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, April 24, 2019

Design Commissioners

Colin, Brandt, Vice Chair

Richard Erwin, Chair

Claire McPherson

Anthony Perez

Tom Soeprono

Hui Tian

Suzanne Zahr

CALL TO ORDER & ROLL CALL **7:00 PM**

APPROVAL OF MINUTES

Minutes from March 13, 2019

REGULAR BUSINESS

Agenda Item #2: DSR19-007 Study Session

Study Session regarding upgrades to the North Mercer Pump Station, including modifications to the existing building, construction of new building, a new restroom, and construction of a temporary pump station.

Staff Contact: Robin Proebsting, Senior Planner

OTHER BUSINESS

Planned Absences for Future Meetings
Announcements & Communications
Next Scheduled Meeting: May 8, 2019

ADJOURN

DESIGN COMMISSION

MEETING MINUTES

Wednesday, March 13, 2019

CALL TO ORDER

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

ROLL CALL

Chair Richard Erwin, Commissioners, Claire McPherson, Anthony Perez, Hui Tian, and Suzanne Zahr were present. Vice Chair Colin Brandt and Commissioners Tom Soeprono were absent.

STAFF PRESENT

Nicole Gaudette, Senior Planner, Andrea Larson, Senior Administrative Assistant, Andrew Leon, Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the January 23, 2019.
It was moved by Perez; seconded by Zahr to:
Approved the January 23, 2019 minutes
Passed 5-0

PUBLIC HEARING

Agenda Item #1: DSR2018-022

Andrew Leon, Planner, provided a brief presentation for the proposed exterior addition of an entry vestibule at Mercer Island High School.

Karen Wood, Mahlum Archetics. Gave a brief presentation on the proposed project.

Brandy Fox, representative for MISD, answered questions about the project.

Chair Erwin opened the public hearing.
Chair Erwin closed the public hearing.

REGULAR BUSINESS

Agenda Item #2: DSR2018-022
The Commission review the proposed entry vestibule.

It was moved by Tian; seconded by XXXX to:
Grant Mercer Island School District design approval for the addition of a vestibule at the entrance of

Mercer Island High School at 9100 SE 42nd St, as presented in Exhibit 1, subject to the following conditions, and further conditioned as follows:

1. **Consider thinning the roof edge of the vestibule to reference the beam height of the adjacent main entrance.**
2. **Add metal panel to the northwest corner of the vestibule transitioning to the brick**
3. **Consider all of the vertical metal panels at the northwest and southeast corners of the vestibule to be bronze, to be consistent with the previous campus additions.**
4. **Add a third downlight directory over the entrance doors.**
5. **Per MICC 19.15.150(A), if the applicant has not submitted a complete application for all other required permits associated with this proposal within three years from the date of the notice of the design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The applicant is responsible for knowledge of the expiration date.**
6. **The proposal shall be constructed in substantial compliance with Exhibit 1.**

Passed 5-0

PLANNED ABSENCES FOR FUTURE MEETINGS

Erwin be absent 4/3, 4/17, 5/1, 5/15, 6/5 6/19, 6/26-7/6
Zahr 4/17
Claire 8/21, 8/28, 9/4

OTHER BUSINESS

Nicole Gaudette, Senior Planner, spoke regarding Design Commission about having a refresher for the Commission on their processes and procedures.

Commissioner Zahr requests it to include what would set precedence. She also asks that what is the weight of public comment on design reviews.
Commissioner McPherson requests training to include what commentary can the Commission have on design reviews.
Commissioner Perez requests it to include differences between different types of projects, public/private and how it would affect their review process. Is there a stated or implied association with public projects

ANNOUNCEMENTS AND COMMUNICATIONS

The next Design Commission meeting is on April 10, 2019 at 7:00PM.

ADJOURNMENT

The meeting was adjourned at 8:25pm

CITY OF MERCER ISLAND

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

STAFF REPORT
DESIGN COMMISSION STUDY SESSION

Project No:	DSR19-007
Description:	Upgrades to North Mercer Pump Station (NMPS), including: 1. Upgrade and expansion of existing building; 2. Construction of a new building and concrete pad to house standby generator and fuel tank; 3. Installation a new restroom and odor control fan; and 4. Construction of a temporary pump station to manage flows during construction.
Applicant/ Owner:	King County Wastewater Treatment Division
Site Address:	7631 SE 22nd St (Parcel Number 531510-1946)
Zoning District:	R-8.4
Staff Contact:	Robin Proebsting, Senior Planner
Exhibits:	1. North Mercer Pump Station (NMPS) Upgrade Study Session Submittal prepared by Tetra Tech, Jacobs dated February 2019

INTRODUCTION

The applicant has applied for a study session with the Design Commission in order to obtain guidance on portions of the relevant design standards (MICC Section 19.12 – Design Standards for Zones Outside Town Center) on which they have specific questions. This study session also fulfills the requirement in MICC 19.15.220(C)(2)(a) to meet with the Design Commission in a study session prior to a decision.

The subject site is located at 7631 SE 22nd St, in the R-8.4 zone. The site slopes downward from west to east, and there is a mapped Type 1 watercourse located along the eastern edge of the property. The site is currently developed with an existing King County pump station. The subject property is surrounded on all sides by single-family homes.

This project will require design review and approval by the Design Commission prior to issuance of any construction permits. Following completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

STAFF ANALYSIS AND CRITERIA FOR REVIEW

1. Applicant Question #1: Discuss options for meeting required landscape screening width along western property line. We are also considering a more decorative panel wall in this area that could be combined with landscaping to provide more of a visual barrier. See question 3 below.

Staff analysis: Landscaping standards are listed in MICC 19.12.040. MICC 19.12.040(B)(7) addresses landscape screening widths and states that 20 feet of full screening should be installed when a Utility (for example, the pump station) is adjacent to a residential use, as is the case for the subject site. "Full screening" means a full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation (MICC 19.12.040(B)(8)(a)).

The landscaping plan submitted for the study session shows 4.8 feet of landscaping between the proposed concrete-lined ditch and west property line (Exhibit 1, page 32 of 37) at a pinch point, less than the 20-foot standard. However, the use of the term "should", when used in MICC 19.12, means the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the design commission or code official, an equal or better means of satisfying the standard and objective (see MICC 19.12.010(E)).

