024 East Seattle Partners Office Building
Description:	A request for design review approval of a new office building in the Town Center.
Applicant:	Scot Carr of Public 47 Architects
Site Addresses:	2856 80 th Ave SE. Mercer Island, WA 98040; Identified by King County Tax Parcel # 545230-0540
Staff Contact:	Andrew Leon, Planner
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none">1. Plan Set by Public 47 Architects, received on June 6, 2019.2. Project Narrative, received on December 18, 2018.3. Revised Project Narrative, received on June 6, 2019.4. Parking and Trip Analysis prepared by Heffron Transportation Inc, received on December 12, 2018.5. SEPA Checklist, received on December 12, 2018.6. Arborist Report prepared by ArboristsNW, LLC, received on December 12, 2018.7. Development Application, received on December 18, 2018.

1. SUMMARY

The applicant is requesting design review approval of a new office building located in the town center. The office building is proposed to consist of two stories above grade, with one story below grade. The building is proposed to have a building height of 36 feet, 5 inches and will have a total gross floor area of 12,080 square feet. Parking spaces for 17 vehicles will be located below grade and accessed from 80th Ave SE. No signage is proposed for the building.

2. CRITERIA FOR REVIEW AND STAFF ANALYSIS

Mercer Island City Code MICC 19.15.220 and the Design Standards for the Town Center in Chapter 19.11 provide the criteria for approval of the construction of a new office building. The following is an analysis of the proposal regarding the criteria for approval:

- 1. MICC 19.15.220(B)(1), Powers of the Design Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or

Code Official as authorized pursuant to MICC 19.15.010(E). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

Staff Finding:

Staff finds that the regulation is applicable to the proposal. The proposal would be considered a major new construction as defined in MICC 19.16.010. As such, the proposal must undergo design review by the design commission.

- 2. MICC 19.15.220(C)(1)(c)(i), Design Review Procedure, Review Authority:** The following development proposals shall require Design Commission review:
- a. New buildings;
 - b. Any additions of gross floor area to an existing building(s);
 - c. Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area;
 - d. Any alteration to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and
 - e. Any alterations to existing facades, where the building is identified by the city as an historic structure.

Staff Finding:

The proposal involves the construction of a new building in the Town Center. The proposal will require Design Commission review and approval under MICC 19.15.220(C)(1)(c)(i).

- 3. MICC 19.15.220(C)(2)(a), Criteria for Design Review Decisions:** In addition to the pre-application meeting, an applicant for a project that will require design review and approval by the Design Commission shall meet with the Design Commission in a study session to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The Design Commission may provide feedback to be considered in the design of the project.

Staff Finding:

The applicants met with the Design Commission for two study sessions for this project on April 11, 2018 and on November 14, 2018. The Design Commission provided guidance at the study sessions that the applicant incorporated in their proposal.

4. MICC 19.11.010 General.

D. Design Vision.

- 1. Development and Design Standards.** The development and design standards that follow are intended to enhance the Town Center for pedestrians and develop a sense of place. To accomplish this vision, new or redevelopment is encouraged to orient buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very

large or long blocks for improved pedestrian circulation from one side of the block to the other side.

Staff Finding:

The proposed building faces 80th Ave SE and extends to the edge of the sidewalk. The proposal also includes landscaping between the building and the edge of the street. Parking for the building is located underground in the lower floor of the building. The building also features modulated building heights and wall façades. This criterion is met.

2. **Function.** The design of buildings, structures and streetscapes within the Town Center is intended to support a built environment that is convenient and accessible to pedestrians, motorists, bicyclists and public transit users. Development should enhance the Town Center as a vibrant, healthy, mixed use downtown that serves as the city's retail, business, social, cultural and entertainment center and ensures the commercial and economic vitality of the area. New or redevelopment should increase the attractions and pedestrian amenities that bring residents to the Town Center, including local shopping, services, offices, specialty retail, restaurants, residences, festivals, special events, and entertainment. Outdoor spaces should function as social settings for a variety of experiences, adding to the comfort of life in Mercer Island, while maintaining a human scale and an ability for easy pedestrian circulation.

Staff Finding:

The proposed development is an office building, which helps to increase the commercial and economic viability of the Town Center, as well as to attract offices to the Town Center. This criterion is met.

3. **Site Features.** New or redevelopment should include public amenities, such as storefronts with canopies, street trees, greenery, seating, fountains or water features, outdoor cafes, sculpture or other forms of art, and places for gathering and lingering. The use of materials, color, texture, form and massing, proportion, public amenities, mitigation of environmental impacts, landscaping and vegetation, and architectural detail should be incorporated in the design of new or redevelopment with the purpose of supporting a human scale, pedestrian-oriented Town Center. New or redevelopment shall be coordinated and consistent with the downtown street standards.

Staff Finding:

The proposed development incorporates street trees and other landscaping along the street frontages. As discussed in Section 14 of this staff report below, the proposed building will be constructed in compliance with the street standards of MICC 19.11.120. This criterion is met.

4. **Pedestrian Orientation.** Pedestrian-oriented and customer intensive retail businesses and offices are encouraged to locate on the street level to promote active use of sidewalks by pedestrians, thus increasing the activity level and economic viability of the Town Center. New or redevelopment should also enhance and support a range of

transportation choices and be designed to maximize opportunities for alternative modes of transportation and maintain individual mobility. Even with a healthy variety of development in the Town Center, each individual development or redevelopment project shall favor the pedestrian over the automobile in terms of site design, building placement and parking locations.

Staff Finding:

The office use of the proposed building is to be located primarily in the building's second floor. The office use extends into the first floor, including the office's entrance, and is located on the street frontage along 80th Ave SE. The building's entrance is located directly on the sidewalk and the building's parking is located underground, both of which prioritize pedestrians over automobiles. This criterion is met.

- E. Scale. The design of all structures shall consider how the structure and site development will be viewed from the street and adjacent properties. Scale is not simply the size of the buildings, it is the proportion of buildings in relationship to each other, to the street and to the pedestrian environment.

Staff Finding:

The proposed building is to contain two stories with a mezzanine story above the second story. The buildings surrounding the subject lot range in height from one story to five stories. As such, the proposed building's scale is consistent with surrounding buildings. The proposed building is proportional to the street and pedestrian environment. This criterion is met.

- F. Form. Building forms shall not present visual mass impacts that are out of proportion to the adjoining structures, or that appear from the street or sidewalk as having unmodulated visual mass. Building additions should complement the original structure in design.

Staff Finding:

The proposed building is to be two stories in height, with a mezzanine above the second story. The building is to be constructed on a steeply sloping lot and much of the lower floor is to be below grade. Surrounding buildings are similar in height to the proposed building. The building immediately to the north is partly under grade, similar to the proposed building.

The proposed building contains modulations of forms on the horizontal plane. The second story is cantilevered beyond the first story, and the mezzanine story is set back from the edge of the second story. This modulation helps to reduce the impact of the mass of the structure, meeting this criterion.

- G. Style. The objectives and standards do not set or encourage a particular style of architecture or design theme. However, building and site design shall be pedestrian in scale and address design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and facade treatments.

Staff Finding:

The proposed building is pedestrian in scale and contains distinctive building shapes, textures, and patterns (discussed in Section 12 of this staff report below). The building also interfaces with the right-of-way through the use of street trees and other landscaping. This criterion is met.

5. MICC 19.11.020 Land uses

A. Permitted and Conditional Uses.

1. Use Table by Subarea. Permitted and conditional uses are allowed in each subarea as shown in the use table below.

Use	TC-5	TC-4 TC-4 Plus	TC-3	TCFM-3	TCMF-4
Adult entertainment	C	N	N	N	N
Bar	P	P	P	N	N
Care services	P	P	P	C	C
Hotel/motel	P	P	P	C	C
Live/work units	C	C	C	P	P
Manufacturing	C	C	C	N	N
Office	P	P	P	C	C
Parking, not associated with an on-site use	C	C	C	N	N
Public facility	P	P	P	C	C
Recreation	P	P	P	C	C
Residential dwelling	P	P	P	P	P
Restaurant	P	P	P	P	P
Retail – small scale	P	P	P	P	P
Retail – large scale (>20,000 square feet)	C	C	C	N	N
Retail – outdoors	C	C	C	N	N
Rooming houses	P	P	P	C	C
Service	P	P	P	P	P
Social service transitional housing	C	C	C	C	C
Special needs group housing	P	P	P	P	P
Transportation/utilities (including automobile service stations)	P	P	P	P	P
Warehousing	N	C	N	N	N
C – Conditional Use; P – Permitted; N – Not Allowed					

Staff Finding:

The proposed office is to be constructed within the TC-3 subarea of the Town Center. The entire building is proposed to be used as for office uses. Office is a permitted use under the table of MICC 19.11.020(A)(1).

- B. Required Ground Floor Uses. Retail, restaurant or personal service uses are required along retail street frontages, as shown on Figure 2 of MICC 19.11.020(B).

Staff Finding:

The location of the proposed building does not front a retail street frontage as shown in Figure 2 of MICC 19.11.020(B). Retail, restaurant or personal service uses are not required for this project.

- C. Reducing continuous retail frontages through the use of smaller retail spaces is intended to encourage pedestrian friendly retail, ensure that the retail spaces are appropriately sized for small retail operators, and limit large (“box store”) development. Figure 3 provides an example of how a building floor can be designed. Smaller retail spaces are provided along a street and larger nonretail space is provided in the back of the floor.

Staff Finding:

Retail uses are not to be included in the proposed building. This criterion does not apply

- D. Accessory Uses.

1. Outdoor Storage and Display of Merchandise. The total area allowed for outdoor storage and/or merchandise display shall be less than five percent of the total gross square footage of the use; provided, however, that such area may exceed five percent if it is fenced, screened, and located in a manner that is acceptable to the design commission. This standard does not apply to temporary uses such as material storage during construction or street vendors.
2. Commerce on Public Property. Commerce on public property may be allowed pursuant to MICC 19.06.050.
3. Transit Facilities. Bus parking/loading space, and shelters and facilities for transit users should be integrated in the design of major new construction. Plans should be coordinated with transit providers to maximize the interface with community-wide and regional transit systems.
4. Bicycle Facilities. Parking and facilities that support bicycle use, including racks, covered and secured bike-storage areas, and in the case of office buildings, lockers and showers, should be included in the design of major new construction
5. Utility and Equipment Cabinets. Existing or proposed utility and equipment cabinets or boxes, including wireless communication facilities, shall be placed inside a building or placed underground, if physically feasible. In the event the city determines such location is not physically feasible, the utility and equipment cabinets must be screened by fencing, landscaping and/or stealth screening technologies so that they are not visible.

Staff Finding:

The proposed building will not include outdoor storage or display of merchandise, commerce on public property, or transit facilities. Bicycle racks are proposed to be installed near the landscaping strip along SE 30th St. All utility cabinets for the building are proposed to be located within the building, adjacent to the underground parking area.

- E. Objectionable or Hazardous Uses. No use shall be allowed which produces excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste. The standard for “excessive” shall be based on the average or normal production of these items by adjoining uses permitted in the vicinity of the proposed new use. A use is excessive if it is likely to unreasonably interfere with the ability of the adjoining property owners to utilize their property for working or living activities or if it is likely to unreasonably interfere with the ability of pedestrians and residents to remain in or enjoy the area.

Staff Finding:

The proposed building is to house an office use. The proposed use will not produce excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse or water-carried waste. This criterion is met.

6. MICC 19.11.030 Bulk Regulations.

A. Bulk Regulations by Subarea.

3. Calculation of Building Height.

- a. The intent of the building height calculation in this section is to limit the visual mass of a building so that it does not appear to exceed the maximum height limit in subsection (A)(1) of this section.

Staff Finding:

MICC 19.11.030(A)(1) limits the height of buildings in the TC-3 subarea of the Town Center to 39 feet and three stories. The proposed building contains two stories and a mezzanine story and has a maximum height of 39 feet. This criterion is met.

- b. The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building facade to the highest point of the roof structure excluding appurtenances. The base of the building facade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are not adjacent to a public sidewalk.

Staff Finding:

The elevations on Sheets A300 through A302 show that the maximum allowed building height has been determined in accordance with the standards of MICC 19.11.030(A)(3)(b). The proposed building’s height does not exceed the maximum allowed building height, as measured from the adjacent public sidewalk to the top of the building façade excluding appurtenances.

- c. If the bases of the opposite building facades are at approximately the same elevation, then the building height at any point between the facades can never exceed the maximum permitted building height. If the bases of the opposite building facades are not at approximately the same elevation, then the building

must be configured to go down in height as between the higher and lower facades in a manner similar to Figure 4 or in an equivalent manner such that the average of the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height.

Staff Finding:

The subject lot is located on a hillside. The bases of the opposite building façades on both the north-south and east-west axes are not at approximately the same level. The elevations on Sheets A300 through A302 of Exhibit 1 show that the maximum allowed height of the building varies along both the north-south and east-west axes. The height of the proposed building does not exceed the maximum allowed building height as determined by this criterion.

4. Mezzanines. A mezzanine shall not be counted as a story for determining the allowable number of stories when constructed in accordance with the requirements of the construction codes set forth in MICC Title 17.

Staff Finding:

The proposed building contains a mezzanine level. Excluding the mezzanine, the proposed building will have two stories. Three stories are allowed for buildings in the TC-3 subarea, so this criterion is met.

5. Rooftop Appurtenances. Rooftop appurtenances are discouraged. If necessary, rooftop appurtenances may extend up to 10 feet above the maximum building height allowed, provided there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least 10 feet from the exterior edge of any building, and together with the screening provided for below, shall not cover more than 20 percent of the rooftop area.

Staff Finding:

Rooftop appurtenances for the proposed building include an elevator overrun and a photovoltaic (PV) solar panel array. The elevations on Sheets A300 through A302 of Exhibit 1 show that the rooftop appurtenances will extend no higher than the maximum allowed height of the building. This criterion is met.

6. Setbacks. All structures shall be set back so that space is provided for at least 12 feet of sidewalk between the structure and the face of the street curb, excluding locations where the curblineline is interrupted by parking pockets. Additional setbacks along SE 32nd Street are encouraged to provide space for more pedestrian-oriented activities and to accommodate street trees and parking pockets.

Staff Finding:

As shown on Sheet L1.0 of Exhibit 1, the applicants have provided at least 12 feet of space for a sidewalk between the proposed building and the street. This criterion is met.

7. Average Daylight Plane.

- a.** Block frontages must integrate average minimum upper level building setbacks to:
 - i.** Reduce the perceived scale of building façades along streets;
 - ii.** Increase the amount of light and air to adjacent streets;
 - iii.** Promote modulation of building facades along streets that adds variety and provides visual interest;
 - iv.** Encourage the integration of courtyards and open space along block frontages; and
 - v.** Allow for flexibility in the design of block frontages along streets.

Staff Finding:

The mezzanine story of the proposed building steps back from the north, south, and west edges of the second story façade. This step back helps to add variety, promote visual interest, and reduce the perceived scale of the building façades. This criterion is met.

- b.** The average minimum upper level building setbacks shall comply with the following:
 - i.** From a height of 25 feet at the front property line, buildings shall step back at a 45-degree angle up to the maximum height limit.
 - ii.** Calculations for determining compliance with the average daylight plane standards shall utilize cubic volume (cubic feet) and shall consider only the first 30 feet of depth along block frontages.
 - iii.** Only the development site's applicable block frontage may be used to determine compliance with the provisions herein.
 - iv.** Since the daylight plane standards above 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. Figure 5 illustrates the concept.
 - v.** For each cubic foot that part of a building protrudes beyond the daylight plane ("debit"), the project must include an equivalent cubic footage of open space ("credit") either on the ground floor adjacent to the street (such as a public open space, courtyard or through-block connection), and/or by setting portions of the building facade farther back beneath the daylight plane. For the purposes of this section, the cubic feet of a portion of a building is measured from floor to the top of the roof, and along the outside of exterior walls. The cubic feet of open or credit volume is measured from finished ground level or top of roof to an imaginary line representing the daylight plane as defined in subsection (A)(7)(b)(i) of this section. The intent is that the required open space or credit volume be open to the sky; however, the design commission has discretion to allow eaves, pedestrian weather protection and landscaping within the required open space as long as the objectives in subsection (A)(7)(a) of this section are met.

- vi. Daylight plane debits and credits shall be applied on the same block frontage and cannot be transferred to other block frontages.

Staff Finding:

The elevations on Sheets A300 through A302 of Exhibit 1 show that the proposed building is located partially within the required daylight plane along 80th Ave SE, as described in MICC 19.11.030(A)(7)(b)(i). A diagram is provided on Sheet G003 of Exhibit 1 that shows the proposed credit and debit volume within the daylight plane. The applicants have proposed a total of 264.4 cubic feet of debit volume, as compared to 1990.25 cubic feet of credit volume. More building volume is proposed to be excluded within the daylight plane area than is proposed to be included.

All of the proposed credit volume is located under the cantilevered second floor. The intent of the code is for the open space volume credited to the daylight plane calculations to be open to the sky. However, the credited area is proposed to be partially landscaped (as shown on sheet L1.0 of Exhibit 1) and will provide weather protection to pedestrians and visitors to the building. This criterion is met subject to Design Commission discretion.

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

Staff Finding:

The applicant has indicated that the building is proposed to meet the standards of LEED Gold. This decision conditions that the applicant shall provide proof of LEED 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.

- 8. **MICC 19.11.060 Site Design.**

- A. **Minor Site Features.** All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:
 - 1. **Decorative Landmarks.** Imaginative features that complement the building design and create visual focal points that give identity to an area, such as decorative clocks, special paving in pedestrian areas, art features, water features, drinking fountains, or creative designs for necessary building features or functions. Art should be integrated with the public street improvements. Examples include sculpture, murals, inlays,

mosaics, friezes or bas-reliefs. The location of art shall provide for public view but not hinder pedestrian traffic.

2. Kiosks. Community-oriented kiosks, which may include bulletin boards and newsstands or racks, creatively designed and consolidated and placed in areas where large numbers of people gather, and which complement the site design and streetscape and reduces visual clutter.
3. Additional Sidewalk Setback. At least five feet of sidewalk width, in addition to the minimum sidewalk setback provided for in MICC 19.11.030(A)(6), may be provided along 78th Avenue SE, along the entire street frontage of the development site. Such additional sidewalk should be designed to provide additional pedestrian access where parking pockets narrow the sidewalk, to accommodate street trees and benches, or to create spaces for more pedestrian-oriented activities such as outdoor dining or seating.
4. Impact on Public Open Spaces. Minor site features may not occupy space in a public open space to the extent that doing so reduces the actual space that is usable by the public below the minimum required area.

Staff Finding:

As discussed in Exhibit 2 and shown in Exhibit 1, the applicant is proposing to install bicycle racks, custom street names embedded in the sidewalk paving, and custom stone slab benches on the exterior of the building as minor site features. The minor site features do not reduce the space that is usable by the public below the minimum required area. These features contribute to a well-balanced mix of features in the subarea, subject to Design Commission approval.

- B. Major Site Features. Any major new construction in the TC-5, TC-4, TC-4 Plus or TC-3 subarea which exceeds the two-story base height and that includes or abuts a preferred through-block connection location shown on Figure 7 shall include a through-block connection subject to design commission determination that such connection is feasible and achievable.

Staff Finding:

The proposed building is to be two stories in height with a mezzanine. The building will not exceed the two-story base height and will not require major site features.

- C. Other Site Features. The Design Commission may approve other major or minor site features in place of those listed in MICC 19.11.060(B) consistent with the provision of Chapter 19.11 MICC.
 1. Major Site Features. Site features other than listed in subsection B of this section will only be considered as a major site feature if it is of equal or greater public benefit than one or more of the major site features listed in subsection B of this section. Underground or structured parking that supports park and ride use may be considered a major site feature. The amount of park and ride parking qualifying as a major site feature shall be determined by the design commission.
 2. Minor Site Features. Examples of other minor site features include contribution to a public art or design project within close proximity to the new construction, such as the city's I-90 Artway; and/or transit-oriented development (TOD) amenities, such as facilities that support bicycle use.

Staff Finding:

As discussed above, the proposed building does not require a major site feature. The applicant has proposed to install facilities that support bicycle use (bicycle racks) on the exterior of the building. This criterion is met.

9. MICC 19.11.070 Greenery and Outdoor Spaces.

- A.** Objectives. Outdoor spaces and landscaping should be designed to achieve the design vision set forth in MICC 19.11.010. Development should provide for private open space for employees and residents. Plant materials placed in horizontal beds and on vertical walls/trellises/arbors areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, screen undesirable views and create identity sense of place. Trees and landscaping shall be incorporated into the site design in order to soften and screen the visual impact of hard surfaces such as parking lots, service areas, and walls, as well as to enhance a sense of nature along pedestrian walkways, public rights-of-way, sidewalks and outdoor gathering places. Outdoor furniture and fixtures should be compatible with the project architecture and considered as integral elements of the landscape. Whenever possible development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces.

Staff Finding:

The applicant has proposed to install a variety of landscaping, including street trees, small trees, groundcover to frame the building and soften the visual impact of the building's hard surfaces. The applicant is also proposing to install benches integrated into the rest of the landscaping. This criterion is met.

B. Development and Design Standards.

- 1.** Landscaped Area Requirement. Landscaped surfaces equal to 25 percent of the development site shall be provided. All required plantings and landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth, based on local and regional best landscaping practices. The following landscaped types and credits may be used to meet the standards:
 - a.** Ground level planting beds qualify as landscaped surfaces at a 100 percent rate. Ground level planting area that supports trees (which will require deeper soil depths) may qualify for bonus credit. Specifically, planting areas that support a large tree (height greater than 30 feet at maturity) may be counted at a 200 percent rate (includes planting area under projected dripline at maturity) and planting areas that support a medium sized tree (height greater than 15 feet at maturity) may be counted at 150 percent rate. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds depending on the soil depth (shallow soil depths capable of supporting only ground cover plants qualify at a 50 percent rate).
 - b.** Green Roof. Green roofs qualify as a landscaped surface at a 50 percent rate (i.e., two square feet of green roof qualifies as one square foot of landscaped area).

Green roof areas supporting large shrubs and trees may qualify for bonus credit (up to a 100 percent rate) as determined by the design commission depending on the planting's visibility.

- c. Green Walls/Trellises/Arbors.
 - i. Artistic green walls adjacent to ground level publicly accessible space with decorative patterns qualify as a landscaped surface at a 125 percent rate.
 - ii. Standard green walls qualify as landscaped surfaces at a 75 percent rate.
 - iii. Vine trellis/arbors/walls qualify as landscaped surfaces at a 50 percent rate. Planter areas must feature minimum soil depth necessary to maintain healthy vine growing conditions as determined by regional best landscaping practices.

Staff Finding:

The site has an area of 6,588 square feet. Therefore, the required landscaping area is 1,647 square feet. As shown in Exhibit 1, the applicant has provided 2,065 square feet of landscaped area. The landscaped area consists of planting beds on the ground level with ground cover and trees, as well as plantings on the roof that support large shrubs and trees. Green walls, trellises, and arbors are not proposed. The proposed landscaping area exceeds the minimum landscaping area required. This criterion is met.

2. Landscaping Standards.

- a. Suitable Plant Species. Plant materials for required landscape surfaces shall be selected from a city approved palette of species and minimum size at time of planting. Plant materials should be native or adaptive drought-tolerant species.

Staff Finding:

The applicant provided a list of vegetation that is to be included in the proposed landscaping area. The list of proposed vegetation is comprised of native and drought-tolerant species. This criterion is met.

- b. Trees and Ground Cover.
 - i. Prominent trees should be preserved to the extent feasible.
 - ii. Trees planted within five feet of public curbs or in paved areas shall be installed with root guards and grates to prevent physical damage to sidewalks, curbs, gutters, pavement and other public or private improvements.
 - iii. Ground cover shall be planted to have 100 percent ground cover in two years.
 - iv. Any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.

Staff Finding:

The applicant has proposed to plant six trees within five feet of public curbs, one in a grate along 80th Ave SE, and five in a silvace cell along SE 30th St. The proposed grate along 80th Ave SE is to have a volume of 523 cubic feet and the silvace cell

along SE 30th St is to have a volume of 2,571 cubic feet (about 514 cubic feet per tree).

This decision conditions that ground cover shall be planted to have 100 percent ground cover in two years, and that any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.

- c. Soul Quality, Depth, and Volume. Applicants for new projects in Town Center must include the relevant provisions in construction details, based on regional best landscaping practices, including:
 - i. In planting beds: place three inches of compost and till to a minimum depth of eight inches.
 - ii. In turf areas: place one and three-quarters inches of compost and till to a minimum depth of eight inches.
 - iii. Scarify (loosen) subsoil four inches below amended layer to produce a minimum soil depth of 12 inches of uncompacted soil.
 - iv. After planting: apply two to four inches of arborist wood chip mulch to planting beds. Coarse bark mulch may be used but has fewer benefits to plants and soil.

Staff Finding:

The applicant has indicated in Exhibit 1, the proposed planters will meet the soil quality standards of MICC 19.11.070(B)(2)(c).

- d. Irrigation. All landscaped areas shall be provided with an approved automatic irrigation system consisting of waterlines, sprinklers designed to provide head to head coverage and to minimize overspray onto structures, walks and windows. Water conserving types of irrigation systems should be used.

Staff Finding:

The applicants have indicated in Exhibit 1 that all plantings are to receive a new in-ground automatic irrigation system with sprinklers. The street trees in grates are to receive a deep watering bubbler system.

- e. Maintenance. All landscaping shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

Staff Finding:

This decision conditions that all landscaping shall be maintained in good condition. As conditioned, this criterion is met.

- 3. Building Entries. Building entries should be emphasized with special landscaping and/or paving in combination with lighting.

Staff Finding:

The entrance to the proposed building is bordered on one side by a stone slab bench and on the other by a landscaped strip. These features emphasize the location of the entrance. This criterion is met.

4. Building Façades. Building Façade modulation and setbacks should include features such as courtyards, fountains and/or landscaping.

Staff Finding:

The first story of the proposed building is setback from the property lines facing both 80th Ave SE and SE 30th St. The street frontages along both property lines are proposed to be landscaped with trees and other vegetation. This criterion is met.

5. Continuity. Landscaping should provide design continuity between the neighboring properties.

Staff Finding:

The proposed landscaping is consistent with that of the neighboring properties. This criterion is met.

10. MICC 19.11.080 Screening.

- A. Objectives. In order to obtain the design vision set forth in MICC 19.11.010, any storage, service and truck loading areas, utility structures, elevator and mechanical equipment on the ground or roof shall be screened from public view in such a manner that they are not visible from public streets, sidewalks or residential areas located on the hillside surrounding the Town Center.

Staff Finding:

All mechanical equipment, utility structures, and garbage and recycling collection areas are located in the lower floor of the building. The elevator overrun on the roof is proposed to be sided in material similar to that of the rest of the building.

A 19.2 kW PV array is proposed to be installed on the roof of the building. Screening for this array was not proposed by the applicant. This decision conditions that all brackets and supports of the PV array be painted or otherwise colored to match the color of the roof, subject to Design Commission approval.

- B. Development and Design Standards.

1. On-Site Service Areas. All on-site service areas, loading zones, outdoor storage areas, garbage collection and recycling areas and similar activities should be located in an area not visible from public streets. Consideration should be given to developing common service courts at the interior of blocks. Service areas should accommodate loading, trash bins, recycling facilities, food scrap composting areas, storage areas, utility cabinets, utility meters, transformers, etc. Service areas should be located and designed for easy access by service vehicles and for convenient access by each tenant. Any emissions of noise, vapor, heat or fumes should be mitigated. Loading activities

should generally be concentrated and located where they will not create a nuisance for adjacent uses.

2. Garbage, Recycling Collection, Composting and Utility Areas. Garbage, recycling collection, food scrap composting and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated.
3. Meters and Mechanical Units. Water meters, gas meters, electric meters, ground-mounted mechanical units and any other similar structures should be hidden from public view or screened.
4. Fences. Fences should be made of masonry, ornamental metal or wood, or some combination of the three. The use of chain link, plastic or wire fencing is prohibited.

Staff Finding:

All mechanical equipment, utility structures, and garbage and recycling collection areas are located in the lower floor of the building. The elevator overrun on the roof is proposed to be sided in material similar to that of the rest of the building.

The applicant is proposing to install a custom metal guardrail along the sidewalk on SE 30th St to protect against pedestrians falling into the planter well. A metal gate is also proposed to be installed at the east exit of the building. Both of these fencing elements are to be made of ornamental metal. This criterion is met.

11. MICC 19.11.090 Lighting.

- A. Objectives. Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the adjacent areas. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.

Staff Finding:

As shown on sheet G003 of Exhibit 1, the applicant has proposed to install linear LED light fixtures in the soffit under the cantilevered second story. One new street light is proposed along SE 30th St and one street light along 80th Ave SE is proposed to be replaced. The proposed lighting is incorporated in the architectural theme of the main structure and enhances the site's streetscape. This criterion is met.

B. Development and Design Standards.

1. Pedestrian-Scale Light Fixtures. Pedestrian-scale light fixtures should be incorporated into the site design to give visual variety from one building to the next and should blend with the architectural style.

2. Light Type. Lighting should use LED or similar minimum wattage light sources, which give more “natural” light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.
3. Building Entrances. All building entrances should be well lit to provide inviting access and safety.
4. Building-Mounted and Display Window Lights. Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
5. Parking Areas. Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.
6. Neon Lighting. Neon lighting may be used as a lighting element; provided, that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.
7. Shielding. All lighting fixtures should be shielded or located to confine light spread within the site boundaries, to the extent possible, especially when adjacent to residential uses.

Staff Finding:

The proposed lighting consists of building-mounted LED lighting that is blended with the building’s architectural style. The lighting is directed downward toward the sidewalk under the cantilevered second story and will be contained within the site. The building’s entrance is located under one of the downward-facing LED light fixtures, providing an inviting and safe access. The parking area is underground and does not affect exterior lighting. No neon lighting is proposed for this project. This criterion is met.

12. MICC 19.11.100 Building Design.

- A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building’s use and how it relates to other development in the area. Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks. Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.

Staff Finding

The proposed building has been designed to create visual interest through the use of façade modulation, fenestration, and materials. The entrance is oriented toward the street frontage facing 80th Ave SE and is directly accessible from the public sidewalk. The building

incorporates street level windows, minimum building setbacks, landscaping, and an on-street entrance to make the building more inviting to pedestrians. This criterion is met.

B. Development and Design standards.

1. Fenestration.

- a. Transparent Facades.** Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.

Staff Finding:

The proposed building faces pedestrian rights-of-way along 80th Ave SE and SE 30th St. The building is proposed to incorporate fenestration either side of the entrance, facing 80th Ave SE. The slope of the pedestrian right-of-way along SE 30th St is such that little of the wall façade is above grade. This façade does have a narrow, horizontal window near the intersection of 80th Ave SE and SE 30th St. All first-story windows along pedestrian rights-of-way are proposed to be transparent. This decision conditions that shades, blinds, or screens that prevent pedestrian view into the building spaces shall not be allowed.

- b. Upper Story Facades.** Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass. Upper story windows should be divided into individual units and not consist of a “ribbon” of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.

Staff Finding:

The second and mezzanine stories both incorporate changes of material to prevent the fenestration on those stories from being “ribbons” of glass. Wood cladding is incorporated on both floors to break up the fenestration. The second story also utilizes brick veneer, metal paneling, and a modulation near the corner of 80th Ave SE and SE 30th St to divide and accentuate the fenestration. The mezzanine story features a landscaped roof deck that helps to visually connect upper story activity with the street. This criterion is met.

- 2. Street-Facing Façade Elements.** All major new construction shall include at least seven of the following elements on the street-facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site.
 - a.** Window and door treatments which embellish the façade.
 - b.** Decorative light fixtures.
 - c.** Unique façade treatment, such as decorative materials and design elements.
 - d.** Decorative painting.

- e. Trellises, railings, grates, grill work, or unique landscaping.
- f. Flower baskets supported by ornamental brackets.
- g. Recessed entrances.
- h. Balconies.
- i. Medallions.
- j. Belt courses.
- k. Decorative masonry and/or tilework.
- l. Unique, handcrafted pedestrian-scaled designs.
- m. Planter boxes with seasonal color.
- n. Projecting metal and glass canopy.
- o. Clerestories over storefront windows.
- p. Other elements as approved by the design commission.

Staff Finding:

As shown on Sheet G003 of Exhibit 1, the applicant has incorporated the following street-facing façade elements to their design:

- A. Window and Door Treatment – highly efficient window systems, wood door and trim at the main entrance
- B. Unique Façade Treatment – treated concrete, wood rainscreen cladding, and brick
- C. Railings along the mezzanine roof deck and along 30th Ave SE
- D. Custom, decorative tree grates at the street tree on 80th Ave SE
- E. Landscaping
- F. Main entrance is recessed under the cantilevered second story
- G. Clerestory over the first story storefront

This criteria is met, subject to Design Commission approval.

- 3. Major Façade Modulation. Block frontages shall include at least one of the following features (subsection (B)(3)(a), (b) or (c) of this section) at intervals no greater than 120 feet to break up the massing of the block and add visual interest. The design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features:
 - a. Vertical building modulation at least 20 feet deep and 30 feet wide. See example on Figure 10. For multi-story buildings, the modulation must extend through more than one-half of the building stories.
 - b. Use of a significant contrasting vertical modulated design component featuring all of the following:
 - i. An extension through all stories above the first story fronting on the street. Exception: upper stories that are set back more than 10 feet horizontally from the facade are exempt.
 - ii. A change in building materials that effectively contrast from the rest of the façade.
 - iii. A modulation horizontally from the rest of the façade by an average of 24 inches.

- iv. A design to provide roofline modulation.
- c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. See examples on Figure 11. To qualify for this option, these contrasting facades shall employ all of the following:
 - i. Different building materials and/or configuration of building materials; and
 - ii. Contrasting window design (sizes or configurations).

Staff Finding:

The proposed building is located on a lot that is 60 feet wide and 110 feet deep. Major façade modulation is required at intervals no greater than 120 feet, which is greater than the length of the proposed building. Therefore, major façade modulation will not be required for this project.

- 4. Minor Façade Modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. See examples on Figure 13. At least three of the following features shall be employed at intervals no greater than 50 feet subject to design commission approval taking into account the nature of the development and the site:
 - a. Window fenestration patterns and/or entries;
 - b. Use of vertical piers/columns;
 - c. Change in roofline;
 - d. Change in building material or siding style;
 - e. Vertical elements such as a trellis with plants, green wall, art element;
 - f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color; or
 - g. Other design techniques approved by the design commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).

Staff Finding:

The proposed building uses multiple materials in building material and siding style: treated concrete, brick veneer, and wood cladding. The fenestration of the second and mezzanine stories is interspersed with other building materials to create patterns in the fenestration. The mezzanine story is set back from the roof of the second story, which creates a change in the building's roofline. This criterion is met.

- 5. Walls. Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. Methods to treat blank walls can include but are not limited to:
 - a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.
 - b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
 - c. A vertical trellis in front of the wall with climbing vines or plant materials.

- d. A mural as approved by the design commission.
- e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

Staff Finding:

A portion of the north side of the proposed building, measuring approximately 17 feet high and approximately 22 feet wide, is blank. The applicants have proposed to use brick on this portion of wall to provide a patterned, textured surface. This criterion is met.

- 6. Entrances. Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.

Staff Finding:

The entrance to the proposed building is framed by landscaping along the front of the building. The entrance is not recessed along the first floor façade. However, the second floor cantilever does provide a sheltered transition from the interior to the exterior of the building. This criterion is met subject to Design Commission approval.

- 7. Roofs. Roofs shall relate to the building facade articulations. A variety of roof types and configurations should be used to add interest and reduce the perceived building mass. Varied parapet height or roofline is encouraged. Sloping roofs are also encouraged.

Staff Finding:

The proposed building has two tiers of roofing. The roof of the second floor contains a roof deck with landscaping including trees. The roof of the mezzanine steps in to create a variation in the roof height. This criterion is met.

- 8. Residential Uses on Ground Floor. Where permitted, residential uses on the ground floor shall comply with the standards in MICC 19.11.060(E)(2)(e).

Staff Finding:

Residential uses are not proposed for this project. This criterion does not apply.

- 9. Identity Emphasis. Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.

Staff Finding:

The proposed building is located on the corner of 80th Ave SE and SE 30th St. The cantilevered portion of the second story emphasizes the corner and creates the building's prominent scale. This criterion is met.

10. Corner Lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.

Staff Finding:

The proposed building is to be constructed on a corner lot. The entrance to the building is to be located on the west side of the building, facing SE 80th Ave. The entrance is not oriented to the corner of the lot. However, the second-floor cantilever and window treatment do help to emphasize the corner of the lot. This criterion is met, subject to design commission approval.

11. Franchise Design. Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.

Staff Finding:

The proposed building is not being constructed for a franchise. This criterion does not apply.

12. Harmony. The elements of a building should relate logically to each other, as well as to the surrounding buildings. A single building or complex should be stylistically consistent; architectural style, materials, colors and forms should all work together.

Staff Finding:

As shown in Exhibit 1, the elements of the building relate logically to each other, as well as to surrounding buildings. This criterion is met.

13. Weather Protection. Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.
 - a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
 - b. Any canopy or awning over a public sidewalk should project out from the building facade a minimum horizontal width of six feet and be between eight to 12 feet above grade.
 - c. Architectural details should not be concealed by awnings or canopies.
 - d. Awning shapes should relate to the shape of the façade's architectural elements. The use of traditionally shaped awnings is encouraged.
 - e. Vinyl or plastic awnings or canopies are prohibited.
 - f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.

Staff Finding:

The proposed building does not include retail frontage along the building's frontages along either 80th Ave SE or SE 30th St. As such, canopies and awnings are not proposed for the building. The second floor of the building is proposed to be cantilevered over the side walk and provides weather protection for the building's entrance.

- 14. Courtyards.** Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(D). Other courtyards should:
- a. Be at least 10 feet in width, with a building façade on at least one side;
 - b. Be covered with trees, ground cover, or other landscaping over at least 50 percent of its area;
 - c. Including seating, special paving material, pedestrian-scale lighting and other pedestrian furnishings;
 - d. Manage runoff from courtyard pavement with low impact development techniques when allowed by the code official; and
 - e. Not be covered by a roof, story or skybridge; except that portions of the courtyard may be covered for weather protection, but not enclosed.

Staff Finding:

As discussed in Section 8(B) of this staff report above, the project is not required to include major site features, including public open space. A courtyard is not proposed for this project. This criterion does not apply.

13. MICC 19.11.110 Materials and Colors.

- A. Objectives.** Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose, and vision set forth in MICC 19.11.010.

Staff Finding:

The materials and colors for the proposed building are shown in Exhibit 1 on Sheet A303 and shown on the whole building on sheets A301 through A303. The colors and materials are arranged such that the building's architectural features are accentuated. The proposed colors are consistent with MICC 19.11.010, subject to Design Commission approval.

- B. Development and Design Standards.** The following are the design standards regarding Materials and Colors in the Town Center:

1. Building Exteriors. Building exteriors should be constructed from high quality and durable materials. It is important that the materials and colors weather well and the building exteriors need minimal maintenance.

Staff Finding:

The proposed building is to be constructed of brick and treated concrete, with wood cladding. These materials are high quality and durable, meeting the criteria of this subsection.

2. Regional Focus. Materials and colors should reflect the city's regional setting.

Staff Finding:

The primary materials used for the exterior of the proposed building are textured concrete, brick, metal fascia, and wood cladding. All of these materials, and their colors reflect the city's regional setting.

3. Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.

Staff Finding:

The elevations on Sheets A300 through A302 of Exhibit 1 show that the treated concrete, brick, and wood cladding are used cohesively on all sides of the building.

4. Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.

Staff Finding:

The applicant is proposing to include treated concrete walls in the design of the building. Sheet A303 of Exhibit 1 shows that the concrete is proposed to be textured with vertical lines to increase visual interest.

5. Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.

Staff Finding:

Sheet A303 of Exhibit 1 shows that the proposed materials are to be grey, black, and wood colored. These colors are consistent with other buildings within the Town Center. Neon and bright colors are not proposed for this project.

6. Bright Colors. Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements.

Staff Finding:

Bright colors are not proposed for this building. As shown on Sheet A303 of Exhibit 1, the proposed building will include greys, blacks, and natural wood colors.

7. Undesired Materials. Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should be limited to use as a minor building facade element.

Staff Finding:

The materials listed above are not proposed to be used for the building. This criterion is met.

8. Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.

Staff Finding:

Sheet A303 of Exhibit 1 shows that the proposed building is to be constructed of brick and treated concrete, with wood cladding. These materials are used to create a visually interesting space, so this criterion is met, subject to Design Commission approval.

14. **MCIC 19.11.120 Street Standards.** All major new construction abutting 77th Avenue SE or 78th Avenue SE shall improve the right-of-way adjacent to the property as required in Figure 14. Major new construction abutting all other streets shall improve the right-of-way adjacent to the property as required by the Mercer Island Town Center Streetscape Manual. The design commission may require or grant a modification to the nature or extent of any required street improvement for any of the following reasons upon recommendation by the city engineer:

- A. If unusual topographic or physical conditions preclude the construction of the improvements as required; or
- B. If the required improvement is part of a larger project that has been scheduled for implementation in the city's six-year capital improvement program; or
- C. If angled parking is required but parallel parking would enhance pedestrian, vehicle or bicycle safety, or result in a more desirable pedestrian environment; or
- D. If other unusual circumstances preclude the construction of the improvements as required.

Staff Finding:

The proposed building is to be constructed along 80th Ave SE and SE 28th St. As the building is not to be constructed along either 77th Ave SE or 78th Ave SE, the street does not need to be improved to as required in Figure 14. As stated in Exhibit 2, the site contains unusual topology that requires a modification to the streetscape guidelines. The modification may be approved subject to Design Commission approval.

15. **MICC 19.11.130 Parking, Vehicular and Pedestrian Circulation.**

- A. Objectives. The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians. Clear, easy to understand circulation should be designed into all development to allow drivers and pedestrians to move safely on and off the site, and within it, without confusion and without disrupting on-street traffic flow. Development should maintain

mobility and maximize opportunities for alternative modes of transportation in the Town Center. Placement of structures, landscaping, circulation patterns and access points should collectively seek to promote an integrated, multi-modal transportation system. The harmonious integration of pedestrian and transit user circulation should be considered in every aspect of site design. Development shall provide adequate parking with safe and convenient pedestrian access. Parking stalls shall be located within a structure, underground or behind buildings. Parking structures should not dominate the street frontage, and must blend with the building's architectural theme. Creatively designed, clean and functional pedestrian connections are encouraged to provide access through-blocks, between properties and/or to and from the public right-of-way. Parking shall be designed consistent with the urban design vision set forth in MICC 19.11.010 and complement the pedestrian activities.

Staff Finding:

The proposed building contains a 17-stall parking structure in the building's lower story. The location of the parking structure is mostly underground, which allows for vehicle accessibility while maximizing pedestrian needs. The aboveground portion of the parking structure does not dominate the lot's street frontages and blends with the building's architectural theme.

B. Development and Design Standards.

1. Parking Requirements

- a. Minimum Number of Parking Stalls Required. All new development and remodels greater than 10 percent of the existing gross floor area shall provide at least the number of parking stalls set forth in the following table:

Retail (Stalls per square foot)			Office (Stalls per gross square foot)			Residential (Stalls per unit)	
General Retail	Restaurant/Deli/Bakery/Food	Hotel	Financial Services	Health/Barber/Beauty	Other Professional Services		Senior
2 to 3 per 1,000	5 to 10 per 1,000	1 per guest room plus 2/3 per emp. on shift, plus 5 per 1,000 square feet of retail/office	3 to 5 per 1,000	4 to 5 per 1,000	3 to 5 per 1,000	1 to 1.4 per unit. Site specific deviations to allow less than 1 stall per unit may be allowed based on a detailed parking analysis and with	0.3 to 1 per unit

						approval of the code official.	
--	--	--	--	--	--	---	--

Staff Finding:

This proposal is for the demolition of an existing office building and the construction of a new office building. Therefore, the project shall require parking in accordance with MICC 19.11.130(B)(1)(a).

As shown in Exhibit 2, the square footage of the office use within the building is 5,250 square feet. Based on the table of MICC 19.11.130(B)(1)(a), the building would be required to have 16 parking spaces. The applicants are proposing to provide 17 parking spaces within the underground parking structure. This criterion is met.

- b. Determination within Range. The code official shall have the final authority to determine the number of parking stalls required within the ranges above to accommodate typical daily peak parking demand based upon the applicant’s submittal of a completed site plan and detailed parking analysis.

Staff Finding:

The applicant has provided a Parking and Trip Analysis, prepared by Heffron Transportation Inc (Exhibit 4), that indicates that the proposed number of parking stalls will be sufficient for the planned use of the building. This criterion is met.

- c. Underground or Structured Parking Required. If the applicant for a mixed use project or for a residential project provides more parking than one and one-quarter spaces per dwelling unit for any part of a project consisting of residential units or two and one-half spaces per 1,000 square feet for any part of a project that is not used for residential units, then all such additional parking shall either be underground or on the second or higher story of structured parking. This subsection shall not apply to additional parking spaces that may be required pursuant to MICC 19.01.050.

Staff Finding:

Residential uses are not proposed for this project. This criterion does not apply.

- d. Parking Lot Configuration. Parking lot design shall conform to the standard stall diagrams set out in Appendix A to this title, unless alternative design standards are approved by the design commission and the city engineer. No more than 50 percent of the required off-street parking spaces for office and residential uses may be designed for accommodating compact vehicles. No more than 25 percent of the required off-street parking spaces for all other

uses may be designed for accommodating compact vehicles. Such parking spaces must be clearly designated as compact stalls.

Staff Finding:

The proposed underground parking structure contains 1 standard parking space and 16 compact parking spaces. The 16 parking spaces are provided within an automated, stacking parking system. More than 50% of the parking lot is made up of compact parking spaces, so Design Commission approval is required for the parking lot. This criterion is met subject to Design Commission approval.

e. Shared Parking.

- i.** The amount of off-street parking required in subsection (B)(1)(a) of this section may be reduced by no more than 50 percent, as determined by the code official upon approval by the city engineer (and design commission for major new construction), when shared off-street parking facilities for two or more uses are proposed. A parking demand study shall be prepared by a professional traffic engineer and submitted by the applicant that documents parking demand for all land uses shall not significantly overlap and that uses will be served by adequate parking if shared parking reductions are authorized.
- ii.** The determination whether shared parking will be allowed shall occur at the time the shared parking is proposed and when a change of use occurs.
- iii.** If shared parking is requested, the parking facilities for the multiple uses shall be designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities. If off-site facilities are used, all facilities shall be connected with improved pedestrian facilities and no building or use should be more than 1,320 feet walking distance from the most remote shared parking facility.
- iv.** If the shared parking is on one or more different properties, a covenant or other contract for shared parking between the cooperating property owners must be approved by the code official. This covenant or contract shall be recorded with the King County department of records and elections division as a deed restriction on all properties and cannot be modified or revoked without the consent of the code official.
- v.** If requirements for shared parking are violated, or the parking demand for shared parking exceeds the shared parking supply, the affected property owners shall provide a remedy satisfactory to the code official or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter.

Staff Finding:

The proposed building is to contain only one use, so shared parking has not been proposed for this building. These criteria do not apply.

- f. Access Restriction Prohibited. Restricting vehicular and pedestrian access between adjoining parking lots at the same grade is prohibited.

Staff Finding:

The parking for the proposed building is not at the same grade as the parking on adjoining lots. This criterion does not apply.

- g. Surface Parking Lot Location.
 - i. Behind Structure. All surface parking lots shall be located behind building structures.
 - ii. No Corner Parking Lots. Parking lots shall be located on a corner facing an intersection.

Staff Finding:

Surface parking is not proposed for this project. This criterion does not apply.

- h. Design of Structured Parking.
 - i. Relationship to Main Building. Parking structures should be architecturally integrated or designed with an architectural theme similar to the main building.

Staff Finding:

The proposed building's parking structure is located in the lower floor of the building. As such the parking structure is architecturally integrated with the rest of the proposed building, thereby meeting this criterion.

- ii. Screening. A floor of a parking structure should not face the street. If the design commission determines that there is no feasible alternative to a street-facing floor of a parking structure, then the perimeter of the floor of a parking structure facing the street should have a screening mechanism designed to shield vehicles and any mechanical appurtenances from public views.

Staff Finding:

The parking structure for the proposed building is located in the lower level of the building. The parking structure abuts three property lines, including the property line facing SE 30th St. The parking structure's ramp also extends to the property line facing 80th Ave SE. The floor of the parking structure is not visible from either street as it is wholly contained within the exterior walls of the building. This criterion is met subject to Design Commission approval.

- iii. Street Side Edges. An architectural treatment, landscaping and/or space for pedestrian-oriented businesses along the street-side edges of the parking structure shall be provided.

Staff Finding:

The parking structure abuts SE 30th St and 80th Ave SE and is contained within the exterior walls of the proposed building. The exterior walls of the building's lower level are constructed of treated concrete textured with vertical lines. This criterion is met.

- iv. Pedestrian Access. Where possible, pedestrian elevators and stairwells serving structured parking shall be located in a public lobby space or out onto an active public street.

Staff Finding:

The parking structure is located on the same floor as the main entrance to the building. Both the main entrance and the access to the underground parking structure access into the building's entrance lobby.

- 2. Signs and Wayfinding. Signs indicating the location of parking available to the public shall be installed as approved by the design commission and city engineer. Such signs shall be installed at the entrance to the parking lot/garage along the street and within the parking lot/garage and shall comply with parking signage standards for the Town Center approved by the design commission and city engineer.

Staff Finding:

As discussed in Section 15(B)(5) of this staff report below, public parking is not required for this project. As such, the applicant has not included public parking in their proposal. The applicant also has not included signs or wayfinding to the parking garage.

- 3. Loading Space. Off-street loading space with access to a public street shall be required adjacent to or within or underneath each building. Such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business or businesses conducted in the building. No part of the vehicle or vehicles using the loading space may protrude into the public right-of-way.

Staff Finding:

The applicants have not provided off-street loading space for the proposed building. However, the building is used exclusively for office uses and likely will not experience frequent deliveries or pickups. This criterion does not apply, subject to Design Commission approval.

- 4. Drive-Through Facilities. Drive-through facilities and stacking lanes should not be located along the street frontage of a building that faces a right-of-way. Stacking lanes

shall be designed so as to accommodate all vehicles on site, and no part of a vehicle using a drive-through facility shall protrude into the public right-of-way.

Staff Finding:

Drive-through facilities are not proposed for this project. This criterion does not apply.

5. Public Parking.

- a. All parking stalls provided for nonresidential uses, or if the primary use in the building is office then for nonoffice uses, or if the primary use of the building is hotel/motel then for non-hotel/motel uses, shall be available for public parking; provided, however, parking stalls that the code official concludes were required to be dedicated for the use of a specific tenant in accordance with a written lease provision in effect as of January 12, 2013, and which were specifically signed for that purpose on January 12, 2013, may be excluded from this requirement until the earlier of the expiration, termination, modification or amendment of the lease.
- b. Public parking stalls shall be available to motorists for such maximum time period as is determined by the owner, which shall not be less than two hours.
- c. An owner may require that the motorist patronize at least one business in the development but otherwise the motorist will be entitled to leave the development without moving the parked vehicle, subject to the maximum time period specified by the owner as provided in subsection (B)(5)(b) of this section.
- d. Once public parking is provided under this provision, it may not thereafter be eliminated unless the development changes use that does not require public parking.
- e. Public parking under this provision shall not be required for a new mixed use or nonresidential development that is: (i) two stories or less, and (ii) no greater than 10 percent of the total gross floor area of all existing structures on the parcel as of October 30, 2015.

Staff Finding:

The proposed building is to be used by a single tenant as an office building. As such, the entire building is being used for office uses. Since the entire building is being used for office uses, no parking stalls will need to be provided for the public under MICC 19.11.130(B)(5)(a). As no public parking spaces are required, subsections b through e MICC 19.11.130(B)(5) do not apply to this project.

16. MICC 19.11.140 Signs.

- A. Objectives. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of business store frontage. Signs shall be

integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

Staff Finding:

The applicant is not proposing to install signs as a part of this project.

- 17. MICC 19.15.150(A) states:** Land use review approvals shall expire three years from the date of notice of decision if the development proposal authorized by the land use review is not commenced. For the purposes of this section, the development proposal shall be considered established if construction or substantial progress toward construction of a development proposal for which a land use review approval has been granted must be undertaken within two years of the date of notice of decision of the land use review. Where no construction activities are involved, the use or activity shall be commenced within three years of the date of the notice of decision of the land use review.

Staff Analysis:

As conditioned, this criterion is met.

3. RECOMMENDATION

Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to grant Public 47 Architects design approval for the construction of a new office building in the Town Center located at 2856 80th Ave SE, as shown in Exhibit 1, subject to the following conditions.

Alternative Recommended Motion: Move to grant Public 47 Architects design approval for the construction of a new office building in the Town Center located at 2856 80th Ave SE, as shown in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

4. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the proposed development shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to installation of the fiber cement panel and signs.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.

4. The applicant shall provide proof of LEED 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.
5. Ground cover shall be planted to have 100 percent ground cover in two years.
6. Any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.
7. All landscaping shall be maintained in good condition, in compliance with MICC 19.11.070(B)(2)(e).
8. All brackets and supports of the proposed PV array shall be painted or otherwise colored to match the color of the roof.
9. Shades, blinds, or screens that prevent pedestrian view into the building spaces shall not be allowed.

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in columns. Includes terms like @ AT, # DIAMETER OR NUMBER, AB ANCHOR BOLT, etc.

GRAPHIC SYMBOLS + MATERIAL KEY

Table of graphic symbols and material keys. Includes symbols for building section indicators, detail indicators, interior elevation indicators, and material keys for walls, floors, and finishes.