The project narrative describes the landscaping on the west property line as follows: "West of the new retaining wall and generator building, between the pump station facilities and the property to the west, restoration will revegetate with upright narrow conifers with an understory of medium evergreen shrubs to maximize screening of the new facilities from the property." (Exhibit 1, page 3 of 37). The site plan also shows approx. 3 feet of landscaping on the west neighbor's property between the driveway and property line, adding additional screening depth between the two properties.

The applicant proposes to integrate a decorative panel (see Exhibit 1, page 37 of 37) into the proposed landscaping, which would provide an equal or better means of satisfying two of the objectives listed in the landscaping section of MICC 19.12. It would enhance the visual appearance of the neighborhood by screening the pump stations, consistent with objective 1 and would screen the proposed surface parking areas from adjacent uses, consistent with objective 5. The panel would block view of the site improvements on the subject site from the property to the west while being designed in a way that would make the vegetation, rather than the panel, visible. The landscaping includes western red cedar and tall Oregon grape, which will provide screening at eye level.

2. Applicant Question #2: Looking at options to shift site sign to the north, into public ROW, to provide screening hedge in front of existing Bioxide fill cabinet. Sign was initially sized to screen cabinet, but did not meet the City's code requirement and was resized.

Staff analysis: The plan set submitted for the study session shows a sign along front property line (Exhibit 1, page 12 of 37. A rendering of the proposed sign is shown on page 14 of 37. According to the applicant, the "screening wall and sign would use 1/4 inch stainless steel lettering, be approx. 38 square feet, and sit 42 inches or less above grade. [The] site address would appear directly below the site sign and be 7 inches in height." The code standard for free-standing ground signs associated with non-single-family uses in residential zones is a maximum area of 18 sq ft and maximum height of 42 inches above grade. The size limit for the square footage of the sign is stated with a "shall" statement meaning that the standard is mandatory, pursuant to MICC 19.12.010(E). If the sign were to be relocated into the public right-of-way, this would not change the requirement to meet the area standard.

3. Applicant Question #3: A temporary (above-grade) irrigation system is planned for the site to get plants established after they have been planted. In general, plants are native and drought-tolerant, so long term irrigation is not required. Does the City have any other irrigation or plant establishment requirements we should be aware of?

Staff analysis: The code requires that landscaping utilize soil, planting practices and irrigation equipment that maximizes the likelihood of the plants' long-term survival (MICC 19.12.040(B)(10)(c)) and that required landscaping be maintained in good condition (MICC 19.12.040(11)(i)). At application, project materials should demonstrate how the proposed temporary irrigation system will meet the applicable standards, and also show the expected visual impacts of the temporary system.

4. Applicant Question #4: Pump station neighbor has requested better screening of the pump station from their driveway which parallels the western property line of the pump station. Would like feedback from Design Commission on any considerations for such a screening wall. See several examples below we are considering.

Staff analysis: Fences are required by MICC 19.12.060(B)(6) to meet the standards in MICC 19.12.040(B)(3). These standards include:

- MICC 19.12.040(B)(3), which requires that "the design of landscape architectural features should be in scale with and complement the architecture of site structures and the visual character of the neighborhood."

- MICC 19.12.040(B)(3)(a), which requires that the "[u]se of architectural screens… and/or other similar methods and materials should be used in conjunction with native plant materials or in place of plant materials where planting opportunities are limited; and

- MICC 19.12.040(B)(3)(b), which describes the materials that should be used for fences; and

- MICC 19.12.040(B)(3)(c), which states that "[f]ences should not create the effect of walled compounds that are isolated from adjacent developments and public ways."

The example screening fences are proposed to be made from ornamental metal (Exhibit 1, page 37 of 37), complementing the building materials, which also include metals of a variety of textures (Exhibit 1, page 29 of 37). Metal is also one of the preferred materials listed in MICC 19.12.040(B)(3)(b). Renderings show the proposed fence height as being approximately 6 feet in height, which is consistent with the visual character of the neighborhood, meeting the standard in MICC 19.12.040(B)(3). However, note that fences required by state law to enclose public utilities are exempt from fence height standards in residential zones pursuant to MICC 19.02.050(G).

The architectural screens are integrated into the landscaping, providing screening in conjunction with native Western red cedars and Oregon grape, ensuring a visual barrier where the opportunities for a 20-foot landscaping depth are not possible, meeting the standard in MICC 19.12.040(B)(3)(a). The example screening fences have voids/holes allowing some visibility to either side, avoiding a solid wall that would create the effect of a walled compound, consistent with MICC 19.12.040(B)(3)(c).

RECOMMENDATION

There is no recommendation; this staff report has been prepared for a study session.

City of Mercer Island Design Commission

North Mercer Pump Station (NMPS) Upgrade

Study Session Submittal

February 2019

Owner	Engineering Consultant	Architect	Landscape Architect
King County Wastewater Treatment Division	**Tetra Tech**	**Jacobs**	**Jacobs**
Contact: Sibel Yildiz King Street Center 201 S. Jackson Street, Room 507 Seattle, WA 98104 Phone: (206) 477-5434	Contact: Eric Schey 1420 Fifth Ave Suite 600 Seattle, WA 98101 Phone: (206) 883-9335	Contact: Mark Sharp 1100 112th Ave NE Suite 500 Bellevue, WA 98004 Phone: (425) 000-000	Contact: Lorcan French 1100 112th Ave NE Suite 500 Bellevue, WA 98004 Phone: (425) 233-3281

Project No. XXXXX-XXX
Site Address: 7631 SE 22nd Street

CONTENTS

PHOTOS

1. Project Narrative

PROJECT BACKGROUND

King County Wastewater Treatment Division (WTD) is applying for various environmental and construction permits from the City of Mercer Island (City). King County's Conveyance System Improvements Program identified a need for capacity upgrades for the North Mercer Island and Enatai interceptors. The North Mercer Island Interceptor and Enatai Interceptor Upgrade Project (the Project) is intended to improve reliability and increase the capacity of the existing facility and pipeline components of the regional wastewater system to convey the 20-year peak wastewater flows projected through the year 2060 from service areas in North Mercer Island, the southwest portion of Bellevue, and the Town of Beaux Arts Village.

The proposed Project would upgrade facilities associated with the North Mercer Pump Station (NMPS) on Mercer Island. The existing NMPS facility will be upgraded and expanded, including constructing a new building and concrete pad to house a standby generator, new electrical service equipment, and a new restroom. Site improvements will include a courtyard area to house fuel tank and odor control equipment. Other site work will include improving the existing access road and landscape improvements. Impervious surface area from newly constructed structures and surfaces will total 4,367 square feet. A temporary pump station (TPS) will be built near the entrance to the site to manage flows during construction work inside the existing pump station.

Existing infrastructure (paved pump station access road and parking area) will be used for access and staging, which will limit the need for site preparation. Several trees will be removed during site preparation of the NMPS site for facility improvements. Renderings of the NMPS improvements are provided in Section 7. Ideas for screen walls and perimeter fencing, the existing equipment cabinet, and proposed entrance wall are provided here and will be discussed with the Design Commission. Consistency with the design standard code (MICC 19.12) related to these building elements is discussed in Section 11.

BUILDING DESIGN

The new Generator Building has been designed around the new standby generator and electrical equipment required as part of the Pump Station upgrades. The floor area has been contained to ensure a minimal impact on the site and to maximize the potential for landscaping. A new restroom has been provided in the new building to provide basic facilities for operation and maintenance personnel while on-site.

The design sees the new Generator Building cut into the slope on the west side of the site to use existing topography to its advantage by keeping the new roof-line as low as possible. Sloping the roof back into the site will reduce the amount of below-grade drainage along the western boundary and offer an opportunity to incorporate a subtle contemporary roofline. The two rooflines are designed to complement one another and provide a flowing continuity between new and existing. Replacing the existing Pump Station roof covering and trims will provide a level of material continuity on the visible edges of the roofs.

More detailing and material composition has been applied to the north elevation of the new building, as this will be the only side of the building facing the street frontage. The roof-line turns vertical on the western edge facing the neighboring properties, which provides a wider planting buffer area. The standing seam will also provide pattern and depth to the elevation facing west as a backdrop to the landscaping.

A complementary material palette has been selected to blend the new building with the existing one. The palette includes face brick to match existing, flush metal doors, and air louvers in the same color and finish. A new metal standing seam room has been selected for the new building to provide a longer lifespan and robust roof covering. The new roof will also include low-profile skylights to provide daylight into the generator room below, reducing the reliance on artificial light inside. The materials proposed for the new building are highlighted in Section 8.

Acoustics have been considered as an important factor in the design of the new Generator Building, with solid masonry walls, concrete roof and internal acoustic absorbing panels to contain noise from the generator, should it be required during a power outage to maintain the station's operation.

Some minor alterations in the existing Pump Station are planned to facilitate the station's reliability and capacity upgrades. These are mainly minor internal alterations centered around the equipment and tank in the building. Some existing louvers will be removed or altered to suit the reconfigured internal space requirements. Existing doors will be painted or replaced where damaged to match those in the new building.

LANDSCAPE DESIGN

The Pump Station property is in a heavily wooded residential neighborhood, with adjacent homes located near the proposed generator building to the south and to the west. Much of the property is vegetated with an understory of nuisance and noxious weeds (English ivy and patches of knotweed, respectively) with a sparse overstory of native and non-native trees. The vegetated condition, coupled with the presence of a stream running south to north through the eastern portion of the site, presents ample opportunity for enhancing the quality of the plant community, which will in turn increase the ecological and aesthetic value of the site. This understanding of the site's context and opportunities has informed the design, and the restoration is proposed as follows:

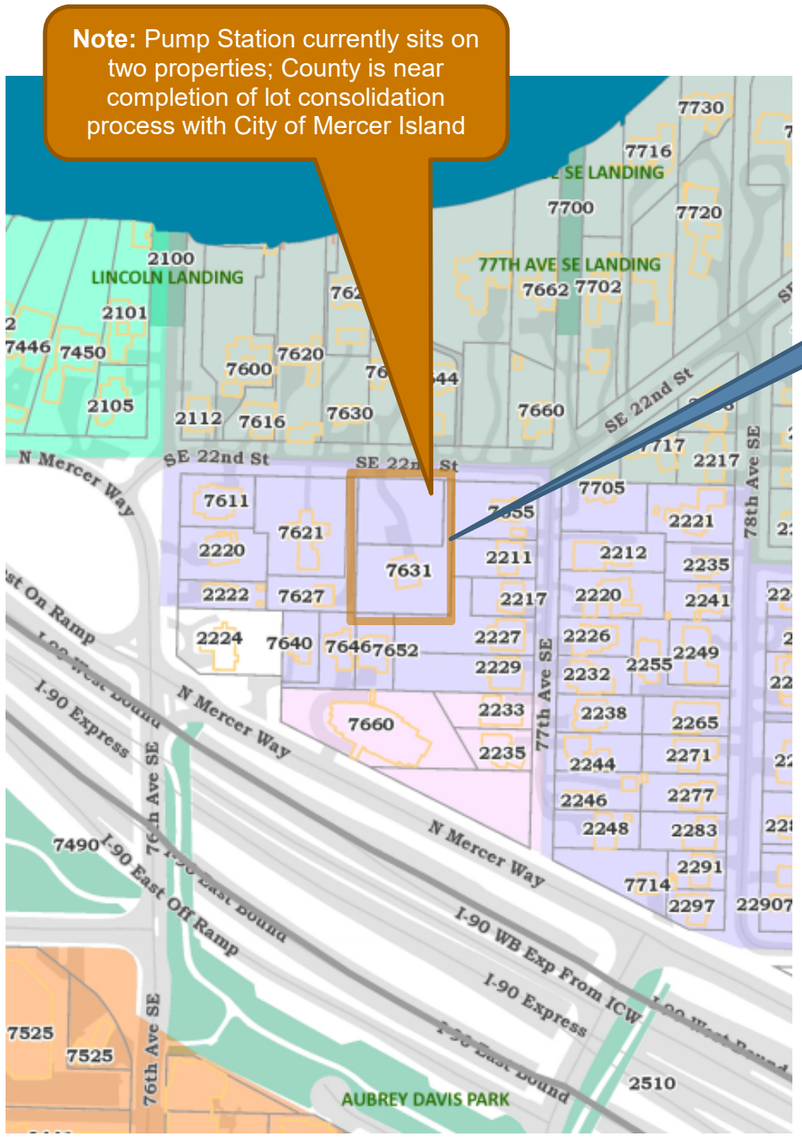
- Areas within the stream buffer offer the greatest opportunity for enhancement, due to the poor understory vegetation and sparseness of native tree canopy. Full restoration, including areas outside of the construction fencing, will include weed control, soil amendments, and restoration with native trees planted at 12 feet on center spacing and shrubs densely planted in order to achieve rapid canopy closure to reduce the re-establishment of weeds. Tree species will be mostly conifers, in order to maximize shading over the stream, and to mimic the process of natural forest succession.
- Along 22nd Street, the design will blend the area with the character of the surrounding residential neighborhood. This will include low understory shrubs with strategic siting of several small flowering trees, in order to maintain clear sight lines into the site from the road, while providing screening of the site from the property to the west.
- West of the new retaining wall and generator building, between the pump station facilities and the property to the west, restoration will revegetate with upright narrow conifers with an understory of medium evergreen shrubs to maximize screening of the new facilities from the property.
- Tree protection measures will be implemented site-wide in order to protect all trees not identified for removal.