PROJECT DATA

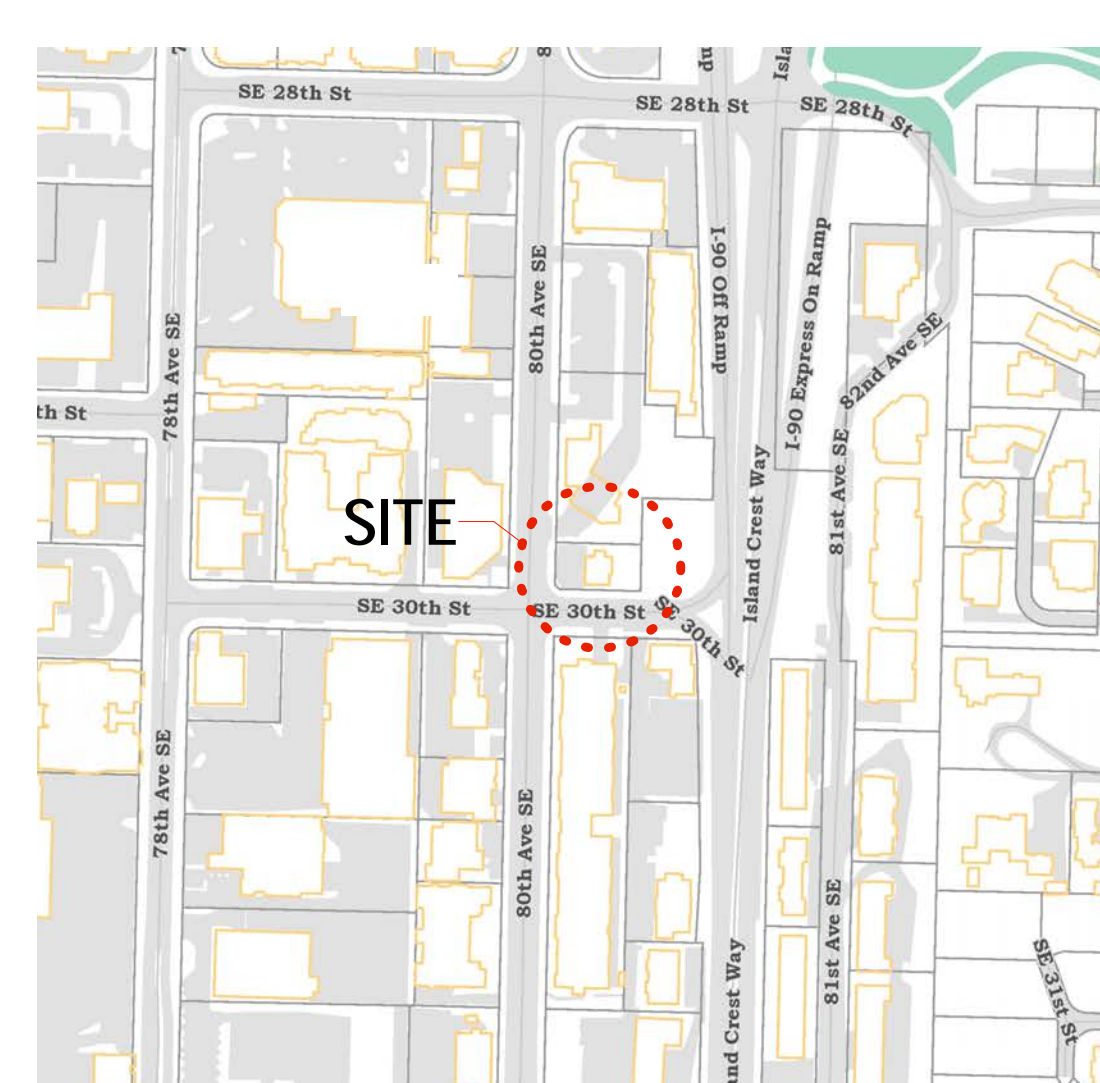
PROJECT LOCATION: 2856 80TH AVENUE S.E., MERCER ISLAND WA 98040
PROJECT DESCRIPTION: DEMOLITION OF EXISTING 2-STORY 2948-SF BUILDING. CONSTRUCTION OF 12,080-SF (GROSS FLOOR AREA) NEW TWO-STORY OFFICE BUILDING WITH 1,354-SF MEZZANINE AND PARKING FOR 17 VEHICLES.
ACCESSORS PARCEL NUMBER: 545230-0540
LEGAL DESCRIPTION: SEE SURVEY
SITE AREA: 6,588 SF (PER SURVEY)

MERCER ISLAND ZONING: TC-3

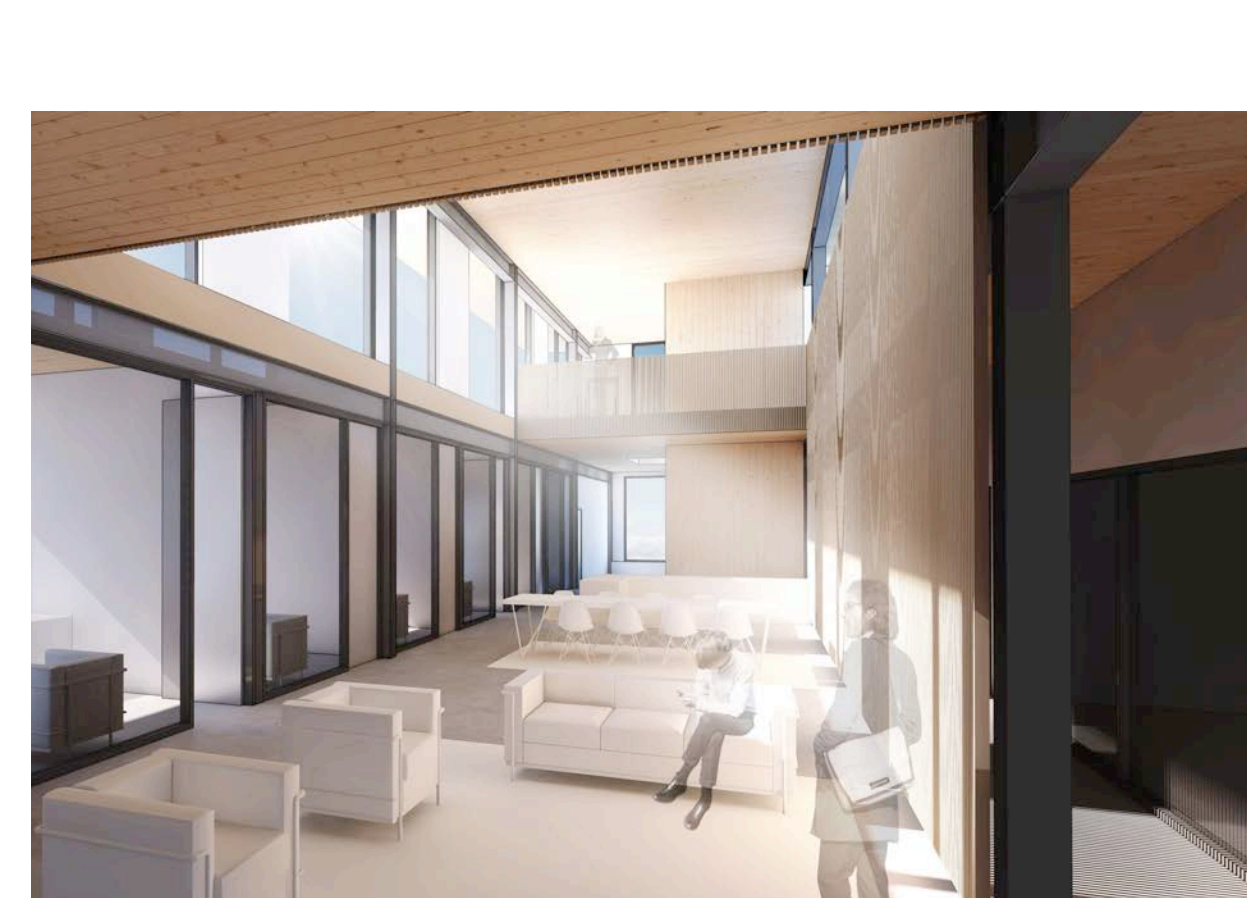
GENERAL NOTES

- 1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE WASHINGTON STATE & SEATTLE BUILDING CODE, THE WASHINGTON STATE & SEATTLE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
3. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENT PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT THE GENERAL BUILDING PERMIT.
5. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
6. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
7. ALL DIMENSIONS ARE FACE OF MASONRY (FOM), FACE OF CONC (FOC) OR FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.
8. DO NOT SCALE DRAWINGS.

VICINITY MAP



PROPOSED BUILDING



PROJECT TEAM

OWNER: EAST SEATTLE PARTNERS
2856 80TH AVENUE S.E.
MERCER ISLAND, WA
C: ELIZABETH SHERLAND
T: 206.595.0589
E: ELIZABETH@EASTSEATTLEPARTNERS.COM

ARCHITECT (PRIMARY CONTACT): PUBLIC47 ARCHITECTS, LLC
232 AURORA AVE N, SUITE 200
SEATTLE, WA 98109
C: SCOT CARR, AIA
T: 206.218.8708
E: SCOTC@PUBLIC47.COM

STRUCTURAL ENGINEER: DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
C: GREG GILDA
T: 206.787.8923
E: GGILDA@DCI-ENGINEERS.COM

CIVIL ENGINEER: DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
C: MATTHEW FRISBY
T: 206.787.8940
E: MFRISBY@DCI-ENGINEERS.COM

LANDSCAPE ARCHITECT: KAREN KEST LANDSCAPE ARCHITECTS
111 WEST JOHN STREET
SEATTLE WA 98119
C: IVANA BEGLEY
T: 206.323.6032
E: IBEGLEY@KK-LA.COM

MECHPLUMBING/FIRE SPRINKLER ENGINEERS: PAE ENGINEERS
C: TONY MARINO / CONRAD BROWN
T: 206.596.8634
E: TONY.MARINO@PAE-ENGINEERS.COM

ELECTRICAL ENGINEER: SAFE CONSULTING
C: ADRIAN STEK
T: 206.218.5063
E: AMSTEK@SAFECONSULTING.BIZ

LEED CONSULTANT: UNICO SUSTAINABILITY
C: BRETT PHILLIPS
T: 206.303.8588
E: BRETT@UNICOPROP.COM

GEOTECHNICAL ENGINEER: GEOTECH CONSULTANTS, INC
C: MARC MCGINNIS, PE
T: 425.280.1116
E: MARCM@GEOTECHNW.COM

SURVEYOR: TERRANE
10601 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
C: JOELLE MEYER
T: 425.233.6091
E: JOELLEM@TERRANE.NET

GENERAL CONTRACTOR: SHILSHOLE DEVELOPMENT
2811 FAIRVIEW AVENUE E, SUITE 1002
SEATTLE, WASHINGTON 98102
C: ALBERT GATLIN
T: 206.777.2087
E: ALBERT@SHILSHOLEDEV.COM

DRAWING INDEX

Table of drawing index including GENERAL (PROJECT INFORMATION, LAND USE CODE INFORMATION, EXISTING CONDITIONS SURVEY), CIVIL (TITLE SHEET AND VICINITY MAP, TESC AND DEMOLITION PLAN, CIVIL SITE PLAN, GRADING AND DRAINAGE PLAN), LANDSCAPE (LANDSCAPE PLAN, ROOF LANDSCAPE PLAN, RENDERED LANDSCAPE PLAN), and ARCHITECTURAL (SITE PLAN, LEVEL 1 PLAN, LEVEL 2 PLAN, LEVEL 3 PLAN, ROOF PLAN, EXTERIOR ELEVATIONS, EXTERIOR ELEVATIONS, PROPOSED MATERIALS, BUILDING SECTIONS, BUILDING SECTIONS).

Vertical sidebar containing 'PUBLIC47 ARCHITECTS' logo, 'East Seattle PARTNERS' logo, 'ESP OFFICES' logo, project address '2856 80TH AVENUE S.E., MERCER ISLAND, WA', project number 'PROJ NUMBER: 17005', a registered architect seal for KENNETH SCOTT CARR, STATE OF WASHINGTON, and a table for DATE and REVISION with entries for 06/06/2019, 01/23/2018, and 12/12/2018. At the bottom, it says 'SD SET AUGUST 30, 2018 GENERAL INFO' and a large 'G001' label.

LAND USE CODE SUMMARY

MERCER ISLAND TOWN CENTER ZONING SUMMARY	
SITE ADDRESS	2856 80TH AVENUE SE
ZONING	TC-3 (TOWN CENTER SUBAREA 3)
OVERLAY	NA
LOT AREA	6,588 (PER KING COUNTY)
PERMITTED USES (19.11.020)	Per Use Table by Subarea, Office, Residential Dwellings, Restaurants, Retail (small-scale), Special needs group housing are all Permitted Uses
BULK REGULATIONS (19.11.030)	<p>1 PROPOSED USE IS OFFICE</p> <p>Maximum Allowable Building Height = 39'; Additional for Parapet and/or Sloped Roof = 5' Ground Floor Height Adjacent to Streets = 15' - 27'</p> <p>PROPOSED BUILDING HEIGHT IS BELOW THE MAXIMUM ALLOWABLE; REFER TO ELEVATIONS.</p> <p>2 Base Building Stories Allowed = 2</p> <p>PROPOSED BASE BUILDING = 2 STORIES : OK</p> <p>3 The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building facade to the highest point of the roof structure excluding appurtenances. The base of the building facade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are not adjacent to a public sidewalk.</p> <p>19.11.030.3a. PROPOSED MASSING WAS DISCUSSED ON 4/11/2018 WITH DESIGN COMMISSION AT STUDY SESSION. MEETING MINUTES FROM THE STUDY SESSION INDICATED THE FOLLOWING: "THE COMMISSION STATED THAT THE MASSING OF THE PROPOSED BUILDING MEETS THE INTENT OF THE CODE."</p> <p>4 Mezzanines. A mezzanine shall not be counted as a story for determining the allowable number of stories when constructed in accordance with the requirements of the construction codes set forth in MICC Title 17.</p> <p>PROPOSAL MEETS CRITERIA OF IBC 2015 505.2: MEZZANINES</p> <p>5 Rooftop Appurtenances. If necessary, rooftop appurtenances may extend up to 10 feet above the maximum building height allowed, should be located at least 10 feet from the exterior edge of any building, and together with the screening provided for below, shall not cover more than 20</p> <p>6 Setbacks: All structures shall be set back so that space is provided for at least 12 feet of sidewalk between the structure and the face of the street curb, excluding locations where the curbline is interrupted by parking pockets.</p> <p>PROPOSED SETBACK = 12'-0"</p> <p>7 Average Daylight Plane: 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, for 30' only</p> <p>For each cubic foot that part of a building protrudes beyond the daylight plane ("debit"), the project must include an equivalent cubic footage of open space ("credit") either on the ground floor adjacent to the street (such as a public open space, courtyard or through-block connection), and/or by setting portions of the building facade farther back beneath the daylight plane.</p> <p>SEE DIAGRAM 3/G003 FOR DAYLIGHT PLANE CALCULATION</p>
GREEN BUILDING STANDARDS (19.11.050)	<p>Any major new construction shall meet the LEED Gold 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.</p> <p>THE PROPOSAL IS PURSUING LEED GOLD. REFER TO 1/G002 FOR THE CURRENT LEED SCORECARD DESCRIBING THE CREDITS BEING PURSUED. THE FOLLOWING LIST IS A BRIEF NARRATIVE OF GOALS THE PROJECT IS PURSUING:</p> <ul style="list-style-type: none"> Project is located on a previously developed, high priority site and within walking distance to many basic services. The project will incorporate bicycle parking and showers, as well as preferred parking for carpools and green vehicles. The project will utilize high efficiency irrigation and high efficiency indoor plumbing fixtures. The proposed design uses VRF heat pumps, a dedicated outdoor air system (DOAS) and on-site PV to achieve at least 38% reduction in energy performance, compared to ASHRAE. Further energy efficiency may be realized through triple pane windows and/or lighting power reductions. The project will implement sustainability best practices during construction, including recycling construction waste, using low-emitting products and minimizing IAQ problems.
SITE DESIGN (19.11.060)	<p>A All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:</p> <p>Decorative Landmarks, Kiosks, Additional, contribution to a public art or design project within close proximity to the new construction, such as the city's I-90 Artway; and/or transit-oriented development (TOD) amenities, such as facilities that support bicycle use.</p> <p>PROPOSED MINOR SITE FEATURES: BICYCLE RACKS, CUSTOM STREET NAMES EMBEDDED IN SIDEWALK PAVING, AND CUSTOM STONE SLAB BENCHES. REFER TO LANDSCAPE FOR LAYOUT INFORMATION; PROPOSAL DISCUSSED 11/14/2018 WITH DESIGN COMMISSION AT STUDY SESSION; PRELIMINARY APPROVAL GRANTED - SEE LANDSCAPE FOR INFO.</p>
GREENERY AND OUTDOOR SPACES (19.11.070)	<p>25% Of site area shall be landscaped per below - 2065 SF</p> <p>SITE AREA = 6588-SF; 25% = 1647-SF. PROPOSED LANDSCAPE AREA = 2065-SF. 2065-SF > 1647-SF: OK.</p> <p>100% Rate for ground level planting beds, trees bonus</p> <p>50% Green Roofs</p> <p>125% Artistic Green Walls</p> <p>75% Standard Green Walls</p> <p>50% Vine trellis / arbors</p>

SCREENING (19.11.080)	2	Garbage, Recycling Collection, Composting and Utility Areas. Garbage, recycling collection, food scrap composting and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated.
		GARBAGE LOCATED IN BUILDING; SEE A100
LIGHTING (19.11.090)		Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design
		SEE SITE LIGHTING PLAN DIAGRAM ON 4/G003
BUILDING DESIGN (19.11.100)	A	Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area. Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks. Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.
		THE PROPOSED BUILDING IS ORIENTED TO THE STREET, PROVIDES VISUAL INTEREST TO PEDESTRIANS, AND INCORPORATES A VARIETY OF ARCHITECTURAL ELEMENTS INCLUDING MATERIAL CHANGES, WEATHER PROTECTION FOR PEDESTRIANS, BUILDING OVERHANG THAT ARTICULATES THE SECOND STORY, AND WINDOW PROJECTIONS. FURTHER, THE PROPOSED BUILDING PROVIDES LARGE AMOUNTS OF LANDSCAPING AND A STREET LEVEL ENTRANCE.
	B.1	Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way.
		Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass. Upper story windows should be divided into individual units and not consist of a "ribbon" of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.
		THE PROPOSED BUILDING FACADES ARE MODULATED AND BALANCED TO PROVIDE TRANSPARENCY AND THERE ARE NO RIBBON WINDOWS. THE SECOND LEVEL OVERHANGS THE GRADE LEVEL PROVIDING COVER AT THE SIDEWALK, BEYOND THE 12' SETBACK, AND VISUAL INTEREST AT STREET LEVEL.
	B.2	Street Facing Facades shall include at least (7) of the following elements on the street facing facades
		Window and door treatments, Decorative light fixtures, Unique facade treatment, Decorative paving, Trellises, railings, grates, unique landscaping, Flower baskets, Recessed entrances, Balconies, Medallions, Belt Courses, decorative Masonry or tileworks, Handcrafted pedestrian-scaled designs, Projecting metal and glass canopy, Clerestories over storefront, other elements.
		SEE DIAGRAM 2/G003 SHOWING COMPLIANCE
	B.5	Walls. Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door.
		PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION, PROPOSED DESIGN MEETS INTENT OF SECTION 19.11.100.5.
	B.6	Entrances. Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.
		PROPOSED BUILDING ENTRANCE IS LOCATED ALONG 80TH AVE SE SIDEWALK AND IS RECESSED BELOW THE SECOND STORY FAÇADE. LANDSCAPE PLANTERS ARE LOCATED ALONG EACH SIDE WITH A CUSTOM STONE BENCH TO THE SOUTH. REFER TO LANDSCAPE FOR LAYOUT INFORMATION.
	B.13	Weather Protection. Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.
MATERIALS AND COLOR (19.11.110)	A	Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.
	B.1	Building Exteriors. Building exteriors should be constructed from high quality and durable materials
	B.2	Regional Focus. Materials and colors should reflect the city's regional setting.
	B.3	Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.
	B.4	Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
	B.5	Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.
	B.6	Bright Colors. Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements
	B.7	Undesired Materials. Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should be limited to use as a minor building facade element.
	B.8	Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.
		PROPOSED MATERIALS APPROVED PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION
STREET STANDARDS (19.11.120)		All major new construction abutting 77th Avenue SE or 78th Avenue SE shall improve the right-of-way adjacent to the property as required in Figure 14. Major new construction abutting all other streets shall improve the right-of-way adjacent to the property as required by the Mercer Island Town Center Streetscape Manual. The design commission may require or grant a modification to the nature or extent of any required street improvement for any of the following reasons upon recommendation by the city engineer:
	A	If unusual topographic or physical conditions preclude the construction of the improvements as required; or
	D	If other unusual circumstances preclude the construction of the improvements as required.
		PROPOSED DESIGN OF THE STREETScape ALONG SE 30TH ST IS A MODIFICATION TO THE MI STREETScape GUIDELINES DUE TO THE UNUSUAL TOPOGRAPHY OF THE SITE. PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION, PROPOSED DESIGN MEETS INTENT OF SECTION 19.11.120; REFER TO LANDSCAPE

PARKING, VEHICULAR, AND PEDESTRIAN CIRCULATION (19.11.130)		The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians. Development shall provide adequate parking with safe and convenient pedestrian access. Parking stalls shall be located within a structure, underground or behind buildings. Parking structures should not dominate the street frontage, and must blend with the building's architectural theme.
	B.1	Parking Requirements: RETAIL = 5-10 per 1,000 SF; FINANCIAL SERVICES, PROFESSIONAL SERVICES = 3-5 per 1,000 SF
		Design of Structured Parking.
	i.	Relationship to Main Building. Parking structures should be architecturally integrated or designed with an arch' theme similar to the main building.
	ii.	Screening. A floor of a parking structure should not face the street. If the design commission determines that there is no feasible alternative to a street-facing floor of a parking structure, then the perimeter of the floor of a parking structure facing the street should have a screening mechanism designed to shield vehicles and any mechanical appurtenances from public views.
	iii.	Street Side Edges. An architectural treatment, landscaping and/or space for pedestrian-oriented businesses along the street-side edges of the parking structure shall be provided.
	iv.	Pedestrian Access. Where possible, pedestrian elevators and stairwells serving structured parking shall be located in a public lobby space or out onto an active public street.
		PROPOSED PARKING WAS DISCUSSED ON 04/11/2018 WITH DESIGN COMMISSION AT STUDY SESSION; PRELIMINARY APPROVAL OF PARKING SPACE COUNT, SPACE SIZE, AND PARKING ENTRANCE WIDTH WAS GRANTED. A PARKING DEMAND STUDY, UPDATED OCTOBER 11, 2018, ESTABLISHED THAT THE PROJECT DEMAND FOR THE PROPOSED USE IS LESS THAN 3 SPACES PER 1,000-SF OF OFFICE. BASED ON THE UPDATED PROPOSED OFFICE AREA OF 5,250-SF; 15.75 SPACES ARE REQUIRED. CURRENT PROPOSAL INCLUDES 17 PARKING SPACES. PROPOSED SPACES ARE APPROXIMATELY 8'-6" X 19'-0". THE PROPOSED UNDERGROUND PARKING ENTRANCE IS 14'-7" WIDE.
SIGNS (19.11.140)		Objectives. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of business store frontage. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

LEED v4 for BD+C: New Construction
East Seattle Partners

UNICO SUSTAINABILITY

LEED GOLD

8411 REGISTERED ARCHITECT
KENNET SCOTT CARR
STATE OF WASHINGTON

DATE REVISION

1 PRELIMINARY LEED SCORECARD
SCALE: NA

2022 AURORA/NAE N, SUITE 200 | SEATTLE WA 98109
T 206.316.2647 | WWW.PUBLIC47ARCHITECTS.COM

PUBLIC47ARCHITECTS

East Seattle ARCHITECTS

2856 80TH AVENUE S.E.
MERCER ISLAND, WA
PROJ NUMBER: 17005

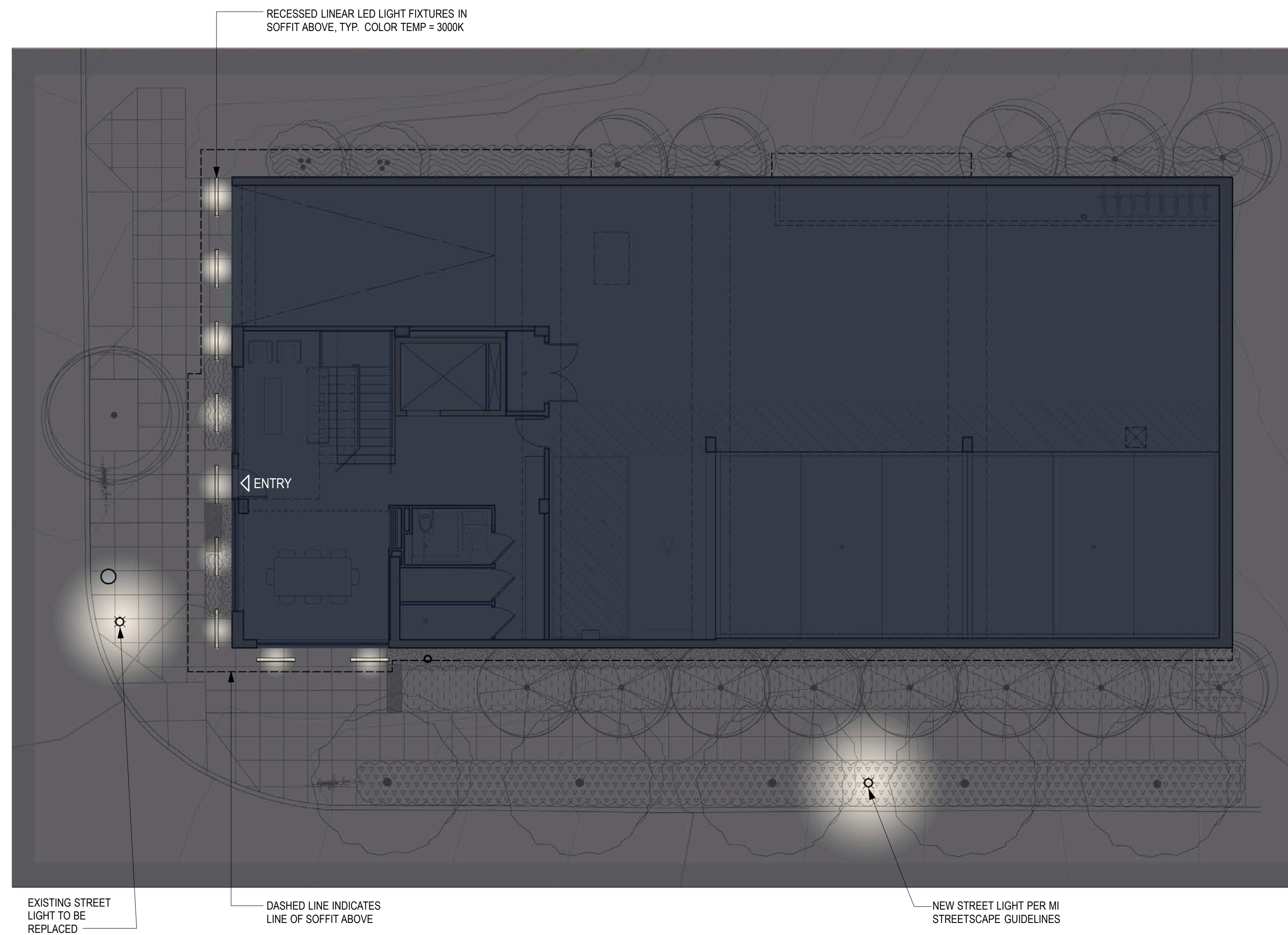
ESP OFFICES

© PUBLIC47 Architects LLC 2018
These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

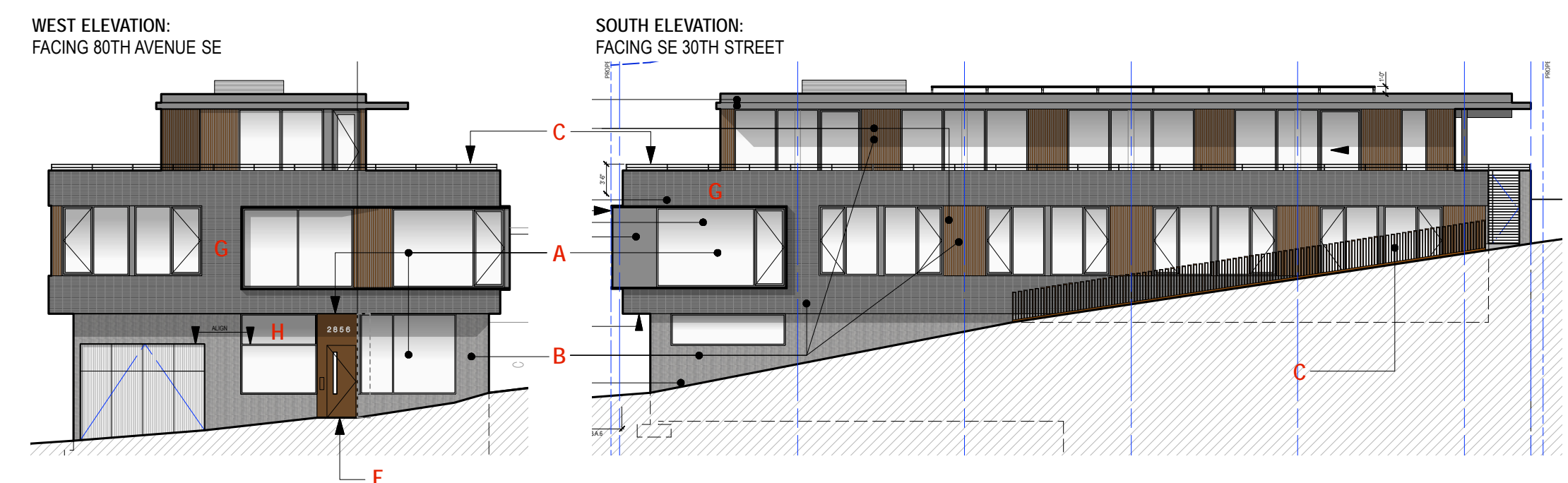
DATE REVISION

LAND USE PERMIT
DECEMBER 12, 2018
LAND USE CODE SUMMARY

G002

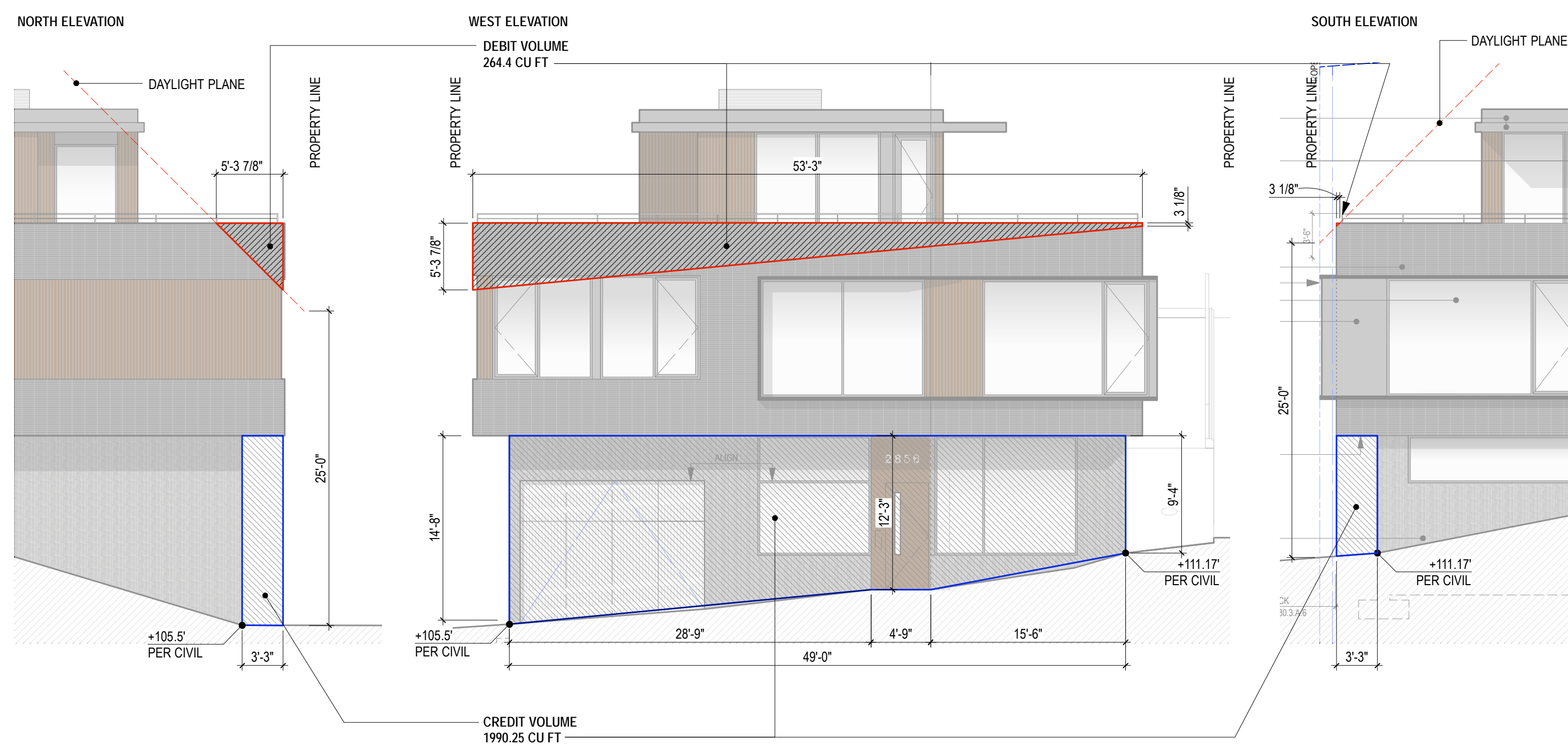


4 G003 CODE DIAGRAM - PROPOSED SITE LIGHTING MICC 19.11.090
SCALE: NA



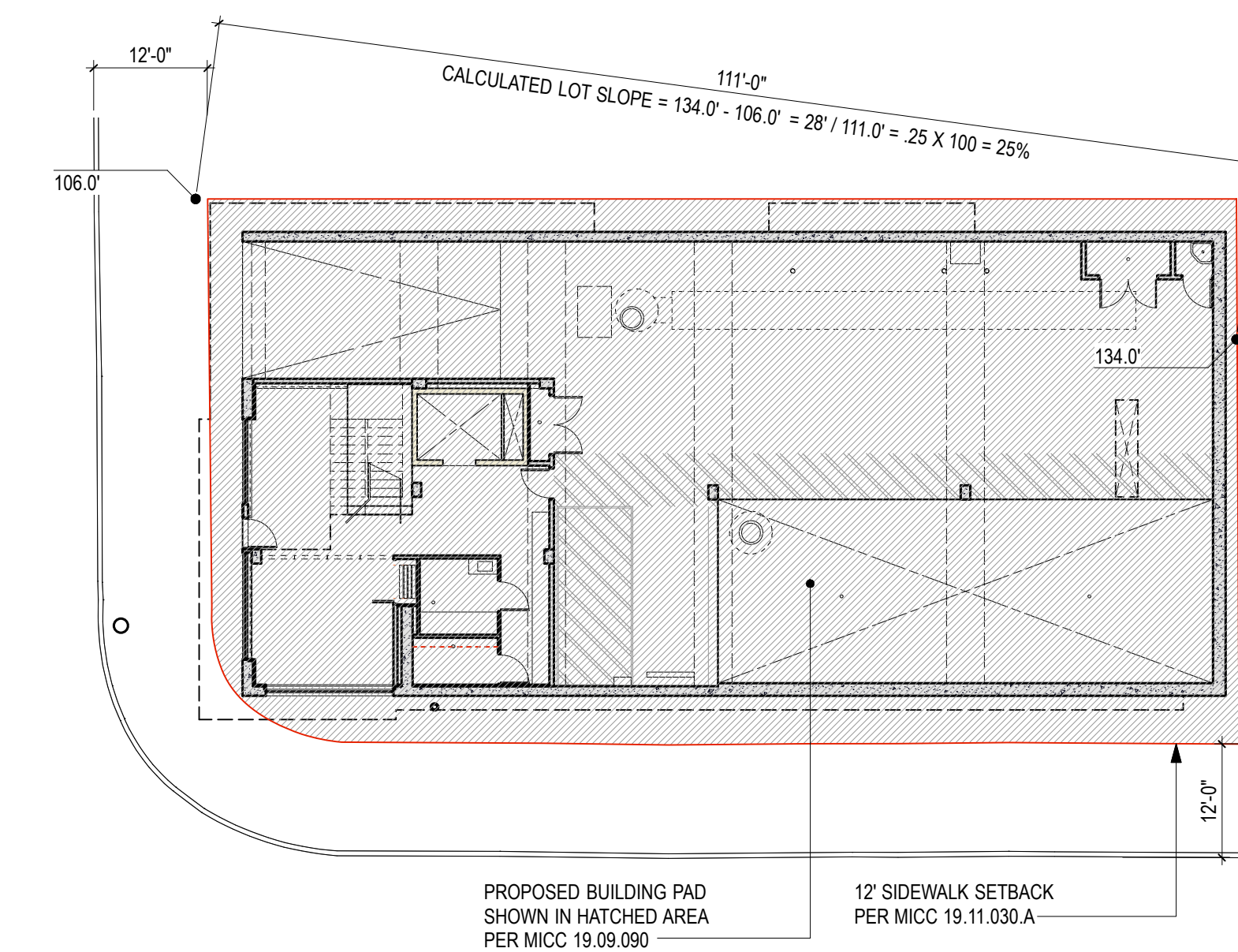
- KEY:
- A WINDOW AND DOOR TREATMENT: HIGHLY ENERGY EFFICIENT WINDOW SYSTEMS / WOOD DOOR AND TRIM AT MAIN ENTRANCE
 - B UNIQUE FACADE TREATMENT: TREATED CONCRETE, WOOD RAINSCREEN CLADDING AND BRICK
 - C RAILINGS: ALONG MEZZANINE ROOF DECK AND ALONG SE 30TH STREET
 - D TREE GRATES: CUSTOM DECORATIVE GRATE AT STREET TREE ON 80TH AVENUE SE (REFER TO L1.0)
 - E UNIQUE LANDSCAPING: (REFER TO L1.0 + L2.0)
 - F RECESSED ENTRANCE: MAIN ENTRANCE IS RECESSED BELOW LEVEL 2 FLOOR.
 - G DECORATIVE MASONRY
 - H CLERESTORY OVER STOREFRONT

2 G003 CODE DIAGRAM - STREET FACING FACADE ELEMENTS MICC 19.11.100.B.2
SCALE: NA



3 G003 CODE DIAGRAM - DAYLIGHT PLANE CALCULATION - MICC 19.11030
SCALE: NA

DEBIT = 264.4 CU FT
CREDIT = 1990.25 CU FT
THE DEBIT VOLUME 264.4 CU FT - THE CREDIT VOLUME 1990.25 CU FT, OK PER MICC 19.11.030.7.B



1 G003 CODE DIAGRAM - LOT SLOPE, SETBACK + BUILDING PAD
SCALE: NA

EXISTING CONDITIONS



VIEW ACROSS SE 30TH ST - LOOKING NORTHWEST



VIEW ACROSS 80TH AVE SE - LOOKING EAST



VIEW ACROSS SE 30TH ST - LOOKING WEST



VIEW DOWN SE 30TH ST - LOOKING WEST



VIEW ACROSS 80TH AVE SE - LOOKING NORTHEAST



VIEW OF SITE - AT EAST BEND - LOOKING NORTH



VIEW ACROSS SE 30TH ST - LOOKING EAST TOWARDS ADJACENT PROPERTY AND ISLAND CREST WAY



VIEW ACROSS SE 30TH ST - LOOKING EAST TOWARDS ISLAND CREST WAY



VIEW LOOKING ACROSS THE INTERSECTION OF 80TH AVE SE AND SE 30TH AVE - SOUTHEAST



VIEW LOOKING AT NEIGHBOR TO NORTH



VIEW FROM SIDEWALK LOOKING SOUTH ALONG 80TH AVE SE



VIEW FROM SIDEWALK LOOKING NORTH ALONG 80TH AVE SE

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, AFN 20131219001180)

LOT 16, AND THE SOUTH 20 FEET OF LOT 17, BLOCK 5, MERCER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;

EXCEPT PORTION OF SAID LOT 16 CONVEYED TO CITY OF MERCER ISLAND BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 7310170341.

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

BASIS OF BEARINGS N 88°29'48" W BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF S.E. 30TH ST. PER RECORD OF SURVEY IN BOOK 50, PAGE 35, KING COUNTY.

REFERENCES

- MERCER PARK, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, RECORDED IN BOOK 32, OF SURVEYS, PAGE 94, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, RECORDED IN BOOK 50, OF SURVEYS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, RECORDED IN BOOK 102, OF SURVEYS, PAGE 92, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

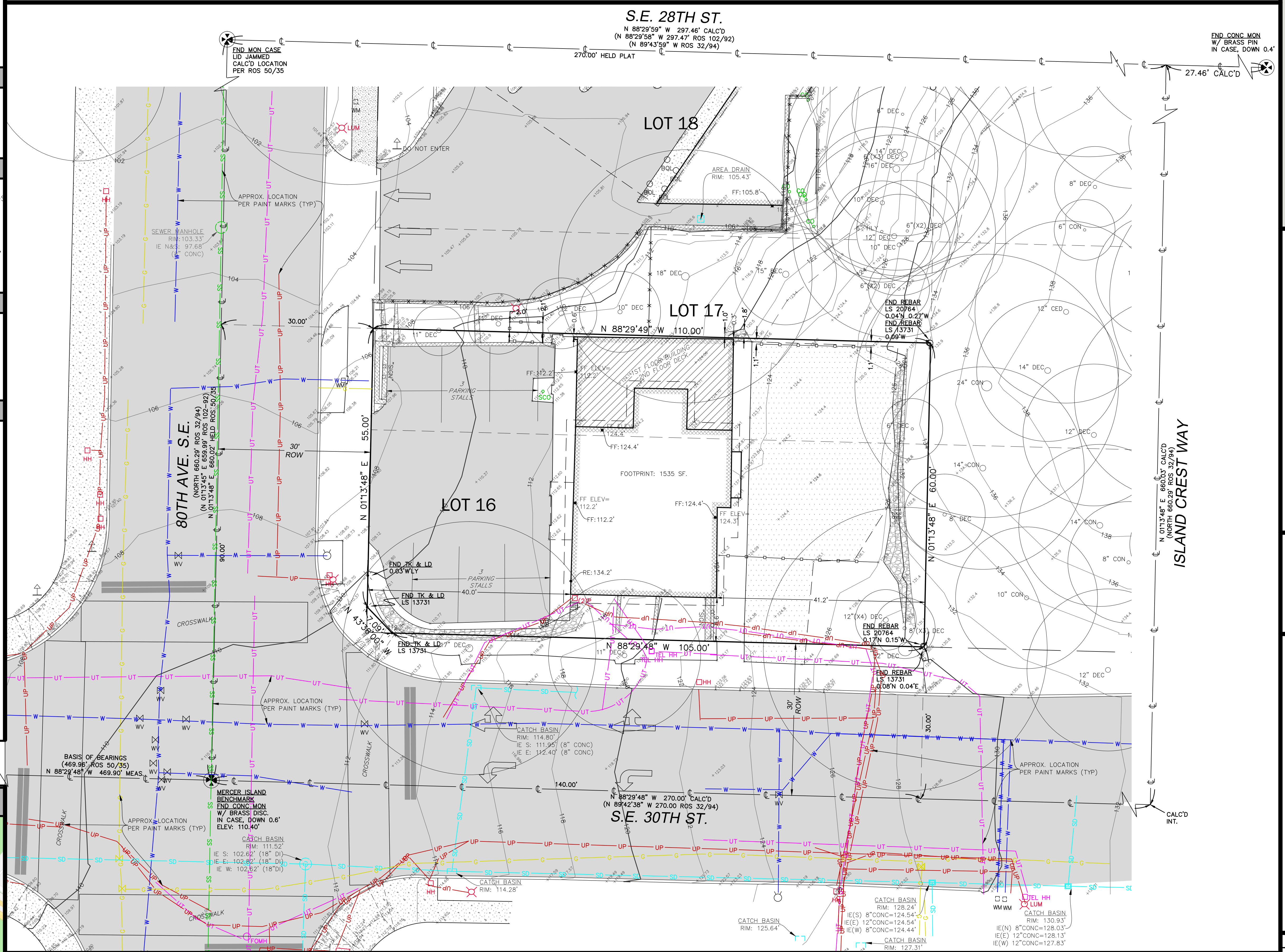
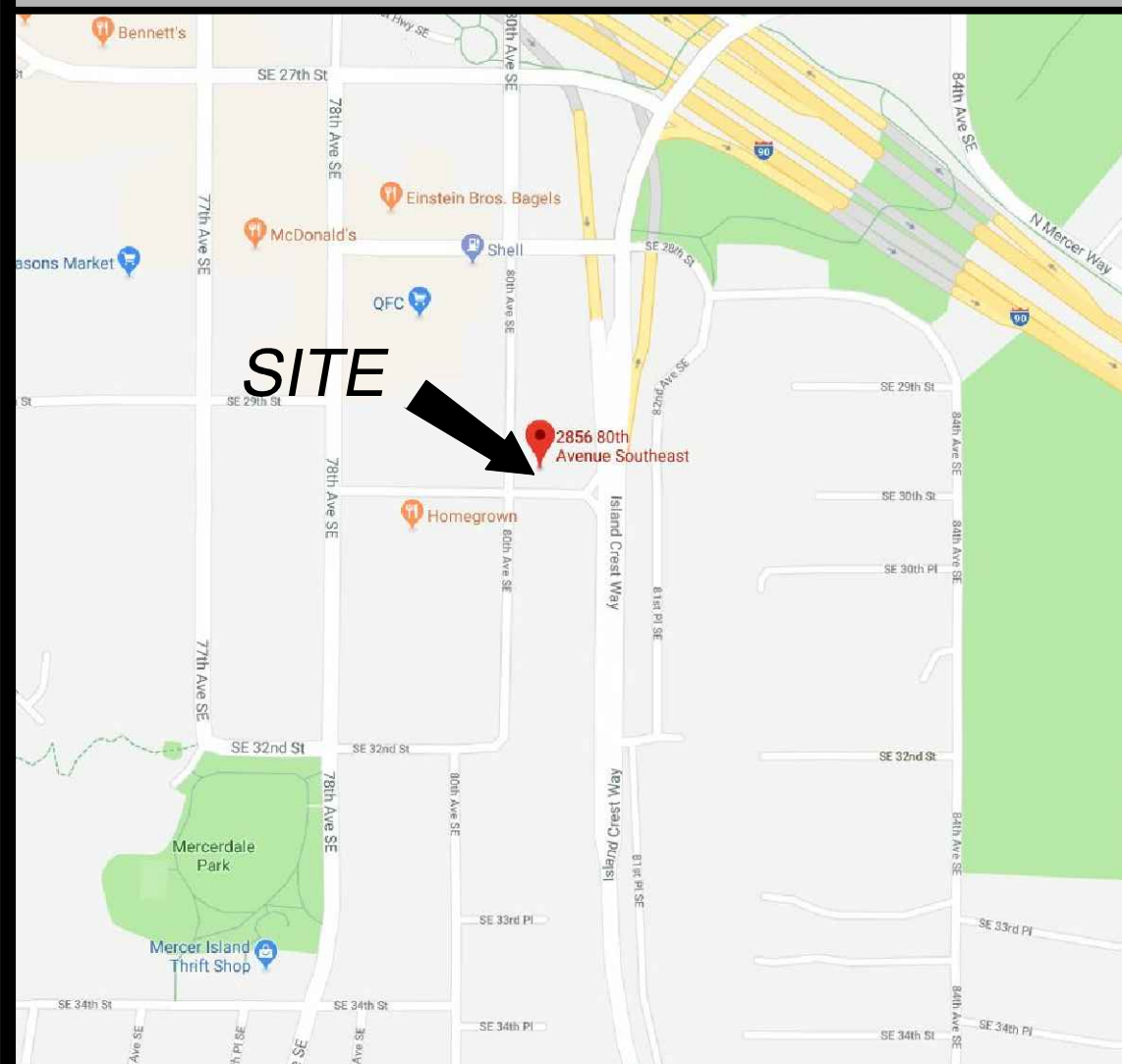
VERTICAL DATUM NAVD(88) PER CITY OF MERCER ISLAND BENCHMARK #8548, CASED CONCRETE MONUMENT AT INTERSECTION OF S.E. 30TH ST. & 80TH AVE. S.E. ELEV=110.40'

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015 AND JULY OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 545230-0540
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,588± S.F. (0.15± ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
- ARBORIST REPORT NOT PROVIDED.

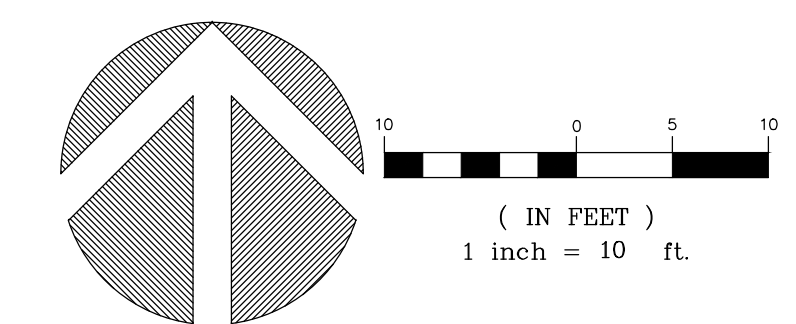
VICINITY MAP

N.T.S.



LEGEND

	FOUND CASSED SURVEY MONUMENT		POWER VAULT		WATER VALVE		POWER LINE (UNDERGROUND)		ROCKERY
	FOUND TACK IN LEAD		LUMINAIRE		MAIL BOX		SANITARY SEWER LINE		CALCULATED CONCRETE
	FOUND REBAR		SEWER MANHOLE		SIGN POST		STORM DRAIN LINE		DECIDUOUS
	TELEPHONE HAND HOLE		SEWER CLEANOUT		TREE, TYPE & SIZE		UTILITY LINE		ELEVATION
	FIBER OPTIC MANHOLE		CATCH BASIN		BUILDING		WATER LINE		FINISH FLOOR
	GAS VALVE		CURB INLET		CONCRETE WALL		ASPHALT SURFACE		FOUND MONUMENT
	POWER METER		WATER METER		FENCE (CHAIN LINK)		CONCRETE SURFACE		RECORD OF SURVEY
	POWER HAND HOLE		FIRE HYDRANT		FENCE (WOOD)		DECK		RIGHT OF WAY
					GAS LINE		GRAVEL SURFACE		TACK IN LEAD
									WITH



TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE NE 1/4 OF SEC. 12, TWP. 24N., RGE. 4E., W.M.
PARCEL NO. 545230-0540



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4498 support@terrane.net
www.terrane.net

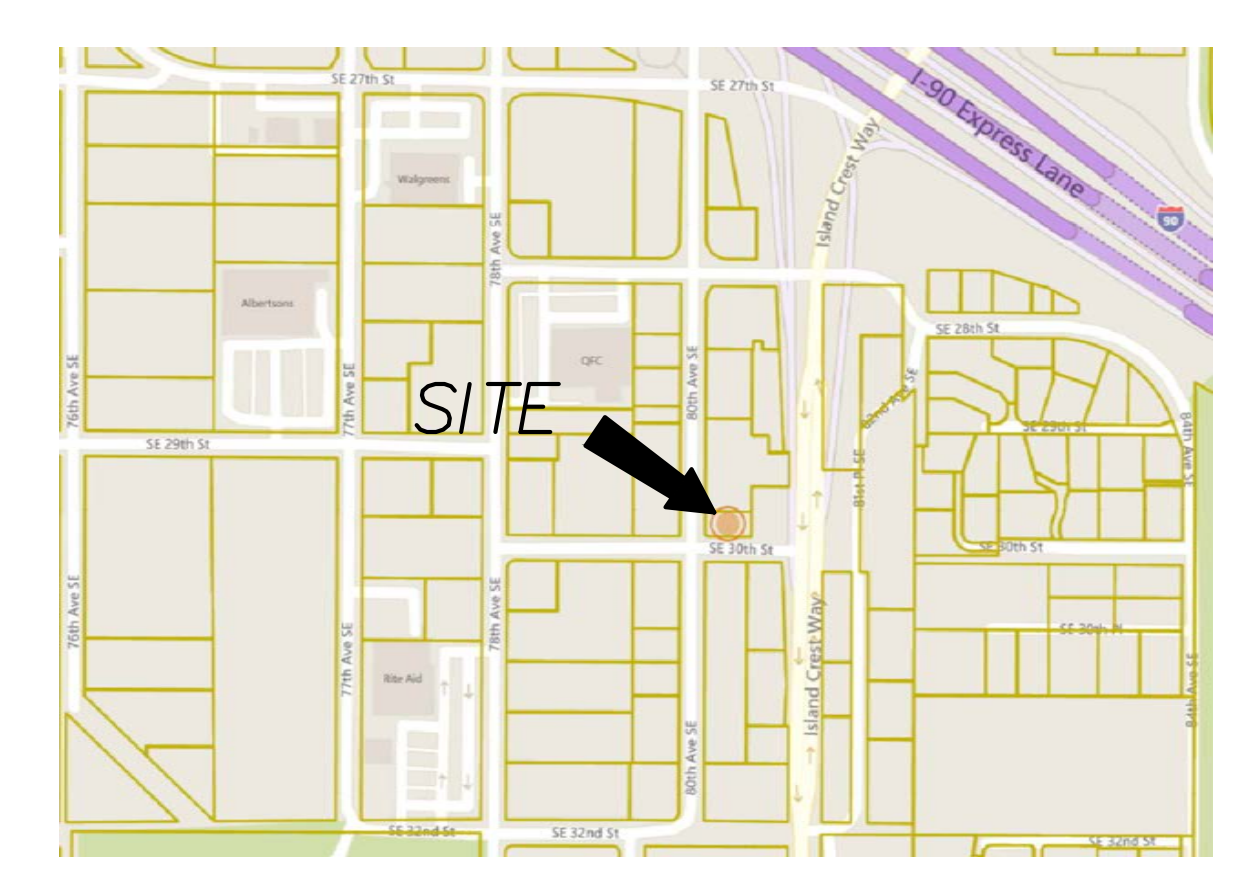
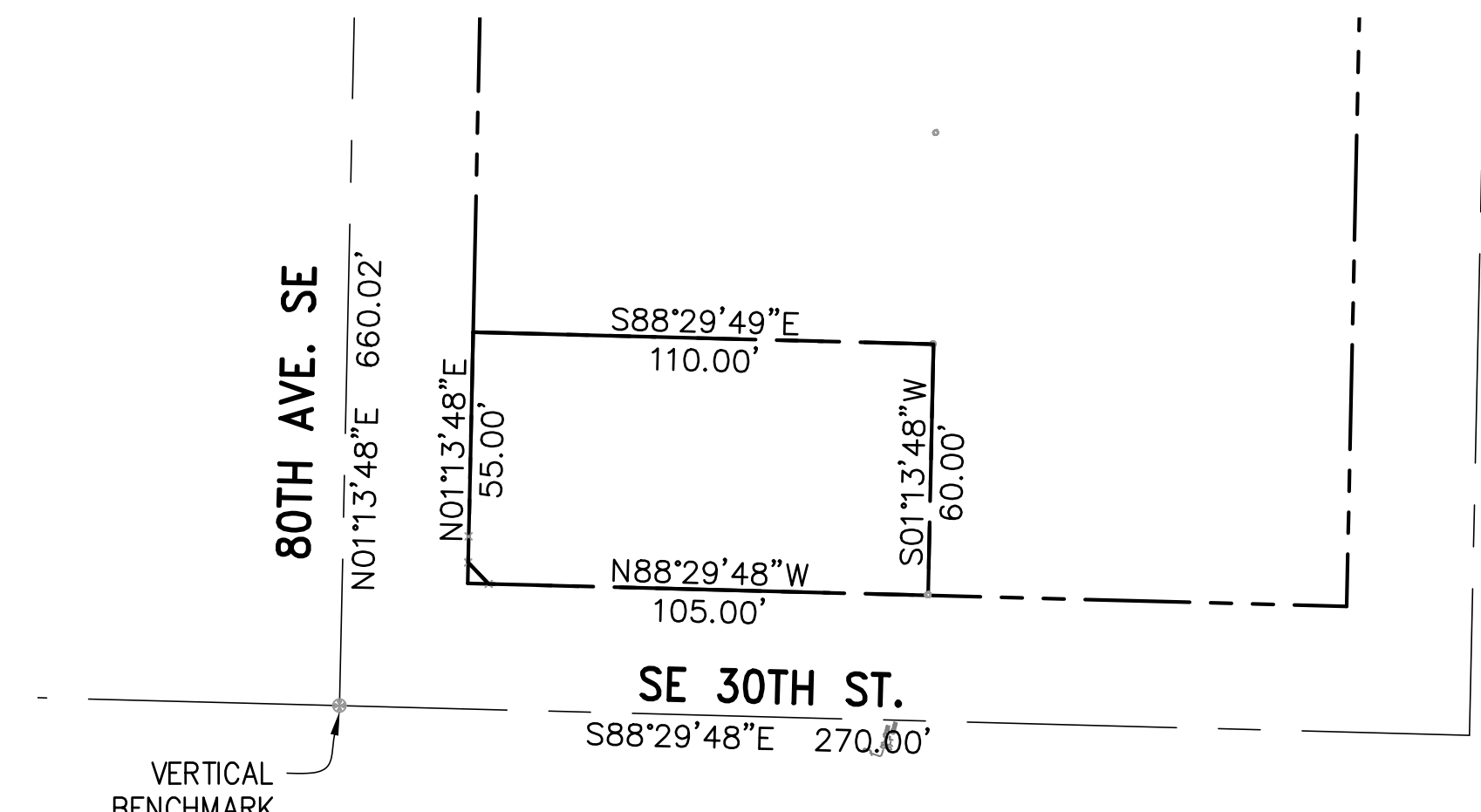
JOB NUMBER:	151605
DATE:	12/5/15
DRAFTED BY:	LCH/RLS
CHECKED BY:	EJ/JGM
SCALE:	1" = 10'
REVISION HISTORY	
7/30/18	ADD TOPO SURFACE
SHEET NUMBER	
1 OF 1	

measure success

2856 80TH AVE MERCER ISLAND, WASHINGTON

LEGEND

<ul style="list-style-type: none"> ⊗ FOUND CASED SURVEY MONUMENT ⊗ FOUND TACK IN LEAD ○ FOUND REBAR □ TEL HH TELEPHONE HAND HOLE ○ FOMH FIBER OPTIC MANHOLE ⊗ GAS VALVE □ P POWER METER □ HH POWER HAND HOLE □ PV POWER VAULT ○ LUMINAIRE ○ SEWER MANHOLE ○ SCOO SEWER CLEANOUT ○ CATCH BASIN ○ CURB INLET ○ WM WATER METER ○ FIRE HYDRANT ⊗ WV WATER VALVE □ MB MAIL BOX ⊗ SIGN POST ○ SIZE TYPE TREE, TYPE & SIZE ▨ BUILDING ▨ CONCRETE WALL — FENCE (CHAIN LINK) — FENCE (WOOD) — G GAS LINE — UP POWER LINE (UNDERGROUND) — SS SANITARY SEWER LINE — SD STORM DRAIN LINE — UT UTILITY LINE — W WATER LINE ▨ ASPHALT SURFACE ▨ CONCRETE SURFACE ▨ DECK ▨ GRAVEL SURFACE ▨ ROCKERY CALC'D CALCULATED CONC CONCRETE DEC DECIDUOUS ELEV ELEVATION FF FINISH FLOOR FND FOUND MEAS MEASURED MON MONUMENT RE ROOF ELEVATION ROS RECORD OF SURVEY ROW RIGHT OF WAY TK&LD TACK IN LEAD W/ WITH 	<ul style="list-style-type: none"> ⊕ BRASS DISC (FOUND) ▨ AREA DRAIN ▨ ASPHALT SURFACE ▨ BRICK SURFACE ▨ BOL BOLLARD ▨ BUILDING ▨ CENTERLINE ROW ▨ CLEANOUT ○ CONCRETE PIPE ▨ CONCRETE SURFACE ▨ CONCRETE WALL ▨ CONTOUR (MAJOR) ▨ CONTOUR (MINOR) ▨ EASEMENT AREA ▨ DECK ▨ DITCH (FLOWLINE) ▨ ELECTRICAL VENT ▨ FENCE LINE (CHAIN LINK) ▨ FENCE LINE (WOOD) ▨ FIBER OPTIC HAND HOLE ▨ FIBER OPTIC MH ▨ FIRE DEPT CONNECTION ▨ FIRE HYDRANT ▨ FLAGSTONE SURFACE ▨ GAS LINE ▨ GAS METER ▨ GAS VALVE ▨ GRAVEL SURFACE ▨ GUY POLE ▨ HAND HOLE (AS NOTED) ▨ HEDGE ROW ▨ INLET (TYPE 250A) ▨ INLET (TYPE 250B) ▨ IRON PIPE (FOUND) ▨ LIGHT POLE ▨ LINE STAKE ▨ LUMINAIRE ▨ NAIL AS NOTED ▨ MAILBOX (RESIDENTIAL) ▨ MAILBOX (US POSTAL) ▨ MH MAINTENANCE HOLE (AS NOTED) ▨ MONUMENT IN CASE (FOUND) ▨ MONUMENT (SURFACE, FOUND) ▨ OIL FILL CAP ▨ PAVER SURFACE ▨ POST ▨ POST INDICATOR ▨ POWER HAND HOLE ▨ POWER METER ▨ P POWER (OVERHEAD) ▨ UP POWER (UNDERGROUND) ▨ PP POWER POLE ▨ PPQ POWER POLE W/ LIGHT ▨ PWR SENTRY POWER SENTRY ▨ PT POWER TRANSFORMER ▨ PV POWER VAULT ▨ PRIVATE INLET ▨ REBAR AS NOTED (FOUND) ▨ REBAR & CAP (SET, LS# 15025) ▨ ROCKERY ▨ SS SEWER LINE ▨ SEWER MAINTENANCE ▨ STEEP SLOPE AREA ▨ STRAIN POLE ▨ SIGN (AS NOTED) ▨ STORM CATCH BASIN ▨ SD STORM DRAIN LINE ▨ SD VLT STORM DRAIN VAULT ▨ SLH STREET LIGHT HAND HOLE ▨ T TELEPHONE (OVERHEAD) ▨ TPED TELEPHONE HAND HOLE ▨ TEL SENTRY TELEPHONE PEDESTAL ▨ TEL TELEPHONE SENTRY ▨ TEL VLT TELEPHONE VAULT ▨ TS HH TRAFFIC SIGNAL HAND HOLE ▨ TRV TRAFFIC SIGNAL VAULT ▨ TV HH TV HAND HOLE ▨ TV SENTRY TV SENTRY ▨ SIZE TYPE TREE (AS NOTED) ▨ UT UTILITY LINE ▨ W WATER GATE VALVE ▨ W WATER LINE ▨ WM WATER METER ▨ WV WATER POST INDICATOR VALVE ▨ WATER VALVE ▨ WETLAND AREA ▨ WETLAND FLAG ▨ YARD LIGHT 	<ul style="list-style-type: none"> AWN AWNING CALC'D CALCULATED DISTANCE CLF CHAIN LINK FENCE CO CLEANOUT C CONCRETE CURB CRW CONCRETE RETAINING WALL CW CONCRETE WALK ECD ELECTRICAL CONDUIT (BURIED) FO FIBER OPTICS G GAS LINE HH HANDHOLE OH OVERHEAD (P) PAINTED UTILITY LOCATION PPS PARKING PAY STATION PSC PIPE SEWER COMBINED PSD PIPE STORM DRAIN PVC POLYVINYL CHLORIDE PH POWER UTILITY (EXISTING) (R) RECORD DATA RR RAILROAD SSS SANITARY SIDE SEWER SD SERVICE DRAIN TCD TELEPHONE CONDUIT (BURIED) TEB TELEPHONE ENCLOSURE BOX TMH TELEPHONE MANHOLE/TRAFFIC SIGNAL TS TRAFFIC SIGNAL W WATER MAIN
---	---	---



SURVEY CONTROL

VICINITY MAP

SCALE: 1"=40'

SCALE: N.T.S.