CIVIL DESIGN

Due to the increased impervious area, a new storm drainage system will be installed on the site. This system will capture runoff from the existing driveway was well as new t-head, courtyard area, and roof drains from the new generator building. The new system will route flows north toward the public right of way, then east to a replaced outfall to the stream that runs through the pump station site. Stormwater detention is currently not planned, as the City has confirmed this project will be eligible to pay a fee in lieu of providing detention.

Most utilities on-site will also be replaced or relocated. The existing 2-inch service line from the water meter to the pump station will be relocated to make room for the TPS. New electrical conduits and a vault near the entrance to the site will be installed as part of the new power feed to the station. The installation of new dual force mains will also require a crossing of the on-site stream near the existing building. The crossing of this stream is currently being coordinated with the Washington Department of Fish and Wildlife as well as other permitting agencies.

2. Vicinity Map



North Mercer Pump Station Site

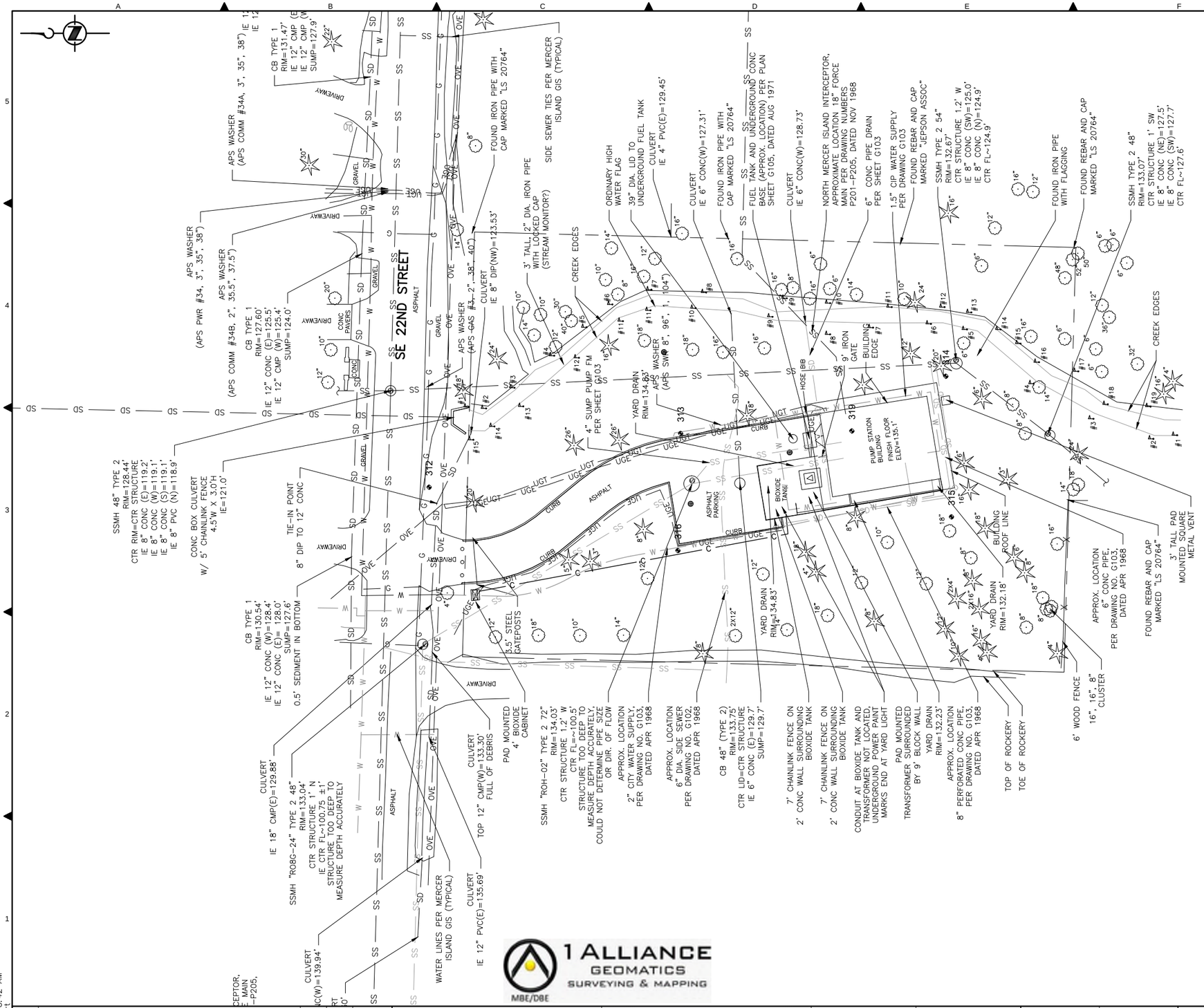
Zoning

- B
- C-O
- PBZ
- R-12
- R-15
- MF-2
- MF-2L
- MF-3
- R-8.4
- R-9.6
- TC
- P

3. SITE SURVEY

NOTES:

1. BASE MAP WAS PROVIDED BY 1 ALLIANCE GEOMATICS, LLC.



1 ALLIANCE GEOMATICS SURVEYING & MAPPING
MBE/DBE

NO	REVISION DESCRIPTION	BY	APVD	DATE

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

DESIGNED/DRAWN: R. LUDWIG	SCALE: 1" = 20'
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1"
DESIGN APPROVAL: R. BROWNE	FACILITY NUMBER: TBD
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: TBD

King County

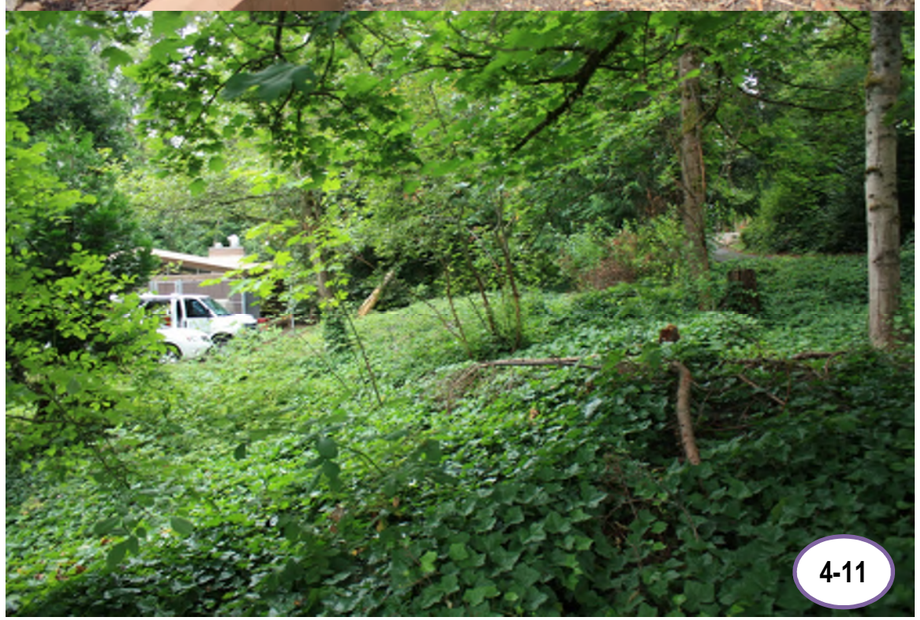
DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

SURVEY PLAN

DCN: TBD
DATE: 01/21/2019
PROJECT FILE NO: TBD
DRAWING NO: **G010**
SHT NO / TOTAL: / XXX
REV NO:

BORDER FILE EDITION: KCWTD-2012-Dsize-TB-Border
FILE LOCATION:\\SEAFIL01\Proj\W3X67200\700CADD\702CIVIL\NMPS\E00306E13-NMPS-G010.dwg
PLOT DATE: 1/23/2019 8:42 AM
PLOTTED BY: Ludwig, Robert

4. Site Photos



4-9. West Side of Building

4-10. Bioxide Enclosure

4-11. Existing Site, West of Driveway

4-12. On-Site Stream, East of Driveway

5. Project Statistical Information

Dwelling Units per Acre	0
Area of proposed structure (Generator Building)	1,115 GSF
Lot Coverage by Structures (square feet/percent)	2,463 GSF / (6.6%)
Lot Coverage by Impervious Surface (square feet/percent)*	10,100+/- (27.1%)
Average Building Elevation (see – for ABE calculations)**	135.15 +/-
Number of Parking Spaces	No public parking
Area of Existing Landscaping	29,434 sf
Area of Proposed Landscaping*	24,913 sf

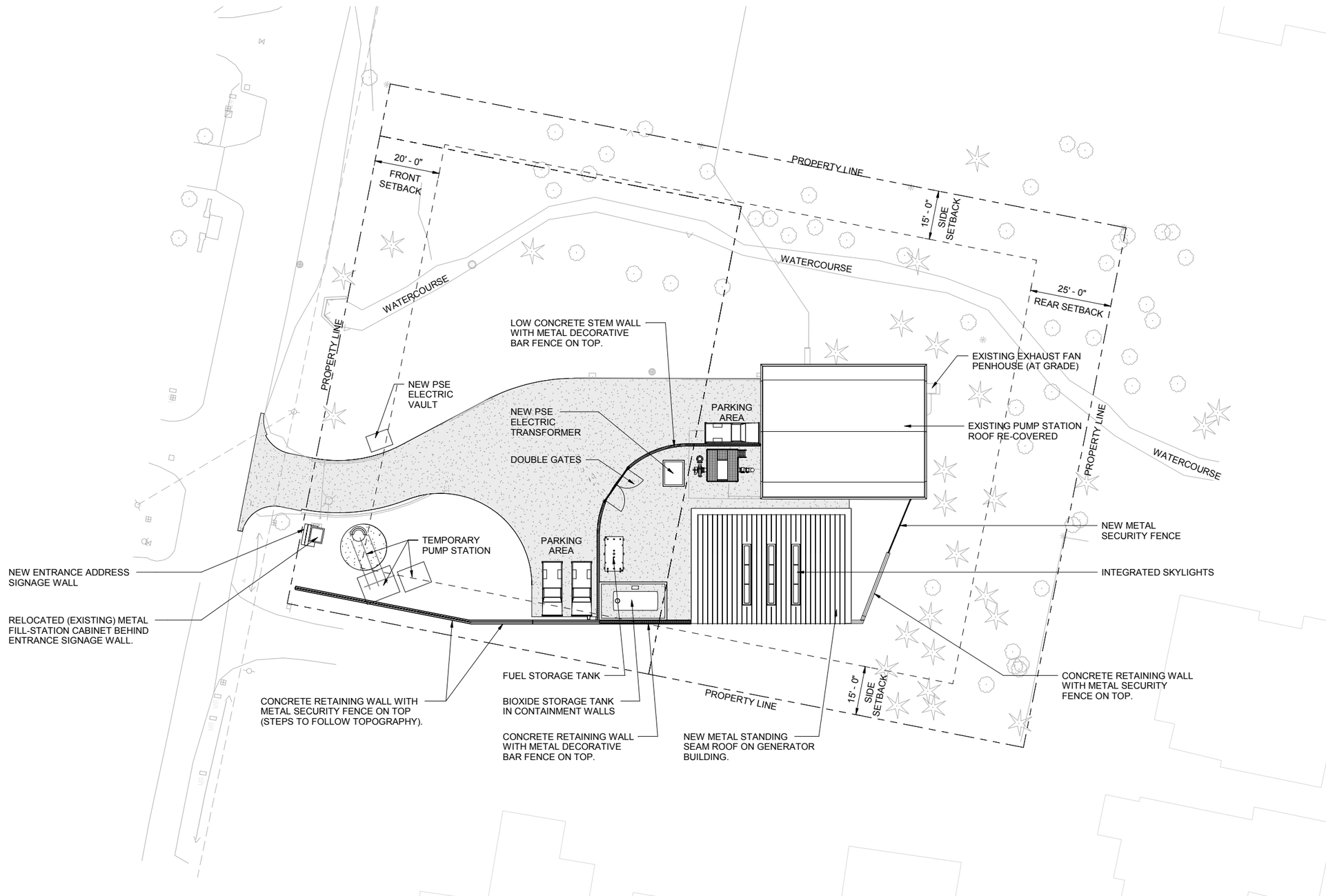
**Calculations total impervious surface and area of proposed landscaping will be provided with final DRB submittal*

***Elevation is based on King County Metro Datum. Conversion to NAVD88 is minus 96.43 feet*

6. Site Plans

NOTES:

1. NEW LANDSCAPING NOT SHOW (FOR CLARITY) - SEE LANDSCAPE PLANS FOR DETAILS.
2. BOTH PARCEL PROPERTY LINES ARE SHOWN, THESE ARE IN THE PROCESS OF BEING CONSOLODATED INTO ONE PARCEL.