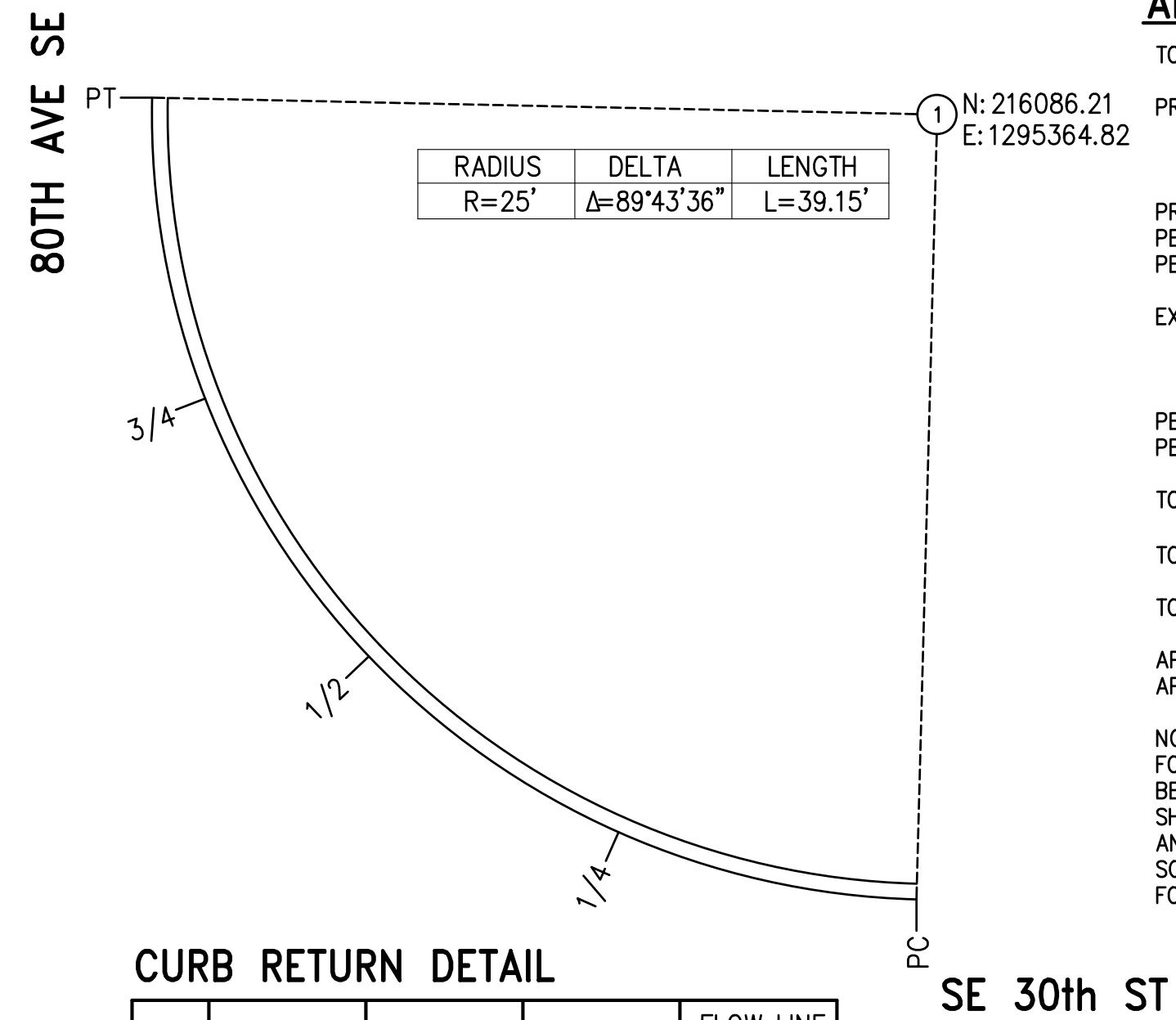
AREAS

TOTAL SITE AREA.....	6,588 SF
PROPOSED HARD SURFACE.....	5,798 SF
BUILDING ROOF.....	5,626 SF
GREEN ROOF.....	1,529 SF
CONCRETE WALKS.....	172 SF
PROPOSED PERVIOUS SURFACE.....	790 SF
PERCENT HARD SURFACE.....	88%
PERCENT OF ROOF AS GREEN.....	27%
EXISTING HARD SURFACE.....	5,319 SF
BUILDING ROOF.....	1,744 SF
PARKING AREAS.....	3,375 SF
WALKWAYS.....	200 SF
PERVIOUS SURFACE.....	1,269 SF
PERCENT HARD SURFACE.....	81%
TOTAL HARD SURFACE INCREASE.....	479 SF
.....	7%
TOTAL IMPERVIOUS INCREASE.....	(1,023) SF
TOTAL DISTURBED AREA.....	6,588 SF
APPROXIMATE CUT.....	2,400 CY
APPROXIMATE FILL.....	150 CY

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 545230-0540
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,588± S.F. (0.15± ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

NOTE: CUT AND FILL IS PROVIDED AS AN ESTIMATE FOR MUNICIPAL PERMIT PURPOSES, AND SHOULD NOT BE USED FOR BIDDING PURPOSES. THE VOLUMES SHOWN ABOVE ARE BANK CUBIC YARD MEASURES AND DO NOT ACCOUNT FOR SWELLING OF EXCAVATED SOILS OR COMPACTION OF STRUCTURAL FILL, NOR FOR ANY OVER EXCAVATION OF UNSUITABLE SOILS.



CURB RETURN DETAIL

#		NORTHING	EASTING	FLOW LINE ELEV.
1	PC	216061.22	1295364.17	113.94'
	1/4 PT	216063.36	1295354.68	112.52'
	1/2 PT	216068.96	1295346.73	111.09'
	3/4 PT	216077.17	1295341.52	109.67'
	PT	216086.75	1295339.83	108.25'

STATION AND OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE

CURB RETURN DETAIL

SCALE: 1"=5'

OWNER / DEVELOPER

EAST SEATTLE PARTNERS, LLC
2856 80TH AVENUE SE, SUITE 102
MERCER ISLAND, WA 98040
(206) 595-0589
CONTACT: NICHOLAS ZABRISKIE

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: DARREN SIMPSON

ARCHITECT

PUBLIC47 ARCHITECTS
820 JOHN ST.
SEATTLE, WA 98109
(206) 316-2647
CONTACT: SCOT CARR

GEOTECHNICAL ENGINEER

GEOTECH CONSULTANTS INC.
2401 10TH AVE E
SEATTLE, WA 98102
(425) 747-5618
CONTACT: MARC McGINNIS

STRUCTURAL ENGINEER SURVEYOR

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: GREG GILDA

TERRANE
10801 MAIN ST., SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
CONTACT: EDWIN GREEN

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, AFN 20131219001180)

LOT 16, AND THE SOUTH 20 FEET OF LOT 17, BLOCK 5, MERCER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;

EXCEPT PORTION OF SAID LOT 16 CONVEYED TO CITY OF MERCER ISLAND BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 7310170341.

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

BASIS OF BEARINGS N 88°29'48" W BETWEEN SURVEY MONUMENTS FOUND ON THE CENTERLINE OF S.E. 30TH ST. PER RECORD OF SURVEY IN BOOK 50, PAGE 35, KING COUNTY.

VERTICAL DATUM - BASIS OF ELEVATION

VERTICAL DATUM NAVD(88) PER CITY OF MERCER ISLAND BENCHMARK #8548, CASED CONCRETE MONUMENT AT INTERSECTION OF S.E. 30TH ST. & 80TH AVE. S.E.
ELEV: 110.40'

SHEET INDEX

TITLE SHEET AND VICINITY MAP.....	C1
T.E.S.C. & DEMOLITION PLAN.....	C2
CIVIL SITE PLAN.....	C3
GRADING AND DRAINAGE PLAN.....	C4
DETENTION TANK DETAIL.....	C5

PREPARED BY:
DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WASHINGTON 98101
WEB SITE: WWW.DCIENGINEERS.COM
CIVIL STRUCTURAL AND TRAFFIC ENGINEERING

SIGNATURE:

REVISIONS:

NO.	DATE	DESCRIPTION
1	SD SET - AUGUST 30, 2018	
2	LAND USE PERMIT - DEC. 20, 2018	
3	DD/BUILDING PERMIT - FEB. 13, 2019	
4	BUILDING PERMIT INTAKE 2 3/15/19	
5	LAND USE PERMIT SUB 2 - JUNE 06, 2018	

APPROVALS:

Job No.	Proj. Manager	Designed	Reviewed	Drawn	Dwg. Checked	Scale
18012-0010	DAS	JCG	MF	JCG	DAS	N/A

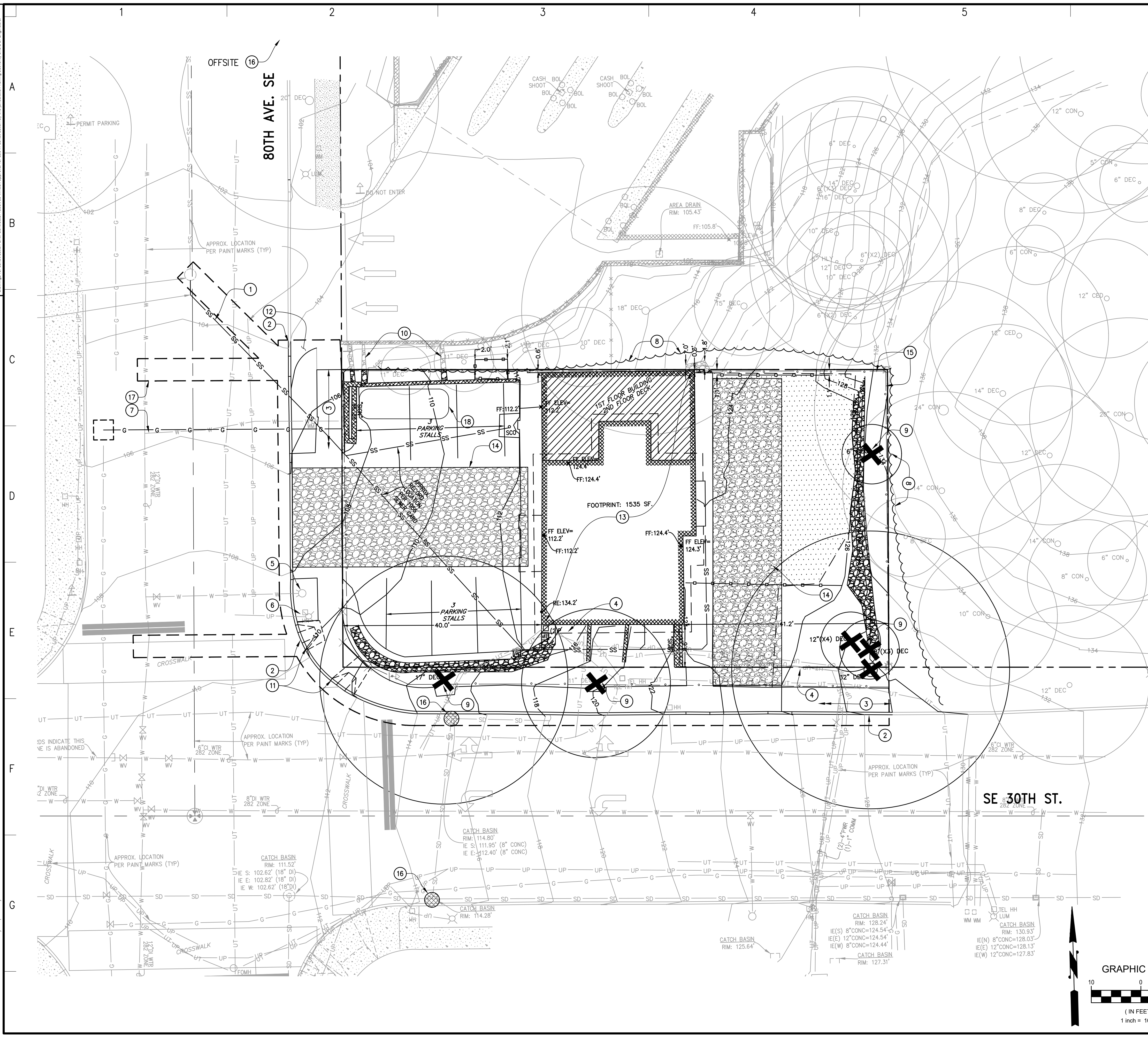
**2856 80TH AVE SE
MERCER ISLAND, WA**

PROJECT TITLE:
COVER SHEET

SHEET NO.
C-1

Copyright © 2019 D'Amato Conversions, Inc. All Rights Reserved.
 This drawing is the property of D'Amato Conversions, Inc. and is to be used only in part, without written permission from D'Amato Conversions, Inc. D'Amato Conversions, Inc. disclaims any responsibility for its unauthorized use.

FOR PERMIT
 These drawings are submitted for submission to the jurisdiction having authority for permits. The Contractor shall not use these drawings for construction until the contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.



- ① PLUG EX. SSS AT MH AND ABANDON SSS IN ACCORDANCE WITH CITY STANDARDS.
- ② SAW CUT AND REMOVE EXISTING CURB.
- ③ REMOVE EXISTING SIDEWALK.
- ④ COORDINATE WITH UTILITY PROVIDERS AND RELOCATE EXISTING UTILITIES OUTSIDE OF THE PROPERTY LINES.
- ⑤ PROTECT IN PLACE EXISTING FIRE HYDRANT.
- ⑥ PROTECT IN PLACE EXISTING LIGHT POLE.
- ⑦ REMOVE EXISTING WATER AND GAS SERVICE. FINAL REMOVAL SHALL BE AT THE MAIN.
- ⑧ PROTECT IN PLACE EXISTING TREES.
- ⑨ EXISTING TREES TO BE REMOVED, REFERENCE LScape PLANS.
- ⑩ PROTECT IN PLACE OFF SITE RETAINING WALLS.
- ⑪ REMOVE AND REPLACE EXISTING ADA RAMP.
- ⑫ REMOVE AND EXISTING AND INSTALL NEW OFF-SITE DRIVEWAY CUT (OUTBOUND B OF A DRIVETHRU) COORDINATE WITH BANK OPERATIONS.
- ⑬ ABATE AND DEMOLISH EXISTING STRUCTURE.
- ⑭ QUARRY SPALL CONSTRUCTION ENTRANCE.
- ⑮ FILTER FENCE OR STRAW WATTLE FOR PERIMETER SILTATION CONTROL.
- ⑯ CATCH BASIN FILTER SOCK.
- ⑰ CLEARING LIMITS (INCLUDING RIGHT OF WAY)
- ⑱ SEDIMENT TRAP, 6'x18' TOP AREA CALCULATED WITH 0.15 ACRES OF PERVIOUS SURFACE W/CN VALUE OF 89 USING THE 2080 RULE. CONTRACTOR SHALL RELOCATE TRAP AS NEEDED DURING CONSTRUCTION. AS EXCAVATION PROGRESSES INSTALL SUMPS AND PUMPS AS NECESSARY.

CONSTRUCTION NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION, CONTACT THE UTILITIES OWNER/AGENCY.

FINAL DOCUMENTS WILL BE STAMPED AND SIGNED IN ACCORDANCE WITH WAC 196-23-020 (1)

PREPARED BY:
DCI ENGINEERS
 818 STEWART STREET, SUITE 1000
 SEATTLE, WASHINGTON 98101
 WEBSTER: WWW.DCIENGINEERS.COM
 CIVIL STRUCTURAL AND TRAFFIC ENGINEERING

SIGNATURE:

REVISIONS:

SD SET - AUGUST 30, 2018
LAND USE PERMIT - DEC. 20, 2018
DD/BUILDING PERMIT - FEB. 13, 2019
BUILDING PERMIT INTAKE2 3/15/19
LAND USE PERMIT SUB 2-JUNE 06, 2018

APPROVALS:

Job No.:	18012-0010
Proj. Manager:	DAS
Designed:	JCG
Reviewed:	MF
Drawn:	JCG
Dwg. Checked:	DAS
Scale:	1"=10'

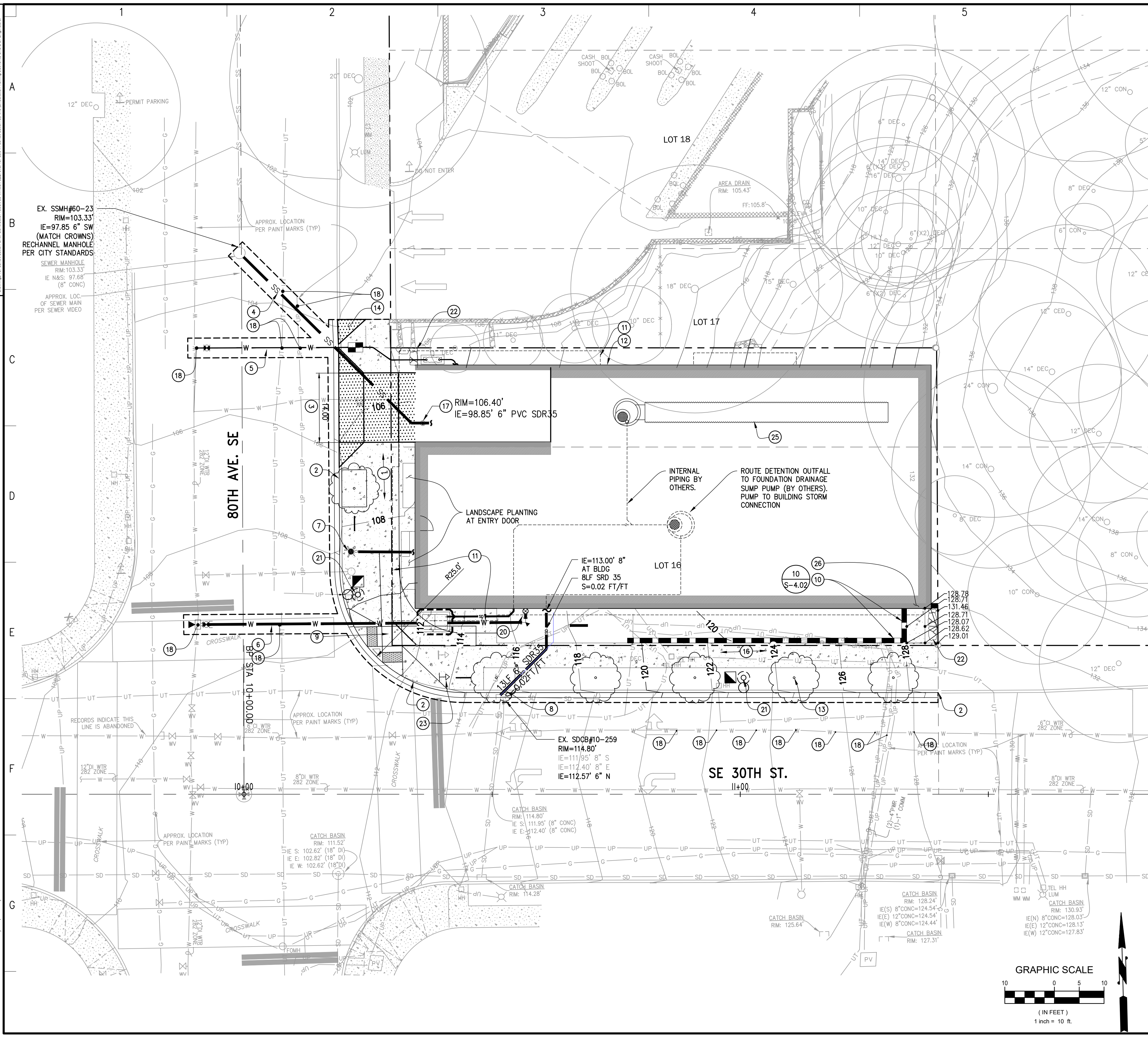
PROJECT TITLE:
**2856 80TH AVE SE
 MERCER ISLAND, WA**

SHEET TITLE:
**T.E.S.C. &
 DEMOLITION PLAN**

SHEET NO.
C-2

Copyright © 2019 D'Amato Conversions, Inc. All Rights Reserved.
 This drawing is the property of D'Amato Conversions, Inc. and is to be used only in part, without written permission from D'Amato Conversions, Inc. D'Amato Conversions, Inc. disclaims any responsibility for its unauthorized use.

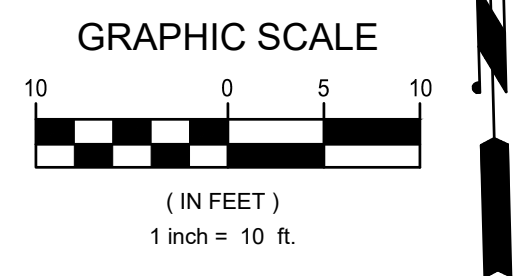
FOR PERMIT
 These drawings are submitted for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.



RESTORATION NOTE:
 RESTORATION LIMITS SHOWN ON THIS PLAN ARE APPROXIMATE. THE FINAL RESTORATION LIMITS WILL BE DETERMINED BY THE INSPECTOR AND MAY BE IMPACTED BY, OFF SITE UTILITY EXTENSIONS, CONSTRUCTION FENCE LOCATION, OR CONTRACTORS MEANS AND METHODS.

CONSTRUCTION NOTE:
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION, CONTACT THE UTILITIES OWNER/AGENCY.

1. NEW 12' SIDEWALK, REF. LSCAPE FOR SCORING PATTERN.
2. NEW 6" CURB WITH 1' GUTTER PAN. GUTTER SLOPE TO MATCH STREET CROSS SLOPE.
3. NEW DRIVEWAY CUT, CL 4000 PSI CONC, STONEMIX MIX 6013, 6 SACK, 3/4", AIR ENTRAINED PER DT DESIGN STANDARDS.
4. NEW 6" SIDE SEWER PVC SDR 35 SLOPE AT 2%. CONNECT TO EXISTING MANHOLE. SEE NOTE 15.
5. NEW 2" COMMERCIAL WATER METER WITH RPBA LOCATED OUTSIDE THE BUILDING PER W-14A AND W-16. RPBA SHALL BE IN AN ABOVE GRADE HEATED ENCLOSURE, WATTSROCK WPHR-2 WITH 2" WATTS LF909 RPBA OR APPROVED EQUALS. COORDINATE POWER SOURCE WITH ELECTRICAL.
6. NEW 6" FIRE LINE WITH DDCVA LOCATED OUTSIDE THE BUILDING. PER W-19A&B. 4" SCH 40 FOOTING DRAIN TO SURROUND VAULT, CONNECT FOOTING DRAIN TO VAULT DRAIN. ROUTE VAULT DRAIN TO BUILDING PUMP SYSTEM (BY OTHERS). USE RISERS AND LEVELING BRICKS TO MATCH ADJACENT SIDEWALK SLOPE.
7. PROPOSED FREE STANDING FDC LOCATION
8. NEW 6" STORM DRAIN CONNECTION TO EXISTING CB. SLOPE AT 2% MINIMUM
9. NEW ADA RAMP. NOTE IT IS NOT FEASIBLE TO CONSTRUCT AN ADA COMPLIANT RAMP DUE TO THE STEEP ROW GRADES. SEE 4/C-4 FOR DETAILED GRADING.
10. NEW RETAINING WALL DESIGN BY OTHERS. WALL WILL REQUIRE FALL PROTECTION, MAX GRADE DIFFERENCE IS APPROXIMATELY 7'.
11. LINE OF BUILDING ABOVE.
12. BUILDING OUTLINE AT L1 LEVEL.
13. STREET TREES AND LANDSCAPING PER LSCAPE (TYP.).
14. REBUILD OFF SITE DRIVEWAY WING TO BE CONTAINED WITHIN BofA PROPERTY FRONTAGE.
15. RECHANNEL EXISTING MANHOLE PER CITY OF MERCER ISLAND ENGINEERING STANDARD DETAIL S-14. PLUG AND ABANDON EXISTING CLAY STUB TO THE SOUTH.
16. NEW 5' SIDEWALK AND 5' PLANTER SECTION. SEE LANDSCAPE PLANS FOR SCORING AND PLANTING DETAILS.
17. SANITARY SEWER CLEAN OUT PER STANDARD DETAIL S-19.
18. POTHOLE EXISTING UTILITY AND PROVIDE POTHOLE REPORT TO CIVIL ENGINEER AND SHORING DESIGNER. COORDINATE POTHOLE LOCATIONS WITH SHORING TIEBACK LOCATIONS.
19. NOT USED.
20. BUILDING MOUNTED HANDWHEEL SHUT OFF VALVE (PIV).
21. REMOVE AND REPLACE EXISTING STREETLIGHT, POLE AND FOUNDATION WITH NEW SQUARE TAPERED CONCRETE POLE AND LUMINARIE PER CITY STANDARDS. INTERCEPT EX. CONDUITS, AND INSTALL NEW TYPE 2 J-BOX WITH NON-SKID LID, W/ SLIPNOT GRADE 3 FINISH OR BETTER.
22. INSTALL ROCK FACING OR EQUAL TO RETAIN GRADES
23. NEW STOP SIGN.
24. REFERENCE A-002 AND A-312 AND THE SHORING PLANS FOR THE BACK INFORMATION IN THE RIGHT OF WAY IN SE 30TH ST.
25. DETENTION PIPE, FOR REFERENCE. SEE C-5 FOR DETAILS.
26. EGRESS STAIRS, SEE A301, A102, AND A101



PREPARED BY:

818 STEWART STREET, SUITE 1000
 SEATTLE, WASHINGTON 98101
 WEBSTER: WWW.DCIENGINEERS.COM
 CIVIL STRUCTURAL AND TRAFFIC ENGINEERING

SIGNATURE:

PROF. ENGR. A. S. THOMPSON
 LICENSE NO. 100000000
 WASHINGTON STATE

REVISIONS:

SD SET - AUGUST 30, 2018
LAND USE PERMIT - DEC. 20, 2018
DD/BUILDING PERMIT - FEB. 13, 2019
BUILDING PERMIT INTAKE2 3/15/19
LAND USE PERMIT SUB 2-JUNE 06,2018

APPROVALS:

Job No.:	18012-0010
Proj. Manager:	DAS
Designed:	JCG
Reviewed:	MF
Drawn:	JCG
Dwg. Checked:	DAS
Scale:	1"=10'

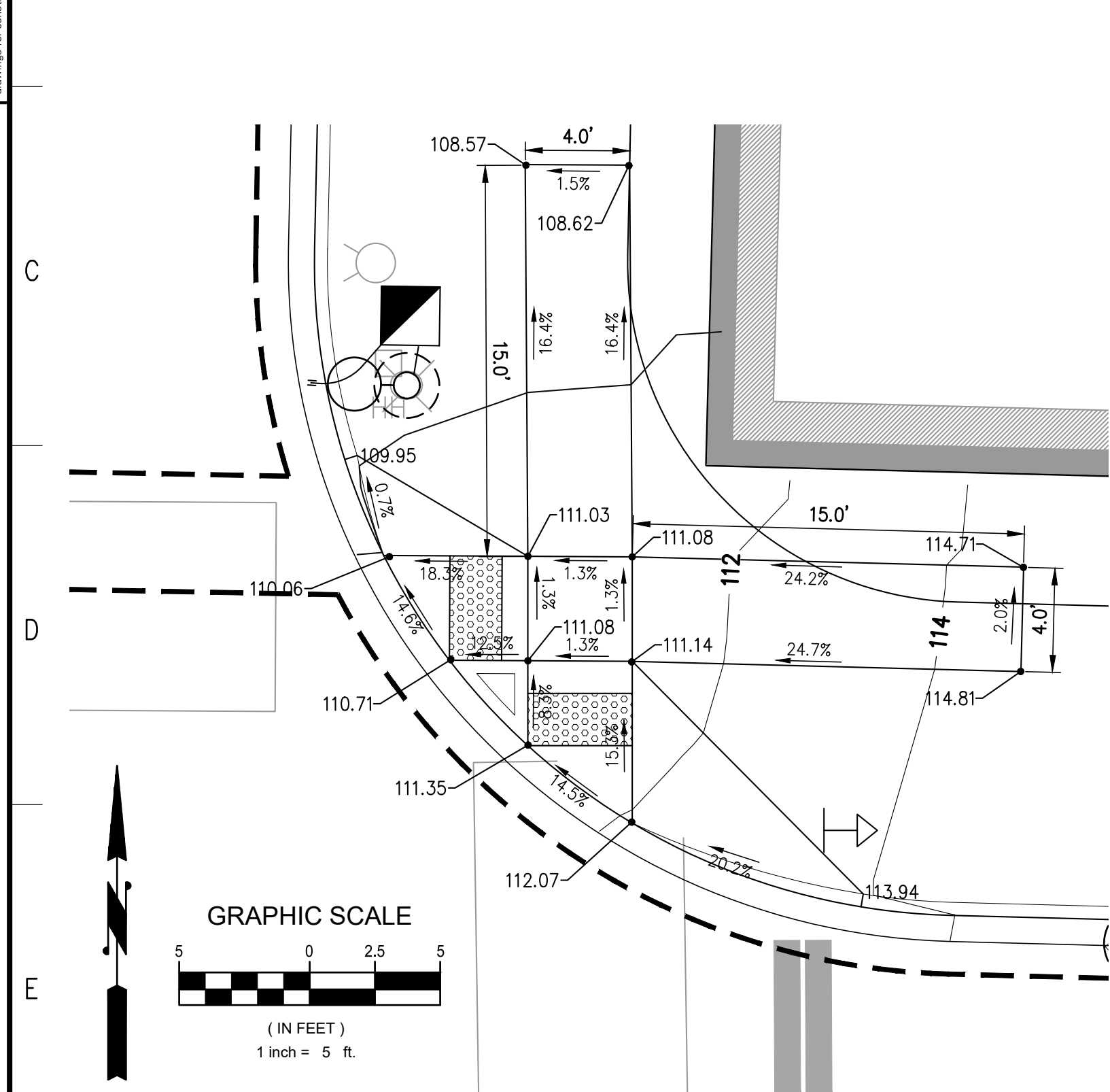
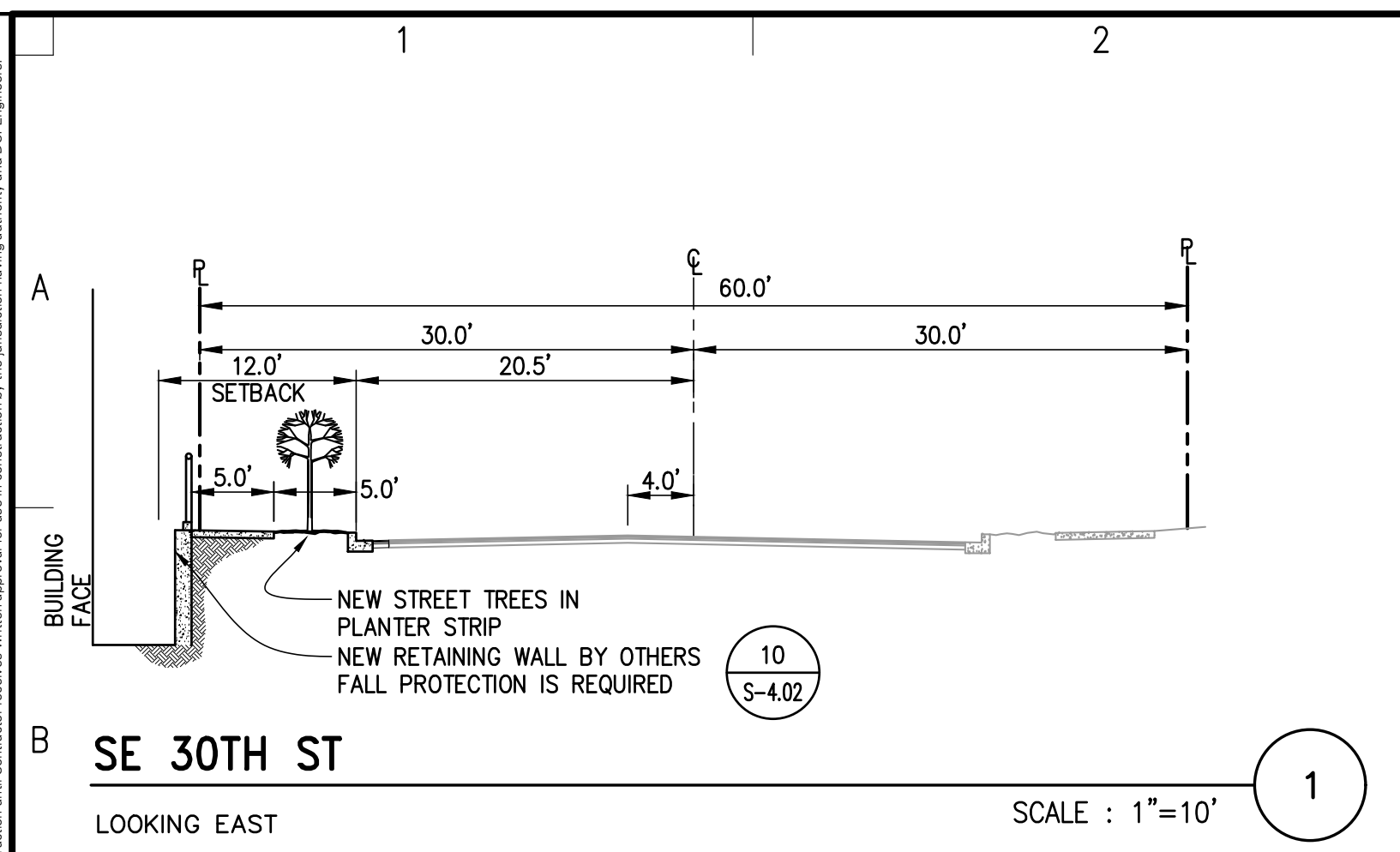
PROJECT TITLE:
**2856 80TH AVE SE
 MERCER ISLAND, WA**

SHEET TITLE:
CIVIL SITE PLAN

SHEET NO.
C-3

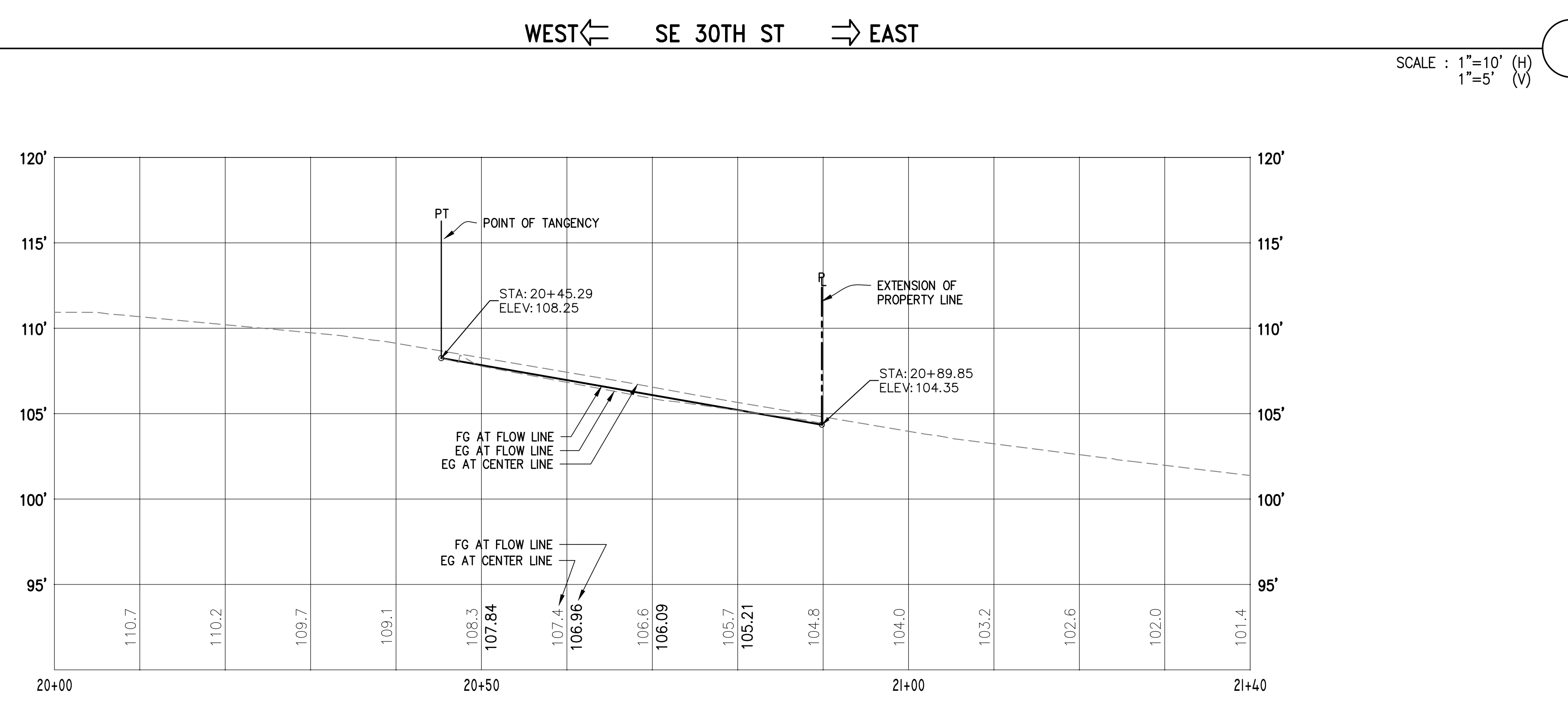
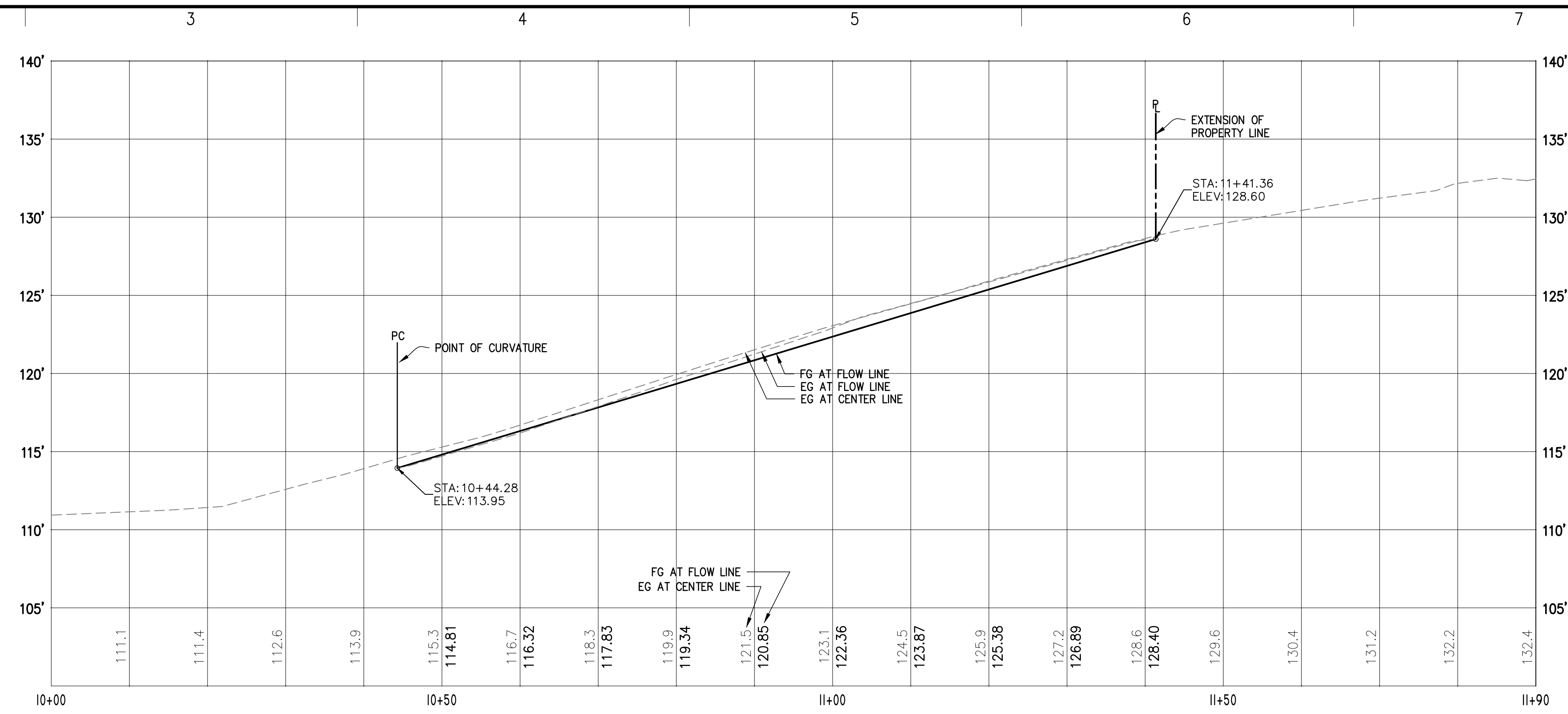
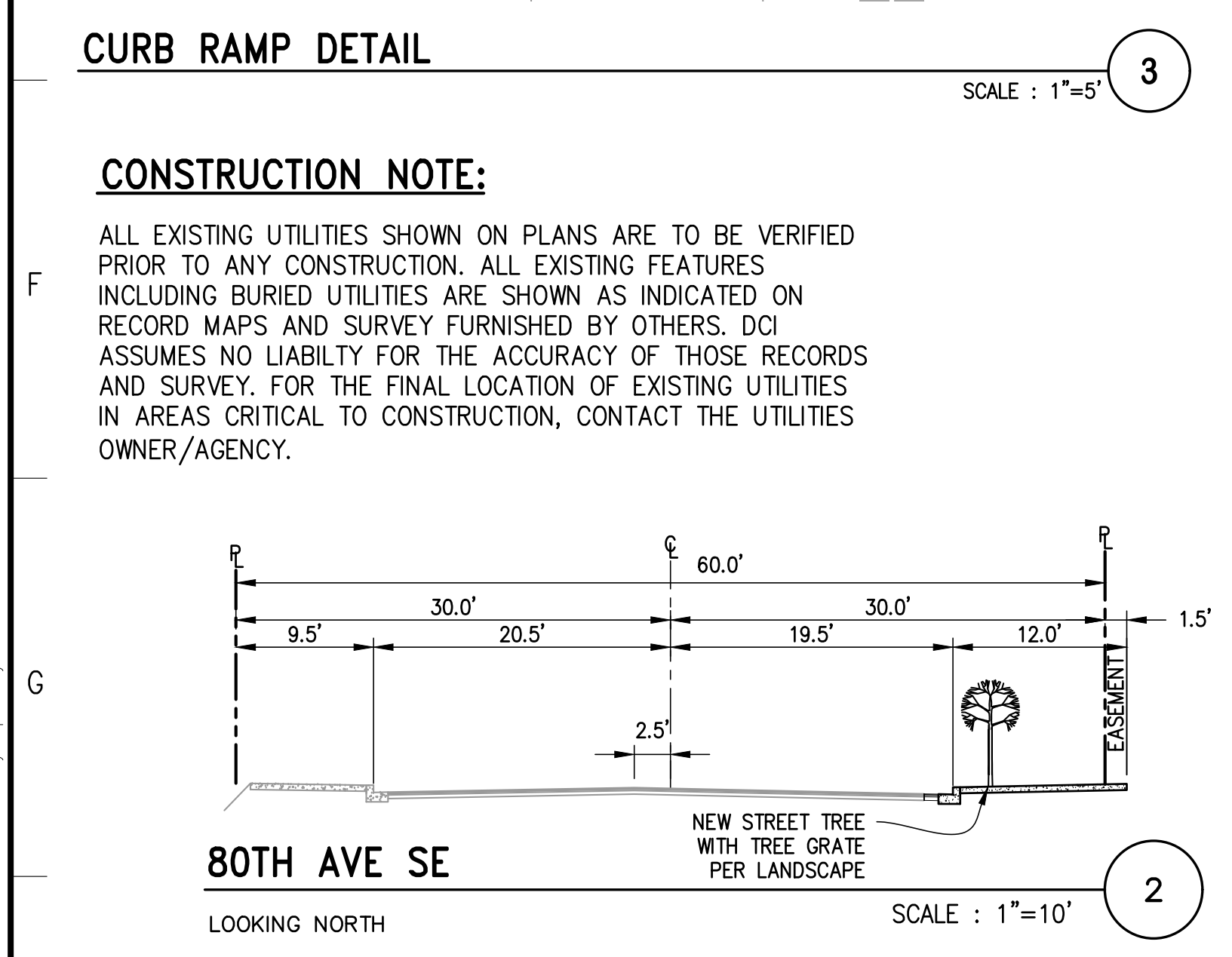
FOR PERMIT

These drawings are submitted to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.



CONSTRUCTION NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION, CONTACT THE UTILITIES OWNER/AGENCY.



FINAL DOCUMENTS WILL BE STAMPED AND SIGNED IN ACCORDANCE WITH WAC 196-23-020 (1)

PREPARED BY:

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
WEBSTER, WA FAX: (206) 332-6600
CIVIL STRUCTURAL AND TRAFFIC ENGINEERING

SIGNATURE:

PROF. DWG. 06/06/19

REVISIONS:

SD SET - AUGUST 30, 2018
LAND USE PERMIT - DEC. 20, 2018
DD/BUILDING PERMIT - FEB. 13, 2019
BUILDING PERMIT INTAKE 2 3/15/19
LAND USE PERMIT SUB 2 - JUNE 06, 2018

APPROVALS:

Job No.:	18012-0010
Proj. Manager:	DAS
Designed:	JCG
Reviewed:	MF
Drawn:	JCG
Dwg. Checked:	DAS
Scale:	1"=10'

PROJECT TITLE:

**2856 80TH AVE SE
MERCER ISLAND, WA**

SHEET TITLE:

**GRADING & DRAINAGE
PLAN**

SHEET NO.

C-4

FOR PERMIT

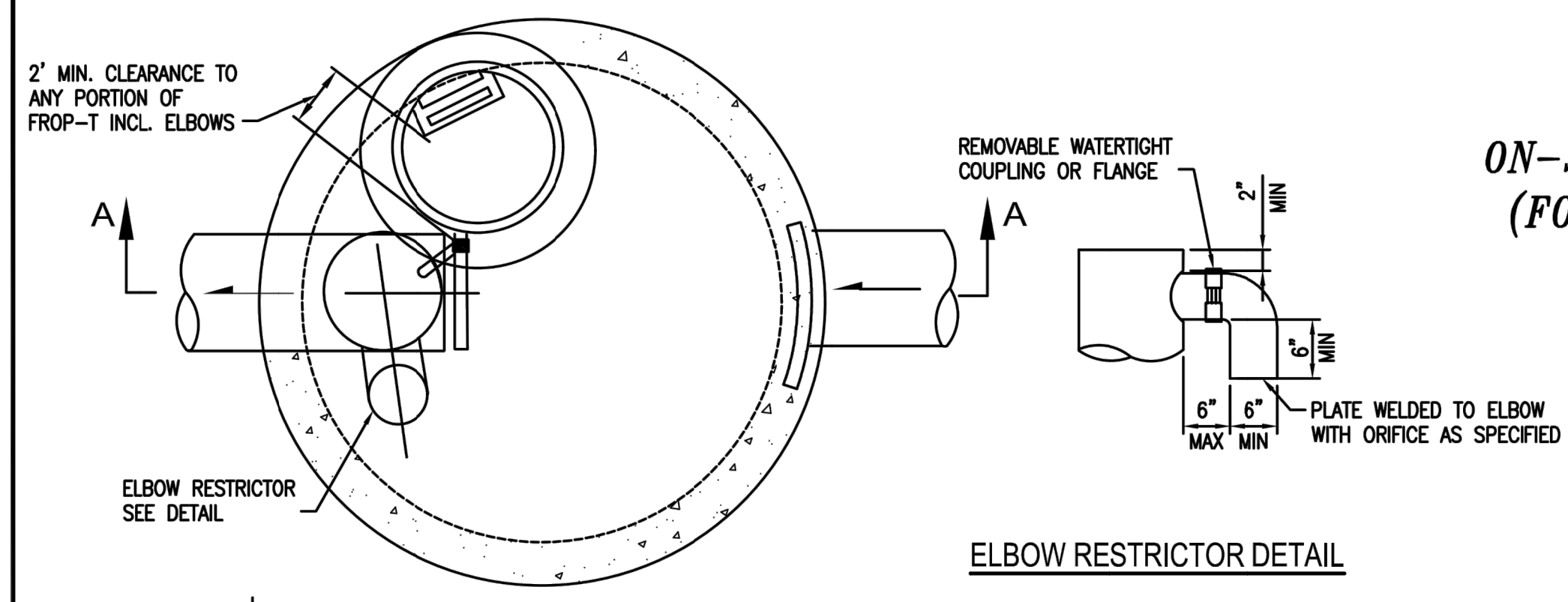
These drawings are submitted for submission to the jurisdiction having authority for permit. The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

ATTACHMENT 1 CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET (FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

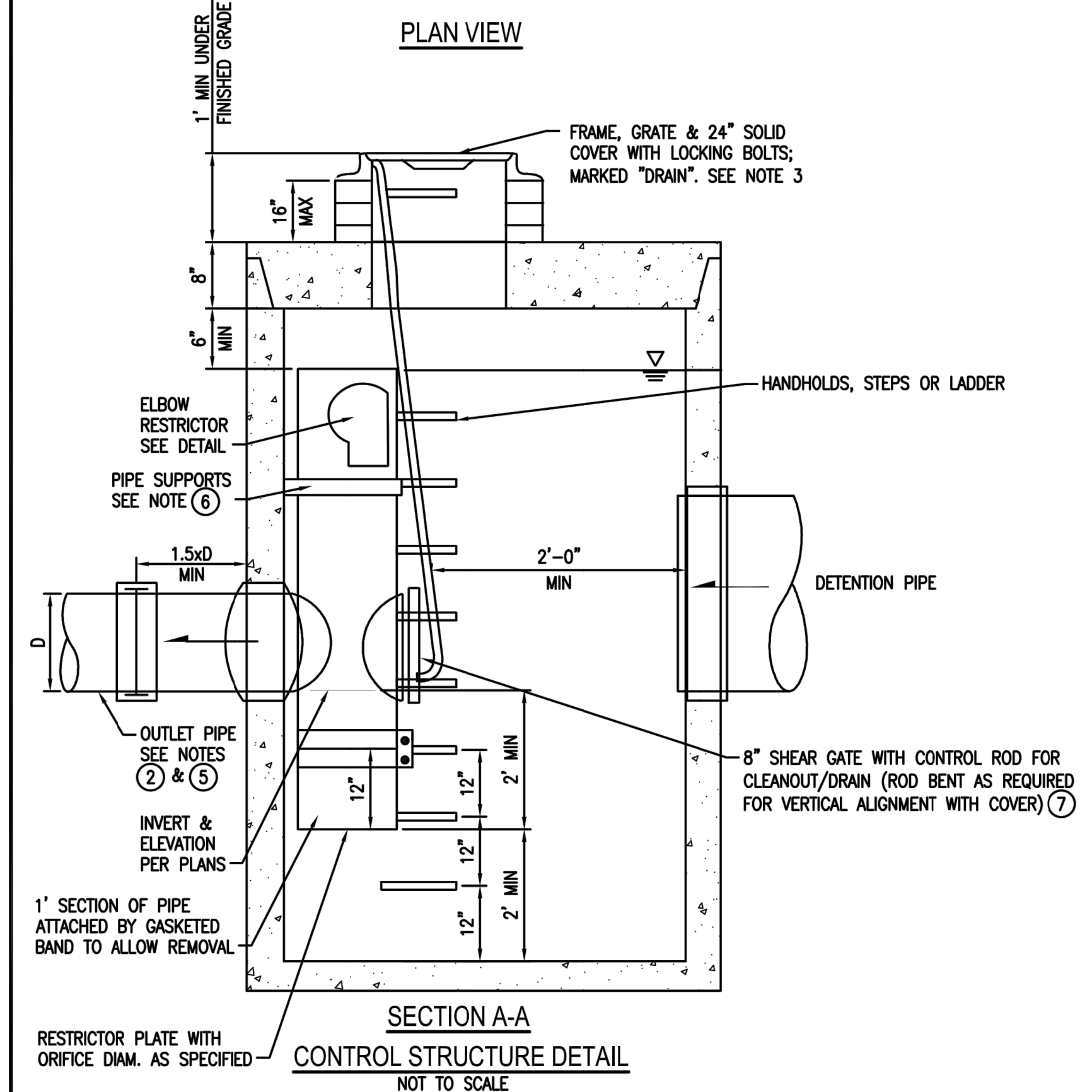
NOTE:

THE DETENTION SYSTEM SIZING SHOWN ON THIS SHEET IS BASED ON "TABLE 1" FROM THE CITY OF MERCER ISLAND ON-SITE DETENTION REQUIREMENTS HANDOUT AND SITE SPECIFIC IMPERVIOUS SURFACE AND SOIL TYPES.