ARCHITECTURAL SITE PLAN (1)

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

NEW PLANTING NOT SHOWN IN THESE VIEWS

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

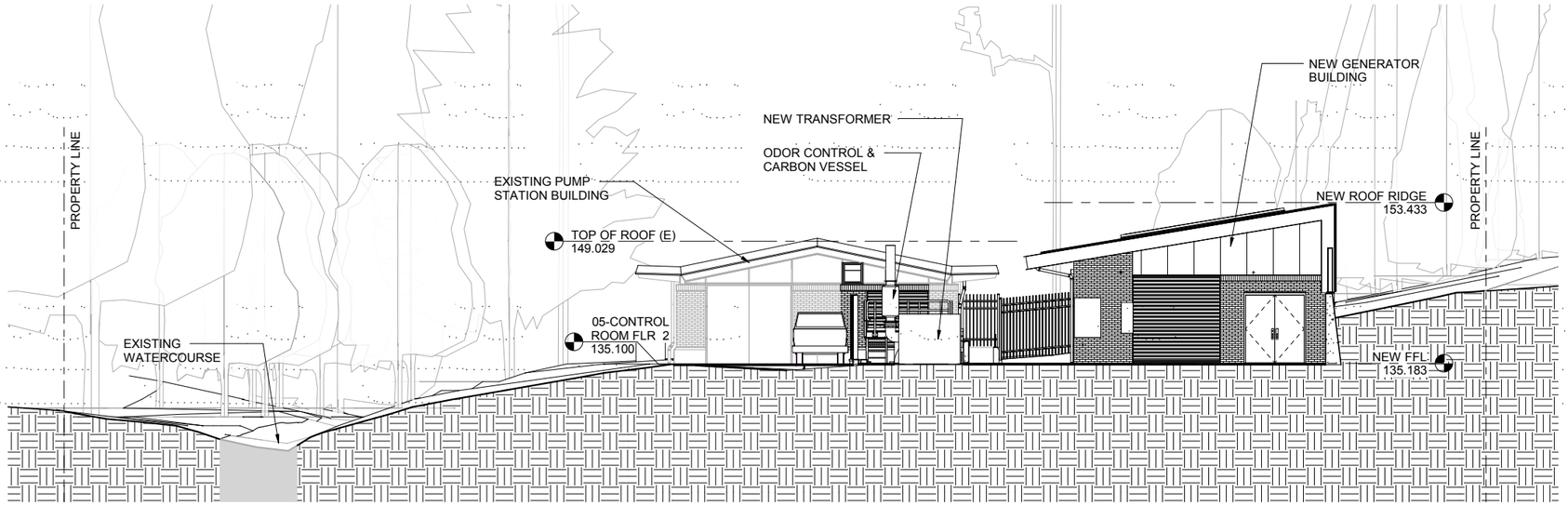
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

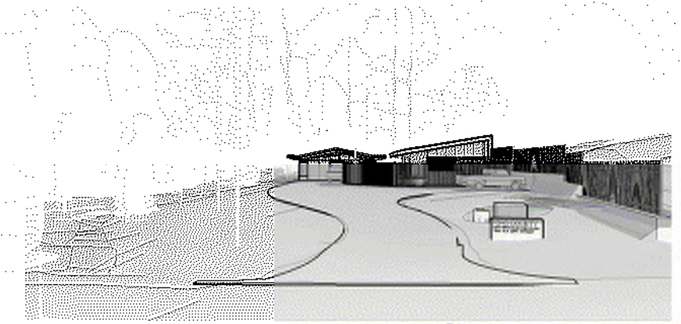
DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

ARCHITECTURAL SITE PLAN

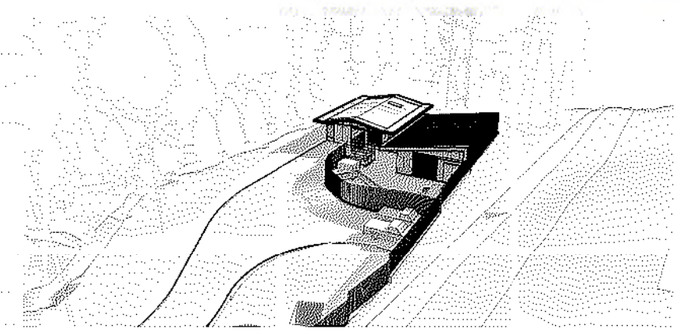
DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: **A100**
SHT NO / TOTAL: /
REV NO:



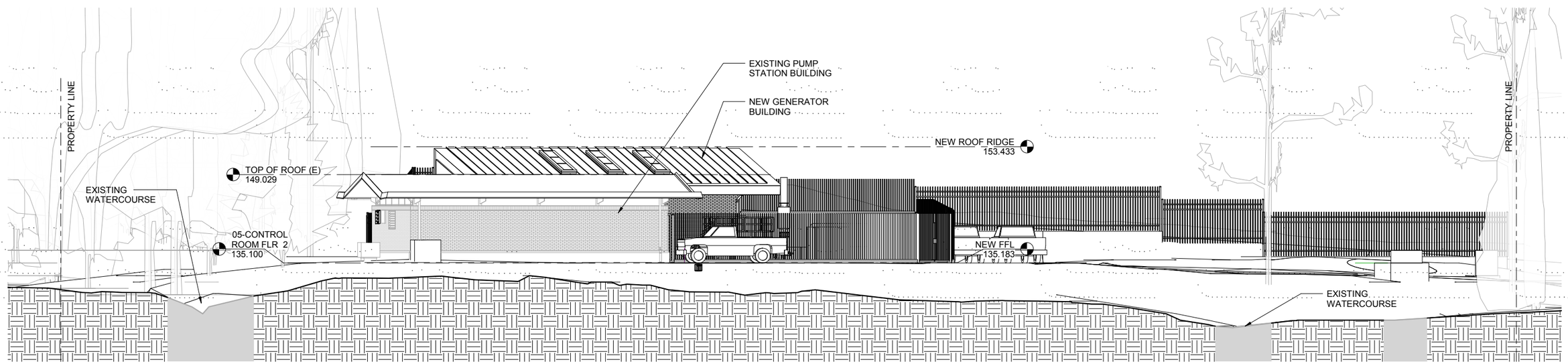
FACILITY SECTION - LOOKING SOUTH (2)
SCALE: 1/8" = 1'-0"



PERSPECTIVE VIEW FROM ENTRANCE (3)
NOT TO SCALE



PERSPECTIVE VIEW FROM ABOVE (4)
NOT TO SCALE



FACILITY SECTION - LOOKING WEST (1)
SCALE: 1/8" = 1'-0"

NEW PLANTING NOT SHOWN IN THESE VIEWS

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL
JANUARY 2019

DESIGNED/DRAWN: A. COURT	SCALE: 1/8" = 1'-0"
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

FACILITY SECTIONS & VIEWS

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: **A101**
SHT NO 135 / TOTAL / REV NO:

1. RENDERED IMAGES ARE ILLUSTRATIVE OF THE PROPOSED WORK AND ARE AN APPROXIMATION OF THE CURRENT DESIGN INTENT AND MAY BE SUBJECT TO CHANGE OR REVISION.

DASHED LINE DENTOES APPROX. LOCATION OF THE PROPERTY LINE.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

DESIGNED/DRAWN: A. COURT
PROJECT ENGINEER: J. CHAE
DESIGN APROVAL: R. BROWNE
PROJECT ACCEPTANCE: S. YILDIZ
SCALE: 12" = 1'-0" REFERENCE 0 1
FACILITY NUMBER:
CONTRACT NO: C01339C20

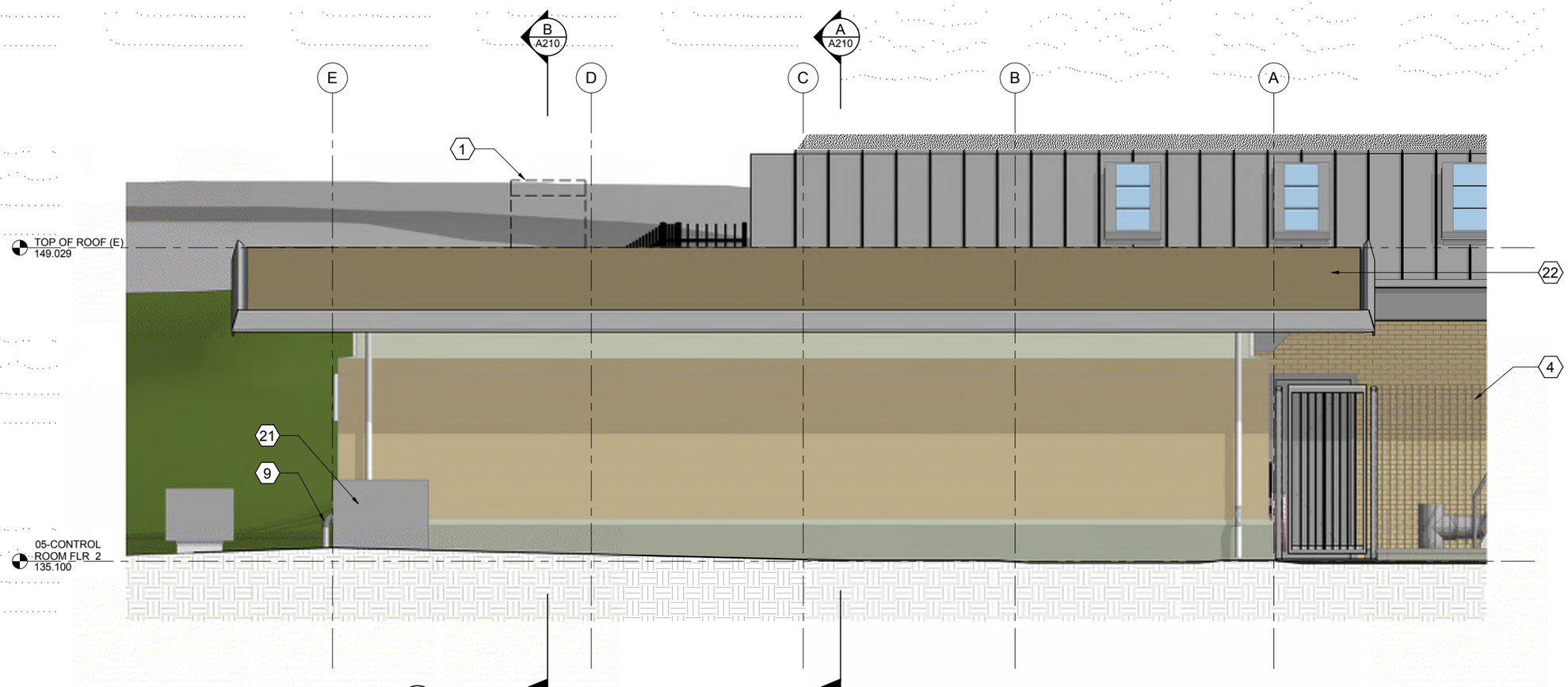
King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

FACILITY RENDERS

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A102
SHT NO / TOTAL: /
REV NO:

7. Architectural Plans



PUMP STATION - EAST ELEVATION (1 / A201)
SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