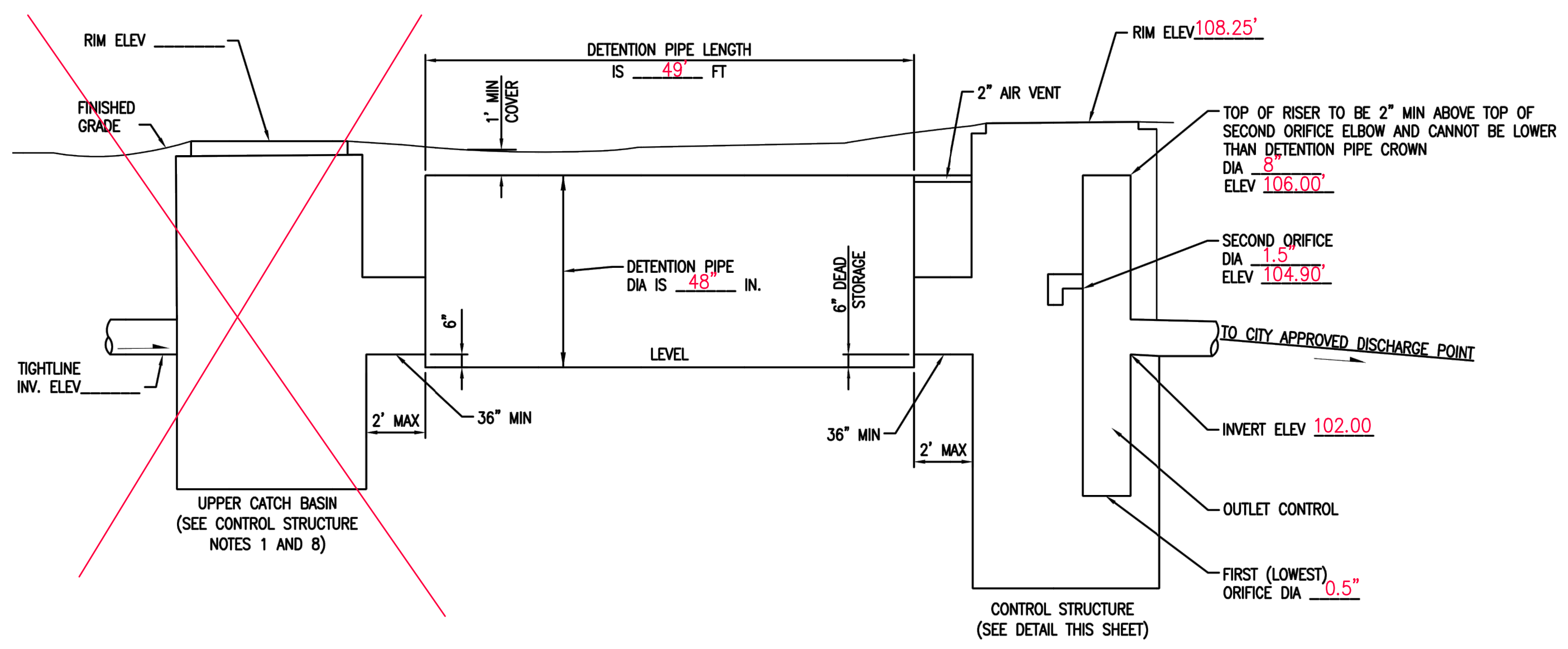
THIS PLAN SHEET IS PROVIDED FOR REFERENCE AND IS PROVIDED FOR USE IN PRICING BY THE GENERAL CONTRACTOR FOR THE CITY TO DETERMINE A FEE IN LIEU OF DETENTION IN ACCORDANCE WITH MICC 15.11



OWNER: <u>EAST SEATTLE PARTERS</u>	ADDRESS: <u>2856 80TH AVE SE</u>	PREPARED BY: <u>MATTHEW FRISBY, P.E., DCI ENGINEERS.</u>
PERMIT #:	<u>MERCER ISLAND, WA</u>	PHONE: <u>206 332-1900</u>
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): <u>4,269 SF</u>	DETENTION PIPE DIA (INCH): <u>48"</u>	DETENTION PIPE LENGTH (FT): <u>49'</u>
SOIL TYPE: <u>TYPE C</u>	PIPE MATERIAL: <u>LCPE</u>	ORIFICE #1 DIA <u>0.5"</u> INCH, ELEV <u>100.00'</u>
		ORIFICE #2 DIA <u>1.5"</u> INCH, ELEV <u>104.90'</u>



SECOND MANHOLE IS NOT REQUIRED BECAUSE PIPE LENGTH IS LESS THAN 50'



ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

- USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP;
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

- CALL DEVELOPMENT SERVICES (206-275-7805) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
- PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
- FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

PREPARED BY:

818 STEWART STREET, SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-6900 • FAX: (206) 332-6900
WEBSITE: www.dci-engineers.com
CIVIL STRUCTURAL AND TRAFFIC ENGINEERING

SIGNATURE:

REVISIONS:

SD SET - AUGUST 30, 2018
LAND USE PERMIT - DEC. 20, 2018
DD/BUILDING PERMIT - FEB. 13, 2019
BUILDING PERMIT INTAKE 2 3/15/19
LAND USE PERMIT SUB 2 - JUNE 06, 2018

APPROVALS:

Job No.: 18012-0010	Proj. Manager: DAS	Designed: JCG	Reviewed: MWF	Drawn: JCG	Dwg. Checked: DAS	Scale: 1"=10'
---------------------	--------------------	---------------	---------------	------------	-------------------	---------------

PROJECT TITLE:
**2856 80TH AVE SE
MERCER ISLAND, WA**

SHEET TITLE:
DETENTION PIPE
DETAIL

SHEET NO.
C-5

Copyright: 06/2019 D'Amato Conversano Inc. All Rights Reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without written permission from D'Amato Conversano Inc. D'Amato Conversano Inc. disclaims any responsibility for its unauthorized use.

18012-0010

IRRIGATION:

1. ALL NEW PLANTINGS TO RECEIVE NEW IN-GROUND AUTOMATIC IRRIGATION SYSTEM WITH SPRINKLERS.
2. CONTROLLER TO BE WEATER-BASED.
3. STREET TREES IN GRATES TO RECEIVE DEEP WATERING BUBBLER SYSTEM.

ROW PLANTING AREAS:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST TO A MINIMUM 8" DEPTH, AND SUBSOIL SCARIFIED 4" BELOW THAT COMPOST-AMENDED LAYER, FOR A FINISHED 12" OF UNCOMPACTED DEPTH IN ALL LANDSCAPE AREAS.
2. COMPOST SHALL BE TILLED INTO 8" DEPTH INTO EXISTING SOIL, OR PLACE 8" OF COMPOST-AMENDED SOIL PER SOIL SPECIFICATION. SUBSOIL SHALL BE SCARIFIED (LOOSENED) 4" BELOW AMENDED LAYER TO PRODUCE 12" DEPTH OF UNCOMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS.
3. PLANTING BEDS SHALL RECEIVE 3" OF COMPOST TILLED INTO 8" DEPTH, OR PLACE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 2"-4" OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
4. REFER TO CITY OF MERCER ISLAND STANDARD SPECIFICATIONS FOR: TREE, VEGETATION, AND SOIL PROTECTION PLAN (TVSPP); TOPSOIL TYPES (EXISTING/AMENDED OR IMPORTED); WOOD CHIP MULCH, AND COMPOSTED MATERIAL (MULCH).

STREET TREE SOIL VOLUME CALCULATIONS:

80TH AVE: (1) TUPELO TREE IN GRATE
 WITHIN GRATE: 37.5 SF * 3' DEPTH = 112 CF
 SILVACELLS: 137 SF * 3' DEPTH = 411 CF
 TOTAL: 523 CF

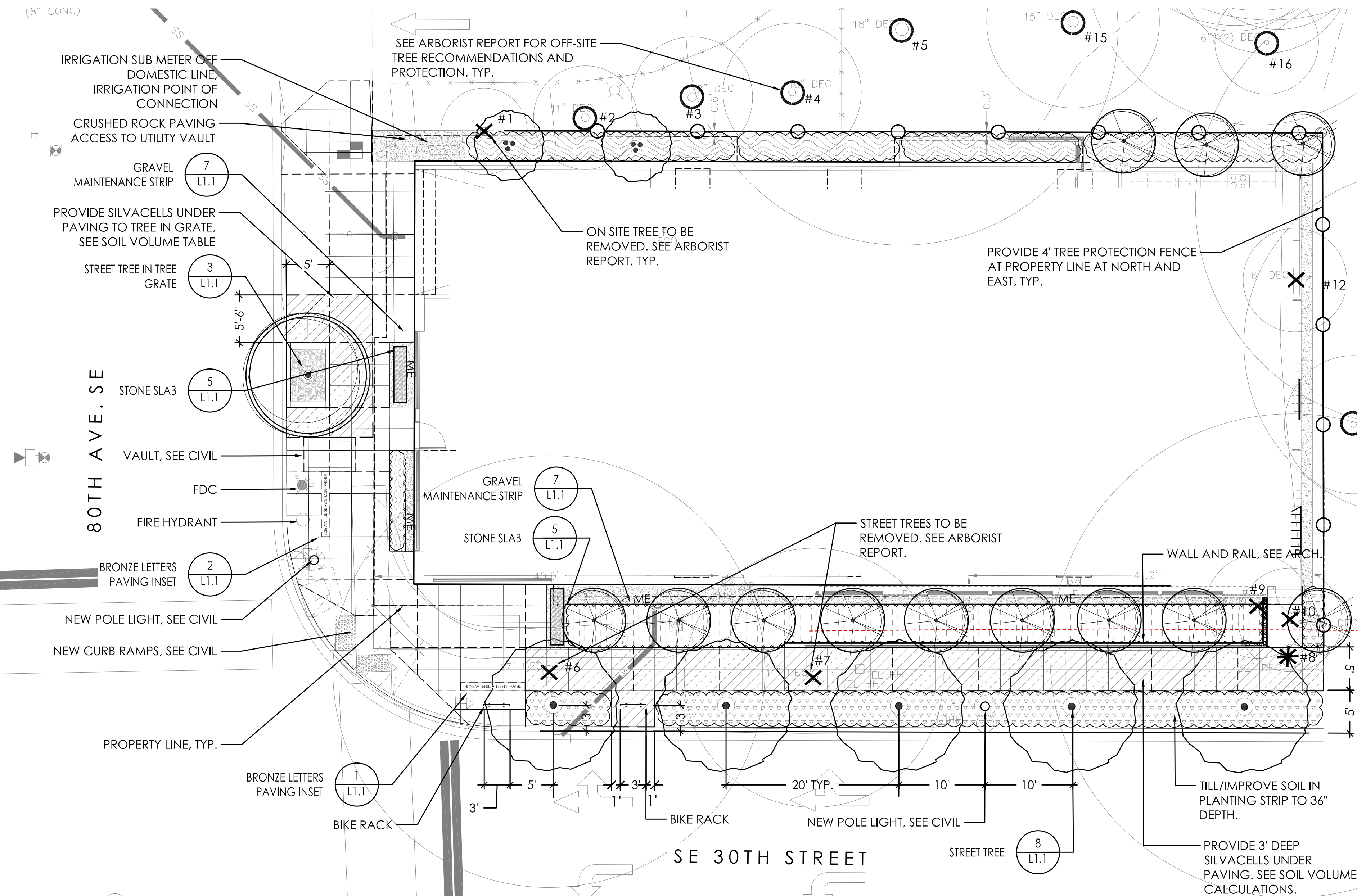
30TH ST: (5) DOGWOOD TREES SHARING CONTINUOUS PLANTING STRIP
 PLANTING STRIP: 378 SF * 3' DEPTH = 1134 CF
 SILVACELLS: 484 SF * 3' DEPTH = 1452 CF
 - 24" DIA LIGHT POLE -10 CF
 - SD LINE -5 CF
 TOTAL SOIL FOR TREES ALONG 30TH: 2571 CF
 SOIL PER TREE: 514 CF

MATERIALS AND FINISHES:

- CIP CONCRETE PAVING W/ 30" X 30" SCORING PATTERN, EXCEPT AS SHOWN W/ LT. BROOM FIN. PERPENDICULAR TO CURB
- FLUSH CURB AT TREE GRATES TO BE SMOOTH TROWEL FINISH
- SILVA CELLS UNDER PAVING FOR 30" DEPTH SOIL VOLUME
- SCORE JOINT, SAWCUT THROUGH JOINT (TJ)
- 4'X6' OBLIO TREE GRATE AND FRAME, BY IRON AGE.
- BIKE RACK, OAHU CIRCULAR, STAINLESS STEEL, NO SCRATCH, BY SPORTWORKS. SURFACE MOUNT, SET RACK LEVEL/VERTICAL, SHIM AS REQ'D
- 3" BRONZE LETTERS, CAST FLUSH W/ CONC. PAVING
- STONE SLAB, 18" DEEP, SET IN CRUSHED ROCK, TOP LEVEL, 16" TO 20" HT.
- BLACK METAL EDGER
- CRUSHED ROCK MAINTENANCE PATH

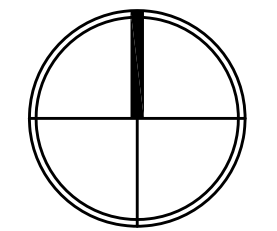
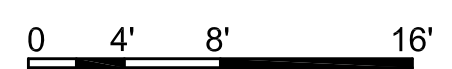
PLANT LIST

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	NOTES/SPACING
EXISTING TREES:			
○ 8" DEC	EXISTING TREE TO REMAIN. APPROX. CANOPY EXTENT		
✕ 11" DEC	EXISTING TREE TO BE REMOVED. (ON SITE AND STREET TREES)		AS SHOWN. SEE ARBORIST NORTHWEST REPORT DATED JAN 21 2019 FOR SPECIES, ON-SITE AND OFF-SITE TREE REMOVAL RECOMMENDATIONS.
* 24" DEC	EXISTING TREE TO BE REMOVED GREATER THAN 24" DBH		AS SHOWN. SEE ARBORIST NORTHWEST REPORT DATED JAN 21 2019 FOR SPECIES AND REMOVAL RECOMMENDATIONS.
○ 8" DEC	OFF SITE (NEIGHBORING PROPERTY) TREE TO REMAIN		AS SHOWN. SEE ARBORIST NORTHWEST REPORT DATED JAN 21 2019 .
PROPOSED STREET TREES:			
ALL STREET TREES MUST BE INSPECTED BY CITY OF MERCER ISLAND ARBORIST BEFORE PLANTED ON CITY PROPERTY.			
○ 2 1/2" CAL.	80TH SE NYSSA SYLVATICA **MALE ONLY**/ BLACK TUPELO	B&B	20'
○ 2 1/2" CAL.	SE 30TH CORNUS 'EDDIES WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	B&B	20'
SMALL TREES:			
○ 6'-8" HT., MIN. 3 STEMS	ACER CIRCINATUM/VINE MAPLE	FIELD COLLECTED	PER PLAN
○ 6'-8" HT., MIN. 3 STEMS	AMELANCHIER ALNIFOLIA / SASKATOON SERVICEBERRY	B&B	PER PLAN
R.O.W. SHRUBS & GROUNDCOVERS			
2 GAL.	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	CONT.	30" O.C.
2 GAL.	CORNUS KELSEYII / KELSEY DOGWOOD	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	POLYSTICHUM MINUTUM / SWORDFERN	CONT.	30" O.C. TRIANG. SPACING
1 GAL.	FRAGARIA CHILOENSIS / BEACH STRAWBERRY*	CONT.	24" O.C. TRIANG. SPACING
2 GAL.	GAULTHERIA SHALLON / SALAL	CONT.	30" O.C. TRIANG. SPACING
ON SITE SHRUBS & GROUNDCOVERS			
2 GAL.	POLYSTICHUM MINUTUM / SWORDFERN	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	MAHONIA NERVOSA / LEATHERLEAF MAHONIA	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	SYMPHORICARPUS ALBUS / SNOWBERRY	CONT.	48" O.C. TRIANG. SPACING
2 GAL.	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	40% POLYSTICHUM MINUTUM / SWORDFERN	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	20% BLECHNUM SPICANT / DEER FERN	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	20% HELLEBORUS FOETIDUS / STINKING HELLEBORE	CONT.	30" O.C. TRIANG. SPACING
2 GAL.	20% DISPOROPSIS PERNYI / EVERGREEN SOLOMON SEAL	CONT.	30" O.C. TRIANG. SPACING
1 GAL.	EQUISETUM HYMALE / SCOURINGRUSH	CONT.	18" O.C. TRIANG. SPACING



TREE PROTECTION FENCE:
 4' HT. HDPE FENCING W/ 3.5"X1.5" OPENINGS, ORANGE. 2" X 6' STEEL POSTS INSTALLED AT 8' O.C.
 PROVIDE 8.5"X11" LAMINATED SIGN: "KEEP OUT TREE PROTECTION AREA" SPACED EVERY 50' LENGTH.

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



EAST SEATTLE PARTNERS OFFICES

2856 80TH AVENUE S.E.
 MERCER ISLAND, WA 98040

Karen Kiest
 Landscape Architects
 111 west john street suite 306
 seattle, washington 98119
 206 323 6032
 www.kk-la.com



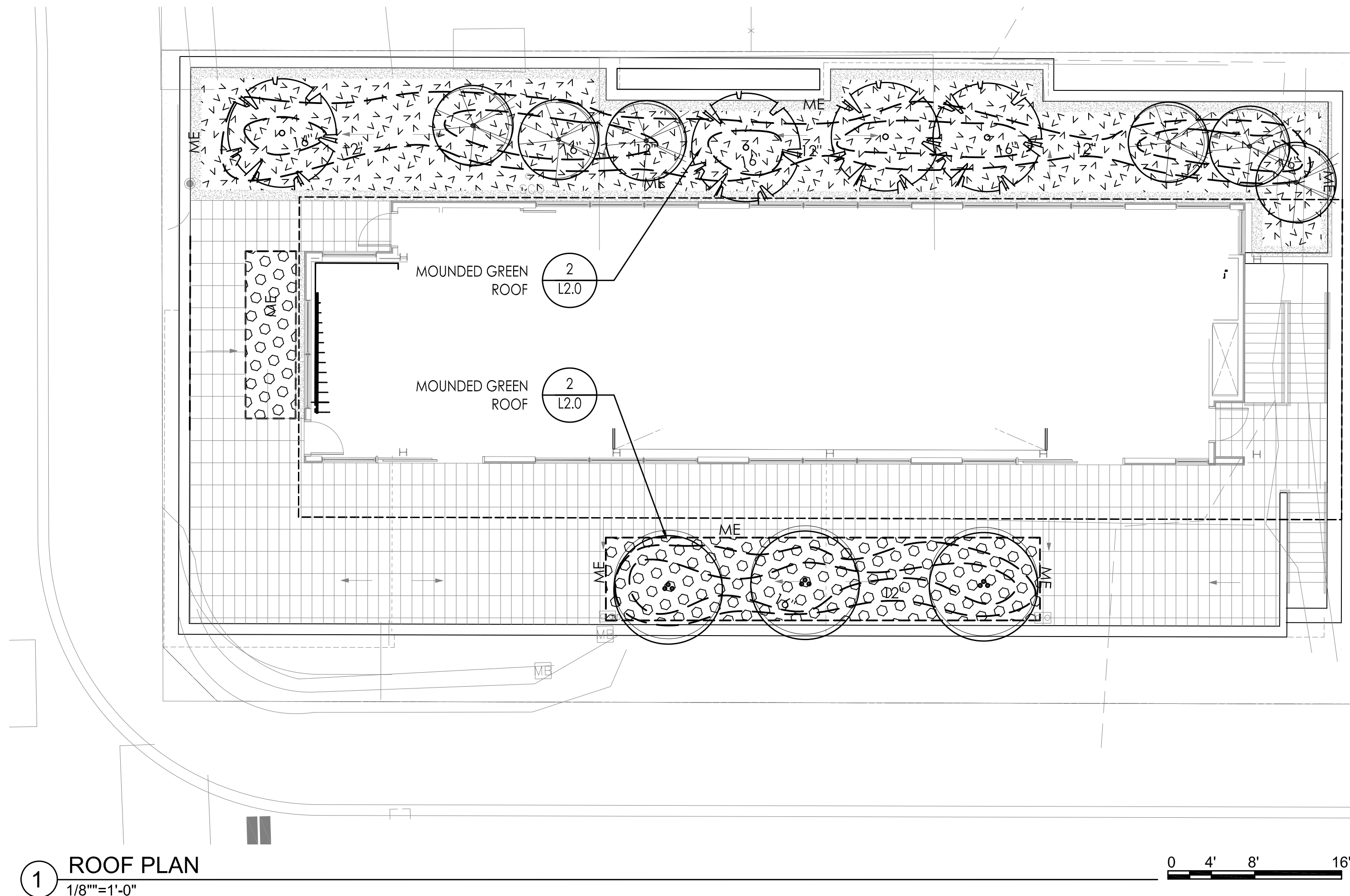
DATE _____ REVISION _____

6/6/2019 LAND USE PERMIT R2
 2/13/2019 DD / BUILDING PERMIT
 12/12/2018 LAND USE PERMIT

SD SET
 AUGUST 30, 2018
 LANDSCAPE PLAN

L1.0

APPROVAL STAMP



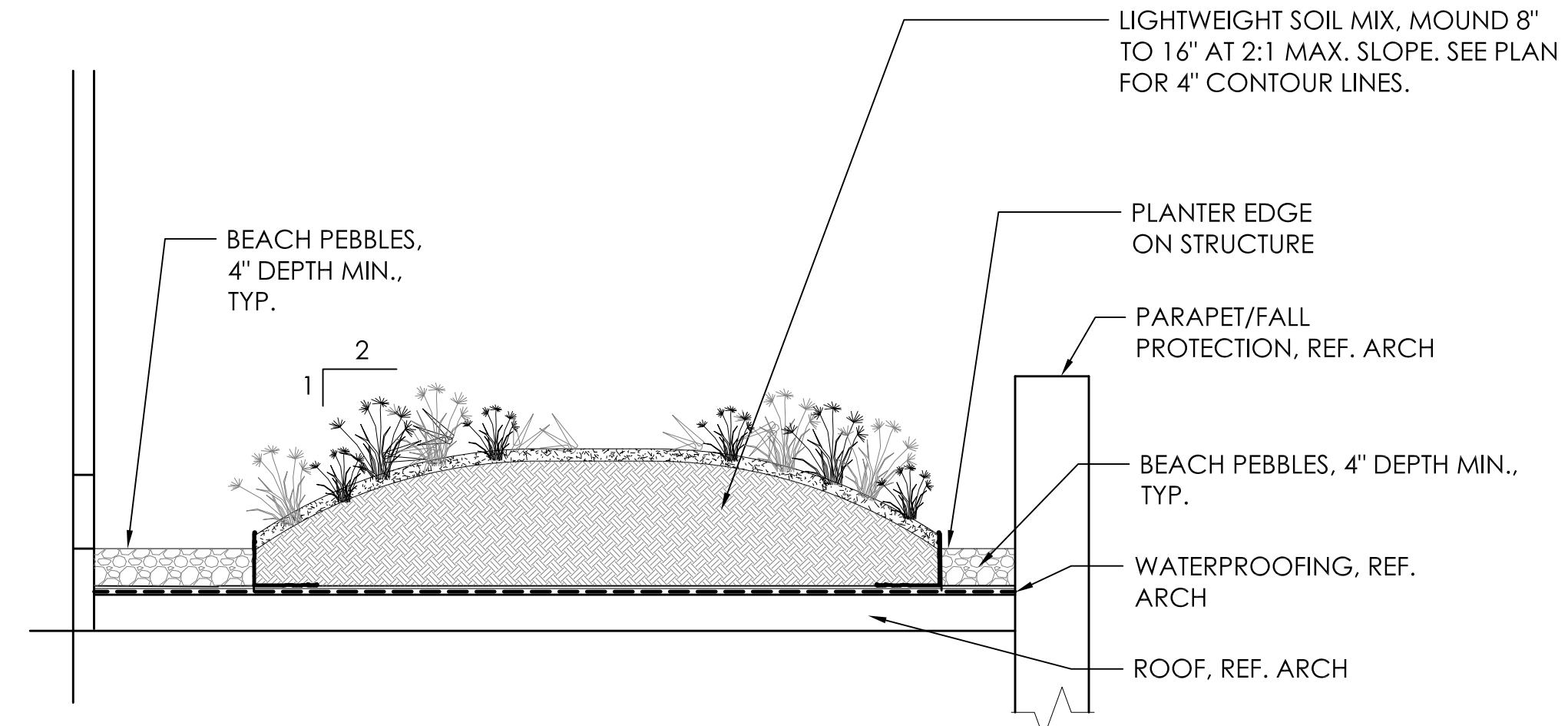
1 ROOF PLAN
1/8"=1'-0"

24" CON
14" CON

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/CONDITION/SPACING
TREES:		
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' /MUSKOGEE CRAPE MYRTLE	6' HT, BALLED AND BURLAPPED
	PINUS CONTORTA VAR. CONTORTA/ SHORE PINE	6' HT, BALLED AND BURLAPPED
	ACER CIRCINATUM/VINE MAPLE	6' HT, BALLED AND BURLAPPED

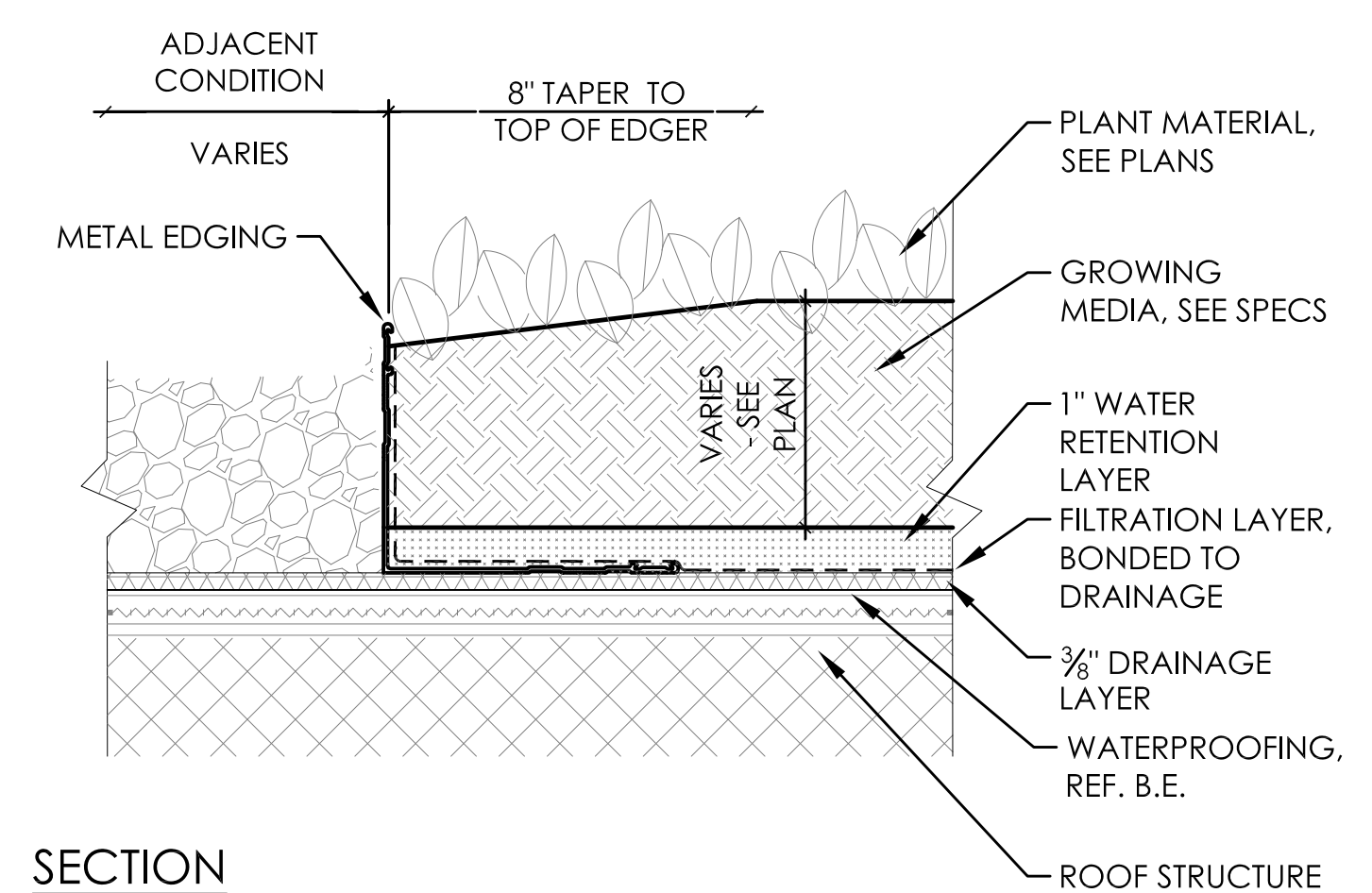
SHRUBS & GROUNDCOVER		
SEDUM TILE BY ETERA 'COLOR MAX' PLANTED WITH THE FOLLOWING PERENNIALS :		
	SEDUM 'AUTUMN JOY'/AUTUMN JOY STONECROP (25%)	4" POTS, 18" O.C.
	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'/YARROW (25%)	4" POTS, 18" O.C.
	ACHILLEA LEWISII 'KING EDWARD' /YARROW (25%)	4" POTS, 18" O.C.
	STIPA TENUISSIMA / MEXICAN FEATHER GRASS (25%)	4" POTS, 18" O.C.
	LIRIOPE MUSCARI/ LILYTURF (30%)	1 GAL. CONT., 24" O.C.
	EPIMEDIUM SULFUREUM / (30%)	1 GAL. CONT., 24" O.C.
	POLYSTICHUM SETIPURUM / SOFT SHIELD FERN (20%)	1 GAL. CONT., 24" O.C.
	HELLEBORUS HYBRIDUS / HELEBORE (20%)	1 GAL. CONT., 24" O.C.

- NOTES**
- ALL VEGETATED ROOF TO INCLUDE METAL EDGING
 - ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 - ALL FURNITURE TBD

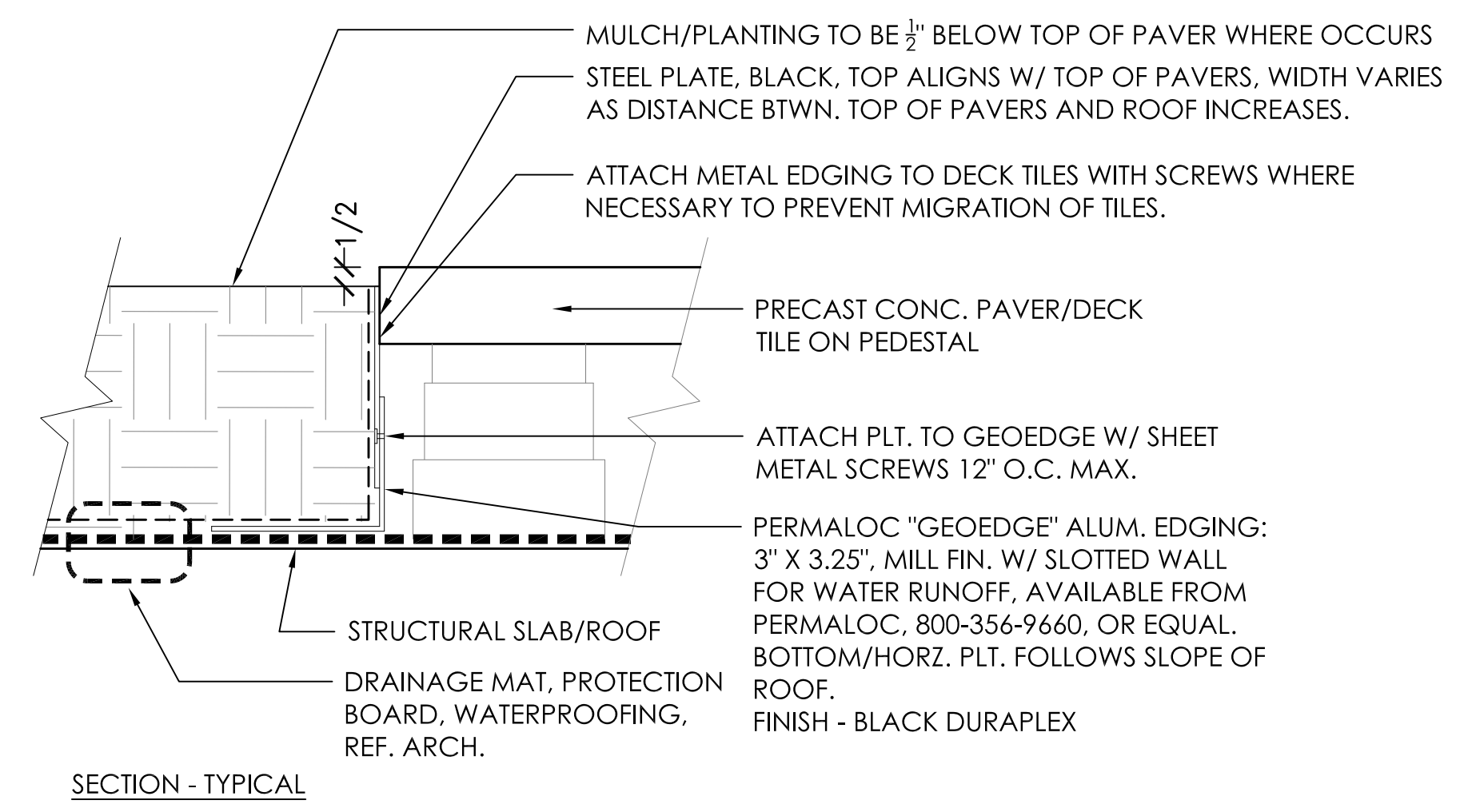


2 MOUNDED GREEN ROOF
1/2"=1'-0"

- NOTES:**
- SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION 1/8" ±.
 - ALL METAL FASTENING COMPONENTS SHALL BE WEATHER AND CORROSION RESISTANT.

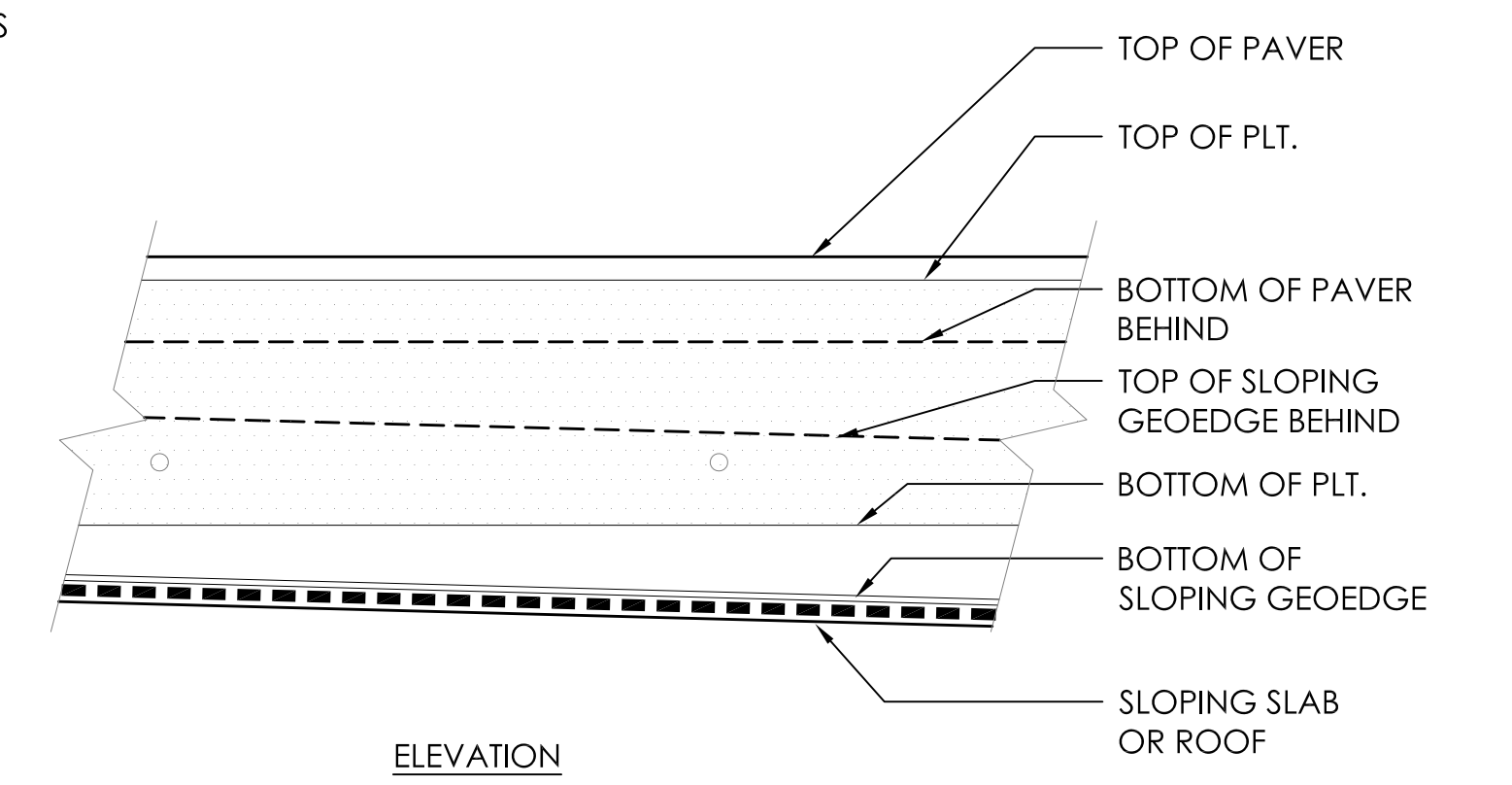


SECTION
3 LAYERED GREEN ROOF
1/2"=1'-0"

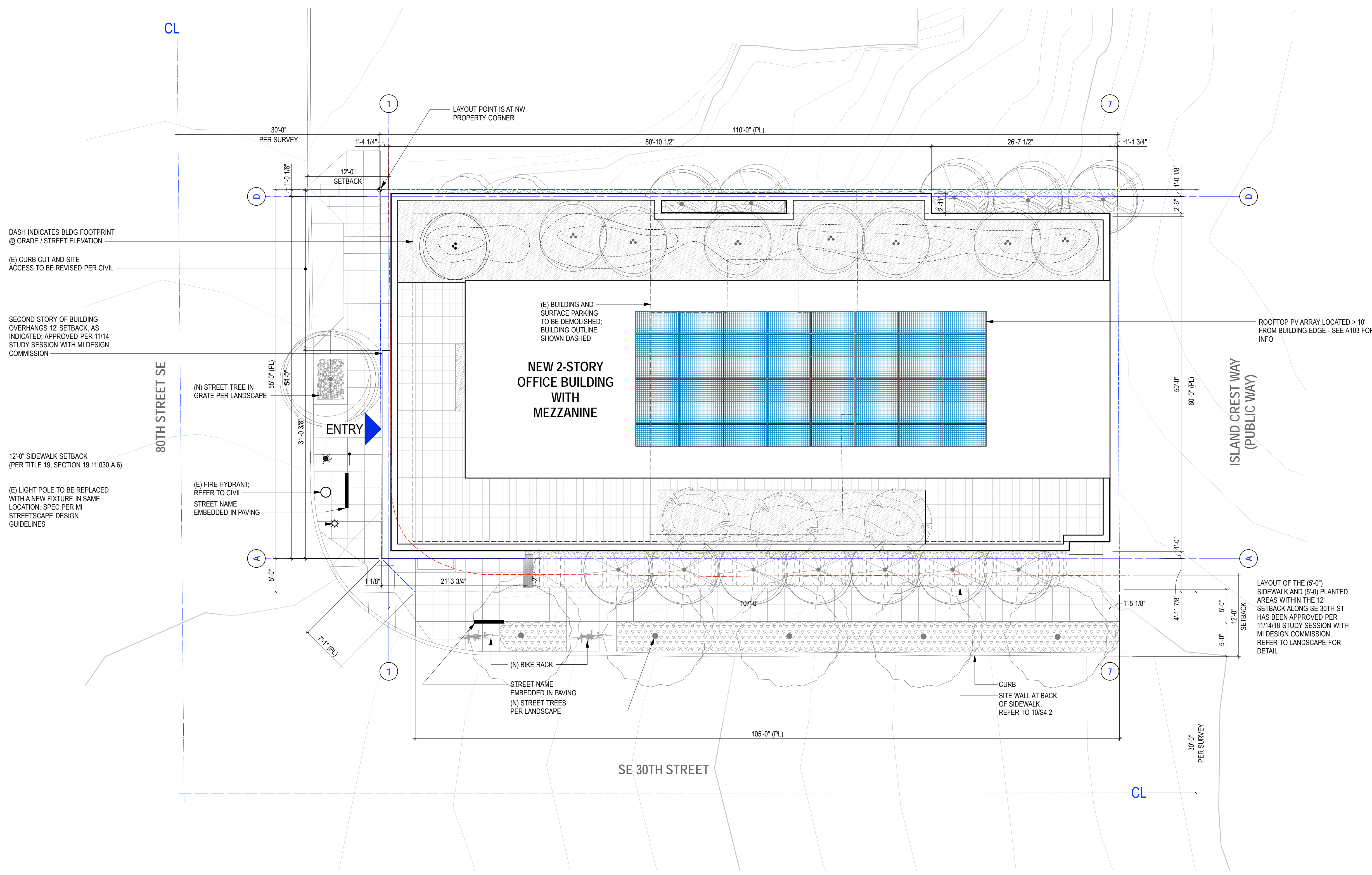


4 METAL EDGING AT ROOF
1/2"=1'-0"

SYMBOL	DESCRIPTION	APPROX. WEIGHT
	PAVERS ON PEDESTAL, 12"x24"x2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. BISON PEDESTALS AT 12" O.C. SPACING	25 PSF
	CASCADE RIVER ROCK, 1" TO 4" WASHED, 6" DEEP	
	VEGETATED ROOF MULTILAYER SYSTEM, CEDAR GROVE LIGHT WEIGHT SOIL MIX #1 MOUNDED. DEPTH VARIES FROM 8" TO 16". CONTOURS SHOWN ON PLAN, SEE DETAILS 2 & 3.	65 POUNDS PER CUBIC FOOT SATURATED (UP TO 100 PSF, SEE PLAN FOR LOCATIONS OF DEEPEST SOIL)
	METAL EDGING, SEE DTL. 4	
	FALL PROTECTION REF: ARCH.	



APPROVAL STAMP
 EAST SEATTLE PARTNERS OFFICES
 Karen Kiest
 Landscape Architects
 111 West John Street Suite 306
 Seattle, Washington 98119
 206-323-6032
 www.kk-la.com
 2856 80TH AVENUE S.E.
 MERCER ISLAND, WA 98040
 STATE OF WASHINGTON
 KAREN S. KIEST
 LICENSED LANDSCAPE ARCHITECT
 NO. 959 EXP. 12/31/2019
 DATE _____ REVISION _____
 6/6/2019 LAND USE PERMIT R2
 2/13/2019 DD / BUILDING PERMIT
 12/12/2018 LAND USE PERMIT
 SD SET
 AUGUST 30, 2018
 ROOF LANDSCAPE PLAN
L2.0



DASH INDICATES BLDG FOOTPRINT @ GRADE / STREET ELEVATION

(E) CURB CUT AND SITE ACCESS TO BE REVISED PER CIVIL

SECOND STORY OF BUILDING OVERHANGS 12' SETBACK, AS INDICATED; APPROVED PER 11/14 STUDY SESSION WITH MI DESIGN COMMISSION

12'-0" SIDEWALK SETBACK (PER TITLE 19, SECTION 19.11.030 A.6)

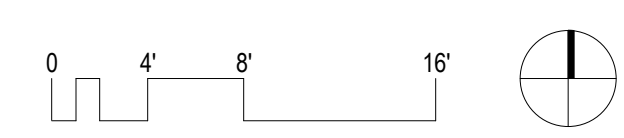
(E) LIGHT POLE TO BE REPLACED WITH A NEW FIXTURE IN SAME LOCATION; SPEC PER MI STREETSCAPE DESIGN GUIDELINES

(E) FIRE HYDRANT; REFER TO CIVIL STREET NAME EMBEDDED IN PAVING

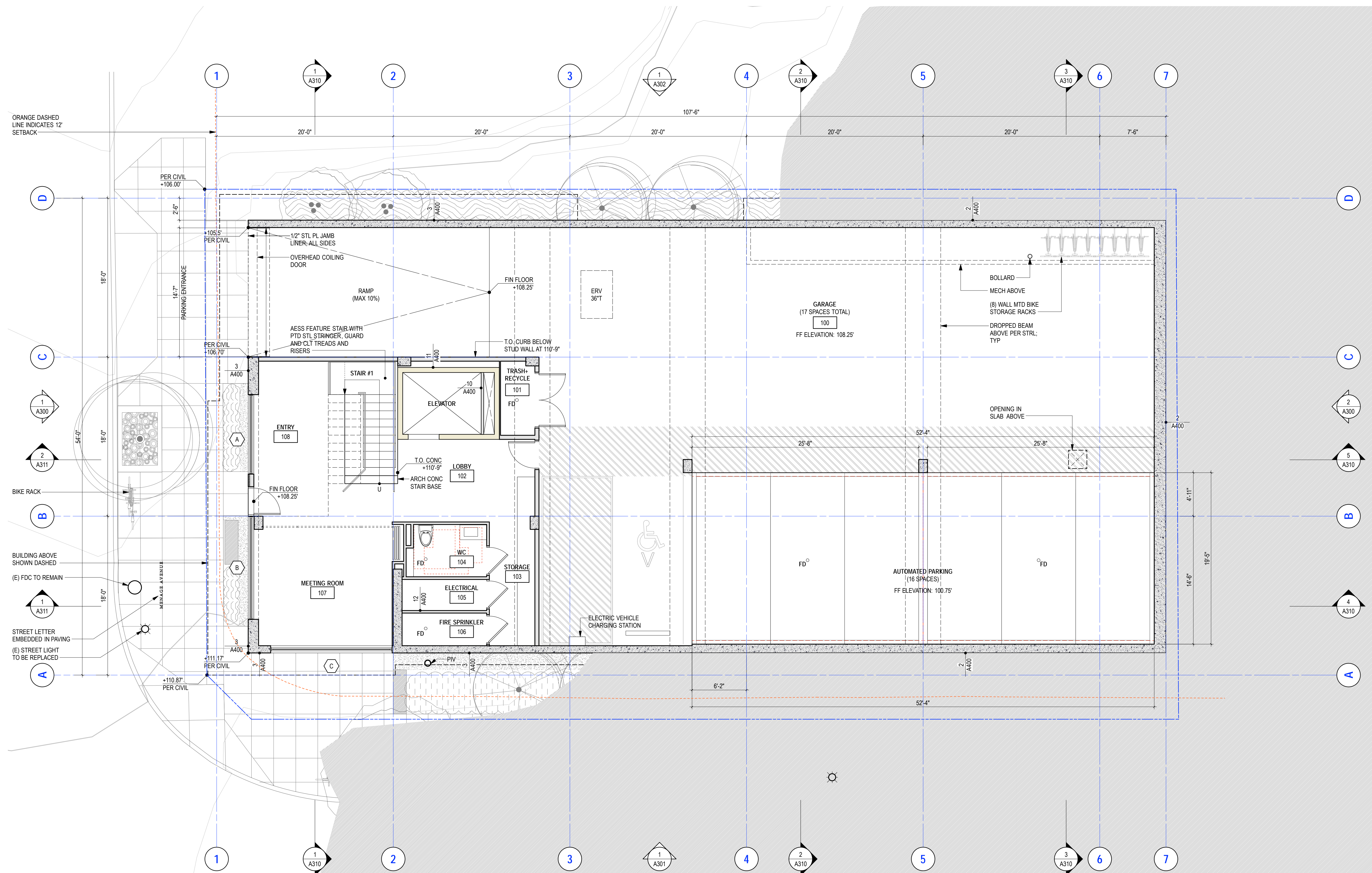
ROOFTOP PV ARRAY LOCATED > 10' FROM BUILDING EDGE - SEE A103 FOR INFO

LAYOUT OF THE (5'-0") SIDEWALK AND (5'-0") PLANTED AREAS WITHIN THE 12' SETBACK ALONG SE 30TH ST HAS BEEN APPROVED PER 11/14/18 STUDY SESSION WITH MI DESIGN COMMISSION. REFER TO LANDSCAPE FOR DETAIL

1 SITE PLAN
A001 SCALE: 1/8" = 1'-0"



DATE	REVISION
06/06/2019	LAND USE REV2
02/13/2019	DD / BUILDING PERMIT
12/12/2018	LAND USE PERMIT



ORANGE DASHED LINE INDICATES 12' SETBACK

PER CIVIL +106.00'

PER CIVIL +106.70'

PER CIVIL +108.25'

PER CIVIL +110.87'

PER CIVIL +111.17'

PER CIVIL +108.25'

PER CIVIL +106.70'

PER CIVIL +108.25'

PER CIVIL +110.87'

PER CIVIL +106.00'

PER CIVIL +106.70'

PER CIVIL +108.25'

PER CIVIL +110.87'

PER CIVIL +106.00'

1 LEVEL 01 PLAN
A100 SCALE: 3/16"=1'-0"



© PUBLIC47 Architects LLC 2018
These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

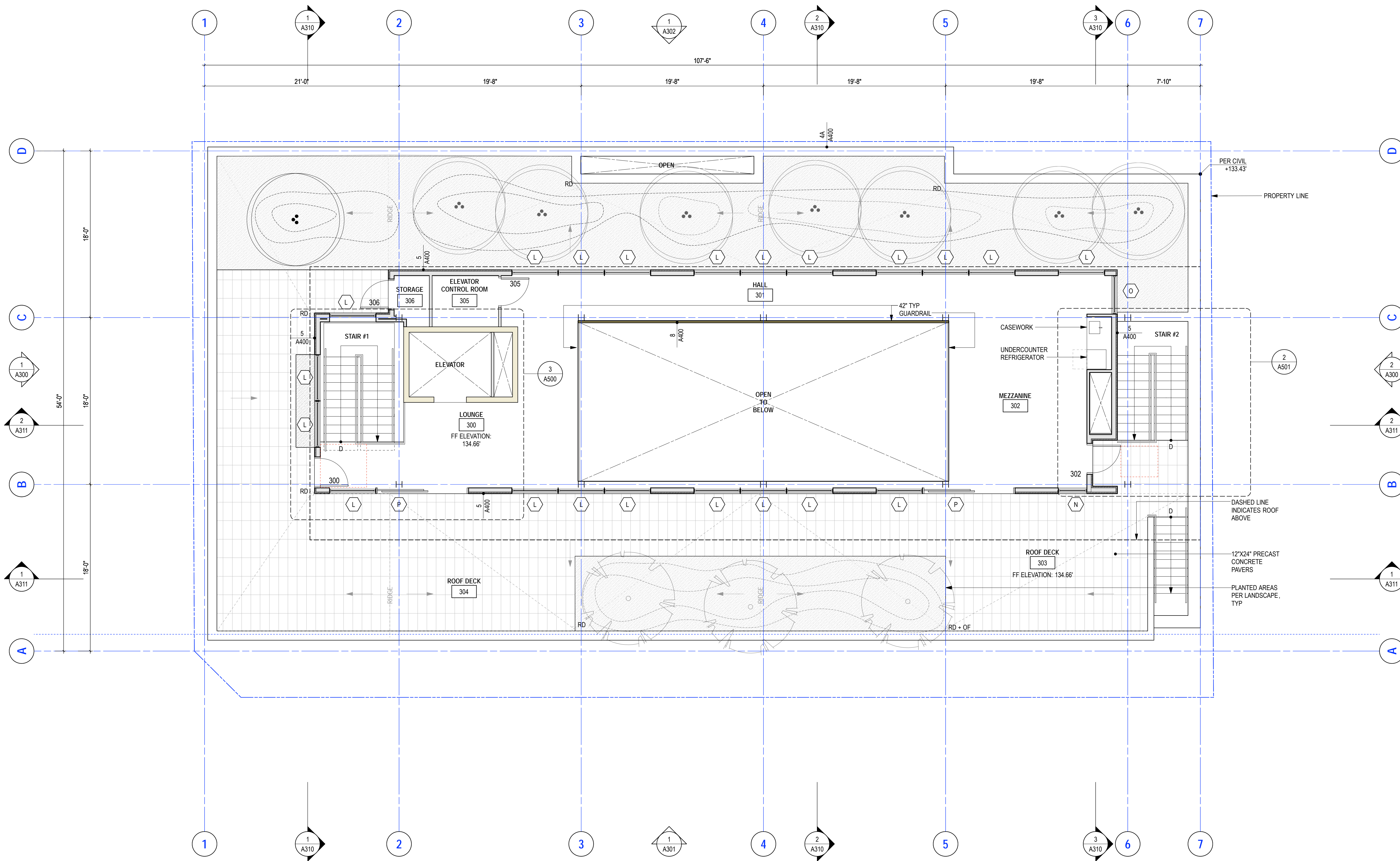
8411 REGISTERED ARCHITECT
KENNET SCOTT CARR
STATE OF WASHINGTON

DATE REVISION

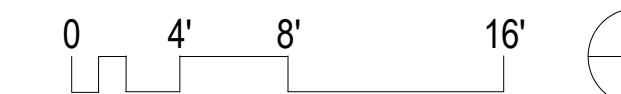
12/12/2018 LAND USE PERMIT

SD SET
AUGUST 30, 2018
LEVEL 1 FLOOR PLAN

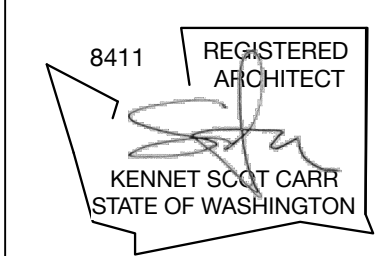
A100



1 LEVEL 03 MEZZANINE PLAN
SCALE: 3/16"=1'-0"



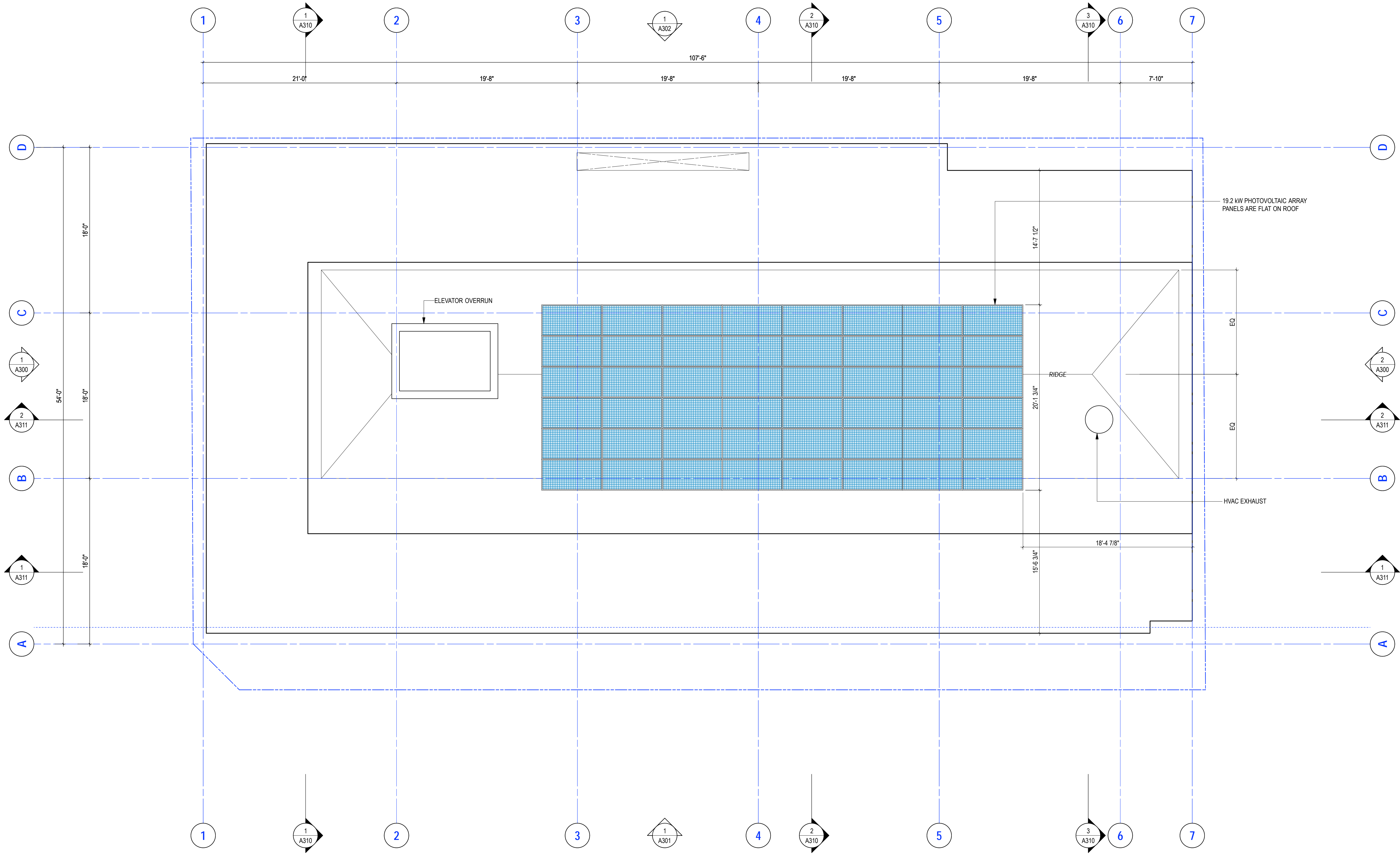
© PUBLIC47 Architects LLC 2018
These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.



DATE REVISION

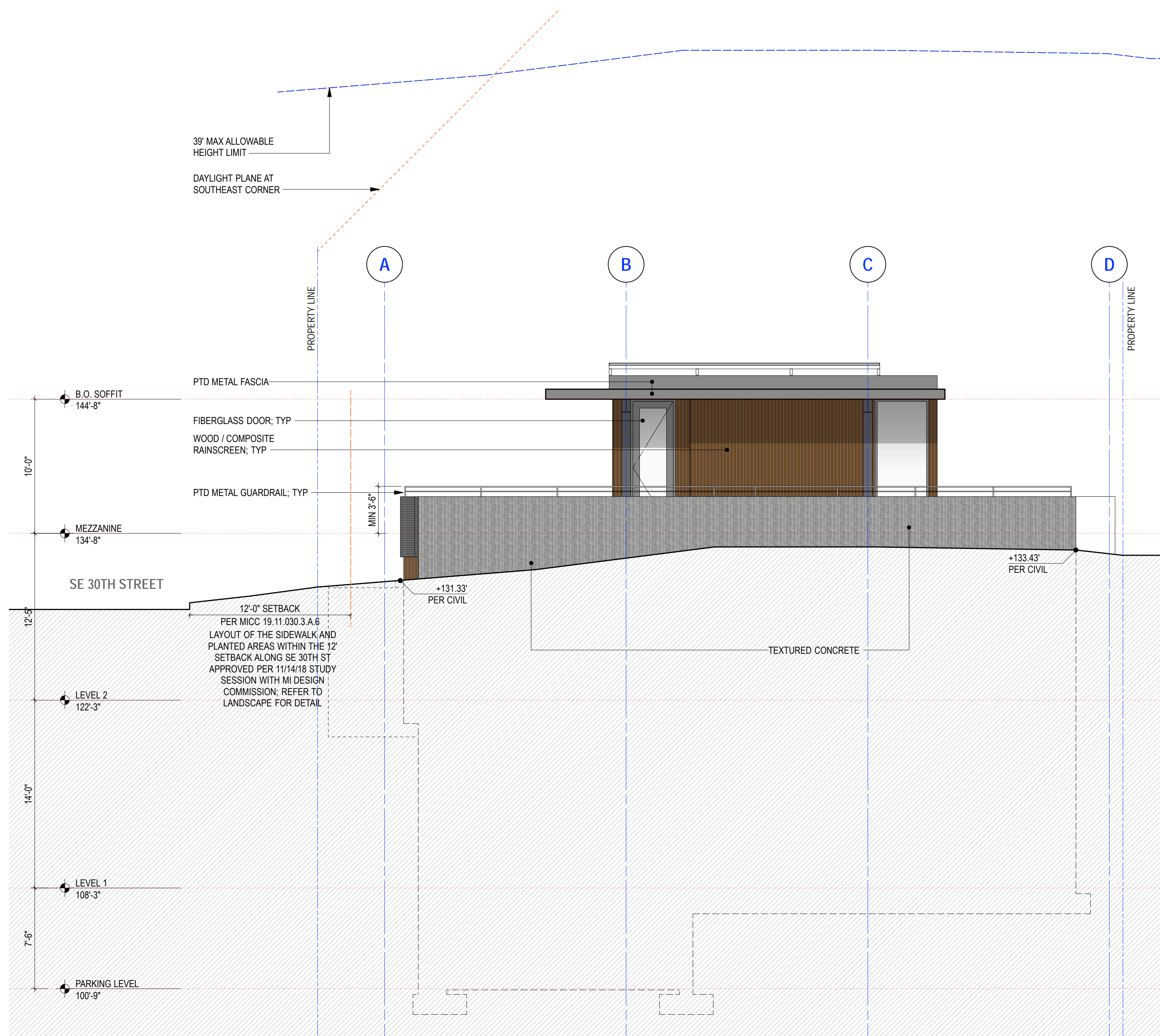
06/06/2019	LAND USE REV2
02/13/2019	DD / BUILDING PERMIT
12/12/2018	LAND USE PERMIT

SD SET
AUGUST 30, 2018
LEVEL 3 FLOOR PLAN

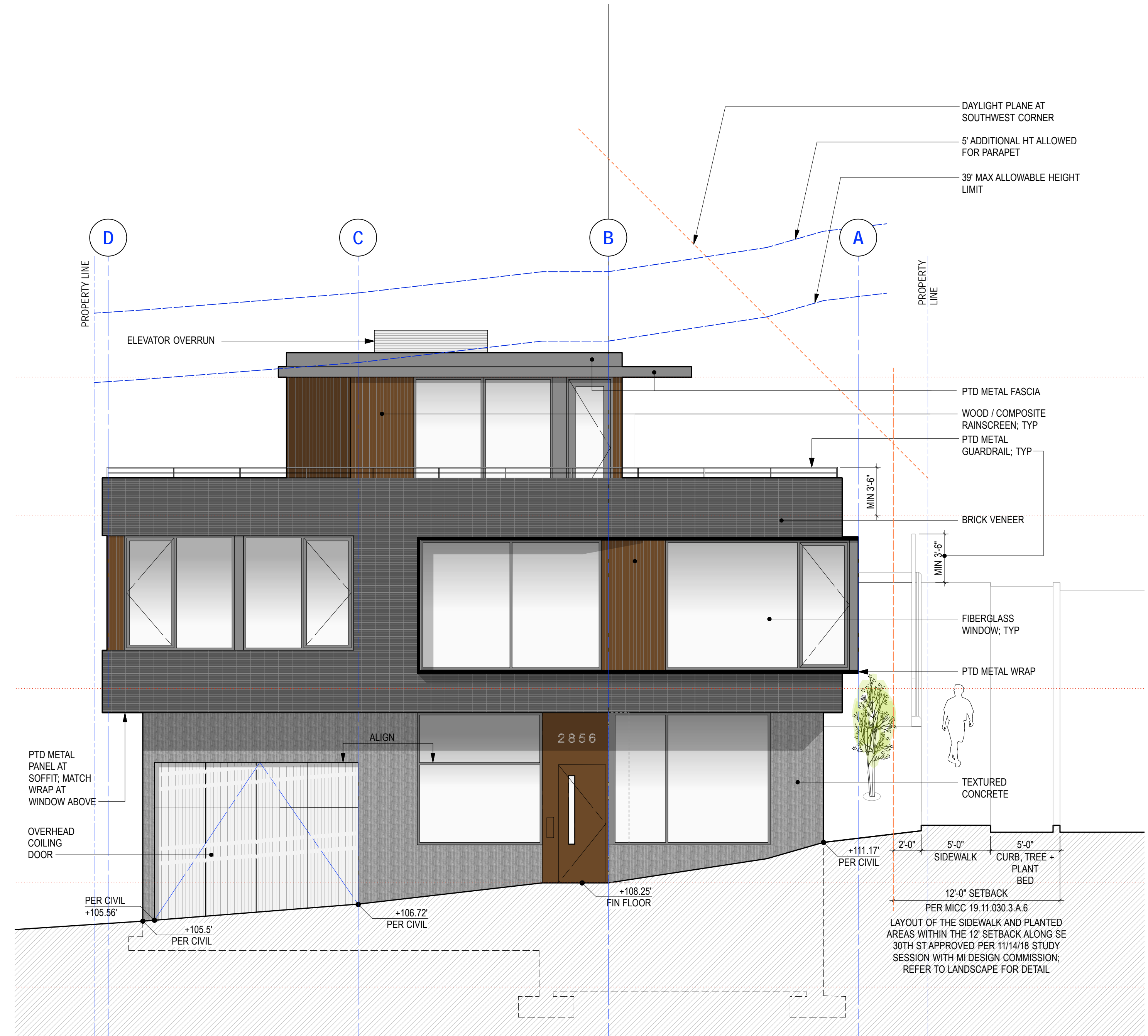


1 ROOF PLAN
SCALE: 3/16"=1'-0"

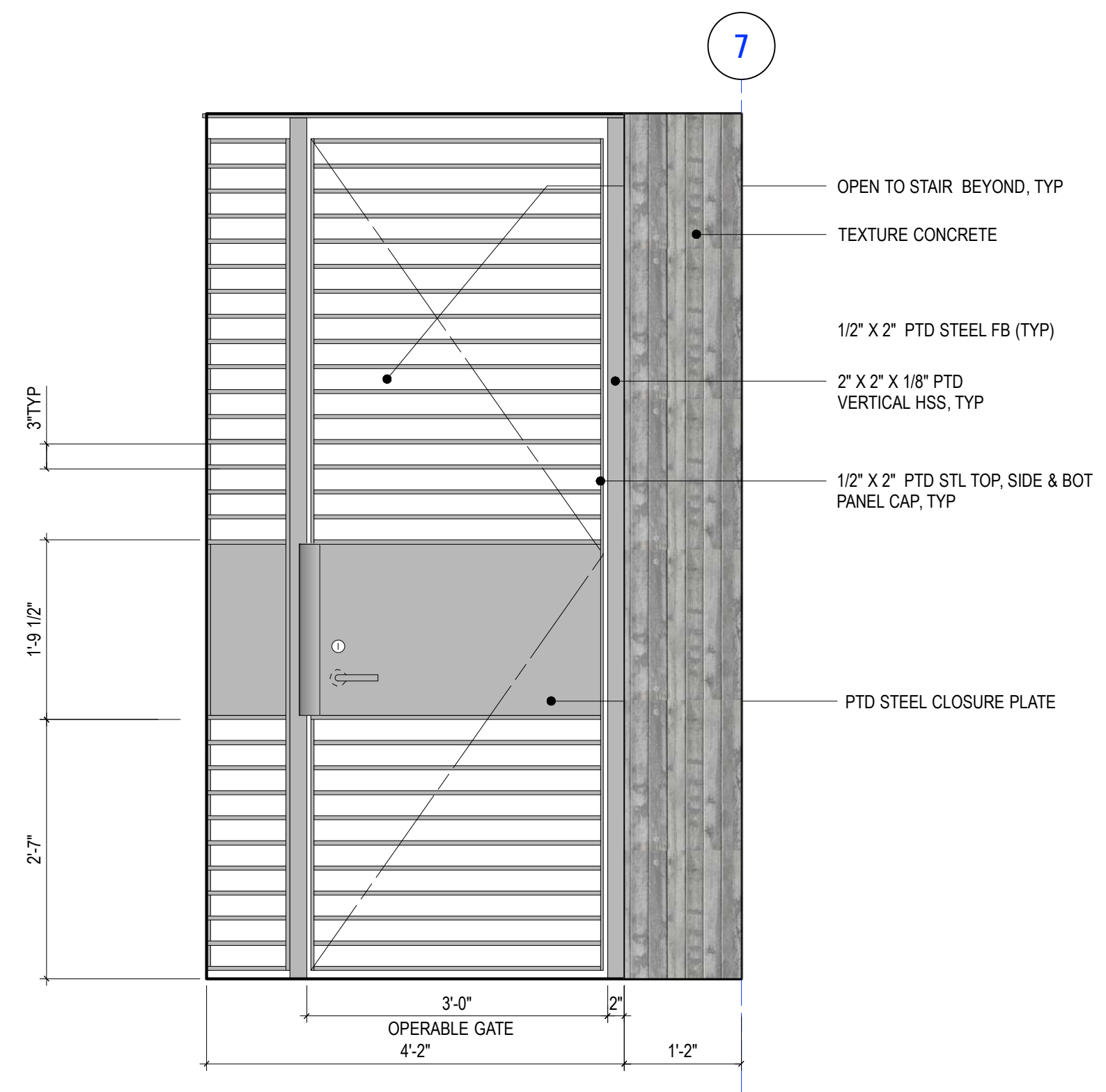




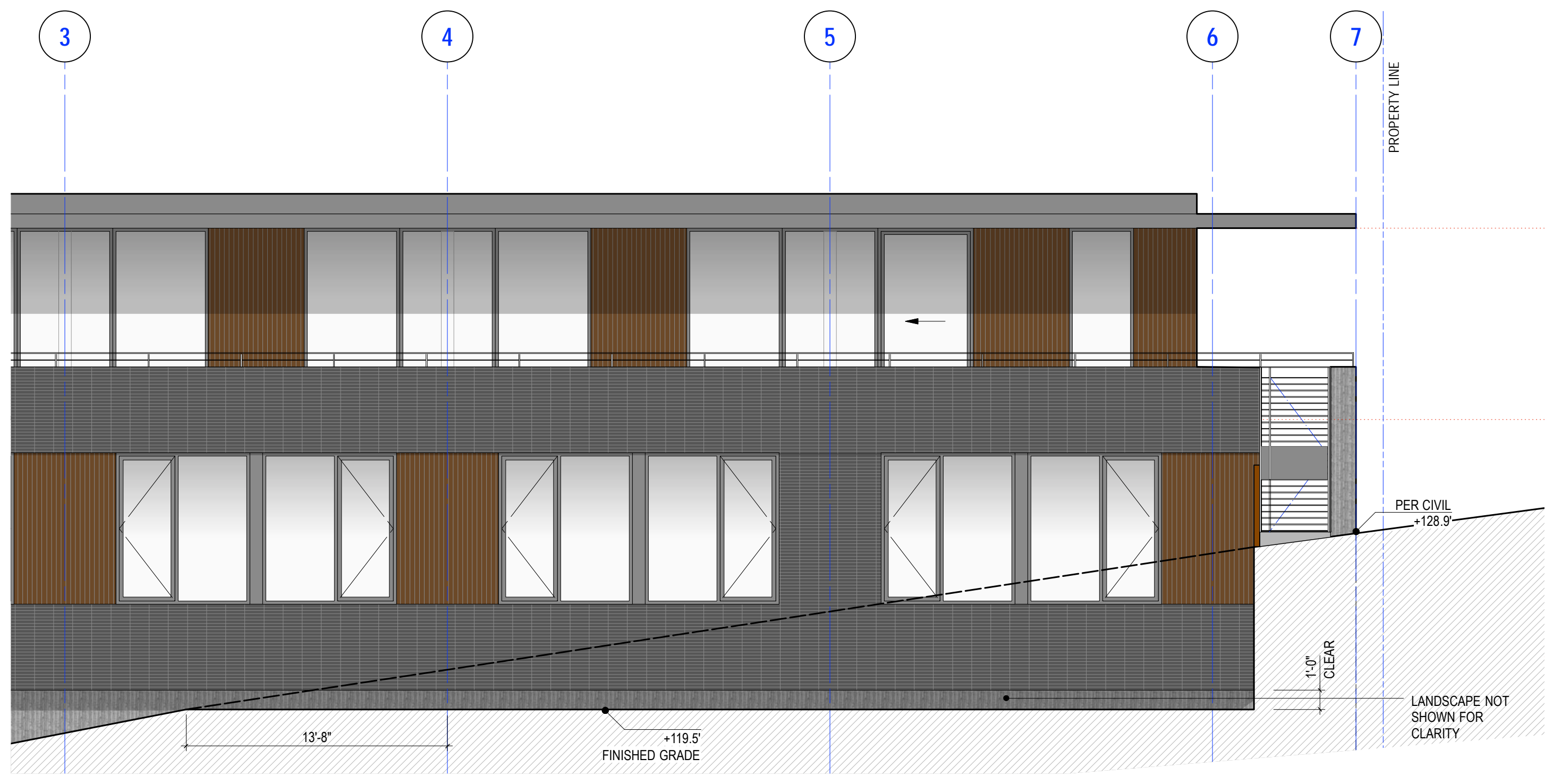
2 EAST ELEVATION
A300 SCALE: 3/16"=1'-0"



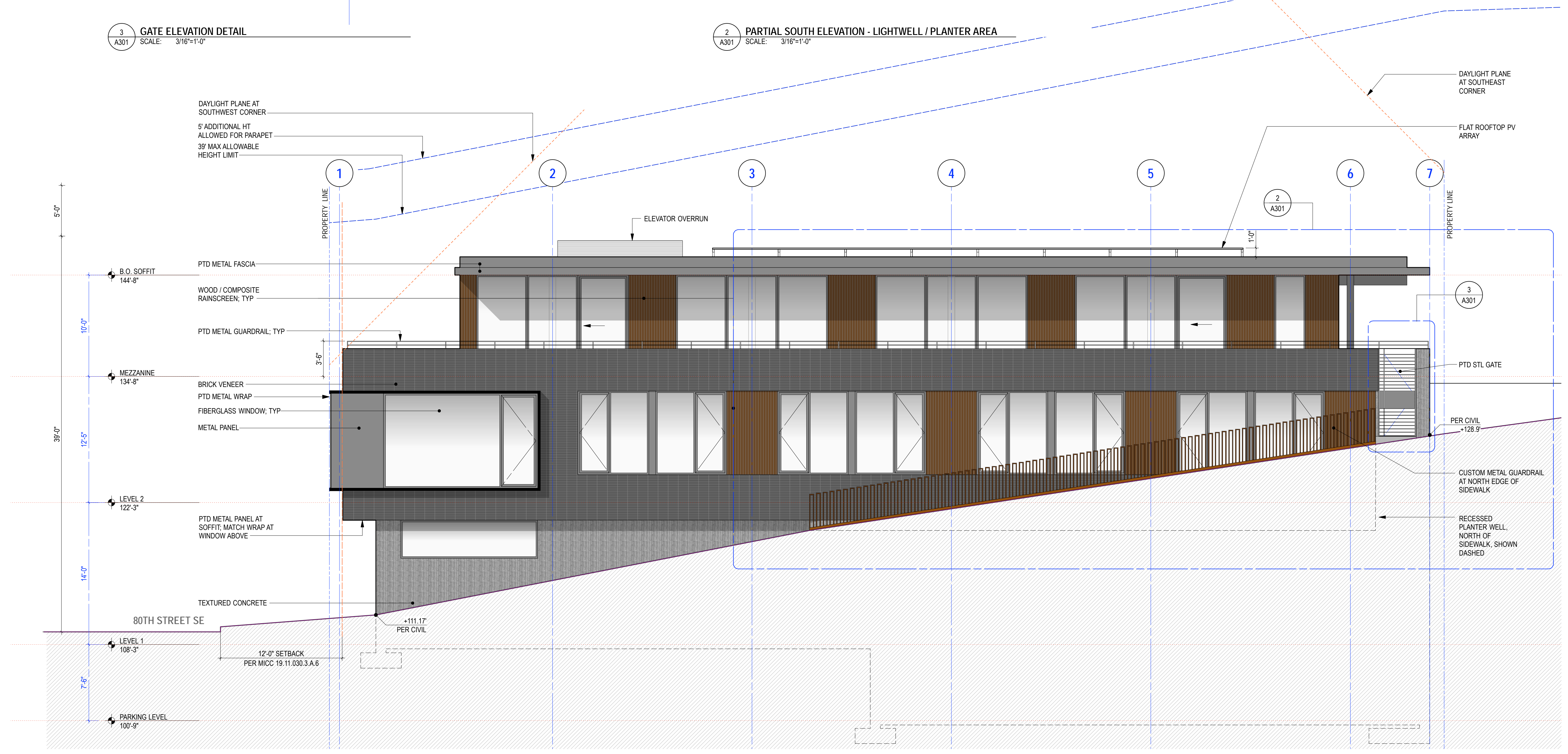
1 WEST ELEVATION
A300 SCALE: 3/16"=1'-0"



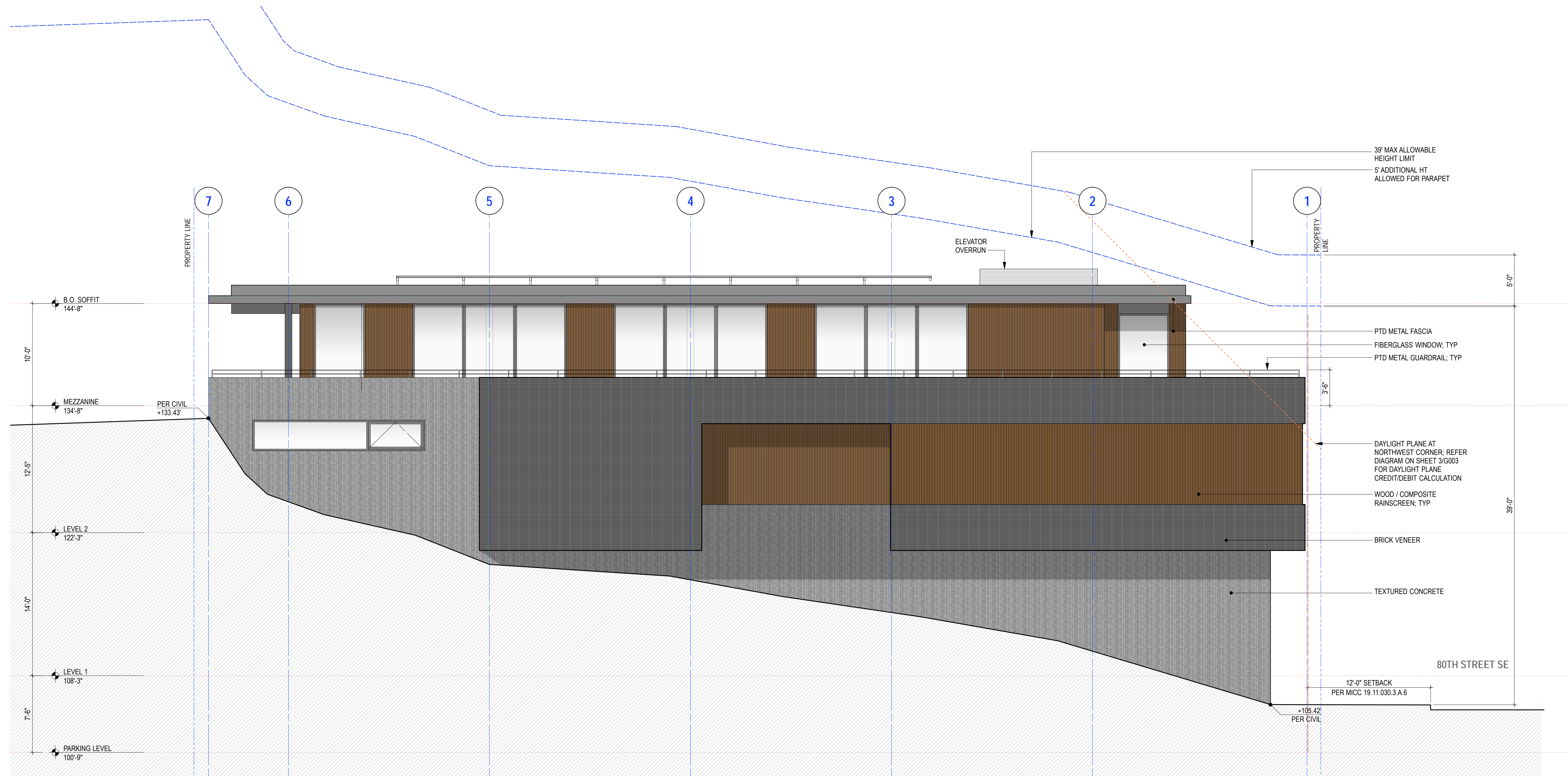
3 GATE ELEVATION DETAIL
A301 SCALE: 3/16"=1'-0"



2 PARTIAL SOUTH ELEVATION - LIGHTWELL / PLANTER AREA
A301 SCALE: 3/16"=1'-0"

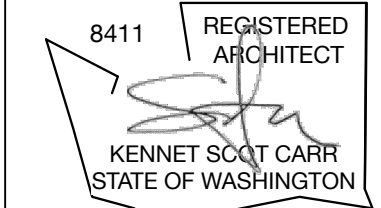


1 SOUTH ELEVATION
A301 SCALE: 3/16"=1'-0"



1 NORTH ELEVATION
 A302 SCALE: 3/16"=1'-0"

© PUBLIC47 Architects LLC 2018
 These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.



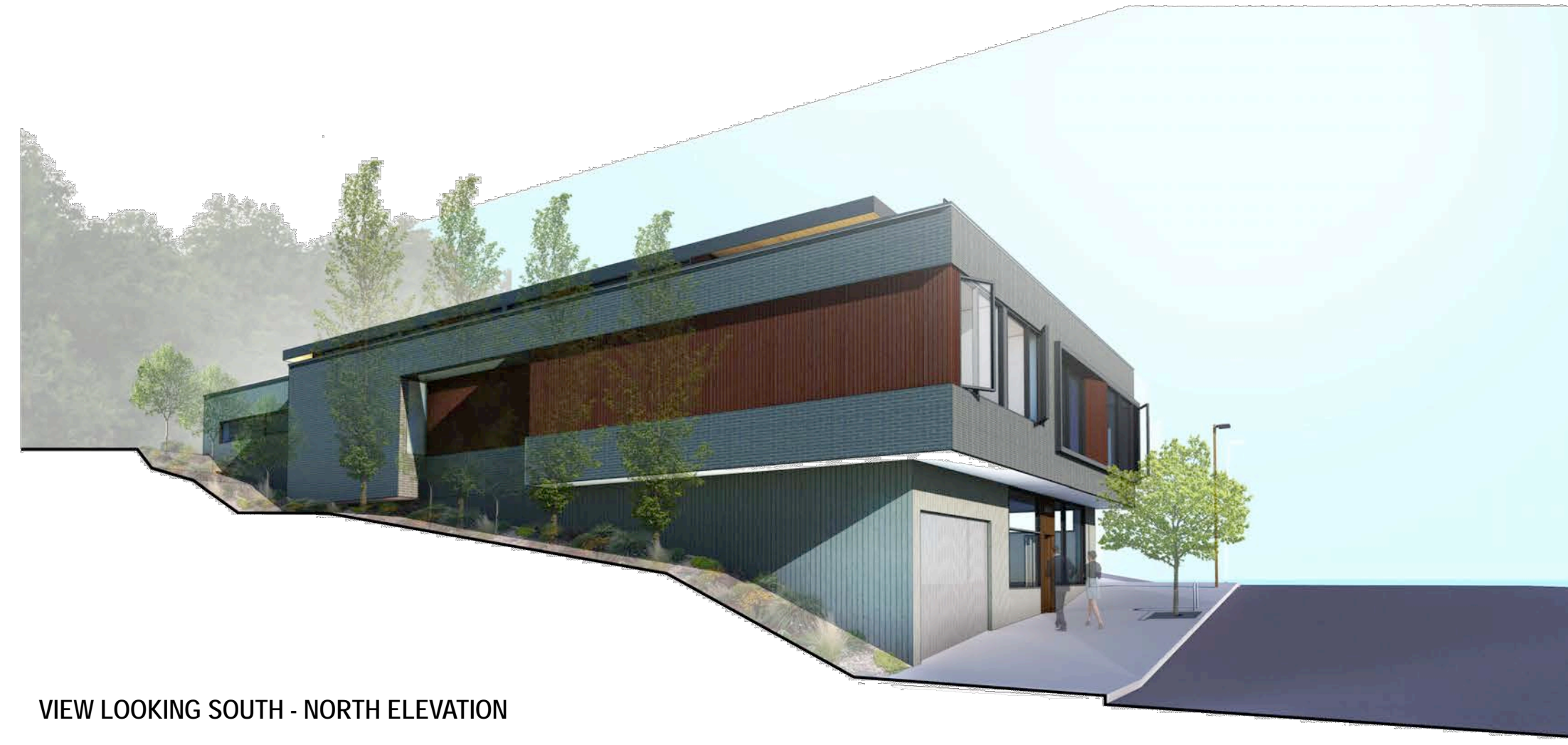
DATE REVISION

06/06/2019 LAND USE REV2
 02/13/2019 DD / BUILDING PERMIT

LAND USE PERMIT
 DECEMBER 12, 2018
 EXTERIOR ELEVATIONS

A302

PROPOSED MATERIAL PALETTE



MATERIAL PALETTE KEY:

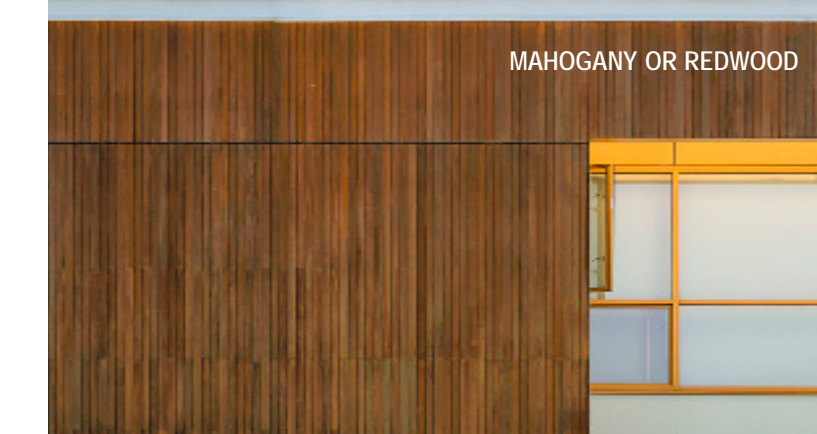
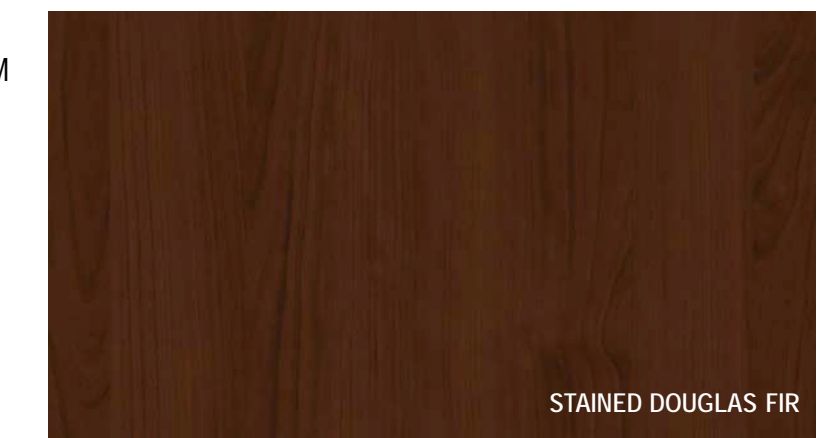
① BRICK



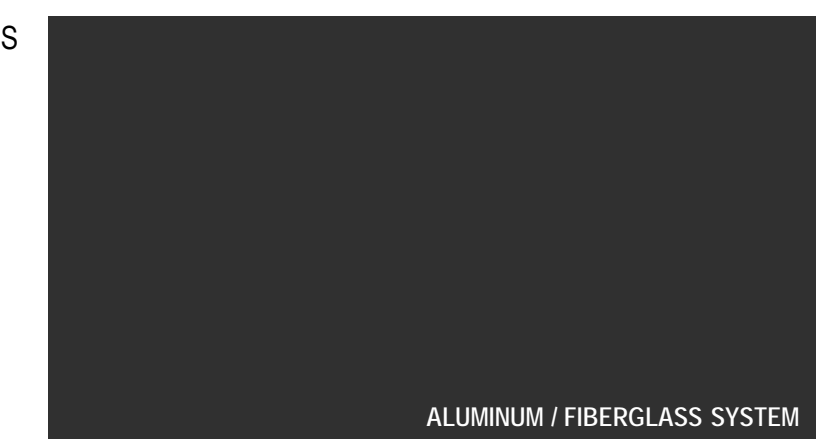
② TREATED CONCRETE

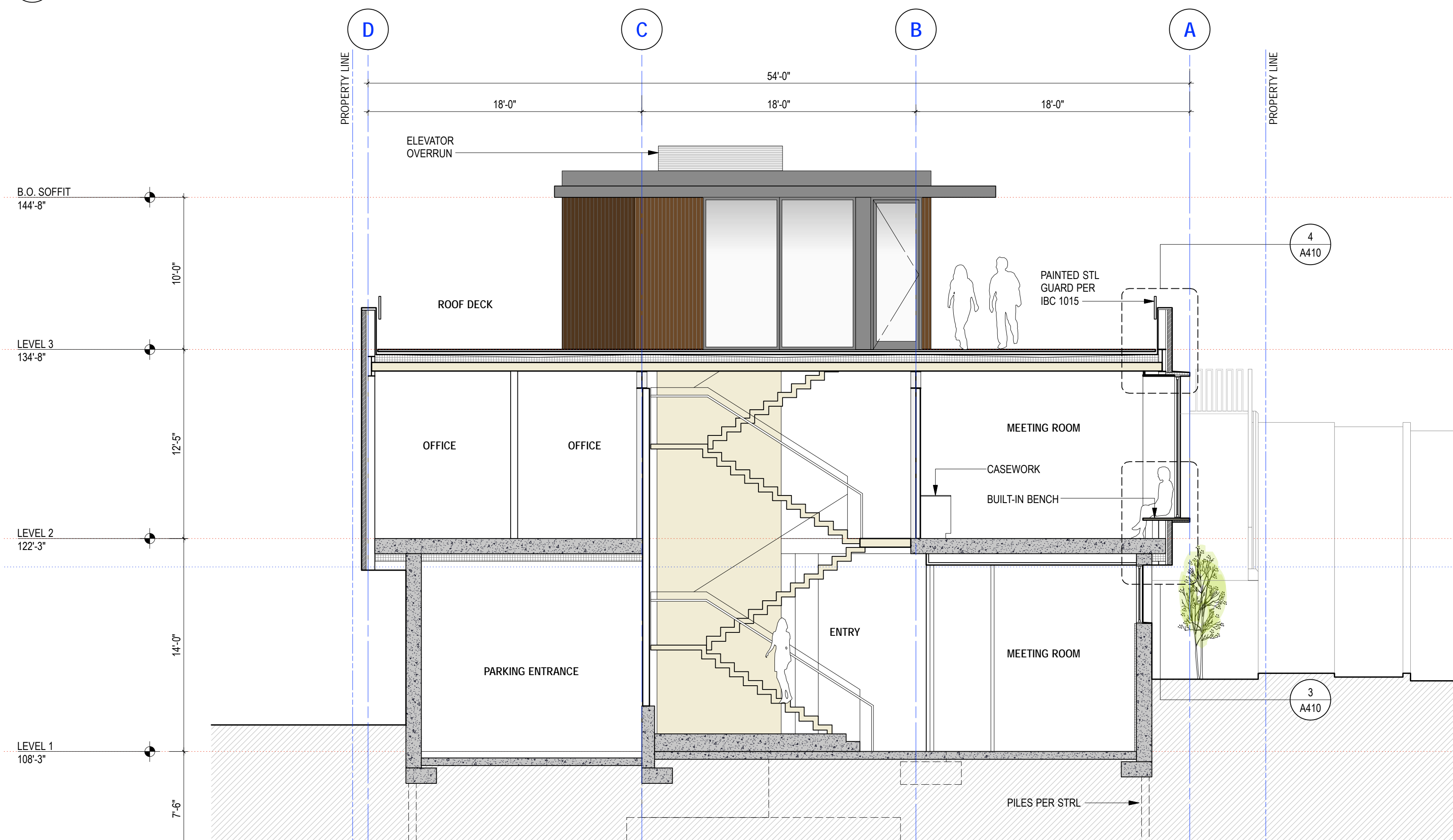
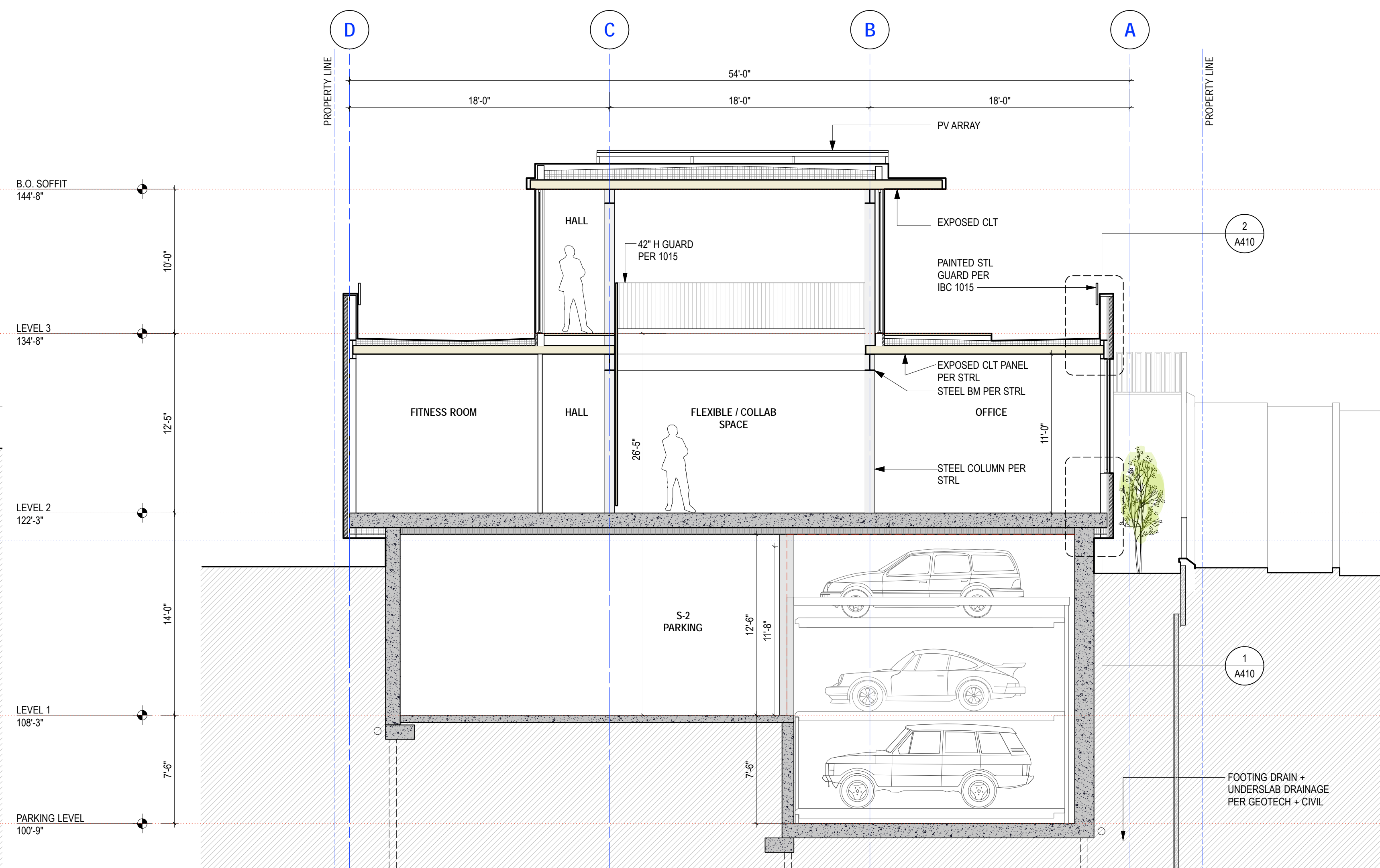
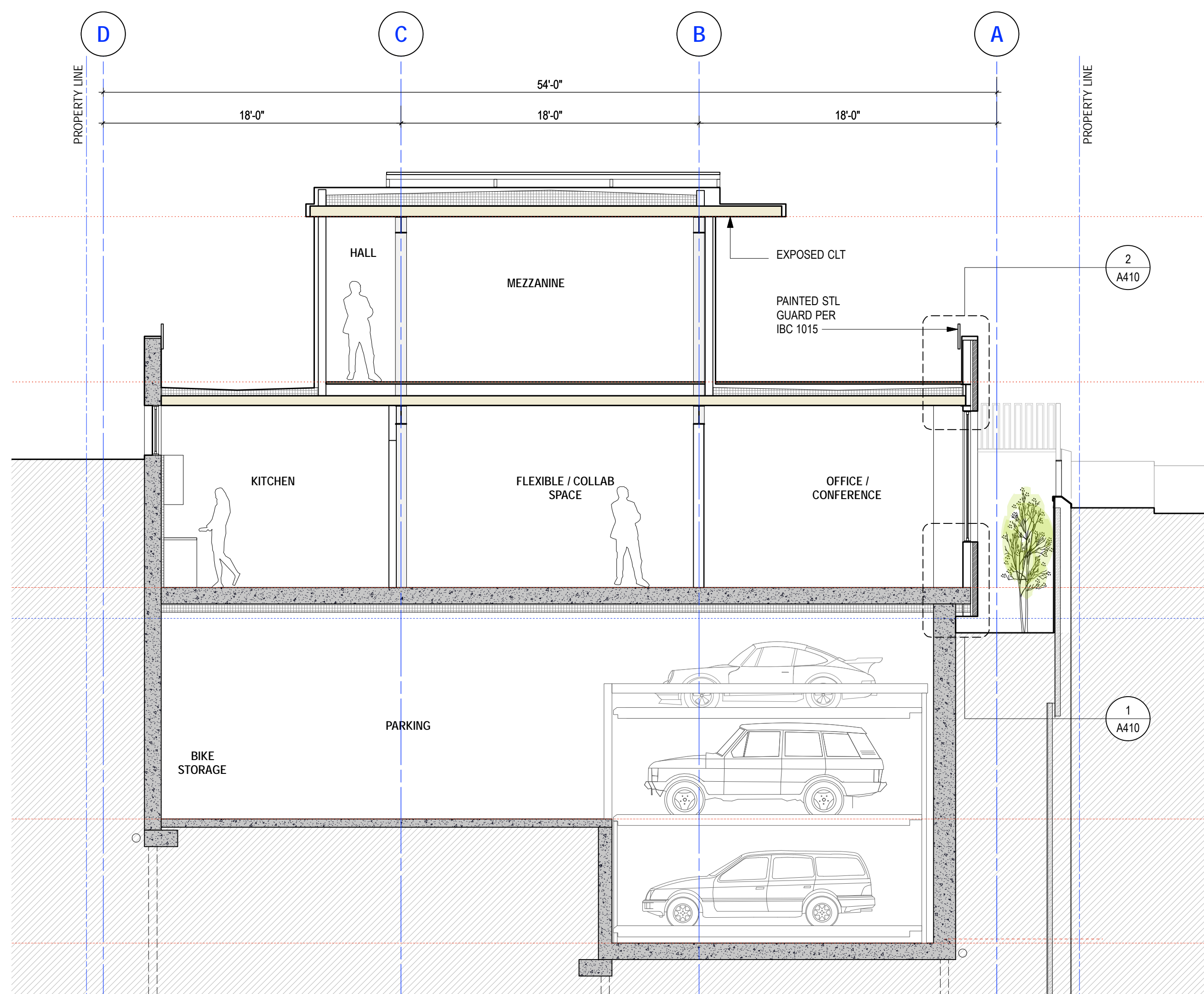


③ WOOD RAINSCREEN CLADDING AND CUSTOM WOOD DOOR ENTRY

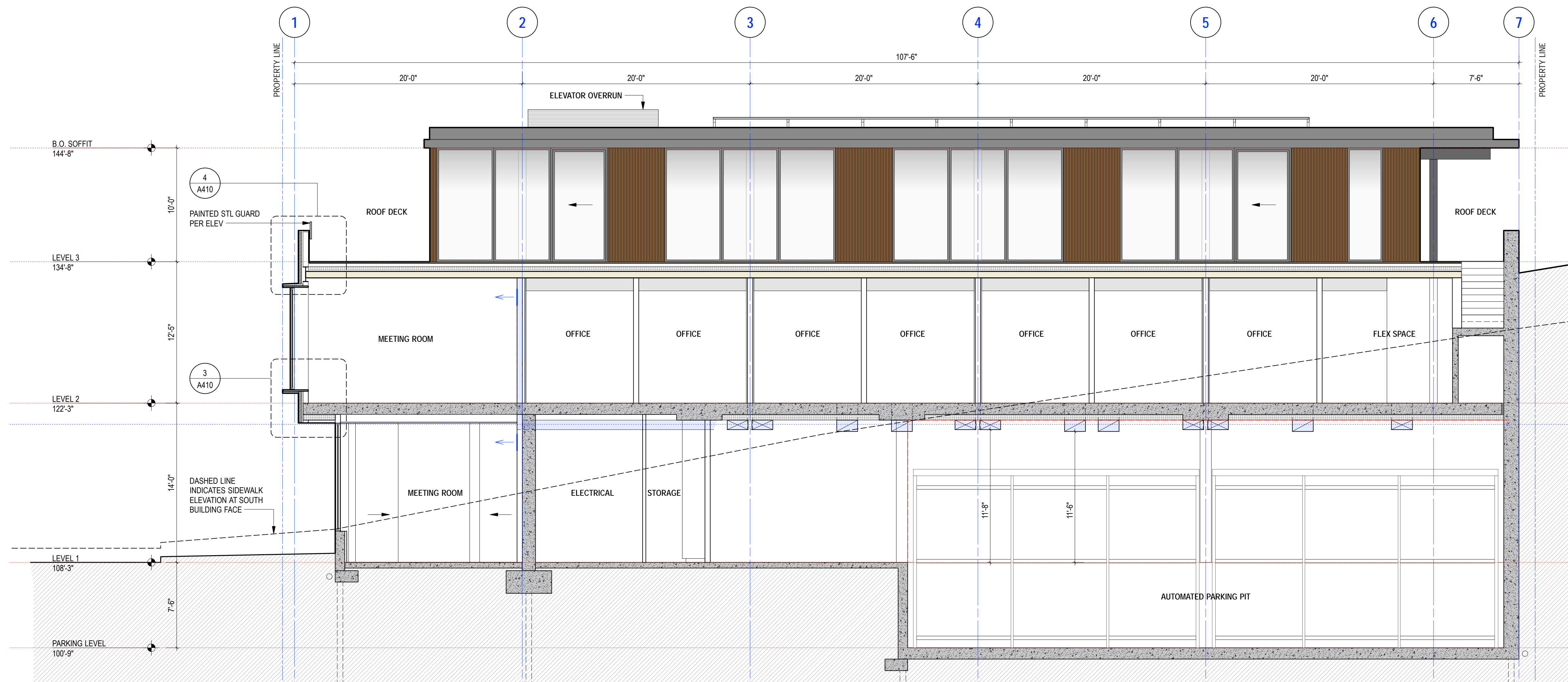


④ BLACK WINDOW FRAMES

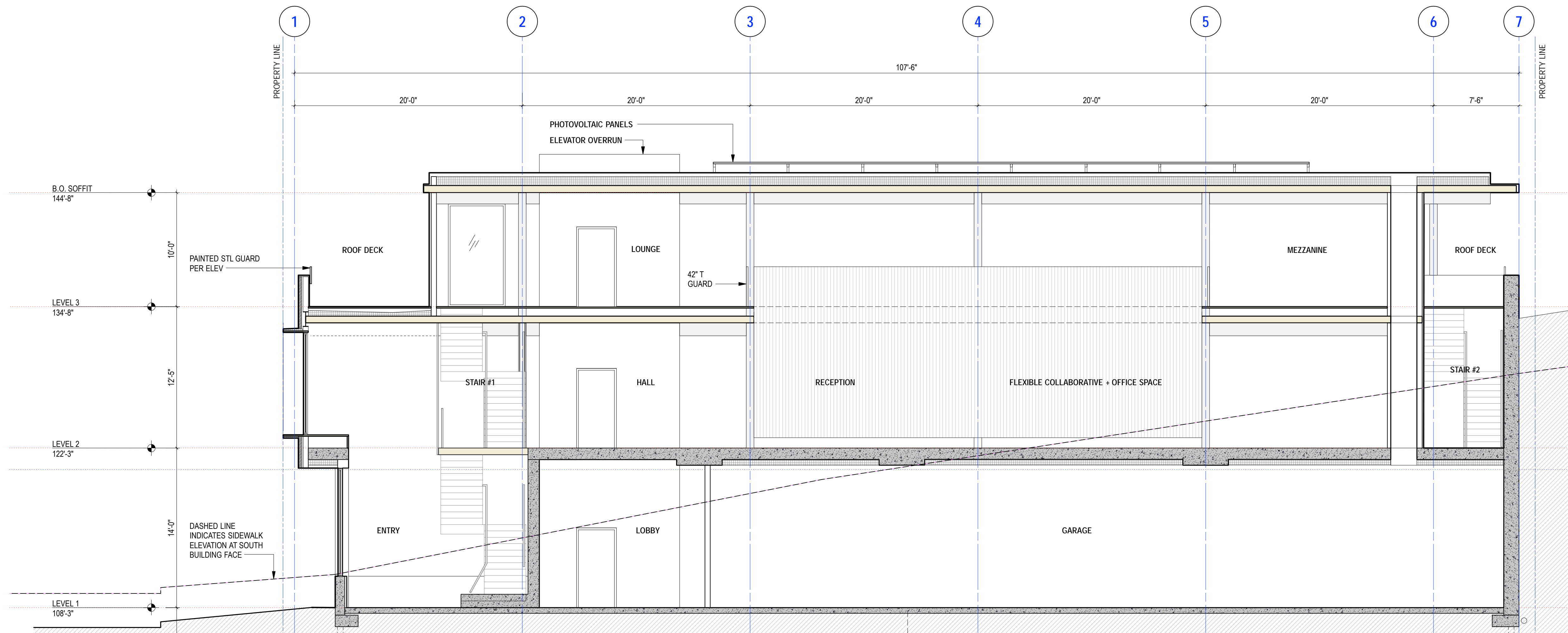




DATE	REVISION
06/06/2019	LAND USE REV2
02/13/2019	DD / BUILDING PERMIT
12/12/2018	LAND USE SET



2
A311 BUILDING SECTION
SCALE: 3/16"=1'-0"



1
A311 BUILDING SECTION
SCALE: 3/16"=1'-0"

DEVELOPMENT APPLICATION NARRATIVE

To: City of Mercer Island

From: Scot Carr, AIA | PUBLIC47
Danielle Rawson | PUBLIC47

Date: December 12, 2018

Subject: 2856 80th Avenue, SE
Mercer Island, WA 98040

Cc: File, owner

Attachments: Land Use Code Summary

Project Summary:

The proposed project consists of demolishing the existing 2,948-square foot (sf) office building and replacing it with a new 2-story, 12,108-sf office building with 1,376-sf mezzanine, for professional services. Parking for 17 vehicles will be located below grade and accessed from the NW corner of the site, from 80th Ave SE.

Site Address: 2856 80th Avenue SE
Site Area: 6,588 sf
Zoning: Town Center: TC-3 Subarea

Project Land Use Code Compliance:

Attached is the Land Use Code summary, for reference. This summary is also provided in the submitted Land Use Permit drawing set (PIN5452300540-Plans_LUP.pdf). Refer to sheets G002 and G003; code analysis summary and diagrams. These sheets illustrate how the project complies with the Mercer Island Unified Code, Chapter 19.11 Town Center Development and Design Standards.

END OF MEMO

MERCER ISLAND TOWN CENTER ZONING SUMMARY

SITE ADDRESS 2856 80TH AVENUE SE

ZONING TC-3 (TOWN CENTER SUBAREA 3)

OVERLAY NA

LOT AREA 6,588 (PER KING COUNTY)

PERMITTED USES (19.11.020) Per Use Table by Subarea, Office, Residential Dwellings, Restaurants, Retail (small-scale), Special needs group housing are all Permitted Uses

PROPOSED USE IS OFFICE

BULK REGULATIONS (19.11.030)

- 1 Maximum Allowable Building Height = 39';
Additional for Parapet and/or Sloped Roof = 5'
Ground Floor Height Adjacent to Streets = 15' - 27'

PROPOSED BUILDING HEIGHT IS BELOW THE MAXIMUM ALLOWABLE; REFER TO ELEVATIONS.

- 2 Base Building Stories Allowed = 2

PROPOSED BASE BUILDING = 2 STORIES : OK

- 3 The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building facade to the highest point of the roof structure excluding appurtenances. The base of the building facade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are not adjacent to a public sidewalk.

19.11.030.3a. PROPOSED MASSING WAS DISCUSSED ON 4/11/2018 WITH DESIGN COMMISSION AT STUDY SESSION. MEETING MINUTES FROM THE STUDY SESSION INDICATED THE FOLLOWING: "THE COMMISSION STATED THAT THE MASSING OF THE PROPOSED BUILDING MEETS THE INTENT OF THE CODE."

- 4 Mezzanines. A mezzanine shall not be counted as a story for determining the allowable number of stories when constructed in accordance with the requirements of the construction codes set forth in MICC Title 17.

PROPOSAL MEETS CRITERIA OF IBC 2015 505.2: MEZZANINES

- 5 Rooftop Appurtenances. If necessary, rooftop appurtenances may extend up to 10 feet above the maximum building height allowed, should be located at least 10 feet from the exterior edge of any building, and together with the screening provided for below, shall not cover more than 20

- 6 Setbacks: All structures shall be set back so that space is provided for at least 12 feet of sidewalk between the structure and the face of the street curb, excluding locations where the curbline is interrupted by parking pockets.

PROPOSED SETBACK = 12'-0"

- 7 Average Daylight Plane: 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, for 30' only
For each cubic foot that part of a building protrudes beyond the daylight plane ("debit"), the project must include an equivalent cubic footage of open space ("credit") either on the ground floor adjacent to the street (such as a public open space, courtyard or through-block connection), and/or by setting portions of the building facade farther back beneath the daylight plane.

SEE DIAGRAM 3/G003 FOR DAYLIGHT PLANE CALCULATION

GREEN BUILDING STANDARDS (19.11.050)

Any major new construction shall meet the LEED Gold 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.

THE PROPOSAL IS PURSUING LEED GOLD. REFER TO 1/G002 FOR THE CURRENT LEED SCORECARD DESCRIBING THE CREDITS BEING PURSUED. THE FOLLOWING LIST IS A BRIEF NARRATIVE OF GOALS THE PROJECT IS PURSUING:

- Project is located on a previously developed, high priority site and within walking distance to many basic services.
- The project will incorporate bicycle parking and showers, as well as preferred parking for carpools and green vehicles.
- The project will utilize high efficiency irrigation and high efficiency indoor plumbing fixtures.
- The proposed design uses VRF heat pumps, a dedicated outdoor air system (DOAS) and on-site PV to achieve at least 38% reduction in energy performance, compared to ASHRAE.
- Further energy efficiency may be realized through triple pane windows and/or lighting power reductions.
- The project will implement sustainability best practices during construction, including recycling construction waste, using low-emitting products and minimizing IAQ problems.

SITE DESIGN (19.11.060)

- A All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:

Decorative Landmarks, Kiosks, Additional, contribution to a public art or design project within close proximity to the new construction, such as the city's I-90 Artway; and/or transit-oriented development (TOD) amenities, such as facilities that support bicycle use.

PROPOSED MINOR SITE FEATURES: BICYCLE RACKS, CUSTOM STREET NAMES EMBEDDED IN SIDEWALK PAVING, AND CUSTOM STONE SLAB BENCHES, REFER TO LANDSCAPE FOR LAYOUT INFORMATION; PROPOSAL DISCUSSED 11/14/2018 WITH DESIGN COMMISSION AT STUDY SESSION: PRELIMINARY APPROVAL GRANTED - SEE LANDSCAPE FOR INFO.

GREENERY AND OUTDOOR SPACES

25% Of site area shall be Landscaped per below - 2065 SF

SITE AREA = 6588-SF; 25% = 1647-SF. PROPOSED LANDSCAPE AREA = 2065-SF. 2065-SF > 1647-SF: OK.

(19.11.070)

- 100% Rate for ground level planting beds, trees bonus
- 50% Green Roofs
- 125% Artistic Green Walls
- 75% Standard Green Walls
- 50% Vine trellis / arbors

SCREENING (19.11.080)

- 2 Garbage, Recycling Collection, Composting and Utility Areas. Garbage, recycling collection, food scrap composting and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated.

GARBAGE LOCATED IN BUILDING; SEE A100

LIGHTING (19.11.090)

Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design

SEE SITE LIGHTING PLAN DIAGRAM ON 4/G003

BUILDING DESIGN (19.11.100)

- A Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area. Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks. Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.

THE PROPOSED BUILDING IS ORIENTED TO THE STREET, PROVIDES VISUAL INTEREST TO PEDESTRIANS, AND INCORPORATES A VARIETY OF ARCHITECTURAL ELEMENTS INCLUDING MATERIAL CHANGES, WEATHER PROTECTION FOR PEDESTRIANS, BUILDING OVERHANG THAT ARTICULATES THE SECOND STORY, AND WINDOW PROJECTIONS. FURTHER, THE PROPOSED BUILDING PROVIDES LARGE AMOUNTS OF LANDSCAPING AND A STREET LEVEL ENTRANCE.

- B.1 Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass. Upper story windows should be divided into individual units and not consist of a "ribbon" of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.

THE PROPOSED BUILDING FACADES ARE MODULATED AND BALANCED TO PROVIDE TRANSPARENCY AND THERE ARE NO RIBBON WINDOWS. THE SECOND LEVEL OVERHANGS THE GRADE LEVEL PROVIDING COVER AT THE SIDEWALK, BEYOND THE 12' SETBACK, AND VISUAL INTEREST AT STREET LEVEL.

- B.2 Street Facing Facades shall include at least (7) of the following elements on the street facing facades
Window and door treatments, Decorative light fixtures, Unique façade treatment, Decorative paving, Trellises, railings, grates, unique landscaping, Flower baskets, Recessed entrances, Balconies, Medallions, Belt Courses, decorative Masonry or tileworks, Handcrafted pedestrian-scaled designs, Projecting metal and glass canopy, Clerestories over storefront, other elements.

SEE DIAGRAM 2/G003 SHOWING COMPLIANCE

- B.5 Walls. Untreated blank walls are prohibited. A blank wall is a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door.

PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION, PROPOSED DESIGN MEETS INTENT OF SECTION 19.11.100.5.

- B.6 Entrances. Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.

PROPOSED BUILDING ENTRANCE IS LOCATED ALONG 80TH AVE SE SIDEWALK AND IS RECESSED BELOW THE SECOND STORY FAÇADE. LANDSCAPE PLANTERS ARE LOCATED ALONG EACH SIDE WITH A CUSTOM STONE BENCH TO THE SOUTH. REFER TO LANDSCAPE FOR LAYOUT INFORMATION.

- B.13 Weather Protection. Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.

MATERIALS AND COLOR
(19.11.110)

- A Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.
- B.1 Building Exteriors. Building exteriors should be constructed from high quality and durable materials
- B.2 Regional Focus. Materials and colors should reflect the city's regional setting.
- B.3 Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.
- B.4 Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
- B.5 Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.
- B.6 Bright Colors. Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements
- B.7 Undesired Materials. Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should be limited to use as a minor building facade element.
- B.8 Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.

PROPOSED MATERIALS APPROVED PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION

STREET STANDARDS
(19.11.120)

All major new construction abutting 77th Avenue SE or 78th Avenue SE shall improve the right-of-way adjacent to the property as required in Figure 14. Major new construction abutting all other streets shall improve the right-of-way adjacent to the property as required by the Mercer Island Town Center Streetscape Manual. The design commission may require or grant a modification to the nature or extent of any required street improvement for any of the following reasons upon recommendation by the city engineer:

- A If unusual topographic or physical conditions preclude the construction of the improvements as required; or
- D If other unusual circumstances preclude the construction of the improvements as required.

PROPOSED DESIGN OF THE STREETScape ALONG SE 30TH ST IS A MODIFICATION TO THE MI STREETScape GUIDELINES DUE TO THE UNUSUAL TOPOGRAPHY OF THE SITE. PER 11/14/2018 MI DESIGN COMMISSION STUDY SESSION, PROPOSED DESIGN MEETS INTENT OF SECTION 19.11.120; REFER TO LANDSCAPE

PARKING, VEHICULAR, AND PEDESTRIAN CIRCULATION
(19.11.130)

The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians. Development shall provide adequate parking with safe and convenient pedestrian access. Parking stalls shall be located within a structure, underground or behind buildings. Parking structures should not dominate the street frontage, and must blend with the building's architectural theme.

- B.1 Parking Requirements: RETAIL = 5-10 per 1,000 SF; FINANCIAL SERVICES, PROFESSIONAL SERVICES = 3-5 per 1,000 SF

Design of Structured Parking.

- i. Relationship to Main Building. Parking structures should be architecturally integrated or designed with an arch'l theme similar to the main building.
- ii. Screening. A floor of a parking structure should not face the street. If the design commission determines that there is no feasible alternative to a street-facing floor of a parking structure, then the perimeter of the floor of a parking structure facing the street should have a screening mechanism designed to shield vehicles and any mechanical appurtenances from public views.
- iii. Street Side Edges. An architectural treatment, landscaping and/or space for pedestrian-oriented businesses along the street-side edges of the parking structure shall be provided.
- iv. Pedestrian Access. Where possible, pedestrian elevators and stairwells serving structured parking shall be located in a public lobby space or out onto an active public street.

PROPOSED PARKING WAS DISCUSSED ON 04/11/2018 WITH DESIGN COMMISSION AT STUDY SESSION; PRELIMINARY APPROVAL OF PARKING SPACE COUNT, SPACE SIZE, AND PARKING ENTRANCE WIDTH WAS GRANTED. A PARKING DEMAND STUDY, UPDATED OCTOBER 11, 2018, ESTABLISHED THAT THE PROJECT DEMAND FOR THE PROPOSED USE IS LESS THAN 3 SPACES PER 1,000-SF OF OFFICE. BASED ON THE UPDATED PROPOSED OFFICE AREA OF 5,250-SF; 15.75 SPACES ARE REQUIRED. CURRENT PROPOSAL INCLUDES 17 PARKING SPACES. PROPOSED SPACES ARE APPROXIMATELY 8'-6" X 19'-0". THE PROPOSED UNDERGROUND PARKING ENTRANCE IS 14'-7" WIDE.

SIGNS
(19.11.140)

Objectives. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of business store frontage. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

MEMORANDUM

To: Andrew Leon, City of Mercer Island Date: June 6, 2019
From: Scot Carr, PUBLIC47 Architects Cc: File
Subject: DSR18-024 Review (May 2, 2019)

This memo addresses issues identified in the May 2, 2019 letter for 2856 80th Avenue SE. Issue verbatim from letter in italics, response below.

1. *MICC 19.11.090(B)(2) states that lighting should use LED or similar minimum wattage light sources, which give a more "natural" light. Non-color corrected low pressure sodium and mercury vapor light sources are prohibited. The provided lighting plan on sheet G003 of the site plan does not provide information on the type of light proposed for the exterior of the building. Please provide information on light type.*

Response: Fixtures are LED, with color temperature of 3000k. A note has been added to 4/G003.

2. *The site plan does not show any signage proposed for this building. Please verify that no signage is proposed for the building. If signage is proposed for the building, please provide information about how it complies with MICC 19.11.140, Signs.*

Response: The owners only want the building address for signage, as shown on the exterior elevations (A300's).

3. *Please provide permission from tree owners shown for removal on L1.0. Trees 1-5 are on privately owned property. Trees 11, 12, 13, and 14 are on WSDOT property.*

Response: Trees #1 and #12 are on inside the Property Line on the subject property, and do not require permission for removal. The remaining trees are no longer shown to be removed on L1.0.

4. *The civil plans on the design review application must be the same as those in the building permit set. Currently, the two submittals use different versions of the civil plans.*

Response: New sheets are included in the uploaded drawing set.

5. *Code Alternates: Three code alternates have been submitted and require the approval of the building official. They're available in a 1/28/19 letter to Don Cole and concern exiting from the garage level, detailing of Stair #2 (east stair), and the automated parking system.*

Response: No action required. From May 3, 2019 meeting with Don Cole and Gareth Reece, Code alternates are under review.

6. *The east exit currently discharges to unimproved land which does not meet the IBC definition of Public Way, which requires a clear width and height of 10' leading to a street that has been permanently appropriated to the public for*

public use. Potential impacts of this item could be revisions to the north and/or south elevations to provide discharge to the south or requirements/agreements to improve and maintain the adjacent land.

Response: The exit has been revised to lead to the sidewalk on the south, please see A101, A102, and A301 as well as the Civil and Landscape sheets. This has been reviewed with Building Code and Land Use, prior to submittal. Also, please see proposed gate detail located on A301.

7. *The proposed automated parking system has not been reviewed for code compliance. The code alternate proposed in item #1 would only establish criteria for its evaluation. Potential impacts of this item could be a reduction in parking spaces provided or limitations on how that parking could be used (for instance it currently appears that no public parking is provided).*

Response: Following the May 3, 2019 meeting with Don Cole and Gareth Reece, additional information on the parking system has been provided to the building department in summary as follows: The system is ETL certified meaning it has gone through a product certification process, is partially inspected upon assembly, then a final inspection on site where it gets an "ETL" sticker and a number. This is functionally similar to a UL listing in that an independent 3rd party has inspected and certified the product to meet standards and codes.

8. *The extent and location of wall tiebacks required for foundation construction will need to be coordinated with the city development engineer.*

Response: No action required. This is not a design review item.

9. Photovoltaic Array (New Item)

Response: A 19.2 kW PV array is shown on A001, A103, and the elevation sheets. While the Land Use code does not explicitly address PV and solar, the array complies with MICC 19.11.030(A)(5). Dimensions are shown on the plans. Note also, the PV array is proposed as part of the strategy to meet the city LEED Gold requirement.

END OF MEMO

TECHNICAL MEMORANDUM

Project: Mercer Island Office – 2856-80th Avenue SE

Subject: Parking and Trip Analysis

Date: October 11, 2018

Author: Jennifer Barnes, P.E., Associate Principal

This memorandum presents parking demand analysis requested by the City of Mercer Island (City) to support a proposed office redevelopment project located at 2856-80th Avenue SE. The purpose of this analysis is to determine the typical peak parking demand expected to occur with the project, to support City zoning code requirements as set forth in Mercer Island City Code (MICC) Chapter 19.11.130.

1. Project Description

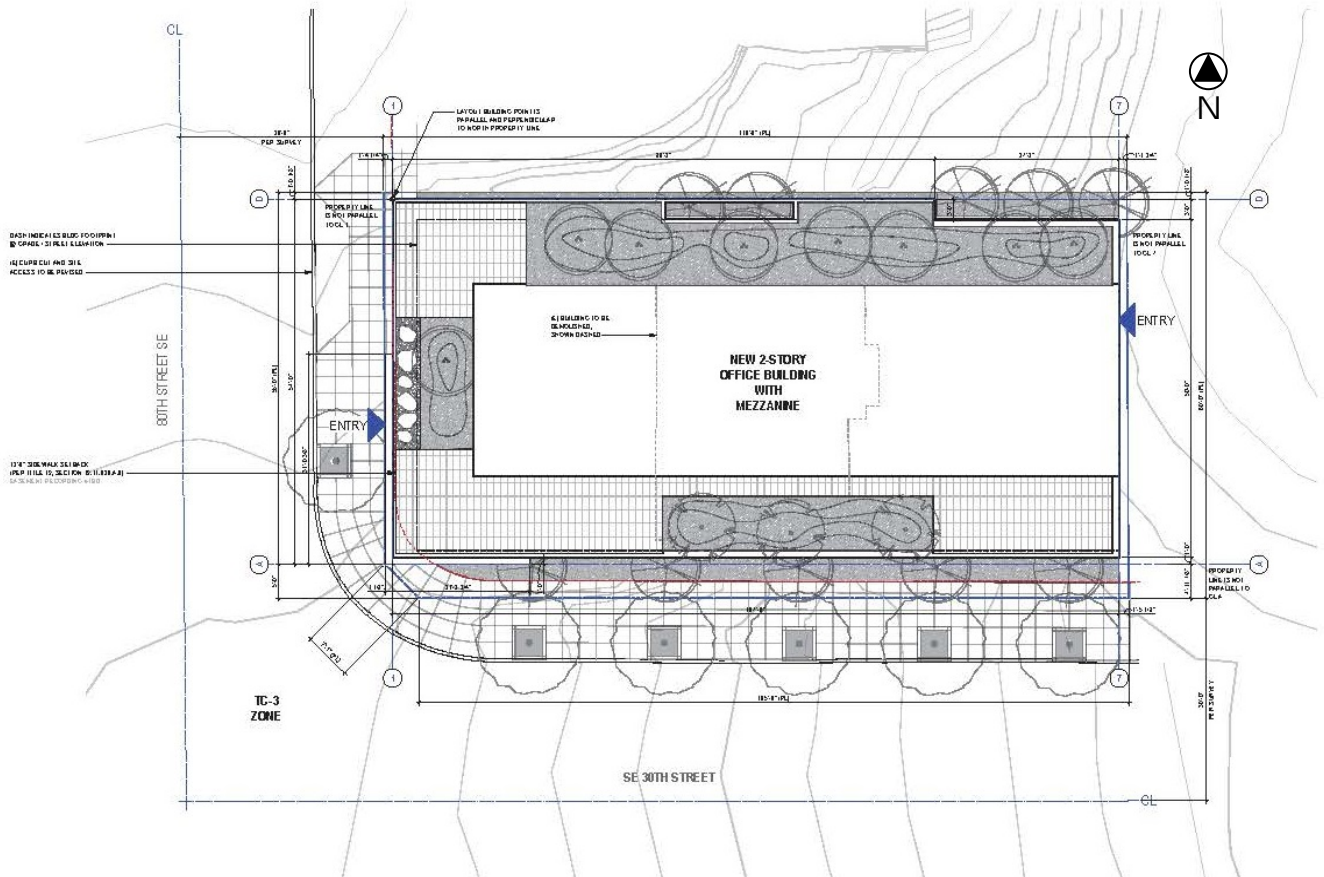
The project would demolish an existing 2,948-square foot (sf) office building and replace it with a new 5,389-sf office building. The existing site is shown on Figure 1. There are two small surface parking lots on the site—on the west side of the building, a paved lot with six striped spaces is accessed from 80th Avenue SE, and on the east side, a gravel lot with space for four vehicles is accessed from SE 30th Street. The project would replace these surface lots with a below-grade 17-space parking garage, accessed from 80th Avenue SE. The proposed site plan is shown on Figure 2.

Figure 1. Project Site Location



Source of image: Google Maps, Accessed October 2017.

Figure 2. Site Plan



Source: Public47 Architects, August 30, 2018.

The existing office is occupied by the building owner; the firm has five employees (two full-time, three part-time), and some space is leased to a tenant with one part-time employee. The project is primarily intended to provide more comfortable and efficient space for the existing firm, and is not planned to increase employee capacity of the business. With the project, it is anticipated that staffing could increase by one part-time employee, but the firm would no longer lease space to the additional tenant.¹ Therefore, the project is not expected to change the number of employees on site, nor would it affect the operating characteristics of the occupying business.

The project site is located in the Town Center subarea of Mercer Island and is zoned TC-3. Mercer Island City Code (MICC) Chapter 19.11.130.B.1(a) establishes a range of parking stall requirements for uses within the designated Town Center area. Analysis presented in the following sections will show that parking supply at the lower end of the code requirement range would be appropriate for the proposed use.

¹ Telephone conversation between Lizzie Sherland, East Seattle Partners, and Jennifer Barnes, Heffron Transportation, September 26, 2017.

2. Existing Parking Demand

Field counts of parking demand were conducted by Heffron Transportation staff at the existing site on Tuesday, October 3, and Thursday, October 5, 2017. Parking time-of-day information provided by the Institute of Transportation Engineers (ITE)² indicates that peak parking demand typically occurs during mid-morning (~10:00 A.M.) for offices in suburban locations and mid-afternoon (~2:00 P.M.) for offices in urban locations. The parking counts were conducted during each of these two periods; the results are summarized in Table 1. As shown, the average parking demand was observed to be 5 vehicles in the morning and 7 vehicles in the afternoon. The peak observed demand was 8 vehicles. It was noted that the same 4 parked vehicles were present in all of the counts, and it is assumed that these cars belong to employees at the site. Additional vehicles, which could be generated either by part-time employees or visitors, ranged from 0 to 4.

Based upon the size of the existing office building, the observed peak demand of 8 vehicles translates to a rate of 2.71-spaces-per-1,000 sf. As shown in the table, this is slightly lower than the ITE peak parking demand rate for suburban offices, and slightly higher than the urban office rate, but it is comparable to both.

Table 1. Existing Parking Demand

	Study Period	
	Weekday Mid-Morning (~10:00 A.M.)	Weekday Mid-Afternoon (~2:00 P.M.)
Parking Demand Counts		
Tuesday, October 3, 2017	4	8
Thursday, October 5, 2017	6	5
Average	5	7
Peak Observed Parking Demand	8	
Peak Parking Demand Rate ¹	2.71 spaces / 1,000 sf	
ITE Rate (for comparison) ²	2.84 spaces / 1,000 sf (suburban), or 2.47 spaces / 1,000 sf (urban)	

Source: Heffron Transportation, Inc., October 2017.

1. Derived by dividing the observed peak parking demand by the existing office size of 2,948 sf.
2. ITE, Parking Generation, 4th Edition, 2010, for Land Use Code 701 (Office Building).

3. Parking Demand with Project

3.1. Parking Code Requirements

As previously discussed, MICC Chapter 19.11.130.B.1(a) stipulates a range of parking supply requirements for most allowed uses within the Town Center subarea, and explicitly requires that a parking analysis be completed to determine the appropriate requirement within the specified range. For general office development, the code-specified parking supply requirement is 3- to 5-spaces-per-1,000 sf.

3.2. Project Parking Demand

The analysis of existing parking demand presented above indicates a peak parking demand rate of 2.71-spaces-per-1,000 sf for the building that is currently on the site. Although the proposed project would increase the building size, the number of employees on site is not expected to change, nor are the operating characteristics of the occupying business. Therefore, it is expected that the low end of the City code re-

² ITE, Parking Generation, 4th Edition, 2010.

quirement range, 3-spaces-per-1,000 sf, would provide a conservatively high parking supply when applied to the proposed larger space. At this rate, a parking supply of 17 spaces would be required to support the new building, based upon the proposed size of 5,389 sf. This supply would accommodate the demand generated by the existing business in the new building, which would still be expected to peak closer to 8 vehicles. If, at some point in the future, the office building occupant changes, the rate of 3-spaces-per-1,000 sf still exceeds ITE’s peak parking demand rate of 2.84-spaces-per-1,000 sf for suburban office buildings, and would be expected to accommodate typical office-generated parking demand.

4. Pedestrian Circulation

The proposed project would consolidate two existing curb cuts at the site (one on SE 30th Street, and one on 80th Avenue SE, each providing access to a separate surface lot) to one curb cut on 80th Avenue SE that would provide vehicle access to the underground garage. This consolidation is consistent with MICC Chapter 19.11.130.B.1(h) which seeks to minimize curb cuts (though it is noted that this code section applied to entrances of surface parking lots, not structured parking) and provides a pedestrian benefit by minimizing the number of potential conflict points. The garage access would be designed in accordance with City standards to ensure adequate sight distance of approaching pedestrians by drivers exiting the garage.

The proposed project would meet requirements set forth MICC Chapter 19.11.130.B.1(i), which establishes guidelines for structured parking. Due to the topography of the site, which rises steeply from west to east, the west end of the parking structure would be at-grade but screened by a building wall (architecturally integrated with the building design) and the east end would be below-grade. Pedestrian access between the garage and the office space would be provided inside the building, with stairway access and an elevator located in the front lobby on both floors.

5. Project Trips

The number of trips generated by the proposed buildout program was determined using the recommended methodology in the Institute of Transportation Engineers (ITE) current *Trip Generation Manual*.³ Table 2 summarizes the average trips rates for general office building. Since the project would replace the current office building on the site with a larger office, the same rates apply to both the existing and proposed uses.

Table 2. Trip Generation Rates

Land Use (ITE Land Use Code)	ITE Trip Generation Rates	Directional Distribution	
		Inbound	Outbound
General Office Building (710) – Location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. Because of the small size, average rates were used. Rates were applied for a General Urban/Suburban setting.			
Daily	9.74 trips/1,000 sfgfa	50%	50%
AM Peak Hour	1.16 trips/1,000 sfgfa	86%	14%
PM Peak Hour	1.15 trips/1,000 sfgfa	16%	84%

Source: Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017. “sfgfa” = square feet of gross leasable area.

³ ITE, *Trip Generation Manual*, 10th Edition, September 2017.

Because the new office building is planned to be occupied by the same firm and staffing level as existing, net new trips generated by the project would likely be negligible. However, Table 3 summarizes the projected net new trips (total project-generated trips minus the trips generated by the existing uses) that would be generated if the new space were occupied with a typical office density that is inherent in ITE rates. As shown, in this case the project would be expected to generate a net increase of about 20 vehicle trips per day, with 3 new trips during the AM peak hour and 3 new trips during the PM peak hour. City guidelines indicate that a Traffic Impact Analysis (TIA) is required if a project would impact intersections by 10 or more peak hour trips.⁴ Since the total net new peak hour trips generated by the project would be under this threshold, a TIA report is not needed.

Table 3. Net New Vehicle Trips

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Office	5,389 sf	50	5	1	6	1	5	6
Existing Office (removed)	2,948 sf	-30	-3	-0	-3	-0	-3	-3
Net Change		20	2	1	3	1	2	3

Source: Heffron Transportation, Inc., October 2018.

6. Conclusion

Based upon the analysis presented in this memorandum, the low end of the City’s code-specified parking requirement range for office—3-spaces-per-1,000 sf—would be more than adequate to accommodate the parking demand generated by the building’s owner-occupant. The proposed parking supply of 17 spaces is expected to exceed the peak parking demand generated by the occupying business, and should also be sufficient to meet typical office parking demand if the building changes occupants in the future. The project would meet requirements for pedestrian circulation in the Town Center subarea as set forth in MICC Chapter 19.11.130.B.1. Since the total net new peak hour trips generated by the project would be under the City’s adopted threshold, a TIA report is not needed.

JAB/jab

Mercer Island Office-2856-80th Ave SE_Oct2018_FINAL

⁴ City of Mercer Island, General Traffic Impact Analysis Requirements, January 2, 2015.

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY	
Date Received	
File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- A. **Completed pre-application.**
- B. **Development Application Sheet.** Application form must be fully filled out and signed.
- C. **Development Plan Set.** Please refer to the development plan set “tip sheet” in preparing plans.
- D. **Title Report.** Less than 30 days old.
- E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

East Seattle Partners Office Project

2. Name of applicant:

Scot Carr + Danielle Rawson | PUBLIC47 Architects

3. Address and phone number of applicant and contact person:

232 Aurora Ave N, Suite 200, Seattle, WA 98109

4. Date checklist prepared:

12/12/2018

5. Agency requesting checklist:

City of Mercer Island, Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

Construction expected to begin Middle of 2019

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Topographic Survey, Geotechnical Report, Arborist Report, Parking and Traffic Analysis

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

None known

10. List any government approvals or permits that will be needed for your proposal, if known:

Land Use Permit and Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project consists of demolishing the existing 2,948-square foot (sf) office building and replacing it with a new 12,108-sf office building for professional services. Parking for 17 vehicles will be located below grade and accessed from the NW corner of the site, along 80th Ave SE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2856 80th Ave SE. Mercer Island, WA 98040

Legal Description is as follows: (PER STATUTORY WARRANTY DEED, AFN 20131219001180) LOT 16, AND THE SOUTH 20 FEET OF LOT 17, BLOCK 5, MERCER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON; EXCEPT PORTION OF SAID LOT 16 CONVEYED TO CITY OF MERCER ISLAND BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 7310170341. SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

Site Plan and survey information have been provided as part of the Land Use Permit Application.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 25% slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The land is not used for agriculture and has no long-term agricultural significance. Soil types Refer to the attached Geo-technical Report dated July 7, 2018.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The geotechnical report indicated past land slide debris.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The building footprint will be excavated to allow for the building to be built. The approximated area of excavation is 6200 cubic yards.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during clearing and construction. Temporary erosion controls will be used during clearing to mitigate erosion potential. Erosion cannot occur during use because a building, pavement, and permanent erosion control will be in place during use.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

5634-sf of building will cover the site of 6588-sf = ~85% coverage.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Proposed measures include straw wattles, compost socks, silt fences, sediment tanks, construction entrances, construction fences and other BMPs as needed for compliance with the City of Mercer Island erosion control requirements.

2. Air

-
- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and automobile during construction. During operation all air exhausted from the building will be garage exhaust discharged at roof level, restroom/general exhaust, or general building relief.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Typical measures during construction. Garage exhaust, restroom/general exhaust, and mechanical building relief do not require and measures to reduce or control emissions or other impacts to air.

3. Water

- a. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal does not include surface water withdrawals or diversions. Ground water was noted at about elevation 96' in boring B-1, June 2018.

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project does not lie within the 100-year flood plain.

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not include discharge of waste materials to surface waters

b. Ground

- i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals...]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Source of runoff is stormwater. Stormwater will generated from the roof and from a combination of pervious and impervious areas onsite. The runoff from the roof will flow though connection to the public stormwater drains. Other site runoff sheet flow to catch basins offsite that outfall to the public stormwater drains. This water will eventually flow to Lake Washington.

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

It is unlikely that waste materials will enter the drainage system. During construction temporary erosion controls will be in place to prevent waste materials from entering the storm system. After construction, permanent erosion control will be in place to prevent waste materials from entering the drainage system.

- d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce stormwater runoff are green roof areas per the onsite stormwater management requirements of City of Mercer Island stormwater manual. There will be no permanent measures to reduce or control groundwater.

4. Plants

- a. Check types of vegetation found on the site
- Deciduous tree: Alder, Maple, Aspen, other
 - Evergreen tree: Fir, Cedar, Pine, other
 - Shrubs
 - Grass

- Pasture
- Crop or grain
- Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

KKLA: Existing (3) street trees to be removed; existing (3) trees on property to be removed. Existing vegetation will be removed to extent indicated on the shoring plan.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Will provide native and adapted plants along streetscape, at perimeter, and on roof. We are seeking to extend planting strip along the curb of SE 30th that will extend the green character of the WSDOT grove to the east while also providing safety and visibility to the sidewalk.

e. List all noxious weeds and invasive species known to be on or near the site.

There is a small amount of English ivy on our site, and more adjacent to our site to neighboring properties to the north and east (WSDOT). Himilayan Blackberry is also present in the neighboring properties. Both are Washington State Class C noxious weeds (non-regulated Class C in King County)

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

None known

b. List any threatened or endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measure to preserve or enhance wildlife, if any:

No

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy will be used to meet the building needs; as required to provide power to building utility systems, as well as, appliances. Heating system would be a variable refrigerant flow (VRF) systems that utilizes electricity for both heating and cooling. Domestic water heating is electric.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Highly efficient thermal envelope; Triple pane windows, Variable refrigerant flow HVAC system with heat recovery ventilation.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

i. Describe any known or possible contamination at the site from present or past uses.

None known.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The survey indicates a gas line in the NW quadrant of the sidewalk along 80th Ave SE; however, gas service is not currently planned as part of this project.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Standard construction chemicals such as gasoline, diesel fuel, and paint thinner may be used. Nothing will be stored or produced during life of building

iv. Describe special emergency services that might be required.

Standard police and fire services.

v. Proposed measures to reduce or control environmental health hazards, if any:

None needed

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Vehicular traffic from adjacent streets: SE 30th St, 80th Ave SE and Island Crest Way generates noise on site.

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise will be limited to the hours of 7 am to 7 pm on Mondays through Fridays, and between the hours of 9 am and 6 pm on Saturdays, per MICC Nuisance Control Code. No other significant noise will come from the site once occupied and construction has been completed.

iii. Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is an Office Building, the adjacent properties are professional services, bank and other offices. The proposed use will not affect current land uses nearby or adjacent.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

c. Describe any structures on the site.

There is an existing 2-story, 2,948-SF, wood framed structure on site.

d. Will any structures be demolished? If so, what?

The existing building is to be demolished.

e. What is the current zoning classification of the site?

TC-3

f. What is the current comprehensive plan designation of the site?

Town Center

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Approximately 6-9 people will work in the completed project

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project is compliant with Mercer Island Unified Land Development Code and permitted uses.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

It is 36'-5" from Level 1 finished floor to the B.O. Roof Soffit. The elevator overrun will be approximately 3'-5" above this coping. Grade around the site has varies in slope along each facade. The primary exterior materials are brick, wood or composite rain screen, glass, and metal panel.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetics impacts, if any:

The project proposes to enhance aesthetics.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light levels will be consistent with typical office building of this size and will meet code for energy use and safety. Glare is not expected.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None known

- d. Proposed measures to reduce or control light and glare impacts, if any:

Exterior lights will be shrouded and/or located so as to minimize overspill. Offices will be outfitted with blinds to reduce impact of external sources of light and glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Mercerdale Park

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Proposed project will not reduce opportunities for recreation. The project will include an outdoor roofdeck amenity that will provide recreation space.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is located at the intersection of 80th Ave SE, SE 30th Street, and Island Crest Way. The site provides excellent pedestrian and vehicular access to the existing street system within Mercer Island Town Center, as well as, to Interstate 90.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, there are numerous bus stops: along Island Crest Way within 360 feet; 78th Ave SE within 528 feet; and SE 28th Street within 475 feet.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

17 onsite parking will be provided;

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

New sidewalks will be provided along SE 30th Street and 80th Ave SE

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Per Transportation study:

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

No

15. Public services

- a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will require standard public services but is not expected to increase the demand on current capacities

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None expected to be necessary

16. Utilities

a. Check utilities currently available at the site:


Electricity <input checked="" type="checkbox"/>	Natural Gas <input type="checkbox"/>	Water <input checked="" type="checkbox"/>	Refuse Service <input checked="" type="checkbox"/>
Telephone <input checked="" type="checkbox"/>	Sanitary sewer <input checked="" type="checkbox"/>	Septic system <input type="checkbox"/>	Other <input type="checkbox"/>

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will connect to existing utility systems identified above, with the exception of natural gas

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: December 12, 2018

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?
-

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW [43.21C.110](#), WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#), WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

TO: East Seattle Partners Office
2856 80th Ave Se
Mercer Island, Wa
206.595.0589

On 9/28/18 ArboristsNW llc was hired to review the plans of the construction project, any potential effects and provide our recommendations to International Society of Arboriculture (ISA) standards on the trees located at and bordering the property line of the address located above. The tools that were used are a Jim-gem diameter tape, red tape to mark the trees with a number, and a camera.

There are 15 trees that were tagged that are either on the property or are bordering and will potentially be affected by the project. Their locations are marked on the attached site plan. The trees appear to be in good health. Any trees that are to be retained after construction should be appropriately protected with a tree protection fence.

After our inspection of the site and comparing it to the future site plan we have determined that in addition to the trees being removed, numbered; 6, 7, 8, 9,10, that trees 11, 12, and 13 will also need to be removed and replaced. The new retainment wall will be encroaching in the already small area that the tree roots are located in.

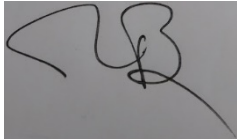
For the trees being retained, a Tree protection fence shall be installed around the Critical Root Zone (CRZ) of the trees. The CRZ is typically the dripline, or where the tips of the branches end in a circle around the tree. The fence should be placed at the drip line of each tree and be located where it is indicated on the attached tree site plan. The tree protection should be like a wire fence or plastic fencing that encompasses the entire CRZ. A sign should be placed every 4 ft along each fence, explaining the tree fence and that the fence shall not be moved or anything stored within the limits of the tree protection zone.

ArboristsNW, LLC

www.arboristsnw.com

1710 SW 318PL 44D
Federal Way WA. 98023
(206) 779-2579

Respectfully submitted

A black and white image of a handwritten signature, appearing to be 'NB', on a dark background.

Neal Baker 10/10/18

ArboristsNW LLC

Neal@arboristsnw.com

2067792579

ISA Certification # PN-1075a

ISA Tree Risk Assessor (TRAQ)



**PRELIMINARY
NOT FOR CONSTRUCTION**



DATE:	10/20/2010
BY:	DCI
CHECKED:	DCI
DATE:	10/20/2010
BY:	DCI
CHECKED:	DCI
DATE:	10/20/2010
BY:	DCI
CHECKED:	DCI

PROJECT TITLE:	2856 80TH AVE SE MERCER ISLAND, WA
SHEET TITLE:	T.E.S.C. & DEMOLITION PLAN
SHEET NO.:	C-2

PROJECT TITLE:	2856 80TH AVE SE MERCER ISLAND, WA
SHEET TITLE:	T.E.S.C. & DEMOLITION PLAN
SHEET NO.:	C-2

Tree Protection fence

- ① REMOVE AND REPLACE EXISTING SIDE SEWER
- ② SAW CUT AND REMOVE EXISTING CURB
- ③ REMOVE EXISTING SIDEWALK
- ④ COORDINATE WITH UTILITY PROVIDERS AND RELOCATE EXISTING UTILITIES OUTSIDE OF THE PROPERTY LINES.
- ⑤ PROTECT IN PLACE EXISTING FIRE HYDRANT
- ⑥ PROTECT IN PLACE EXISTING LIGHT POLE
- ⑦ REMOVE EXISTING WATER SERVICE. FINAL REMOVAL SHALL BE AT THE MAIN.
- ⑧ PROTECT IN PLACE EXISTING TREES
- ⑨ EXISTING TREES TO BE REMOVED, REFERENCE LScape PLANS
- ⑩ DEMOLISH 10' DIA' 20' TALL RETAINING WALL
- ⑪ REMOVE AND REPLACE EXISTING ADA RAMP.
- ⑫ REMOVE AND EXISTING AND INSTALL NEW OFF-SITE DRYWELL CUT (OUTBOUND 8' OF A DRIVEWAY) COORDINATE WITH BANK OPERATIONS.
- ⑬ ABATE AND DEMOLISH EXISTING STRUCTURE

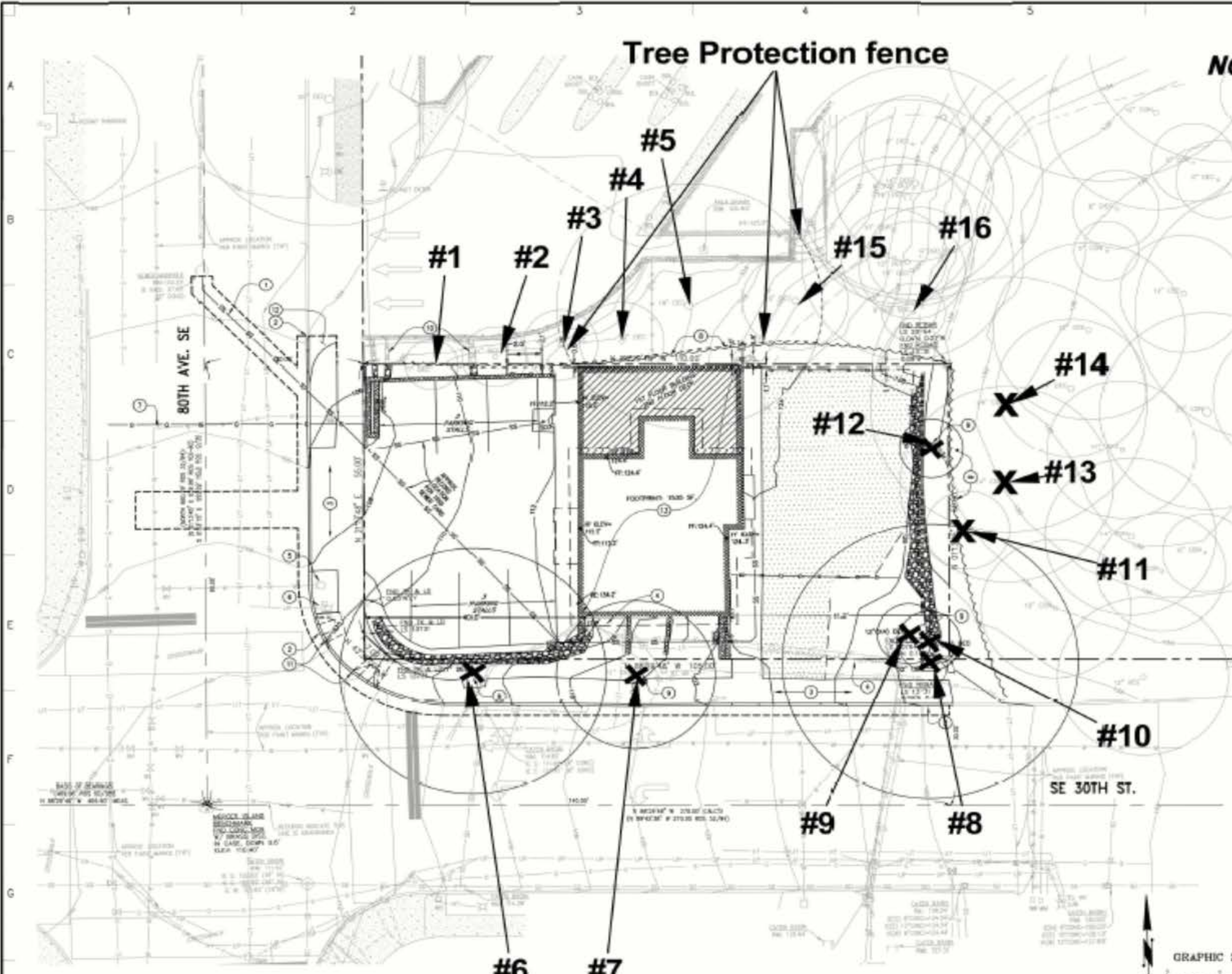
X
Marks tree to be removed
Tree(S)

- #1-3 Maple 11" DBH
- #4 Maple 10" DBH
- #5 Red Alder 10" DBH
- #6 Maple 17" DBH
- #7 Maple 11" DBH
- #8 Cottonwood/Poplar 32" DBH
- #9 Cottonwood/Poplar 24" DBH
- #10 Cottonwood/Poplar 14" DBH
- #11 Cottonwood/Poplar 8" DBH
- #12 Red Alder 6" DBH
- #13 Douglas Fir 14"
- #14 Douglas Fir 24" DBH
- #15 Cottonwood/Poplar 15" DBH
- #16 Red Alder 8.5" DBH

CONSTRUCTION NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BARED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION, CONTACT THE UTILITIES OWNER/AGENCY.

GRAPHIC SCALE



FINAL DOCUMENTS WILL BE STAMPED AND SIGNED IN ACCORDANCE WITH WAC 198-23-020 (1)

Copyright 2010 DCI Engineers, Inc. All Rights Reserved. This document is the property of DCI Engineers, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DCI Engineers, Inc.

10/20/2010

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By: _____

STREET ADDRESS/LOCATION		ZONE
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER (required)	ADDRESS (required)	CELL/OFFICE (required) E-MAIL (required)
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE E-MAIL
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE _____

December 12, 2018
DATE _____

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

The proposed project consists of demolishing the existing 2,948-square foot (sf) office building and replacing it with a new 2-story, 12,108-sf office building with 1,376-sf mezzanine, for professional services. Parking for 17 vehicles will be located below grade and accessed from the NW corner of the site, from 80th Ave SE.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	WIRELESS COMMUNICATIONS FACILITIES
<input type="checkbox"/> Building (+cost of file preparation)	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Wireless Communications Facilities-6409 Exemption
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> New Wireless Communications Facility
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Critical Areas Setback	VARIANCES (Plus Hearing Examiner Fee)
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Wet Season Construction Moratorium	<input type="checkbox"/> Type 1**
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Determination	<input type="checkbox"/> Checklist: Single Family Residential Use	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input checked="" type="checkbox"/> Checklist: Non-Single Family Residential Use	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input checked="" type="checkbox"/> Design Review- Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review – Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Lot Line Revision/ Lot Consolidation
<input type="checkbox"/> Design Review – Study Session	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Noise Exception
SUBDIVISION SHORT PLAT	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Short Plat	SUBDIVISION LONG PLAT	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit)
<input type="checkbox"/> Short Plat Amendment	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Deviation of Acreage Limitation	<input type="checkbox"/> Subdivision Alteration to Existing Plat	
<input type="checkbox"/> Final Short Plat Approval	<input type="checkbox"/> Final Subdivision Review	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B,C-O,PBZ,MF-2,MF2L,MF-2L, MF-3,TC,P)

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)



**CITY OF MERCER ISLAND
DESIGN COMMISSION
STAFF REPORT
EXTERIOR REMODEL**

**Agenda Item: 2
July 24, 2019**

Project:	McDonald's Corporation Remodel (DSR19-005)
Description:	A Design Commission public hearing to review an exterior remodel and new signage for an existing McDonald's restaurant in the Town Center.
Applicant:	Matt Grinnell (Freiheit Architecture)
Site Addresses:	2807 78 th Ave SE; Identified by King County Tax Parcel # 531510-1305
Zoning District:	Town Center - 4 (TC-4)
Exhibits:	<ol style="list-style-type: none">1. Site Plan by Freiheit Architecture, dated received on June 20, 20192. Photographic Examples by USRD, dated received on February 27, 20193. Metal Color Chart, dated received on April 4, 20194. Lighting Plan by USRD, dated received on May 22, 20195. Lighting Specs , dated received on May 22, 20196. Sign Plan by persona dated received on May 22, 20197. Project Narrative, dated received on February 27, 2019

1. SUMMARY

The applicant has applied for design review to review a proposed exterior remodel for an existing building located in the Town Center - 4 (TC-4) zone. The site currently contains one restaurant with a surface parking lot and a drive through. Pursuant to MICC 19.15.220(C)(1)(c)(i)((c)), any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area must be reviewed by the design commission.

MICC 19.15.220(C)(2)(a) requires any project that requires design commission approval to go before the design commission with a study session prior to application "to discuss project concepts before the plans are fully developed." This project was reviewed by the design commission at a study session on December 12, 2018. The applicant has revised the project in accordance with the recommendations of the design commission.

Pursuant to MICC 19.15.030 Table A, projects reviewed by the design commission are a Type IV permit, and according to MICC 19.15.030 Table B, a public hearing is required for Type IV permits. At the public hearing, the design commission must review the project to determine if the project meets the criteria listed in MICC Section 19.11, Town Center Development and Design Standards.

2. STAFF ANALYSIS AND CRITERIA FOR REVIEW

Pursuant to MICC 19.15.220(C)(1)(c), any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area must be reviewed by the design commission. The proposal is to review a new signage and an exterior modification of a restaurant within the Town Center.

Planning staff conducted a review of the project and provides the following analysis detailing compliance with the criteria listed in MICC Section 19.11, Town Center Development and Design Standards, as well as design review process found in MICC 19.15.220. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.220(B)(1), Powers of the Design Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

Staff Analysis:

Staff finds that the regulation is applicable to the proposal. The proposal would be considered a minor exterior modification as defined in MICC 19.16.010. As such, the proposal must undergo design review by either the code official or the design commission.

2. **MICC 19.15.220(C)(1)(c)(i), Design Review Procedure, Review Authority:** The following development proposals shall require Design Commission review:
 - a. New buildings;
 - b. Any additions of gross floor area to an existing building(s);
 - c. Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area;
 - d. Any alteration to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and
 - e. Any alterations to existing facades, where the building is identified by the city as an historic structure.

Staff Analysis:

The proposal meets (c) above, because the alterations will result in an exchange of 50 percent or more of the exterior surface area. Therefore, the design commission must review the project.

3. **MICC 19.11.030(A)(2), Base Building Height.** A base building height of up to two stories (not to exceed 27 feet) shall be allowed. One-story structures located adjacent to the public right-of-way in the TC-5, TC-4, TC-4 Plus and TC-3 subareas shall be a minimum of 15 feet and may be as tall as 27 feet with approval of the design commission to ensure the taller façade provides features that ensure a pedestrian scale.

Staff Analysis:

The proposal meets this standard as it is 19-feet 4-inches tall.

4. MICC 19.11.030(A)(3), Calculation of Building Height.

- a. The intent of the building height calculation in this section is to limit the visual mass of a building so that it does not appear to exceed the maximum height limit in subsection (A)(1) of this section.
- b. The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building façade to the highest point of the roof structure excluding appurtenances. The base of the building façade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are adjacent to a public sidewalk.

Staff Analysis:

The applicant's property is in the TC-4 zone. Since affordable housing is not provided, the building may be 27-feet or two-stories high. The proposed height with the new roof would be 18-feet to the top of the parapet, and 19-feet 4-inches to the top of the brand wall. The project complies with this standard.

5. MICC 19.11.070(B)(2), Landscaping Standards.

- a. Suitable Plant Species. Plant materials for required landscape surfaces shall be selected from a city approved palette of species and minimum size at time of planting. Plant materials should be native or adaptive drought-tolerant species.
- b. Trees and Ground Cover.
 - i. Prominent trees should be preserved to the extent feasible.
 - ii. Trees planted within five feet of public curbs or in paved areas shall be installed with root guards and grates to prevent physical damage to sidewalks, curbs, gutters, pavement and other public or private improvements.
 - iii. Ground cover shall be planted to have 100 percent ground cover in two years.
 - iv. Any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.
- c. Soil Quality, Depth, and Volume. Applicants for new projects in Town Center must include the relevant provisions in construction details, based on regional best landscaping practices, including:
 - i. In planting beds: place three inches of compost and till to a minimum depth of eight inches.
 - ii. In turf areas: place one and three-quarters inches of compost and till to a minimum depth of eight inches.
 - iii. Scarify (loosen) subsoil four inches below amended layer to produce a minimum soil depth of 12 inches of uncompacted soil.
 - iv. After planting: apply two to four inches of arborist wood chip mulch to planting beds. Coarse bark mulch may be used but has fewer benefits to plants and soil.
- d. Irrigation. All landscaped areas shall be provided with an approved automatic irrigation system consisting of waterlines, sprinklers designed to provide head to head coverage and to

minimize overspray onto structures, walks and windows. Water conserving types of irrigation systems should be used.

e. Maintenance. All landscaping shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

Staff Analysis:

The proposal does not include removal of any vegetation or any modifications to the existing landscaping. Current landscaping is maintained and adequately irrigated. Note SP-07 on the Site Plan (Exhibit 1) states that a landscaping plan will be submitted to the City for review and approval if any landscaping is disturbed during construction. The proposal complies with this standard.

6. MICC 19.11.090(B), Lighting.

B. Development and Design Standards.

1. Pedestrian-Scale Light Fixtures. Pedestrian-scale light fixtures should be incorporated into the site design to give visual variety from one building to the next and should blend with the architectural style.
2. Light Type. Lighting should use LED or similar minimum wattage light sources, which give more “natural” light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.
3. Building Entrances. All building entrances should be well lit to provide inviting access and safety.
4. Building-Mounted and Display Window Lights. Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
5. Parking Areas. Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.
6. Neon Lighting. Neon lighting may be used as a lighting element; provided, that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.
7. Shielding. All lighting fixtures should be shielded or located to confine light spread within the site boundaries, to the extent possible, especially when adjacent to residential uses.

Staff Analysis:

The applicant has provided the following information about the proposed lighting:

“There are 5 main lights in this proposition not including the light produced by the internally illuminated signage. The first light is a “HIRAF LED DOWNLIGHT” that is stationed at the accent brand walls. The second is a “RADIAL LED WALL SCONCE” that is installed periodically along the pedestrian path and back of house. The third is “ARCHITECTURAL LED FLOOD LIGHT” that is installed above the canopy to illuminate the façade. The fourth is the “6” LED DOWNLIGHT” that is installed at the drive thru trellis and entrances. The fifth is the “LED strip” that illuminates the canopy. (Exhibits 4 and 5) The signage is internally illuminated but does not cast light off the site.

Please see night time lighting examples (Exhibit 4). 19.11.090(B)(1) requests pedestrian scale light fixtures that blend with architectural style. Each light is designed to illuminate and accent a specific area on the building to bring together a deliberate design. All the lights are LED per 19.11.090(B)(1) requirements (Exhibit 5). The building entrances are well lit per 19.10.090(B)(3). The “RADIAL LED WALL SCONCE” is installed to illuminate pedestrian pathways as 19.10.090(B)(4) requires. The lot lighting is existing to remain per 19.10.090(B)(5), it will not be impacted by the project but sufficiently illuminates the site currently. There is no neon lighting per 19.10.090(B)(6). The “HIRAF LED DOWNLIGHT”, “RADIAL LED WALL SCONCE”, “6” LED DOWNLIGHT” all only project light down at the site. The “ARCHITECTURAL LED FLOOD LIGHT” projects light at the façade but is not powerful enough to cast light off the site. The “LED STRIP” only illuminated the canopy and does not project light off the site. “

The proposed lighting is pedestrian scale and is incorporated into the building design. The proposed lighting uses LED fixtures. All building entrances will be lit by lights placed overhead of all entrances. Building mounted lights will illuminate the walkways around the building. Parking areas will be lit by existing pole lights that are not being modified as part of this proposal. Neon lighting is not proposed. All lighting is located to confine light spread within the site boundaries. (Exhibits 1, 4 and 5.)The project complies with these standards.

7. MICC 19.11.100(B)(1)(a), Building Design Development and Design Standards.

a. Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.

Staff Analysis:

The proposed windows will not be tinted or mirrored, and will not have shades, blinds, or screens. Pedestrian view would not be hindered. The project complies with this standard.

8. MICC 19.11.100(B)(12), Building Design Development and Design Standards.

12. Harmony. The elements of a building should relate logically to each other, as well as to the surrounding buildings. A single building or complex should be stylistically consistent; architectural style, materials, colors and forms should all work together.

Staff Analysis:

The materials proposed for use are stylistically consistent in regards to architectural style, materials, colors and form. The project complies with this standard.

9. MICC 19.11.100(B)(13)(a) through (f), Building Design Development and Design Standards.

13. Weather Protection. Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.

- a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
- b. Any canopy or awning over a public sidewalk should project out from the building facade a minimum horizontal width of six feet and be between eight to 12 feet above grade.
- c. Architectural details should not be concealed by awnings or canopies.
- d. Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged.
- e. Vinyl or plastic awnings or canopies are prohibited.
- f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.

Staff Analysis:

The project is not new construction, so it does not have to provide all weather features along 80 percent of the building's frontage as otherwise required by this standard. However, the proposal would add a trellis around portions of the building. This trellis must comply with the standards for trellises, which are items (a) through (f) above.

The trellises are not over a public sidewalk so (a) and (b) above do not apply. Architectural elements are not concealed by the trellises. The shape of the trellis relates to the shape of the facade's architectural elements. The trellis is constructed of aluminum and glass. The trellises will protect pedestrian and drivers in the drive-thru from rain and other weather conditions. (Exhibits 1, 2, and 6) The project complies with these standards.

10. MICC 19.11.110 (B), Materials and Color.

MICC 19.11.110(B)

1. Building Exteriors. Building exteriors should be constructed from high quality and durable materials. It is important that the materials and colors weather well and that building exteriors need minimal maintenance.
2. Regional Focus. Materials and colors should reflect the city's regional setting.
3. Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.

4. Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
5. Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.
6. Bright Colors. Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements.
7. Undesired Materials. Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should be limited to use as a minor building facade element.
8. Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.

Staff Analysis:

The proposal materials are durable and high quality. They are composed of James Hardie Cedarmill lapboard, Nichiha fiber cement lapboard, Eurowest Ewood tile, and Metal ERA corrugated metal. Materials and colors are cohesive and compatible on all sides of the building. Concrete walls are not proposed. The proposed colors are taupe, charcoal, black, gray, and natural wood color. (Exhibits 2 and 3) The project complies with these standards.

11. MICC 19.11.140(B)(2), Wall Signs.

2. Wall Signs.

- a. Eligibility. A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.
- b. Size. All signs shall be:
 - i. Proportionate. Proportionate to the street frontage of the businesses they identify; and
 - ii. Maximum Size. In no case larger than:
 - (a) Twenty-five square feet. Twenty-five square feet for individual business signs.
 - (b) Fifty square feet. Fifty square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.
- c. Determination of Size. The sign size is measured as follows:
 - i. "Boxed" Displays. "Boxed" display – total area of display including the background and borders.
 - ii. Individual Letters and Symbols. Individual letters and symbols – total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

- d. Placement. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.
- e. Signs above Window Displays. When a commercial complex provides spaces for signs above window displays, these signs should be compatible in shape, scale of letters, size, color, lighting, materials and style.
- f. Design Commission Discretion. If an applicant demonstrates to the satisfaction of the design commission that a wall sign is creative, artistic and an integral part of the architecture, the commission may waive the above restrictions.

Staff Analysis:

The project proposes two wall signs. The wall signs are the letter “M”. One wall sign is proposed for the west elevation, and one wall sign is proposed for the south elevation. Both wall signs are 14 square feet each. (Exhibit 6) Though wall signs are only allowed on street frontages, during the study session the Design Commission decided the applicant could place a wall sign on the south elevation because it would face the future through block connection adjacent to the southern property line. The wall signage complies with the standards.

12. MICC 19.11.140(B)(3), Projecting Signs.

- 3. Projecting Signs.
 - a. Sidewalk Clearance. Projecting signs should clear the sidewalk by a minimum of eight feet.
 - b. Maximum Size. Projecting signs shall not be larger than six square feet.
 - c. Projection from Building. Signs should not project over four feet from the building unless the sign is a part of a permanent marquee or awning over the sidewalk.
 - d. Awnings. Awnings that incorporate a business sign shall be fabricated of opaque material and shall use reverse channel lettering. The design commission may require that an awning sign be less than the maximum area for wall signs to assure that the awning is in scale with the structure. Back-lit or internally lit awnings are prohibited.

Staff Analysis:

The project proposes three projecting signs. Two projecting signs will project out from the drive thru windows (notated as “WPS1” and “WPS2”). One of the projecting signs will be attached to the canopy, above the building entrance on the south elevation of the building (notated as “WL”). All three of the signs will be 2.5 square feet. The drive-thru signs will project from the building by just over 3-feet. The sign attached to the canopy has a clearance of 9-feet 4-inches, which exceeds the minimum height for a canopy which is 8-feet as established by MICC 19.11.140(B)(3)(a). (Exhibit 6) The projecting signs comply with the standards.

13. MICC 19.11.140(B)(5), Parking Lot Signs.

5. Parking Lot Signs. Signs within parking lots should be limited to those necessary for safety, identification and direction. The code official shall specify required wording for signage identifying public parking required by MICC 19.11.130(B)(2).

Staff Analysis:

The proposal includes a few parking lot signs including the drive-thru clearance sign (notated as “GWS”), the pre-sell board (notated as “PSB”), the order here canopy (notated as “OHC”), the menu board (notated as “MB”), and the pull forward sign (notated as “PF”). (Exhibit 6)

MICC 19.11.140(B)(5) states that “Signs within parking lots should be limited to those necessary for safety, identification and direction.” The code does not provide any further guidance specifically for parking lot signs. One could look to the objective section of the sign regulations, located in MICC 19.11.140(a) which states:

A. Objectives. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of business store frontage. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

The applicant has provided the following information:

- They are in the drive through and away from street view
- The gateway sign is a structure and sign that directs customers to the drive through. It is also a safety item that prevents cars that are too large from entering the drive through.
- The canopy is where the customer places their order. It also protects the driver as they roll down their window in case of heavy rain.

The proposed parking lot signage complies with the above standards. The signs are attractive and functional, they help customers, and they do not serve as general advertising. The signs are in proportion to the business store frontage, are integrated into the building design, are compatible with surroundings, and they inform pedestrians and motorists but do not detract from the architectural quality of buildings.

III. RECOMMENDATION

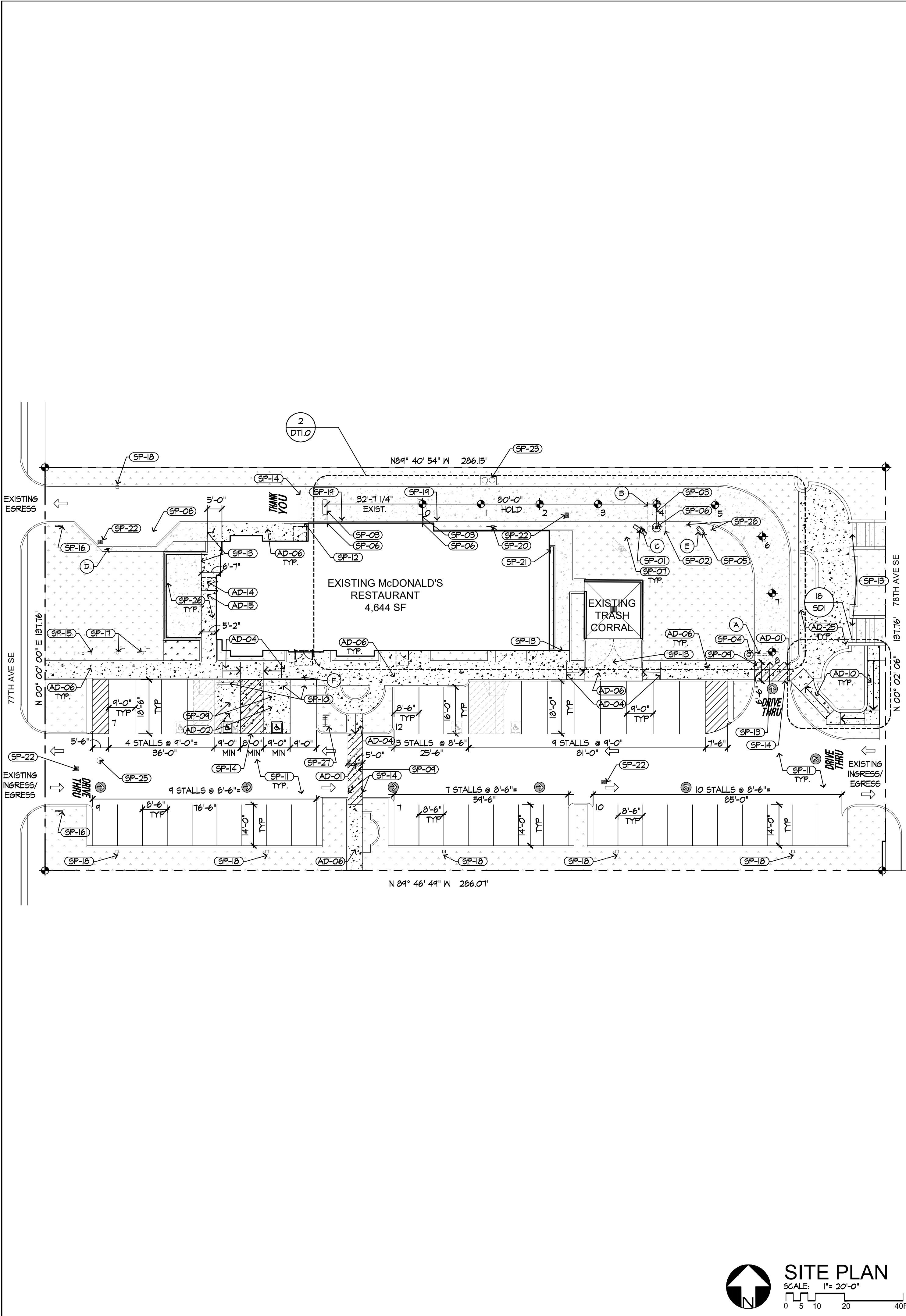
Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to grant Freiheit Architecture design approval for an exterior modification and signage for a restaurant in the Town Center located at 2807 78th Ave SE., as shown in Exhibit 1, subject to the following conditions.

Alternative Recommended Motion: Move to grant Freiheit Architecture design approval for an exterior modification and signage for a restaurant in the Town Center located at 2807 78th Ave SE., as shown in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

4. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the proposed sign shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibits 1 through 5.
2. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to installation of the signs.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.



PROJECT DATA

SITE AREA:	0.90 ACRE
EXISTING PARKING:	46 STALLS
PARKING REQUIRED:	1 PER 4 SEATS, OR 1 PER 100 SF OF DINING AREA, 14 STALLS (BASED ON 1,450 SF DINING AREA)
PARKING PROVIDED:	45 STALLS
ACCESSIBLE REQUIRED:	2 STALLS (BASED ON 45 PROVIDED)
ACCESSIBLE PROVIDED:	2 STALLS
ZONING:	TC TOWN CENTER
BUILDING AREA:	4,644 SQ. FT.
OCCUPANCY:	A-2 (EXISTING)
TYPE OF CONSTRUCTION:	V-B (EXISTING)

- ### SITE PLAN KEYNOTES
- (SP-01) REMOVE EXISTING & INSTALL (1) NEW DIGITAL MENU BOARD AS SHOWN. SEE DETAIL 2/D.T.I.0 FOR EXACT LOCATIONS AND 10/D.T.I.1. LOCATE EXISTING UTILITIES PRIOR TO EXCAVATING FOOTINGS.
 - (SP-02) REMOVE EXISTING CUSTOMER ORDER DISPLAY & INSTALL (1) CUSTOMER ORDER CANOPY AS SHOWN PER DETAIL 6/D.T.I.2. SEE DETAIL 2/D.T.I.0 FOR EXACT LOCATIONS. LOCATE EXISTING UTILITIES PRIOR TO EXCAVATING FOOTINGS.
 - (SP-03) INSTALL NEW VEHICLE DETECTOR LOOPS AT NEW ORDER POINTS PER 2/D.T.I.0. (OPTIONAL AT DRIVE THRU BOOTH) PATCH & REPAIR CONCRETE PAD AT DRIVE-THRU AS NECESSARY. SEE 18/D.T.I.1 & 20/D.T.I.1.
 - (SP-04) REMOVE EXISTING & INSTALL NEW GATEWAY SIGN PACKAGE AS SHOWN. COORDINATE LOCATION WITH MCDONALD'S CONSTRUCTION MANAGER TO ENSURE BEST VISIBILITY FROM SITE ENTRANCE. SEE DETAIL 8/D.T.I.2 FOR MORE INFO. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - (SP-05) REMOVE EXISTING & INSTALL NEW PRE-BROWSE MENU BOARD PER DETAIL 12/D.T.I.1. VERIFY LOCATION WITH MCDONALD'S CONSTRUCTION MANAGER & DETAIL 2/D.T.I.0.
 - (SP-06) INSTALL SPEECH-HEARING IMPAIRED SIGNAGE ON THE DRIVE-THRU G.O.D. & EACH DRIVE-THRU SERVICE WINDOW. SEE DETAILS 7/SD1 & 9/1A.4. PICTURE MENU CLIPBOARD AND PENCILS ARE TO BE PROVIDED AT EACH DRIVE-THRU WINDOW.
 - (SP-07) PATCH AND REPAIR EXISTING LANDSCAPE AS NECESSARY TO ACCOMMODATE DEMOLITION AND NEW CONSTRUCTION. NEW LANDSCAPING TO MATCH EXISTING ADJACENT. ENSURE PLANTINGS DO NOT INHIBIT VIEW TO DRIVE THRU SIGNS. LANDSCAPING PLAN REQUIRED TO BE SUBMITTED TO CITY IF LANDSCAPING IS DISTURBED.
 - (SP-08) DESIGNATED FULL FORWARD PARKING STALL & SIGNAGE PER MCDONALD'S STANDARDS. INSTALL NEW SIGN AT LOCATION SHOWN. RESTRIPE STALL TO BE (2) COATS TRAFFIC YELLOW.
 - (SP-09) REMOVE EXISTING ASPHALT PAVING FOR INSTALLATION OF NEW CONCRETE PAD AT ACCESSIBLE PARKING STALLS, ACCESS AISLE & CROSSWALKS. COORDINATE WITH AD-01 & AD-02 FOR REQUIRED SLOPES. ENSURE FLUSH TRANSITION TO ADJACENT ASPHALT.
 - (SP-10) INSTALL CONCRETE WHEELSTOPS AT LOCATIONS SHOWN. SEE DETAIL 12/SD1.
 - (SP-11) PATCH AND REPAIR EXISTING ASPHALT PAVING FOR INSTALLATION OF NEW CONSTRUCTION SEAL COAT ALL ASPHALT WITH NEW ASPHALTIC LAYER. STRIPE PARKING STALLS AND SYMBOLS AS SHOWN. PAINTS TO BE TRAFFIC WHITE (2 COATS) AT PARKING AND TRAFFIC YELLOW (2 COATS) AT DRIVE-THRU. SEE DETAIL 1/SD1, 2/SD1, & 3/SD1.
 - (SP-12) REMOVE EXISTING GUARDRAIL FOR INSTALLATION OF NEW CONSTRUCTION. REINSTALL PER DETAIL 10/SD1. VERIFY REUSE WITH MCDONALD'S CONSTRUCTION MANAGER. INSTALL PER MCDONALD'S SPECIFICATIONS. FINISH PER ELEVATIONS. ENSURE 54" DEEP MIN PROVIDED AT DOOR. APPROXIMATE LINE OF NEW CONCRETE WORK TO EXISTING CONCRETE TO REMAIN.
 - (SP-13) APPROXIMATE LINE OF CONCRETE PAD TO ASPHALT TRANSITION.
 - (SP-14) EXISTING MONUMENT SIGN TO REMAIN. PROTECT FROM DAMAGE.
 - (SP-15) EXISTING DIRECTIONAL SIGN TO REMAIN. PROTECT FROM DAMAGE.
 - (SP-16) EXISTING FLAG POLE TO REMAIN. VERIFY IF LIGHT FOR FLAG POLE IS MOUNTED TO BUILDING. IF EXISTS, REMOVE & REINSTALL TO ACCOMMODATE NEW CONSTRUCTION.
 - (SP-17) EXISTING LOT LIGHTINGS TO REMAIN.
 - (SP-18) EXISTING BOLLARDS, PROTECT FROM DAMAGE. FINISH PER ELEVATIONS.
 - (SP-19) EXISTING GAS METER ASSEMBLY TO REMAIN, PROTECT FROM DAMAGE.
 - (SP-20) EXISTING ELECTRICAL METER ASSEMBLY TO REMAIN, PROTECT FROM DAMAGE.
 - (SP-21) EXISTING CATCH BASIN TO REMAIN.
 - (SP-22) EXISTING GREASE INTERCEPTOR TO REMAIN, PROTECT FROM DAMAGE.
 - (SP-23) NOT USED.
 - (SP-24) EXISTING MANHOLE TO REMAIN.
 - (SP-25) REMOVE EXISTING EXTERIOR SEATING, FENCING, & BRICK COLUMNS & LOW WALL. INSTALL NEW EXTERIOR SEATING PACKAGE BY OWNER THAT PROVIDES 5% MIN ACCESSIBLE SEATS. LOCATE ACCESSIBLE SEATS ON 44" MIN WIDE ACCESSIBLE ROUTE & MARK WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. PROVIDE 30" WIDE X 19" DEEP X 21" AFF MIN KNEE SPACE & 30" WIDE X 48" DEEP MIN CLEAR FLOOR SPACE AT EACH ACCESSIBLE SEAT. ENSURE 34" AFF MAX TABLE HEIGHT. DISPERSE ACCESSIBLE SEATS AMONG VARIOUS TABLE TYPES & SIZES. PATCH & REPAIR EXISTING CONCRETE PATIO AS NECESSARY & ENSURE MAX 1.5% SLOPE IN ALL DIRECTIONS AT SEATING AREA. REPLACE PATIO AS NECESSARY TO ENSURE SLOPE REQUIREMENTS. INSTALL NEW FENCING BY OWNER AS SHOWN.
 - (SP-26) EXISTING BIKE RACK TO REMAIN, PROTECT FROM DAMAGE.
 - (SP-27) REMOVE EXISTING BOLLARD.

- ### ADA SITE PLAN KEYNOTES
- (AD-01) INSTALL NEW BROOM-FINISH SLIP-RESISTANT CONCRETE CROSSWALK AS SHOWN. PROVIDE 5% MAX SLOPE IN DIRECTION OF TRAVEL & 1.5% MAX CROSS SLOPE AT CROSSWALK. REGRADE PARKING LOT AND SEALCOAT AS NECESSARY. PROVIDE APPROPRIATE GRADED NON-ABRUPT TRANSITION TO ADJACENT PARKING LOT. ENSURE THERE IS NO CHANGE OF LEVEL GREATER THAN 1/4" OR 1/2" WITH BEVEL.
 - (AD-02) RELOCATE & RESTRIPE BARRIER-FREE ACCESSIBLE STALLS (TYP. OF 2) AS SHOWN WITH ACCESS AISLE BETWEEN STALLS. WIDTH OF STALLS AND ACCESS AISLE TO BE MEASURED FROM CENTER OF STRIPING. ENSURE ALL SLOPES AT NEW PARKING STALLS AND ACCESS AISLES DO NOT EXCEED 1.5% IN ALL DIRECTIONS; REGRADE PARKING LOT AND SEALCOAT AS NECESSARY. PROVIDE APPROPRIATE GRADED NON-ABRUPT TRANSITION TO ADJACENT PARKING STALLS. PAINT ACCESSIBLE SYMBOL AT STALLS PER 4/SD1. INSTALL NEW ACCESSIBLE PARKING STALL SIGNS MOUNTED AT EACH STALL WITH BOTTOM OF THE LOWEST SIGN AT 60" MIN. ABOVE ADJACENT PARKING SURFACE (TYP. OF 2) PER DETAIL 6/SD1. INSTALL NEW "VAN ACCESSIBLE" SIGN TO BE LOCATED AT STALL WITH PASSENGER SIDE ADJACENT TO 96" MIN WIDE ACCESS AISLE.
 - (AD-03) REMEDIATION OCCURS IN AD-02
 - (AD-04) REMOVE EXISTING & PROVIDE NEW SLIP RESISTANT, CONCRETE IN-LINE CURB RAMP AS SHOWN & PER DETAIL 9/SD1. SLOPE IN DIRECTION OF TRAVEL TO BE 2% MAX WITH 1.5% MAX CROSS SLOPE. PROVIDE 5'-0" MIN DEEP X FULL RAMP WIDTH TOP & BOTTOM LANDINGS WITH 1.5% MAX SLOPE IN ALL DIRECTIONS. ENSURE TOP AND BOTTOM TRANSITIONS ARE FLUSH WITH 1/4" MAX CHANGE IN LEVEL OR 1/2" WITH BEVEL. PROVIDE 5% MAX GUTTER PAN SLOPE.
 - (AD-05) REMEDIATION OCCURS IN AD-04
 - (AD-06) REMOVE EXISTING SIDEWALK TO EXTENT SHOWN & INSTALL NEW WITH A SLIP RESISTANT BROOM FINISH. PROVIDE MAX 5% SLOPE IN DIRECTION OF TRAVEL & 1.5% MAX CROSS SLOPE. PROVIDE 5'X5' LANDING WITH MAX 1.5% SLOPE IN ALL DIRECTIONS AT EACH DOOR & CHANGE OF DIRECTION. ENSURE THERE IS NO CHANGE OF LEVEL OR THRESHOLD GREATER THAN 1/4" OR 1/2" WITH BEVEL. SEE DETAILS 8/SD1 & 11/SD1. REMOVE & REPLACE CONCRETE CURBS ALONG AREA OF NEW WORK. FLOAT ASPHALT AT AREAS OF PARKING LOT ADJACENT TO NEW CURBS AS NECESSARY TO MAINTAIN TYPICAL 6" MAX CURB. PROVIDE APPROPRIATE GRADED NON-ABRUPT TRANSITION TO EXISTING ASPHALT PARKING LOT. EXTENT SHOWN IS ASSUMED MIN WORK FOR ACCESSIBILITY COMPLIANCE. GC TO VERIFY WITH EXISTING CONDITIONS & CONFIRM EXTENT OF WORK WITH MCDONALD'S CONSTRUCTION MANAGER.
 - (AD-07) REMEDIATION OCCURS IN AD-06
 - (AD-08) REMEDIATION OCCURS IN AD-06
 - (AD-09) REMEDIATION OCCURS IN SP-06
 - (AD-10) REMOVE EXISTING RAMP TO EXTENT SHOWN AND INSTALL NEW PEDESTRIAN RAMP WITH A SLIP RESISTANT BROOM FINISH. PROVIDE MAX 8% SLOPE IN DIRECTION OF TRAVEL AND 1.5% MAX CROSS SLOPE. PROVIDE 5'X5' LANDING WITH MAX 1.5% SLOPE IN ALL DIRECTIONS AT EACH CHANGE OF DIRECTION. PROVIDE EDGE PROTECTION AND HANDRAILS WITH 12" MIN. EXTENSIONS AT TOP AND BOTTOM OF RAMP. ENSURE THERE IS NO CHANGE OF LEVEL GREATER THAN 1/4" OR 1/2" WITH BEVEL. SEE DETAIL 15/SD1.
 - (AD-11) SEE FLOOR PLAN.
 - (AD-12) REMEDIATION OCCURS IN SP-06
 - (AD-13) SEE FLOOR PLAN
 - (AD-14) COORDINATE WITH SP-26. ENSURE NEW SEATING CONFIGURATION PROVIDES 60" DEEP X 54" WIDE MIN CLEARANCE AT FULL SIDE OF DOOR ADJACENT TO PATIO WITH 18" CLEAR WIDTH BEYOND DOOR LATCH.
 - (AD-15) REMOVE EXISTING SIDEWALK & LANDSCAPING & INSTALL NEW SLIP-RESISTANT BROOM FINISH CONCRETE SIDEWALK AS SHOWN. ENSURE NEW FENCING PROVIDES 44" MIN WIDE ACCESS AT EACH SIDE OF PATIO ADJACENT TO BUILDING. PROVIDE 44" MIN WIDE WALKWAY AT FRONT OF BUILDING AS SHOWN. COORDINATE ALL SIDEWALK REQUIREMENTS WITH AD-06.
 - (AD-16) THRU (AD-25) SEE FLOOR PLAN
 - (AD-24) REMEDIATION OCCURS IN SP-26
 - (AD-25) REMOVE EXISTING BRICK FINISH PLAZA & INSTALL NEW SLIP-RESISTANT, BROOM FINISH CONCRETE. PROVIDE MAX 1.5% SLOPE IN ALL DIRECTIONS. PROTECT EXISTING DRAIN FROM DAMAGE & MODIFY AS NECESSARY TO ACHIEVE REQUIRED SLOPES & ENSURE POSITIVE DRAINAGE OF PLAZA SURFACE. ENSURE THERE IS NO CHANGE OF LEVEL GREATER THAN 1/4" OR 1/2" WITH BEVEL.

- ### SIGN LEGEND
- (A) "WELCOME" GATEWAY SIGN (1 NEW)
 - (B) CUSTOMER ORDER CANOPY (1 NEW)
 - (C) DIGITAL MENU BOARD (1 NEW)
 - (D) FULL FORWARD STALL SIGNS (1 NEW)
 - (E) PRE-BROWSE BOARD (1 NEW)
 - (F) MOBILE ORDER STALL SIGN (1 RELOCATED)

- ### LEGEND
- EXISTING CONCRETE CURBING TO REMAIN/REPAIR
 - NEW CONCRETE CURBING
 - EXISTING CONSTRUCTION TO BE DEMOLISHED
 - ▨ NEW STRIPING
 - ▨ EXISTING LANDSCAPING TO REMAIN
 - ▨ NEW LANDSCAPING
 - ▨ EXISTING CONCRETE TO REMAIN
 - ▨ NEW CONCRETE
 - EXISTING LOT LIGHT

GENERAL NOTES

- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.

PAVING SPECIFICATION

(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, GC WILL BE CHARGED.

LDT LIGHTING RECOMMENDATION

EXISTING LOT LIGHTS TO REMAIN. VERIFY WITH MCDONALD'S CONSTRUCTION MANAGER IF CLEAN/RELAIP OR NO WORK DURING THIS PROJECT.

PARKING INFORMATION

TOTAL SPACES	STALLS	SPACES
45	26	8'-6" X 14'-0" SPACES @ 90°
	5	9'-0" X 18'-6" SPACES @ 90°
	3	8'-6" X 16'-0" SPACES @ 90°
	9	9'-0" X 18'-0" SPACES @ 90°
	2	ADA 9'-0" X 18'-6" SPACES @ 90°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER		EXISTING	
WATER		EXISTING	
STORM SEWER		EXISTING	
ELECTRIC		EXISTING	
GAS		EXISTING	

SURVEY INFORMATION

PLAN SCALE: 1" = 20'

STREET ADDRESS: 2807 78TH ST SE

CITY: MERCER ISLAND STATE: WASHINGTON

COUNTY: KING

REGIONAL DWG. NO.	CORPORATE DWG. NO.
46-0200	11027

PREPARED FOR: **M. McDonald's USA, LLC**

DRAWN BY: **MRP**

DATE: **2018**

STP ISSUE DATE: **MAR 2017**

REVIEWED BY: **JLT**

DATE ISSUED: **JUL 2018**

DESCRIPTION: **2018 MRP REMODEL CORE 16 CHU WALLS STEEL JOISTS ROOF FRAME BRICK WAINSCOT AND LAP SLIDING EXTERIOR FINISH**

SHEET NO.: **SP-2**

SCALE: **1" = 20'-0"**

PROJECT NO.: **A18-338 - #11027**

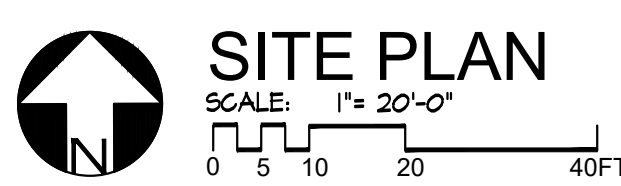
DATE: **11/21/2016**

REV. DATE: **11/21/2016**

LEGAL CLEARANCE: **BY**

DESCRIPTION: **LEGAL CLEARANCE**

FREIHEIT
ARCHITECTURE





McDonald's



3
Mobile Order
Curbside
Enter 3 in the
app to check-in

4
Mobile Order
Curbside
Enter 4 in the
app to check-in





McDonald's

Any new exp



CRAFTSMAN SCHEME

*RENDERINGS FOR COLOR REFERENCE ONLY



*RENDERINGS FOR COLOR REFERENCE ONLY

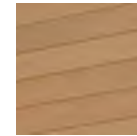
BUILDING FINISH

MATERIAL

COLORS



JAMES HARDIE
CEDARMILL LAPBOARD



NICHIHA
FIBER CEMENT LAPBOARD



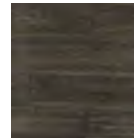
BENJAMINE MOORE
HC-85 FAIRVIEW TAUPE



BENJAMIN MOORE
2134-30 IRON MOUNTAIN

BRAND WALL

MATERIAL



EUROWEST EWOOD
BLACK R9 TILE

EXISTING USED

MATERIAL

PARAPET

MATERIAL



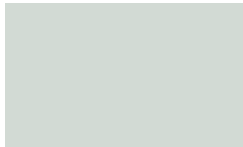
CORRUGATED METAL
CITYSCAPE BY METAL ERA

Exhibit 3

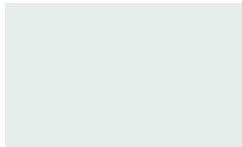


Our colors are deep, rich and true. Made of Valspar's Fluorpon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. In addition to our many standard colors, custom colors are also available.

Express Colors *



Stone White ●



Bone White ●



Almond ●



Sandstone ●



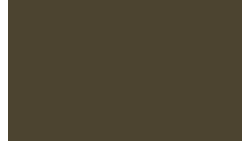
Cityscape ●



Slate Gray ●



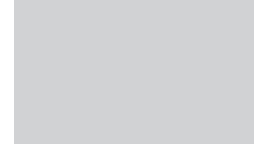
Sierra Tan ●



Medium Bronze ●



Dark Bronze ●

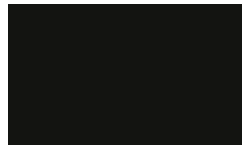


Clear Anodized

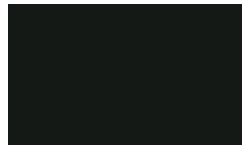
Standard Colors



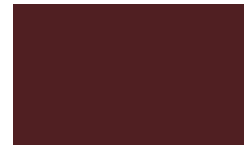
Charcoal (Charcoal Gray) ●



Midnight (Extra Dark) Bronze



Matte Black



Burgundy (Brandywine)



Terra Cotta ●



Cardinal (Regal) Red ●



Sky (Military) Blue ●



Interstate (Regal) Blue



Teal ●



Patina Green ●



Hartford Green



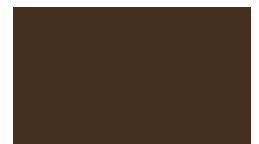
Hemlock Green ●



Colonial Red ●



Forest (Sherwood) Green



Mansard Brown ●



Granite ●



Musket Gray ●



Evergreen ●



Hunter Green ●



Slate Blue ●

Premium Colors



(Classic) Copper Penny ●



Silver (Metallic) ●



Champagne (Metallic) ●



Zinc ●



Weathered Zinc ●



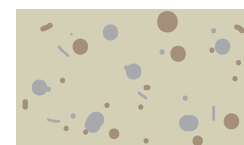
Aged Copper ●



Silversmith



Award Blue



Sand Stone ■ ★

* = Also in Mill Finish
■ = Post-Painted
● = Energy Star Rated
★ = Available in 3
Other Stone Colors

Quick Reference Guide

	24 ga.	22 ga.	.040"	.050"	.063"	
Hylar 5000® / Kynar 500®	Almond	♦	♦	♦	♦	♦
	Bone White	♦	♦	♦	♦	♦
	Burgundy (Brandwine)	♦		♦	♦	
	Charcoal (Charcoal Gray)	♦	♦	♦	♦	
	Cityscape	♦	♦	♦	♦	
	Colonial Red	♦	♦	♦	♦	
	Dark Bronze	♦	♦	♦	♦	♦
	Midnight Bronze	♦	♦	♦	♦	
	Evergreen	♦				
	Forest (Sherwood) Green	♦	♦	♦	♦	
	Granite	♦	♦	♦	♦	
	Hartford Green	♦		♦	♦	
	Hemlock Green	♦		♦	♦	
	Hunter Green	♦				
	Mansard Brown	♦	♦	♦	♦	
	Matte Black	♦	♦	♦	♦	♦
	Medium Bronze	♦	♦	♦	♦	♦
	Musket Gray	♦	♦		♦	
	Patina Green	♦		♦	♦	
	Interstate (Regal) Blue	♦	♦	♦	♦	
	Cardinal (Regal) Red	♦		♦	♦	
	Sky (Military) Blue	♦	♦	♦		
	Slate Blue	♦				
	Slate Gray	♦	♦	♦	♦	
	Sandstone	♦	♦	♦	♦	♦
	Sierra Tan	♦	♦	♦	♦	♦
	Stone White	♦	♦	♦	♦	♦
	Teal	♦		♦		
Terra Cotta	♦		♦	♦		
Premium	Champagne Metallic	♦	♦	♦	♦	
	Copper Penny (Classic)	♦		♦	♦	
	Silver Metallic	♦	♦	♦	♦	♦
	Zinc	♦		♦	♦	
	Weathered Zinc	♦	♦		♦	
	Aged Copper	♦			♦	
	Silversmith			♦		
	Sand Stone (Spatter Coat)			♦	♦	♦
	Award Blue	♦			♦	
Coil Anodized	Black			♦	♦	♦
	Clear			♦	♦	♦
	Dark Bronze			♦	♦	♦
	Light Bronze			♦	♦	♦
Other	Mill Finish (3003-H14)	.040, .050, .063, .080, .100, .125				
	110 Copper	16 oz. & 20 oz.				
	304 - 2B Stainless Steel	20 ga., 22 ga. & 24 ga.				
	Galvanized Steel	16 ga., 20 ga., 22 ga. & 24 ga.				
	Galvalume Plus	22 ga., 24 ga.				
Paint Grip	22 ga., 24 ga.					

Please Note

Express colors available in shorter lead times for 24 ga., .040" and .050" only. Standard lead times, which may be longer, apply for 22 ga. and .063".

Protective film must be removed immediately. Please note this chart is only a representation of color options. Color matches should only be made with actual samples. Please call or write for actual metal sample(s).

Metal-Era receives metal through multiple vendors. If a specific metal vendor is required for a project, please specify this at the time of order.

These color reproductions are as accurate as modern printing technology will permit and may vary slightly from actual colors supplied. Finished color chip samples are available upon request. Customer is responsible for color selections chosen from printed literature.

Kynar 500® based fluropolymer coating is a high-grade architectural finish offering excellent resistance to degradation caused by nature's elements and airborne contaminants. A limited thirty (30) year warranty is available on the prefinished coil-coated steel and aluminum colors shown.

A limited ten (10) year warranty is included for post-painted Kynar®-coated aluminum applications unless otherwise stated. A twenty (20) year warranty is also available only upon request at the time of order. Restrictions may apply; consult a sales representative for specific information.

Standard anodized finishes that utilize a continuous coil anodizing process to provide excellent color consistency from piece to piece are available. However, shade variations may occur from coil batch to coil batch. Class I batch anodizing is also available.

As noted, many colors are energy star rated. Emissivity uses ASTM C1371. Reflectivity uses ASTM C1549.

Kynar 500® is a registered trademark of Arkema, Inc. Valspar is a registered trademark of Valspar Sourcing, Inc.

Due to product improvements and changes, we reserve the right to change or delete information herein without prior notice.

©2017. All statements herein are expressions of opinion, which by performance and testing are believed to be accurate and reliable, but are presented without guarantee or responsibility on our part. Statements concerning possible use of our products are made without any knowledge that such recommended uses may infringe any patent. No warranty, express or implied, other than that described in this literature, is made or intended.



LIGHTING



**HIRAF LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: CITYSCAPE**

BRAND WALLS
OPTIONAL HEARTH (OPTION 2)



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: WHITE/SILVER**

WHITE CANOPY
ENTRIES
BACK OF HOUSE



**ARCHITECTURAL LED FLOOD LIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY (ABOVE)



**6" LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

DRIVE THRU TRELLIS



Exhibit 5 LB6LEDA10L

LED Downlight Module (1038 Lumens)

12W High Efficacy

Type F12T

Wet Location

120V

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K and 3500K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

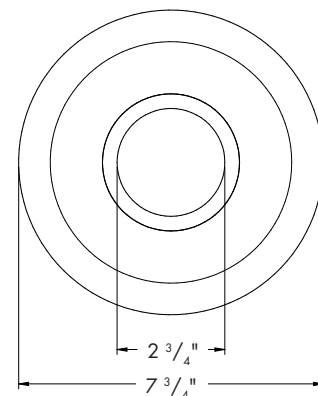
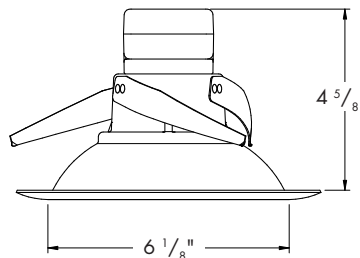
Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.



Aperture: Nominal 6"

See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

CATALOG NUMBER

EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM	TRIM COLOR	ACCESSORIES
<input checked="" type="checkbox"/> LB6LEDA10L 6" 1000 Lumen Litebox LED Module with dimming to 15% 120V	<input type="checkbox"/> 30K 3000 Kelvin <input type="checkbox"/> 35K 3500 Kelvin <input checked="" type="checkbox"/> 50K 5000 Kelvin	<input type="checkbox"/> Blank 80+ CRI <input type="checkbox"/> 9 90+ CRI	<input checked="" type="checkbox"/> Blank Open <input type="checkbox"/> WW Wall Wash	<input type="checkbox"/> WH White <input type="checkbox"/> BL Black <input type="checkbox"/> SA Satin Aluminum	<input type="checkbox"/> LiteGear ¹ Inverter, single phase central lighting, 125VA-250VA <input type="checkbox"/> LPS Series ¹ LitePower micro-inverter, 20VA-55VA <input type="checkbox"/> DBXQL IC/Non-IC Airtight housing with supply wire quick connects <input checked="" type="checkbox"/> DBXSQL IIC/Non-IC Airtight shallow housing with supply wire quick connects

¹ See Central Inverter compatibility note and web links on page 2.



LB6LEDA10L

LED Downlight Module (1038 Lumens)

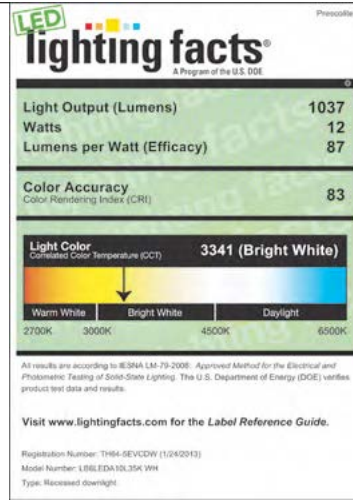
12W High Efficacy

Wet Location

120V

PHOTOMETRIC DATA

ELECTRICAL DATA	LB6LEDA
Input Voltage	120V
Input Frequency	43-63 Hz
Input Current	0.10A
Input Power	12.0W
Constant Current Output	700mA
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	



Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps

NOTES

Refer to www.prescolite.com for additional photometric tests (IES Files).

Web: www.securitylighting.com

2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704

Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

Copyright ©2016 Security Lighting, a division of Hubbell Lighting, Inc.

All Rights Reserved. • Specifications subject to change without notice. • Printed in U.S.A. • SL0035 07/17



LB6LEDA10L

LED Downlight Module (1038 Lumens)
 12W High Efficacy
 Wet Location
 120V

DIMMING NOTES:

LiteBox LED integral driver is compatible with existing 2-wire dimming circuits and is designed to operate with most standard dimmers including incandescent 120V line voltage (forward phase-leading edge) dimmers as well as 120V electronic low voltage (ELV) (reverse phase-trailing edge) dimmers. Dimming capabilities will vary depending upon the dimmer control used.

A 120V Electronic Low Voltage (ELV) dimmer can typically operate a single LED unit and are recommended for use with LB6LEDA Series.

Recommended Electronic Low Voltage Dimmers:

- Lutron Nova T Series (Part number NTELV-600)
- Lutron Faedra (Part Number FAELV-T00-XX)
- Leviton Acenti (Part Number ACE06-XXX)
- Leviton Vizia (Part Number VZE04)

Most incandescent line voltage dimmers have minimum load requirements of approximately 40W and may require multiple LED modules per control. (See dimmer control manufacturer's instructions for specific requirements.)

Recommended Incandescent Line Voltage Dimmers:

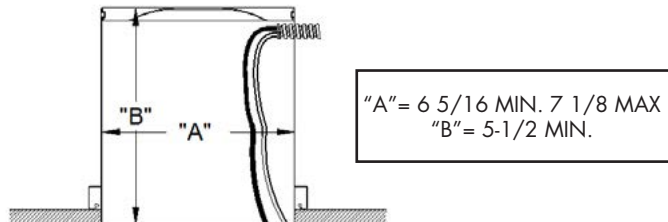
- Leviton, Illumitech Series (Part Numbers IPI06-XXX)
- Leviton, Trimatron Series (Part Numbers 6602-X, 6681-X, 6683-X, 6684-X, 700-X and 705-X)
- Leviton, SureSlide Series (Part Numbers 6631)
- Leviton, True Touch Series (Part Number 66061LM)
- Lutron Skylark Series (Part Number S-600, S2-LH)
- Lutron, Maestro Series (Part Numbers MAW-600)
- Cooper, Aspire Series (Part Numbers 9530XXX)

Digital dimmers are not compatible with LiteBox LED modules.

COMPATIBILITY OF 6" RECESSED HOUSINGS:

LiteBox LED modules are UL/cUL classified for use with Prescolite and most competitive recessed cans (with "A" and "B" dimensions) including:

Prescolite	Lithonia
Capri	Lumapro
Commercial Electric	Luminaire
Elco	Nora
Emerald	Progress
Halo	Sea Gull
Intense	WAC
Jimway	
Juno	



NOTES

1. Operation in ambient temperatures higher than those specified will shorten life and void warranty.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation.

See www.prescolite.com for details.

Web: www.securitylighting.com

2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704

Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

Copyright ©2016 Security Lighting, a division of Hubbell Lighting, Inc.

All Rights Reserved. • Specifications subject to change without notice. • Printed in U.S.A. • SL0035 07/17



TYPE FL1

EL218



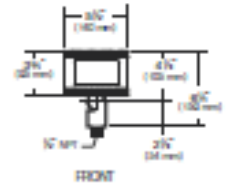
MICRO-FLOOD LED

FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out
- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and Wide Flood distributions



Certifications



ORDERING CODE

EL218						
Fixture¹	Distribution	Drive Current	Electrical Module		Fixture Finish	
S Spot	F Narrow Flood	3 350mA, 10W	Source	Color Temperature	Voltage	Aluminum
W Wide Flood		5 550mA, 16W	8L 8 LEDs	3K 3000K	UV 120 to 277V	BL Black
				4K 4200K	with a ±10% tolerance	DB Dark Bronze
				5K 5100K		GR Verde Green
						VWH Vivid White

MOUNTING OPTIONS

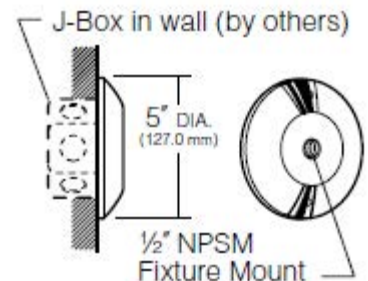
JW Architectural Wall Mount³

³ Specify finish, BL - Black, DB - Dark Bronze, GR - Verde Green. VWH Vivid White

Architectural Wall Mount

Die-cast aluminum with 1/2" NPSM fixture mount. Internal set screw provided for locking position. Canopy attaches to stainless steel wall plate for mounting to any standard electrical outlet box. Super TGIC powder coat paint over titanated zirconium conversion coating.

NOTE: May also be used to hard mount low voltage fixtures.





Performance:

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≥72	≥72	≥72
Power Factor	>.90 @ 120V	>.90 @ 120V	>.90 @ 120V

Electrical Drive Current					
350mA			550mA		
Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts
120	0.08	10	120	0.13	16
208	0.05	10	208	0.08	16
240	0.04	10	240	0.07	16
277	0.04	10	277	0.06	16

Absolute Lumens				
Temp.	mA	Spot	Narrow Flood	Wide Flood
3000K	350	1078	938	889
4200K		1143	992	925
5100K		1152	1008	953
3000K	550	1608	1411	1331
4200K		1691	1487	1386
5100K		1703	1511	1422

Main Beam Candela and Beam Angle							
Temp.	mA	Spot (3 x 3)	Beam°	Narrow Flood (4 x 4)	Beam°	Wide Flood (6 x 6)	Beam°
3000K	350	7865	19°	2722	32°	665	53°
4200K		8742	18°	2962	31°	694	52°
5100K		8578	18°	2656	30°	709	53°
3000K	550	11962	19°	4024	32°	1009	53°
4200K		13129	18°	4408	31°	1050	52°
5100K		12974	18°	4655	32°	1066	52°

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Projected Lumen Maintenance		
TM21-11*	100,000 hrs	Calculated (L70)
.96	.95	927,000 hrs

* 60,000 hrs, 350mA, Ts 57°C / 25°C ambient.



TYPE: LED3D

HIRAF

HIGH EFFICIENCY LINEAR LED FACADE FIXTURE

Type LED3D

Specifications

Security Lighting is the industry leader, offering more linear LED options to fit your most challenging lighting design requirements. The HIRAF Linear LED Lighting System has more linear footage installed in exterior applications than all of the other fixtures offered in the market today.

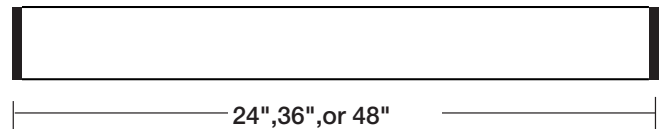
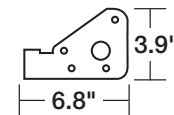
The reason that the HIRAF LED is the overwhelming choice for linear illumination is due to the tremendous success of this next generation designed fixture to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to a minimum.

Thanks to its intuitive "plug and play" mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The unique fixture design ensures water tight integrity, and the long life Mid-Power LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This successful system is truly a "set it and forget it" solution that is only offered from Security Lighting.

- Linear Façade Fixture (14 watts per foot for up/down)
- Fixtures available in up/down light, up light only or down light only
- 60,000 hour long life Mid-Power LED illumination
- 5000K color temperature standard +/- 50 CCT
- 80 CRI standard
- Extruded aluminum construction, finished in weather proof powder-coat paint
- Tempered glass lenses
- Fully integrated driver for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint
- Each order ships with a formed drilling template for accurate and quick installation
- Power feed required only at beginning of each continuous row or stand alone fixture. All subsequent fixtures quickly plug together in series and fixtures are not opened during the installation process
- Mounting options available for stone walls and deck mount applications
- Complete instructions and video for junction box and fixture installation posted on web site at www.securitylighting.com



Dimensions



Certifications/Listings

Down only full cut off
IP65 Wet Location

Ordering Information

Ordering Example: HIRAF-HE-LED-XX-XX-U-XX-XX

HIRAF		HE		LED		Size		Distribution		Voltage		Finish		Options	
Series	Type	Source	Source	Size	Distribution	Voltage	Finish	Options							
HIRAF	Linear Façade Fixture	HE	High Efficiency	LED	Mid-Powered	48	4-foot	UD	Up and Down Light (14 Watts per foot)	U	Universal 120 to 277 volt	PS	Platinum Silver	DM	Deck Mount
						36	3-foot	DO	Down Light Only (8.5 watts per foot)			DB	Dark Bronze	C1	Custom Color 3000K ⁴
						24	2-foot	UO	Up Light Only (5.75 watts per foot)			WH	White	C2	Custom Color 4000K ⁴
												BK	Black		
												RL	RAL color ¹		
												CC	Custom Color ²		

Notes:
¹ Must provide RAL color number and Powder coat manufacture name at time of quote request
² Color paint chip would need to be provided at time of quote request
³ Must only use factory supplied whip kit to maintain water tight integrity and product warranty.
⁴ Made to order, 4 to 8 week lead time





HIRAF

HIGH EFFICIENCY LINEAR LED FACADE FIXTURE

Electrical Data

# Of LED'S	Number Of Drivers	Drive Current (mA)	Input Voltage (V)	System Power (W)	Input Current (Amps)
24	1	350	120	9.98	0.083
			277	9.98	0.036
36	1	350	120	14.6	0.12
			277	14.6	0.052
48-down	1	350	120	17	0.14
			277	17	0.061
48-up/down	1	351	120	19.1	0.16
			277	19.1	0.068
72	1	352	120	25	0.2
			277	25	0.09
96	1	353	120	33	0.27
			277	33	0.119

Projected Lumen Maintenance

AMBIENT TEMP.	0	25,000	50,000	¹ Tm-21-11 60,000	100,000	Calculated L70 (Hours)
40°C / 104°F	100	94.21	88.72	86.61	78.66	>120,000

¹Projected per IESNA TM-21-11 Data references the extrapolated performance projections for the RWSC36/72 base model in a 40°C ambient, based on 9,000 hours of LED testing per IESNA LM-80-08.

Performance Data

# of LED'S	Drive Current (Milliamps)	System Watts	Distribution Type	5K (5000K nominal, 80 CRI)				
				Lumens	LPW ¹	B	U	G
48	350	19.1	down	1694	88.7	0	0	0
96	350	33	up/down	3125	94.7	n/a	n/a	n/a
36	350	14.6	down	1211	82.9	0	0	0
72	350	25	up/down	2299	92	n/a	n/a	n/a
24	350	9.98	down	834	83.6	0	0	0
48	350	17	up/down	1562	91.9	n/a	n/a	n/a

¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

Web: www.securitylighting.com

2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704

Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

Copyright ©2016 Security Lighting, a division of Hubbell Lighting, Inc.

All Rights Reserved. • Specifications subject to change without notice. • Printed in U.S.A. • SLS0023 03/17



Tetra[®] MAX

Maximized Output. Minimized Expense.

Created specifically for medium channel letters the **Tetra[®] MAX** LED system delivers incredibly uniform light, installs easily and operates efficiently. The **Tetra[®] MAX** is now IP66 and UL wet rated which makes it more robust and reliable even under wet weather. Working closely with sign builders and owners, we've refined our design to improve performance while reducing the amount of product required, further reducing installation and material costs.



Powerful OptiLens[™]

Tetra[®] MAX features **OptiLens[™]** a patented technology that captures otherwise wasted light and redirects it towards the illuminated surface with remarkable uniformity. It optimizes each LED—which enables wider stroke spacing—reducing the amount of material needed per sign while helping protect the LED against moisture, humidity, damage and corrosion.

Tetra[®] MAX Wet Location Rated

Now there's a MAX solution for **wet locations** where saturation with water or other liquids is likely. Integrating all the same performance features of MAX, the Max wet rated is IP66 and UL wet rated. It contains an added over molded design that protects against water ingress, dust and damage, and a special module top surface to eliminate water retention —no separate enclosure is required.



Components

SKU	Description	Package Quantity
GEMX71-W1	Tetra MAX 7100K	100 ft (30.48 m)/box (200 modules)
GEMX50-W1	Tetra MAX 5000K	100 ft (30.48 m)/box (200 modules)
GEMX41-W1	Tetra MAX 4100K	100 ft (30.48 m)/box (200 modules)
GEMX32-W1	Tetra MAX 3200K	100 ft (30.48 m)/box (200 modules)
GEMXH71-W1	Tetra MAX High Output 7100K	100 ft (30.48 m)/box (200 modules)
GEMXH50-W1	Tetra MAX High Output 5000K	100 ft (30.48 m)/box (200 modules)
GEMXH41-W1	Tetra MAX High Output 4100K	100 ft (30.48 m)/box (200 modules)
GEMXH32-W1	Tetra MAX High Output 3200K	100 ft (30.48 m)/box (200 modules)
GEMXHRD-W1	Tetra MAX High Output Red	100 ft (30.48 m)/box (200 modules)
GEMXRD-W1	Tetra MAX Red	100 ft (30.48 m)/box (200 modules)
GEMXGL-W1	Tetra MAX Green	100 ft (30.48 m)/box (200 modules)
GEMXBL-W1	Tetra MAX Blue	100 ft (30.48 m)/box (200 modules)
GEMXPO-W1	Tetra MAX Orange	100 ft (30.48 m)/box (200 modules)
GEMXRC-W1	Tetra MAX Red-Orange	100 ft (30.48 m)/box (200 modules)
GEMXYG-W1	Tetra MAX Amber	100 ft (30.48 m)/box (200 modules)
9409	18 AWG Supply Wire (0.82 mm ²)	500 ft /spool (152.4 m)
191600041	22-14 AWG Twist-On Wire Connectors (0.33 - 2.08 mm ²)	500/ PK
192160004	18-14 AWG In-line Connectors (IDC) (0.82-2.08 mm ²)	500/ PK

Technical Specifications

Color	Wavelength	Typical Brightness (lumens/module)	Typical Brightness (lumens/ft.)	Energy Consumption (Strip/Module)	Energy Consumption (System/Module)	Power Supply Loading	Viewing Angle
Tetra MAX White	7100K, 5000K	52	105	0.46	0.54	64ft (128 modules)	150
Tetra MAX Warm White	4100K, 3200K	47, 43	95, 86	0.46	0.54	64ft (128 modules)	150
Tetra MAX High Output White	7100K, 5000K	82	165	0.72	0.85	40ft (80 modules)	150
Tetra MAX High Output Warm White	4100K, 3200K	75,68	150, 136	0.72	0.85	40ft (80 modules)	150
Tetra MAX High Output Red	625nm	16	31	0.56	0.66	50ft (120 modules)	150
Tetra MAX Red	625nm	14	27	0.48	0.59	60ft (120 modules)	150
Tetra MAX Blue	427nm	10	20	0.48	0.59	60ft (120 modules)	150
Tetra MAX Green	530nm	28	56	0.48	0.59	60ft (120 modules)	150
Tetra MAX Orange	605nm	13	25	0.36	0.44	80ft (160 modules)	150
Tetra MAX Red-Orange	618nm	12	23	0.29	0.36	100ft (200 modules)	150
Tetra MAX Amber	592nm	11	21	0.54	0.66	53ft (106 modules)	150

Specification Item	Specification															
LEDs/ Module	3															
Module/ft.	2															
Cutting Resolution	Cut on wire between every module															
Power Supply	GEPS12-25U-NA Input: 100-305VAC; Output: 12VDC GEPS12-60-NA Input: 108-305VAC; Output: 12VDC GEPS12-60-GL Input: 108-305VAC; Output: 12VDC GEPS12W-60 Input: 90-264VAC; Output: 12VDC GEPS12D-60U Input: 90-305VAC; Output: 12VDC GEPS12-180U-NA Input: 108-305VAC; Output: 12VDC															
Maximum Supply Wire Limits	<table border="1"> <thead> <tr> <th>60W, 80W, 100W, 180W</th> <th>20W</th> <th>Supply Wire Gauge</th> </tr> </thead> <tbody> <tr> <td>20 ft. (6.1 m)</td> <td>120 ft. (36.6 m)</td> <td>18AWG/0.82mm² supply wire - 9409</td> </tr> <tr> <td>25 ft. (7.6 m)</td> <td></td> <td>16AWG/1.31mm² supply wire</td> </tr> <tr> <td>35 ft. (10.6 m)</td> <td></td> <td>14AWG/2.08mm² supply wire</td> </tr> <tr> <td>40 ft. (12.1 m)</td> <td></td> <td>12AWG/3.31mm² supply wire</td> </tr> </tbody> </table> <p>Wiring to be installed in accordance with Article 725 of the National Electric code (NEC).</p>	60W, 80W, 100W, 180W	20W	Supply Wire Gauge	20 ft. (6.1 m)	120 ft. (36.6 m)	18AWG/0.82mm ² supply wire - 9409	25 ft. (7.6 m)		16AWG/1.31mm ² supply wire	35 ft. (10.6 m)		14AWG/2.08mm ² supply wire	40 ft. (12.1 m)		12AWG/3.31mm ² supply wire
60W, 80W, 100W, 180W	20W	Supply Wire Gauge														
20 ft. (6.1 m)	120 ft. (36.6 m)	18AWG/0.82mm ² supply wire - 9409														
25 ft. (7.6 m)		16AWG/1.31mm ² supply wire														
35 ft. (10.6 m)		14AWG/2.08mm ² supply wire														
40 ft. (12.1 m)		12AWG/3.31mm ² supply wire														
Operating Environment	-40 °C to +60 °C															
Module Dimensions (h x w x l)	0.37 x 0.74 x 2.80 in.															
Sign Dimensions	For best results, recommended sign depth is 5 inches (127mm) or greater															
Warranty	GE offers a limited system warranty of up to five (5) years															
LED Module Certifications	UL Recognized #E219167, UL Classified #E229508, CE, RCM, RoHS, IP66 wet location rated															

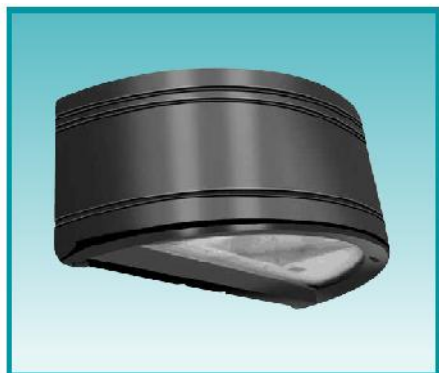


www.gelighting.com

GE and the GE Monogram are trademarks of the General Electric Company. All other trademarks are the property of their respective owners. Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions. GE Lighting is a business of the General Electric Company. © 2015 GE.

SIGN100 (Rev 03/16/16)

RADIUS LED WALL SCONCE



Architectural wallpack with molded contours to accentuate building architecture. Provides excellent illumination with a high efficiency LED light source.

72 or 36 mid-power LEDs deliver up to 2835 lumens and up to 144 lumens per watt.

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Downlight only, full cut-off Dark Sky compliant

Fixture Specifications

Operating Temperature

- -30*c to + 40*c

Electrical:

- 120-227 volt universal driver
- 30w LED Driver 350mA output current – down only
- 50w LED Driver 350mA output current – up/down
- Min-Max temp for drivers
 - -30*c to + 60*c – Operating Temperature
 - 90*C MAX case Temp

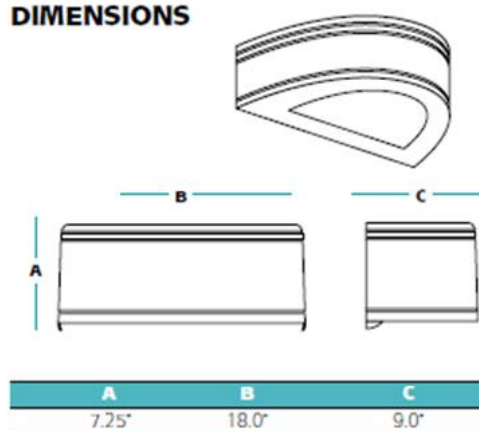
Controls:

- Dimming is an option (consult factory)

Listings:

- UL listed for use in wet locations
- DLC pending, down only

DIMENSIONS



Ordering Information:

RWSC	-	72L	-	3K	-	UD	-	U	-	PS	-	Control Options
Family		# of LED's		CCT		Distribution		Voltage		Finish		
RWSC Radius	36L	36 Mid-Power LED's	3K	3000K	DO	Down Only	U	120-277 Volts	DB	Dark Bronze	PC	Photocontrol
	72L	72 Mid-Power LED's	5K	5000K	UD	Up/Down			BK	Black	SCO	Motion Sensor
									WH	White		
									PS	Platinum Silver		

1. 36L Only available in DO distribution
2. 72L Only available in UD distribution

Performance Data:

#of LEDs	Color Temp	Driver Current	System Watts	DIST TYPE	Lumens	LPW
36	3000K	350mA	14W	DOWN ONLY	1,539	110
36	5000K	350mA	14W	DOWN ONLY	1,620	116
72	3000K	350mA	25W	UP/DOWN	1,155 / 1,539 total = 2,694	110
72	5000K	350mA	25W	UP/DOWN	1,215/1,620 total= 2,835	116

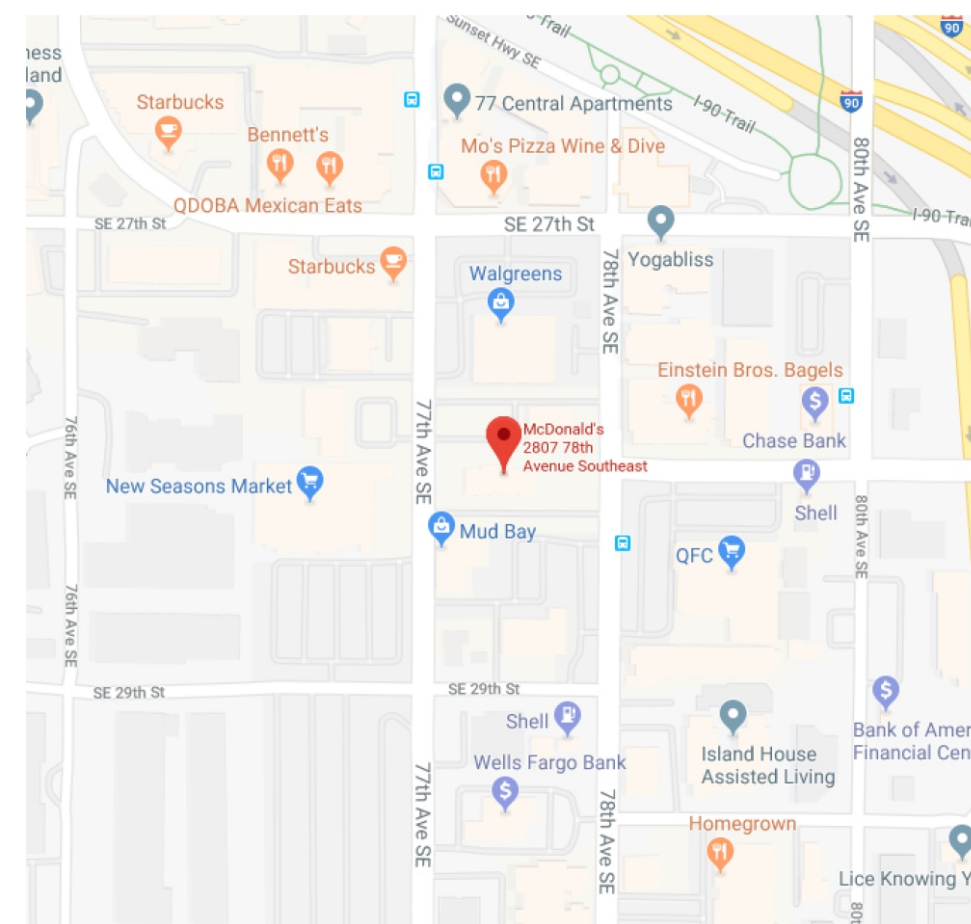




McDonald's

2807 78TH AVENUE SE - MERCER ISLAND, WA

SIGN PROGRAM BOOK



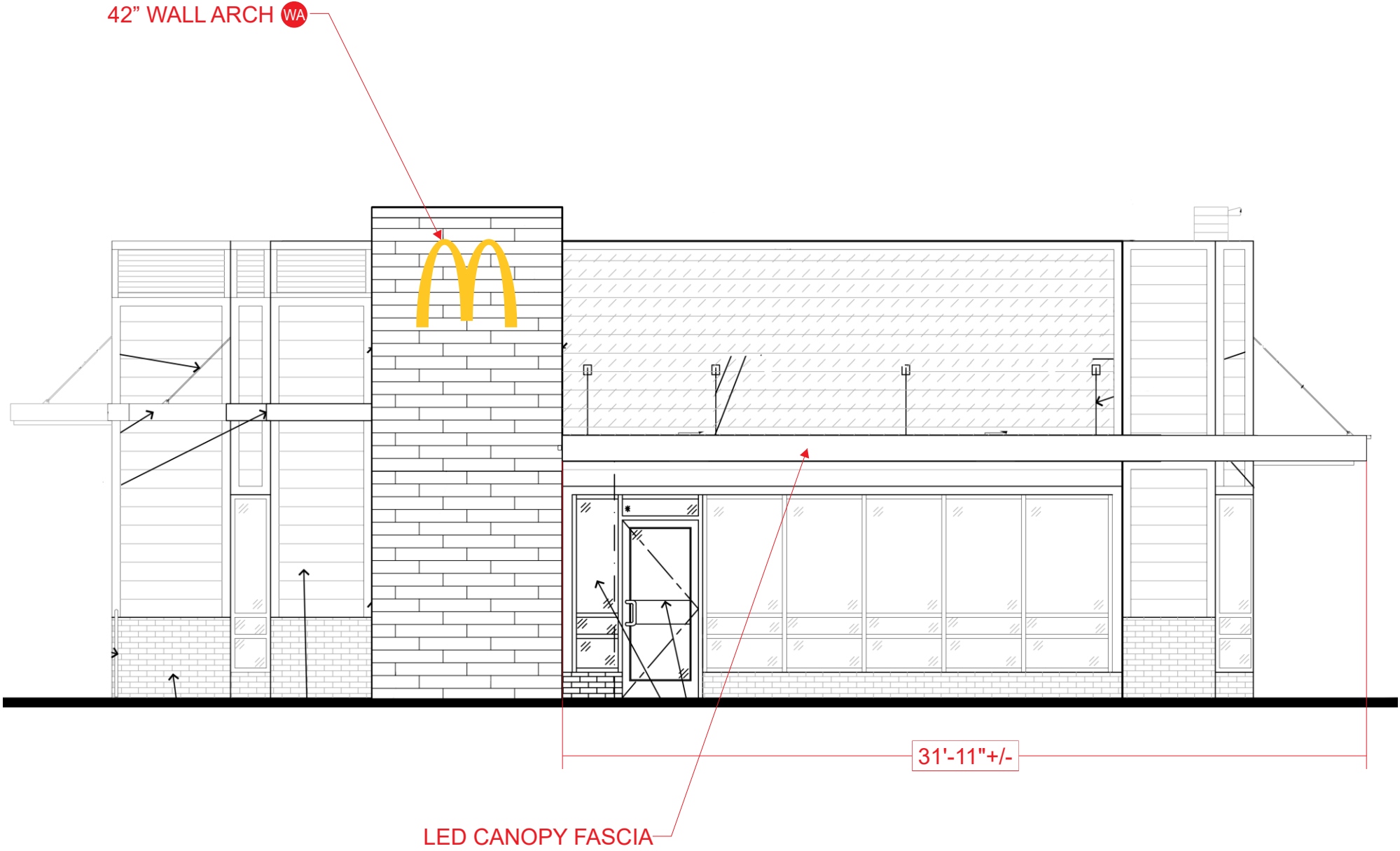
VICINITY MAP
NTS

Customer: MCDONALD'S	Date: 10/09/18	Prepared By: PKE	Eng: -	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA			



DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

WEST (FRONT) ELEVATION
 SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

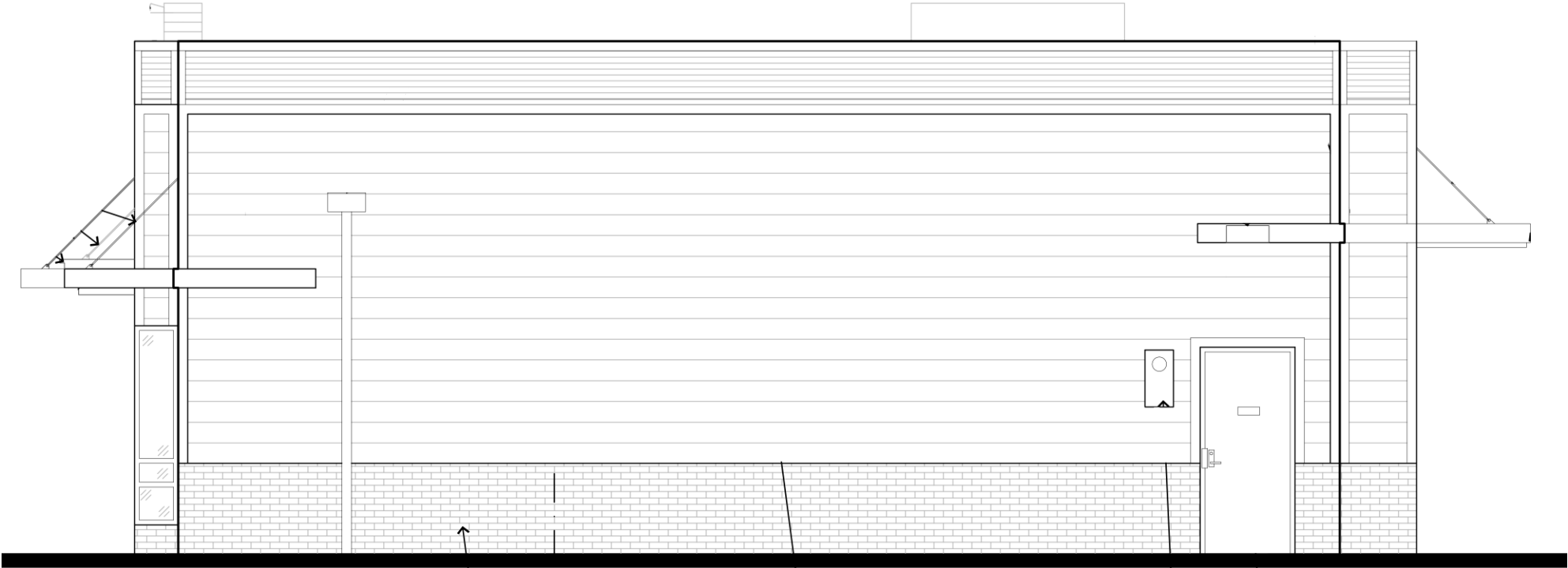
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: MCDONALD'S	Date: 05/22/19	Prepared By: PKE/JS	Eng: -	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA			



DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

EAST (REAR) ELEVATION
 SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

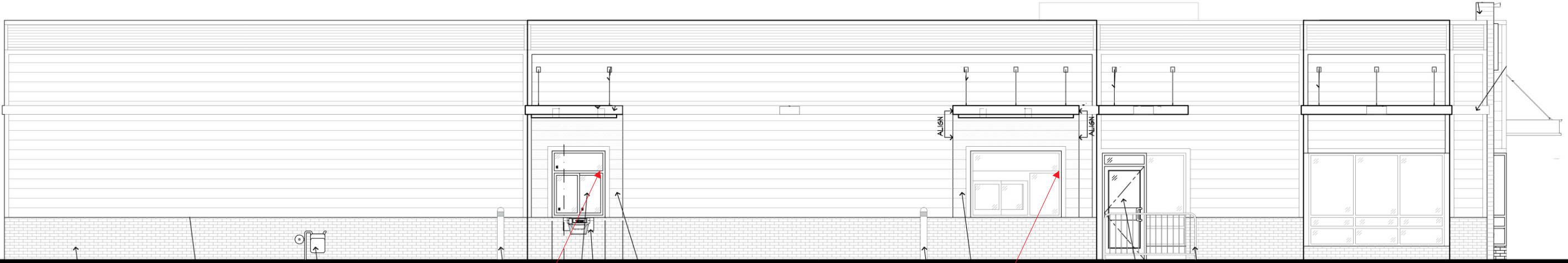
Customer: MCDONALD'S	Date: 05/22/19	Prepared By: PKE/JS	Eng: -	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA			



DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

NORTH (DRIVE-THRU) ELEVATION

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



WINDOW POSITION SIGN 1 WPS1



WINDOW POSITION SIGN 2 WPS2

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

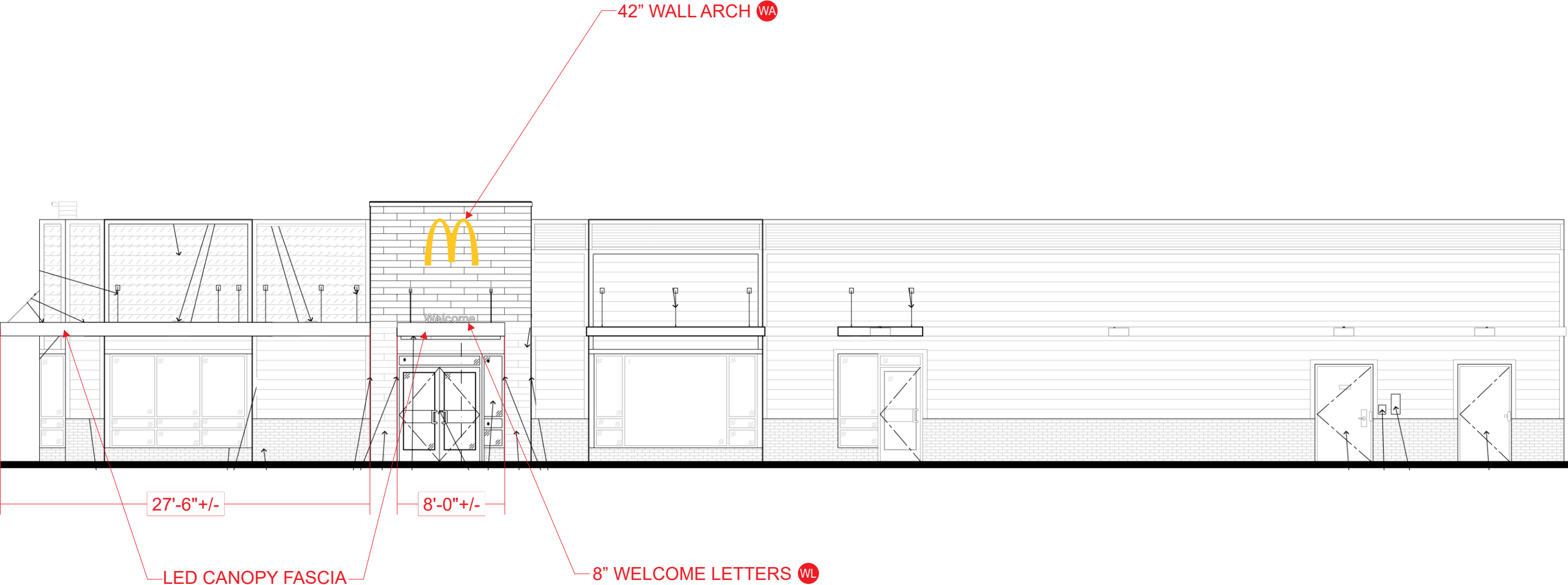
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: MCDONALD'S	Date: 05/22/19	Prepared By: PKE/JS	Eng: -	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA			



DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

SOUTH (NON DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: MCDONALD'S	Date: 05/22/19	Prepared By: PKE/JS	Eng: -	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA			

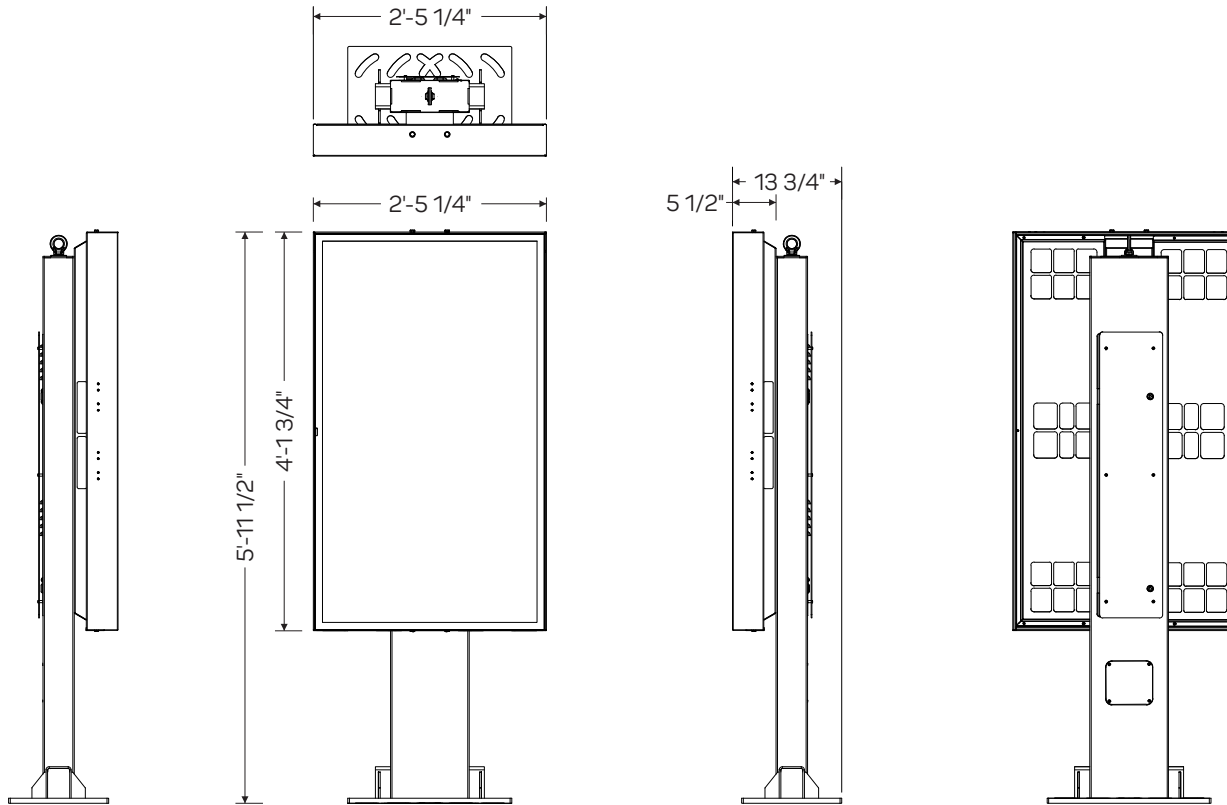


DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

ODMB 02 SINGLE

Displays	Samsung OH55F
Hardware	Stratacache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	60W DC Media Player Power Supply
Power Cables	1 x IEC Power Cable
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	2 x HDMI 1 x RS232
Certification	UL Certified



SCALE: 1/2" = 1'-0"

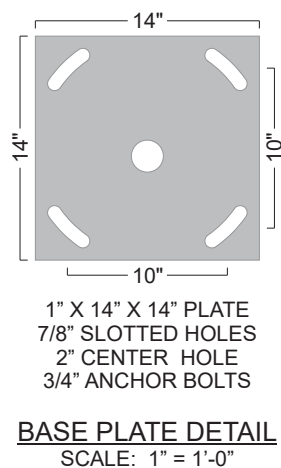
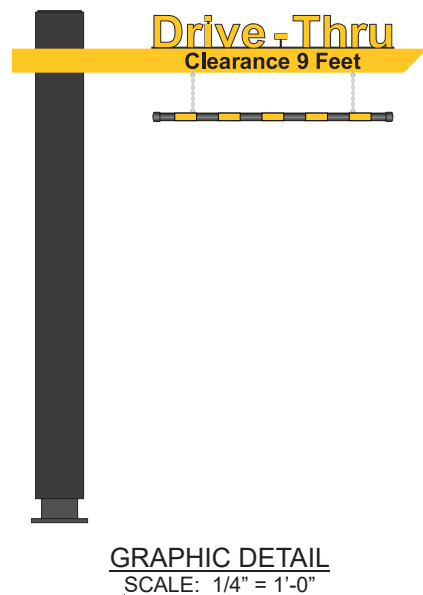
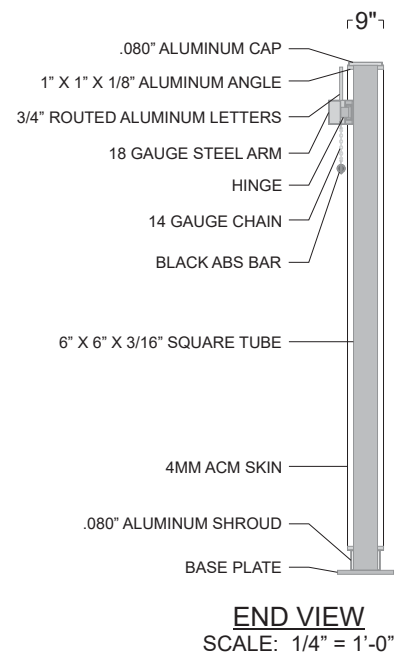
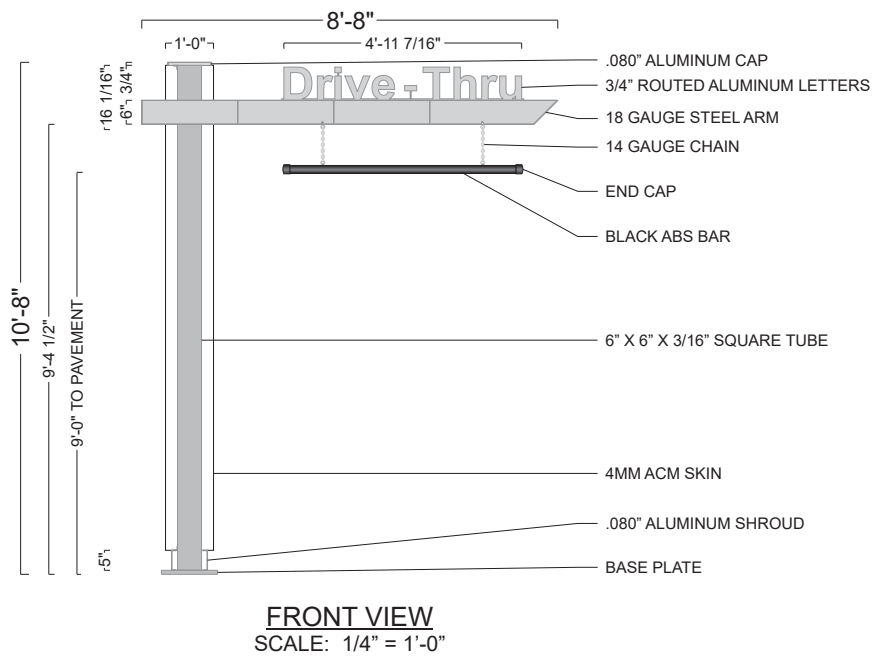
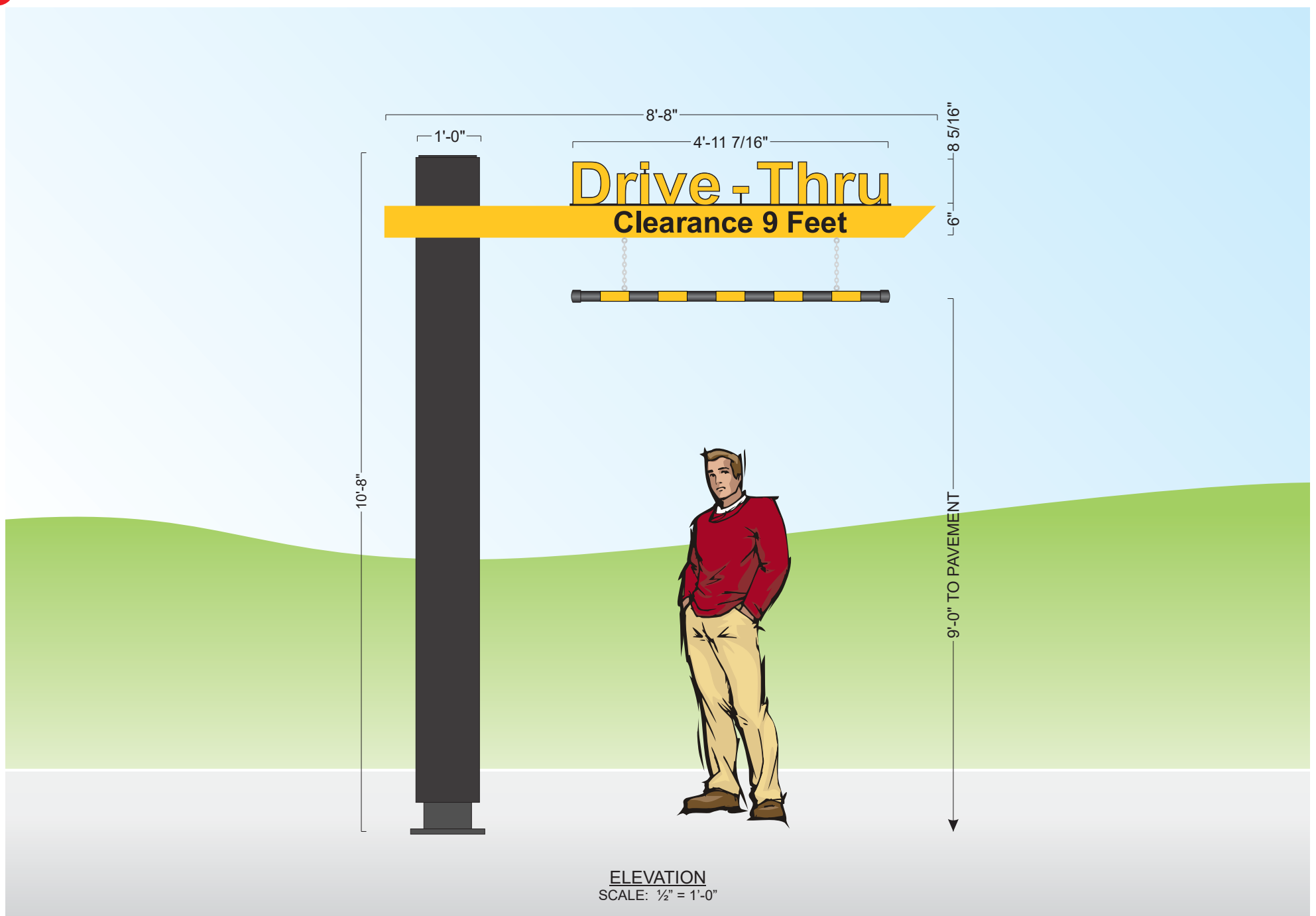


GRAPHIC DETAIL
NOT TO SCALE

Customer: MCDONALD'S	Date: 10/09/18	Prepared By: PKE	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA		Eng: -

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

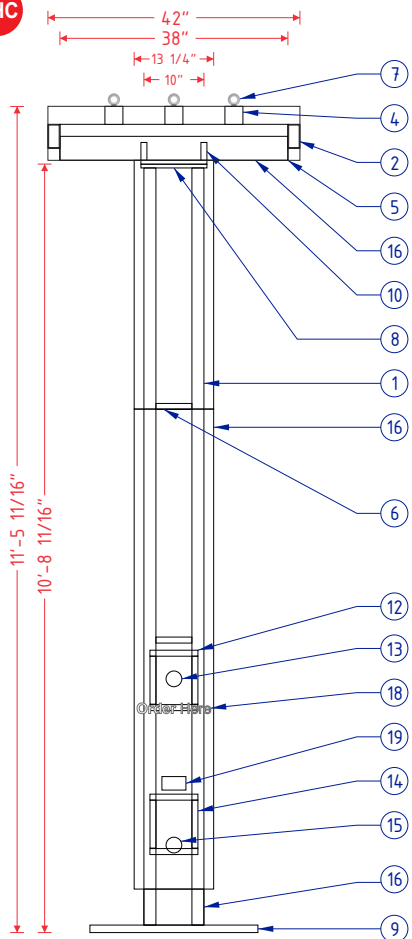
CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 180-25 GOLD VINYL STRIPES APPLIED TO 1ST SURFACE

SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 123 C YELLOW - SWING ARM
7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

OHC



FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

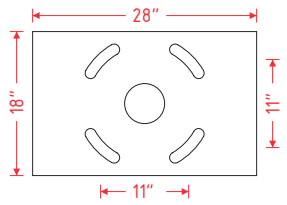
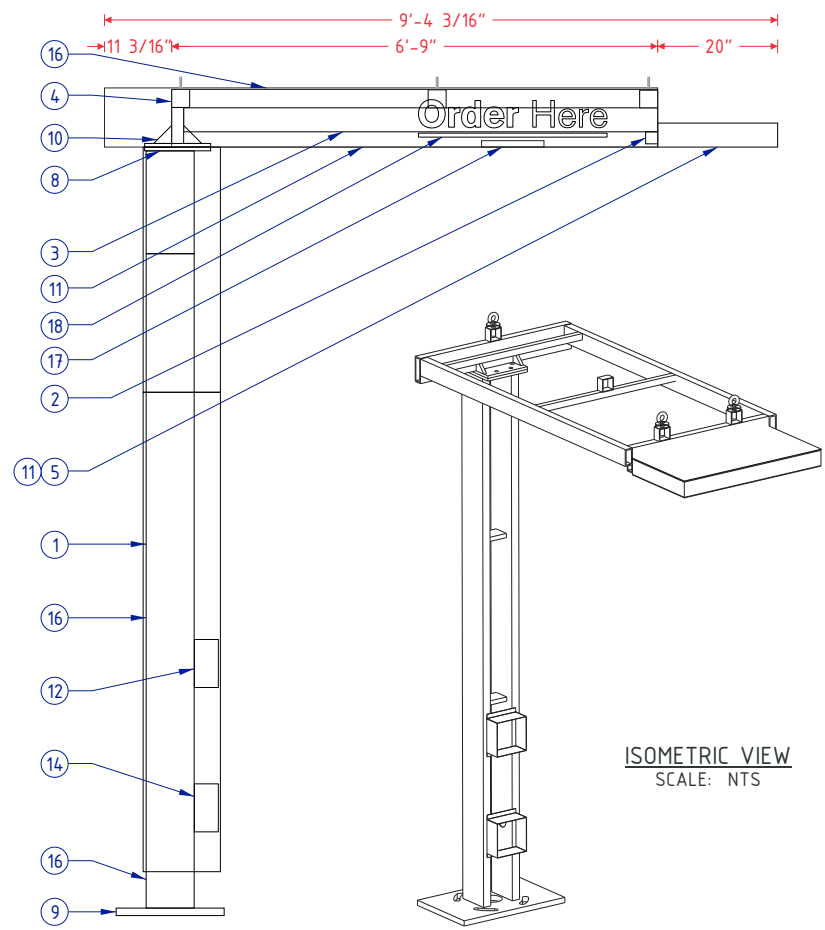


PLATE DETAIL
SCALE: 1/2" = 1'-0"



CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

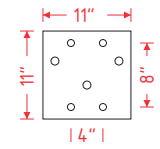
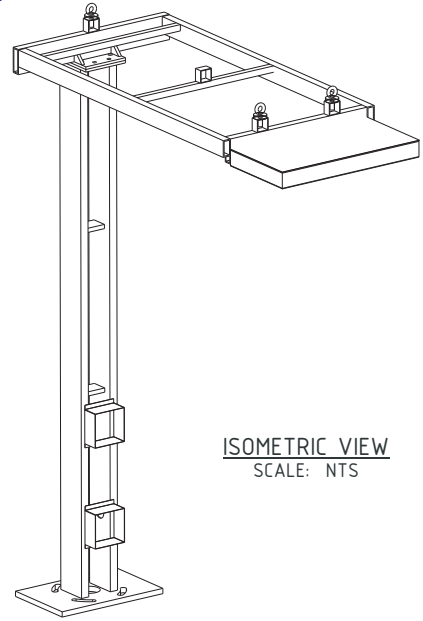
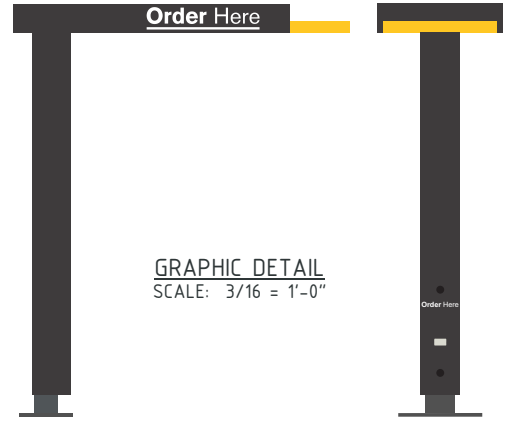


PLATE DETAIL
SCALE: 1/2" = 1'-0"



ISOMETRIC VIEW
SCALE: NTS



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

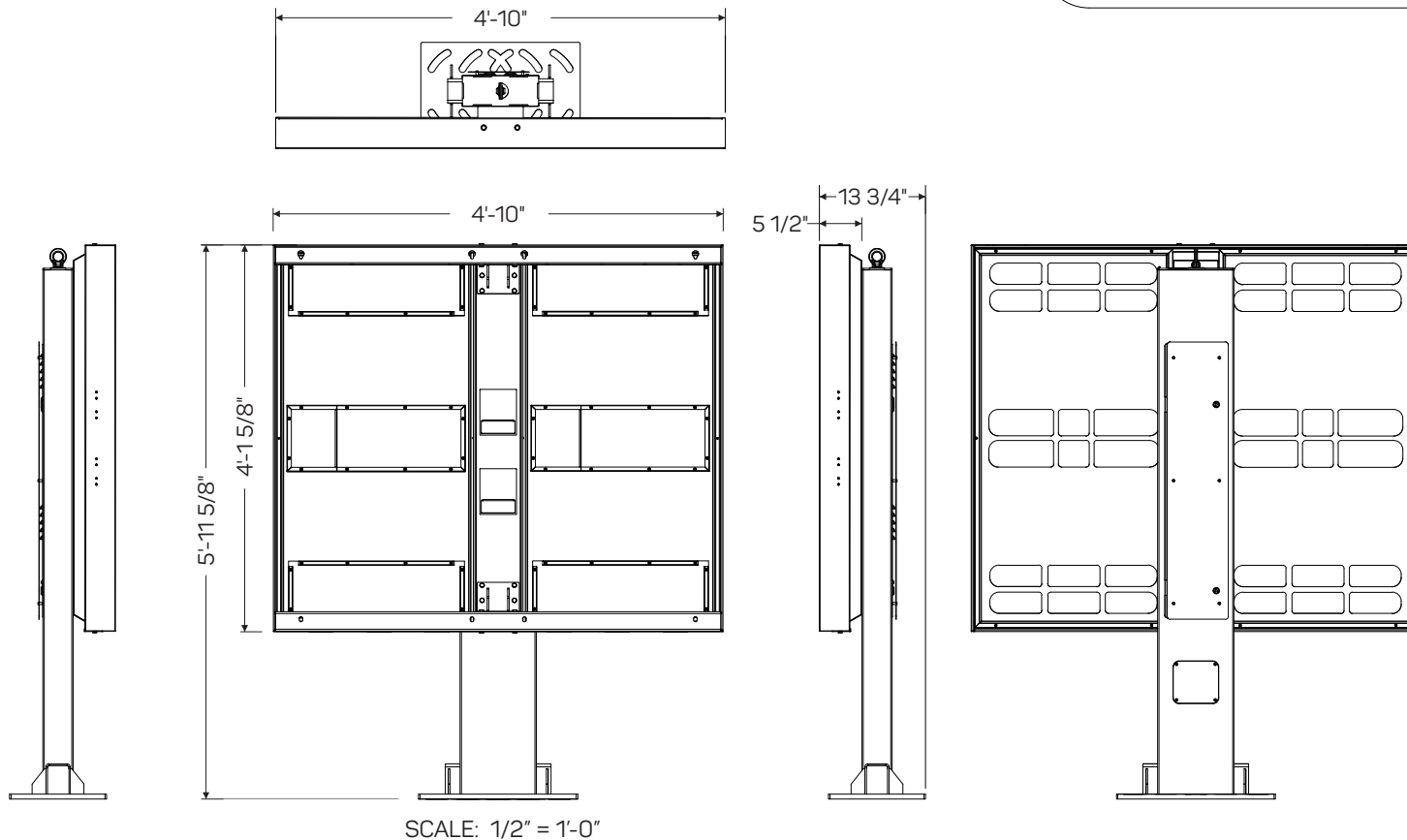
NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
 - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
 - TUBE AND TOP ACM - PAINT CHARCOAL
 - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS


Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

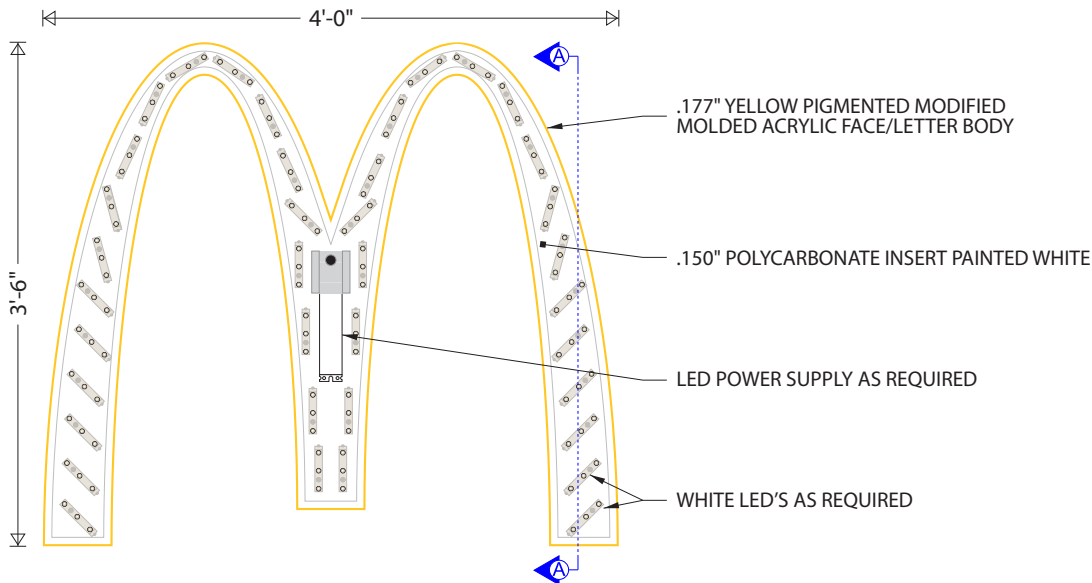
ODMB 02 DOUBLE

Displays	2 x Samsung OH55F
Hardware	2 x Stratacache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	2 x 60W DC Media Player Power Supply
Power Cables	2 x IEC Power Cables
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	4 x HDMI 2 x RS232
Certification	UL Certified



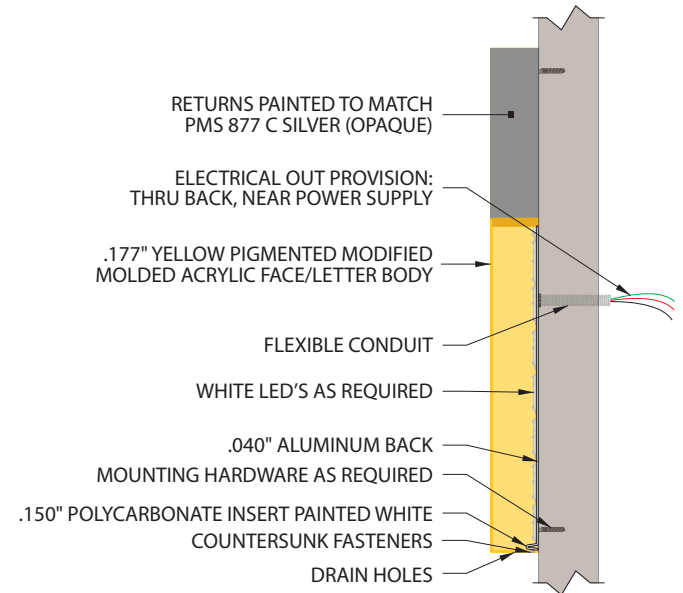
GRAPHIC DETAIL
NOT TO SCALE

Customer: MCDONALD'S	Date: 10/09/18	Prepared By: PKE	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <p>personna SIGNS LIGHTING IMAGE</p>	<p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA	Eng: -			



FRAME & LAMP DETAIL

SCALE: 3/4" = 1'-0"



CROSS SECTION A-A

SCALE: 3/4" = 1'-0"




GRAPHIC DETAIL

SCALE: 3/4" = 1'-0"

FRAME DETAIL:

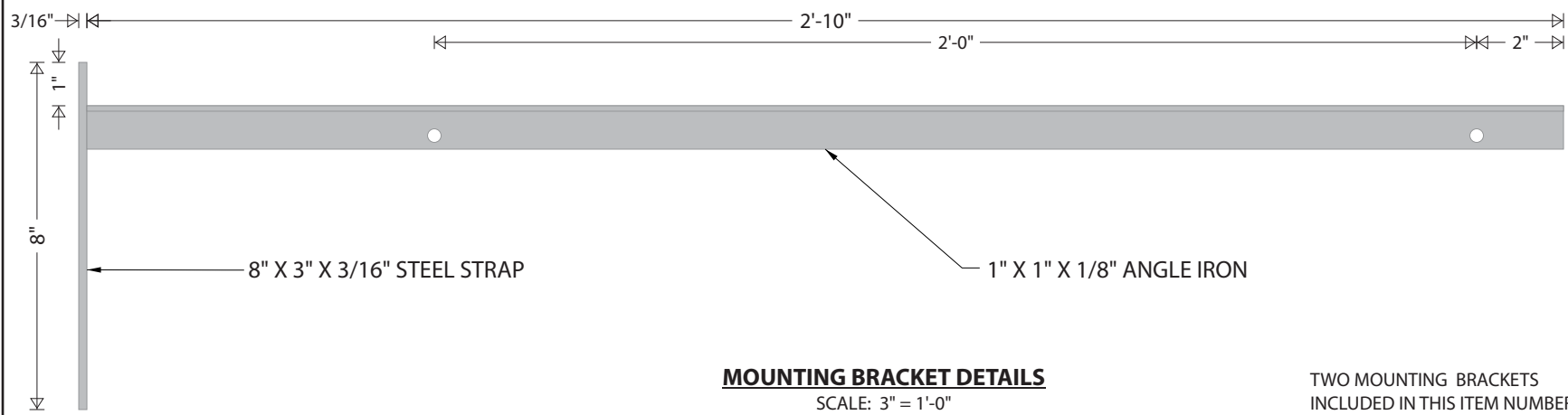
- DESIGN FACTOR: TBD
- .177" FORMED YELLOW PIGMENTED (PMS 123 C) MODIFIED ACRYLIC FACE/LETTER BODY
- EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)
- INTERIOR FINISH: PAINTED STARBRIGHT WHITE (OPAQUE)
- .150" POLYCARBONATE INSERT PAINTED STAR-BRIGHTWHITE
- .040" ALUMINUM BACK
- LETTER BODY REMOVABLE FOR SERVICE ACCESS
- U.L. APPROVED
- ELECTRICAL: 0.85 AMPS, 120 VOLTS
- SQUARE FOOTAGE:
 - BOXED = 14.00
 - ACTUAL = 4.90

Customer: MCDONALD'S	Date: 05/22/19	Prepared By: JS	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: MERCER ISLAND, WA	File Name: 172303 - R1 - 2807 78TH AVENUE SE - MERCER ISLAND, WA	Eng: -			



GRAPHIC DETAIL
SCALE: 1 1/2" = 1'-0"

"WELCOME" LETTER DETAILS
3/4" ALUMINUM LETTERS WITH 1ST SURFACE DECORATION:
 ■ 7725-120 SILVER - "WELCOME" COPY
 ■ BLACK POWDERCOAT - OUTLINE
 SQUARE FOOTAGE: BOXED = 2.54
 ACTUAL = 1.18



MOUNTING BRACKET DETAILS
SCALE: 3" = 1'-0"

TWO MOUNTING BRACKETS INCLUDED IN THIS ITEM NUMBER

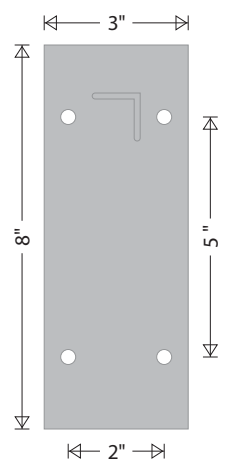
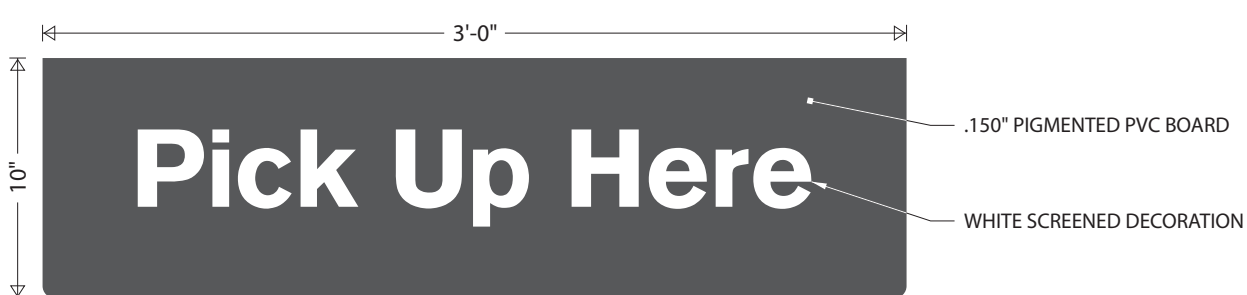


PLATE DETAILS
SCALE: 3" = 1'-0"

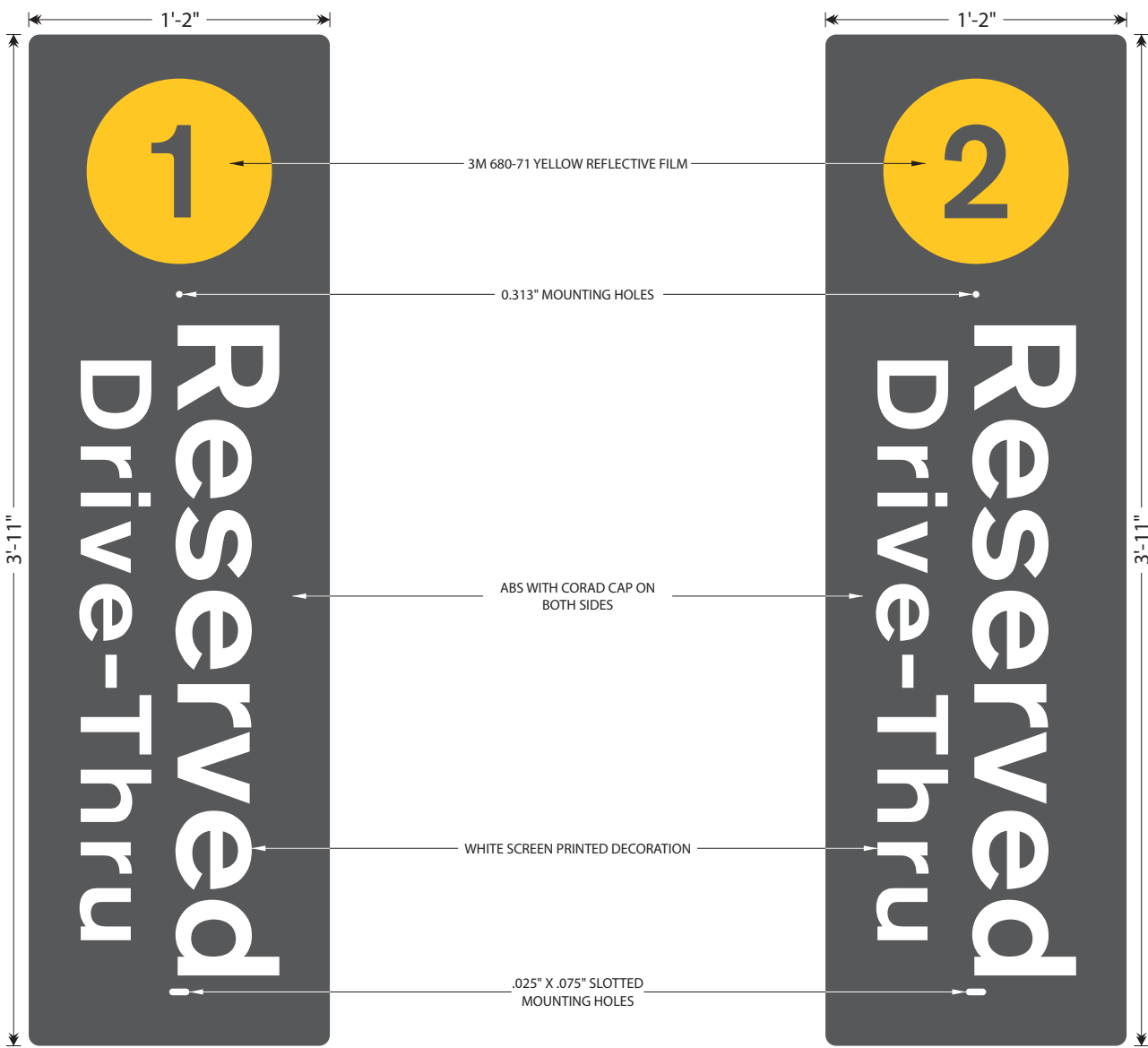
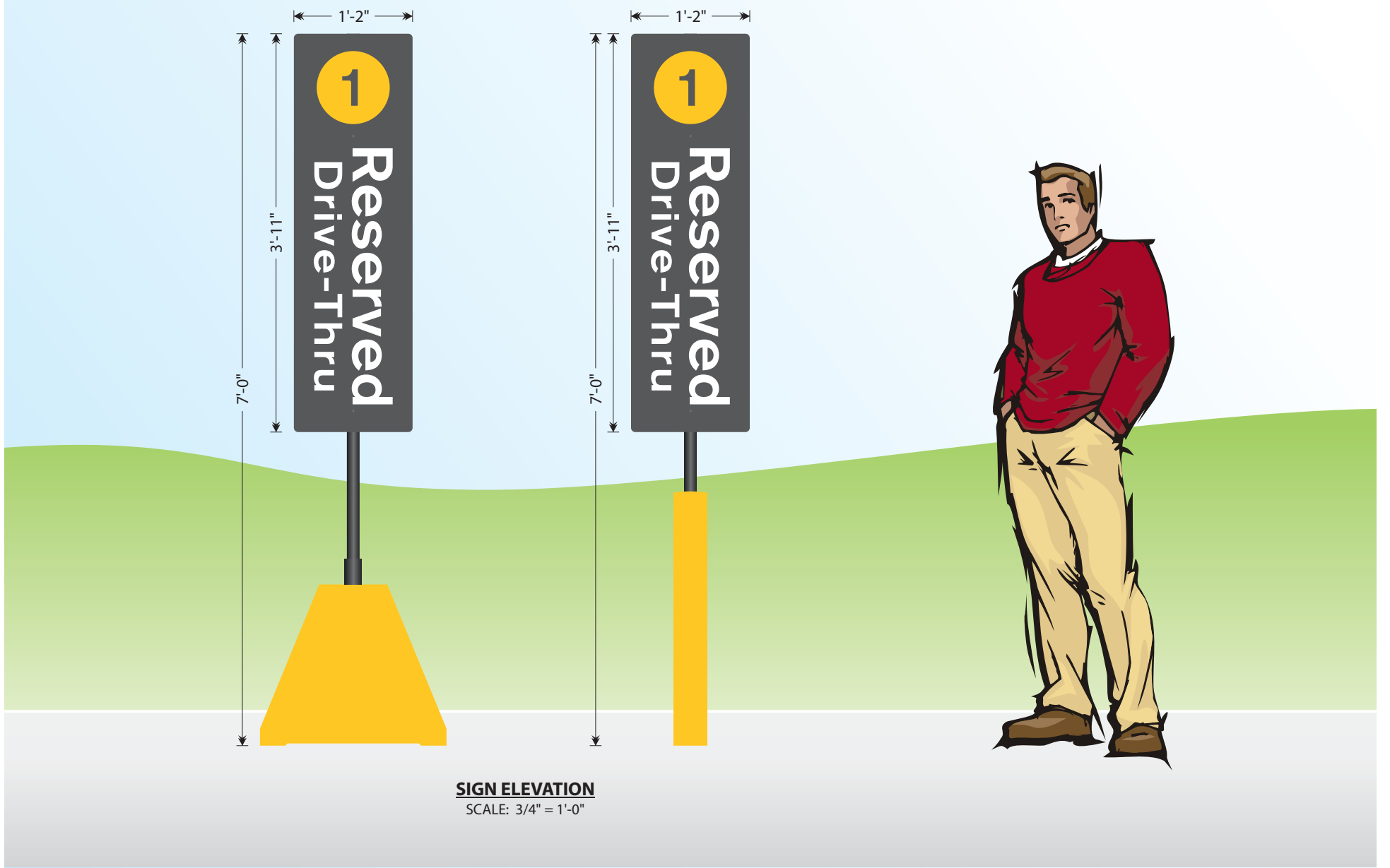


BRACKET DETAILS
DESIGN FACTOR: TBD
3/16" X 3" STEEL STRAP
1" X 1" X 1/8" ANGLE IRON ARM
EXTERIOR FINISH: PAINTED PMS 877 C SILVER
5/16" HOLES PUNCHED IN ANGLE AND PLATE FOR MOUNTING



WINDOW POSITION SIGNS DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED PVC BOARD TO MATCH GREY FORD - MED DK PLATINUM
WHITE SCREENED COPY 1ST SURFACE
2.50 SQUARE FEET
* BOTH WINDOW POSITION SIGNS ARE INCLUDED IN THIS ITEM.

WINDOW POSITION SIGN DETAILS
SCALE: 1 1/2" = 1'-0"



PULL FORWARD SIGN DETAIL
 DESIGN FACTOR: TBD
 .150" PIGMENTED ABS CORAD CAPPED
 BOTH SIDES
 MATCH GREY FORD - MED DK
 PLATINUM
 WHITE SCREENED COPY 1ST SURFACE
 3M 680-71 REFLECTIVE YELLOW - NUMERAL
 BACKGROUND
 4.57 SQUARE FEET

February 15th 2019

18-338 Mercer Island
Planning Department

9611 SE 36th Street
Mercer Island, WA 98040

Project Narrative
McDonald's Restaurant Remodel:

The project is in the TC-4 Commercial zone of Mercer Island, WA tax lot #5315101305. The occupancy is A2 and the use is fast food restaurant. The construction type is V-B. None of these are changing. Our project is a refreshment of the exterior and interior finishes along with a modification of the roof from mansard to parapet. In addition to this we will ensure that the site and interior is accessibility compliant.

The proposed project is a remodel of an existing McDonald's restaurant of 4,664 SF. This will include an exterior modernization of the building's appearance. The modernization includes installation of new siding, with new paint colors, and a new storefront window and door at the entrance (Please see A2.0 & A2.1 for color scheme). New building walls signs will replace the old. New accent walls of a charcoal tile with a wood appearance will be placed on the building to break up the facade. The existing mansard roof will be cut back to allow for construction of new parapets. A new corrugated metal panel system at the parapets provides visual interest. New metal trellises and a metal fascia band break up the facade vertically and provide lighting and weather-protection at the doors. A new white illuminated canopy at the entrance and front facade will provide pedestrian-scale lighting and create a path leading to the main door. At the interior, a new order counter, new seating, and finishes will be provided at the dining area and restrooms.

An accessibility analysis has been performed for this store. The site and public interior spaces will be upgraded to accessibility compliance as according.

On the site, the driveways and location of pedestrian access routes are to remain, as is the general flow of traffic through the parking lot. The drive-thru will receive new signage and new digital menu boards.

Per discussion at the design review study session building materials and style are in line with intentions of the city's design standards. Per comments at the design review study session we have revised the design of the canopies to closer reflect what the city is looking for.

Enclosed with this submittal please find the requested plans and additional reports and documents regarding the site, signage, etc.