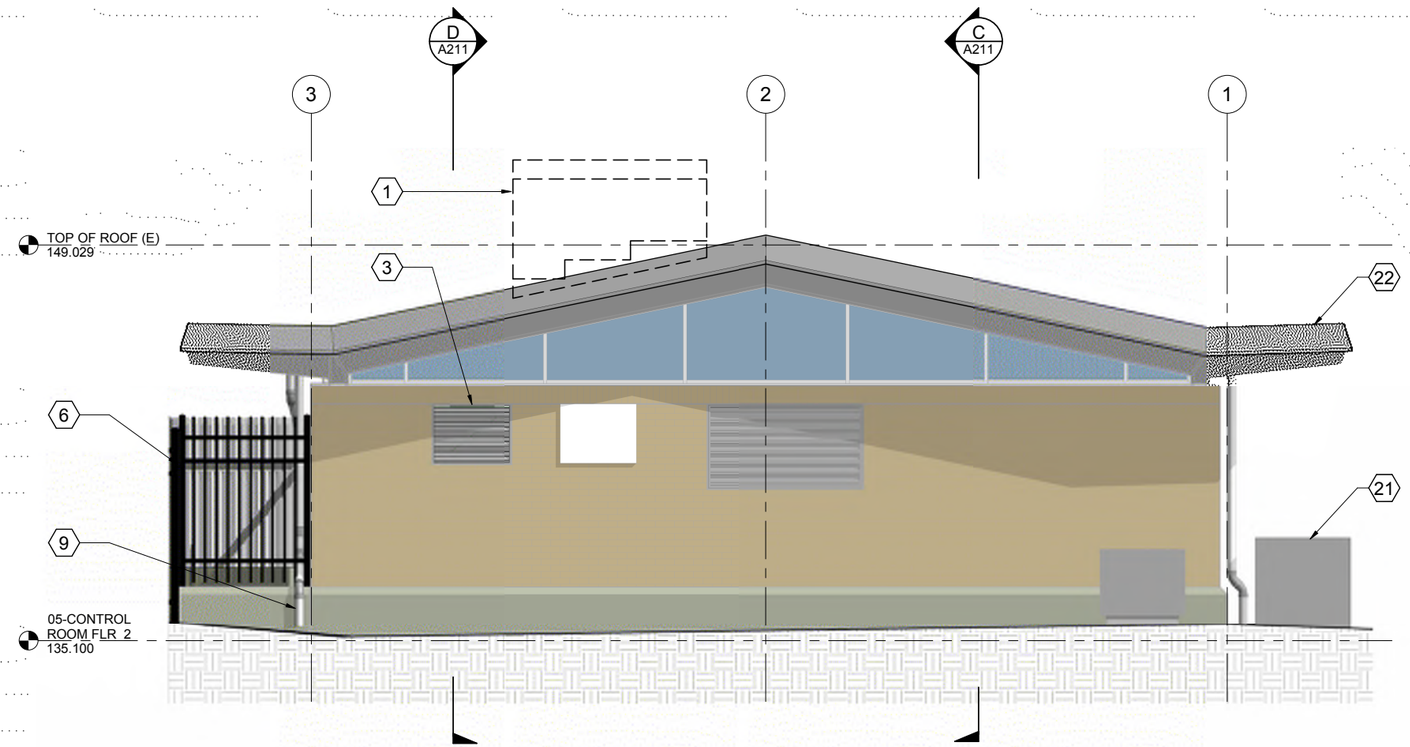
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - EAST ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: **A206**
SHT NO 141 / TOTAL /
REV NO:



PUMP STATION - SOUTH ELEVATION (1 / A201)

SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

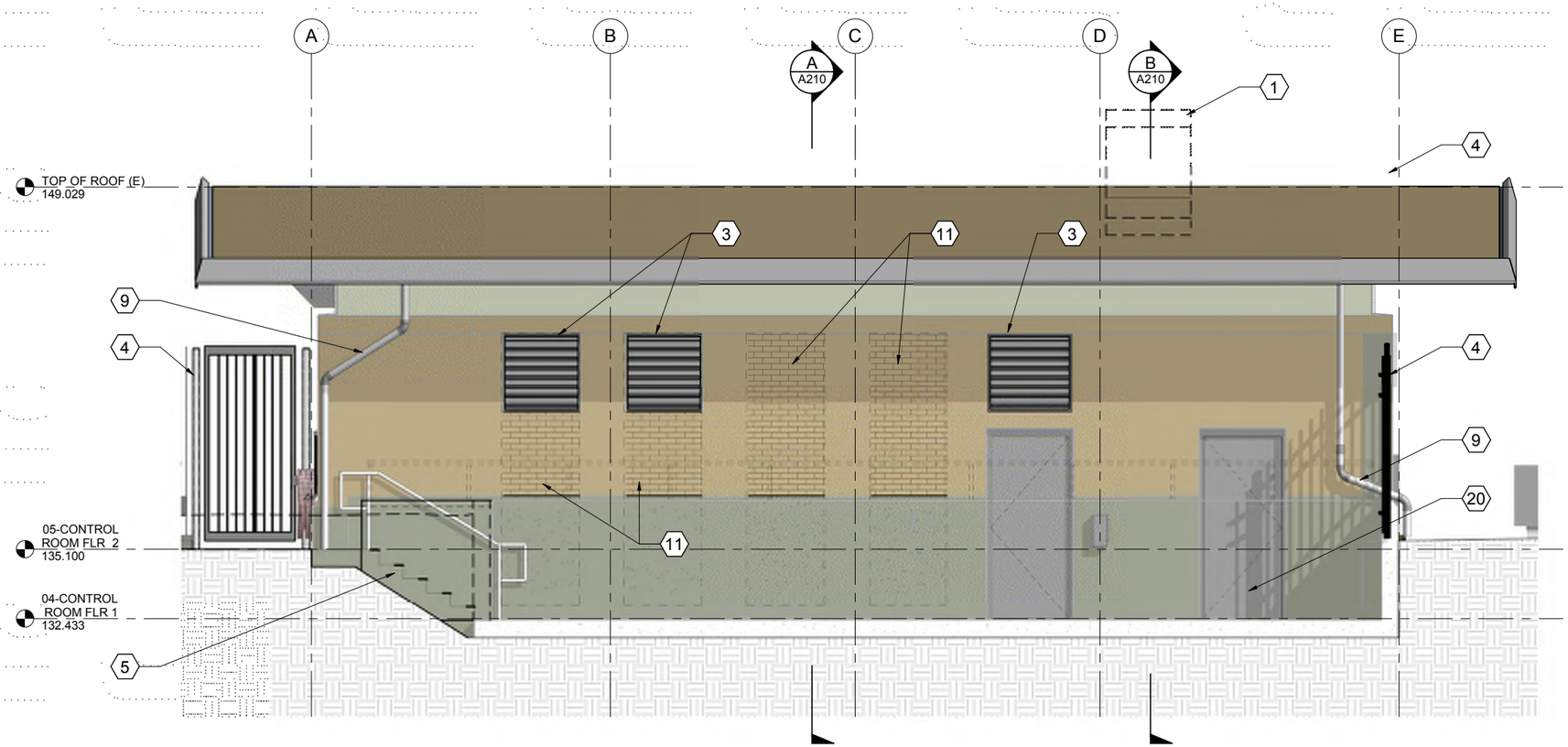
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - SOUTH ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A207
SHT NO 142 / TOTAL / REV NO:



PUMP STATION - WEST ELEVATION (1 / A201)

SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

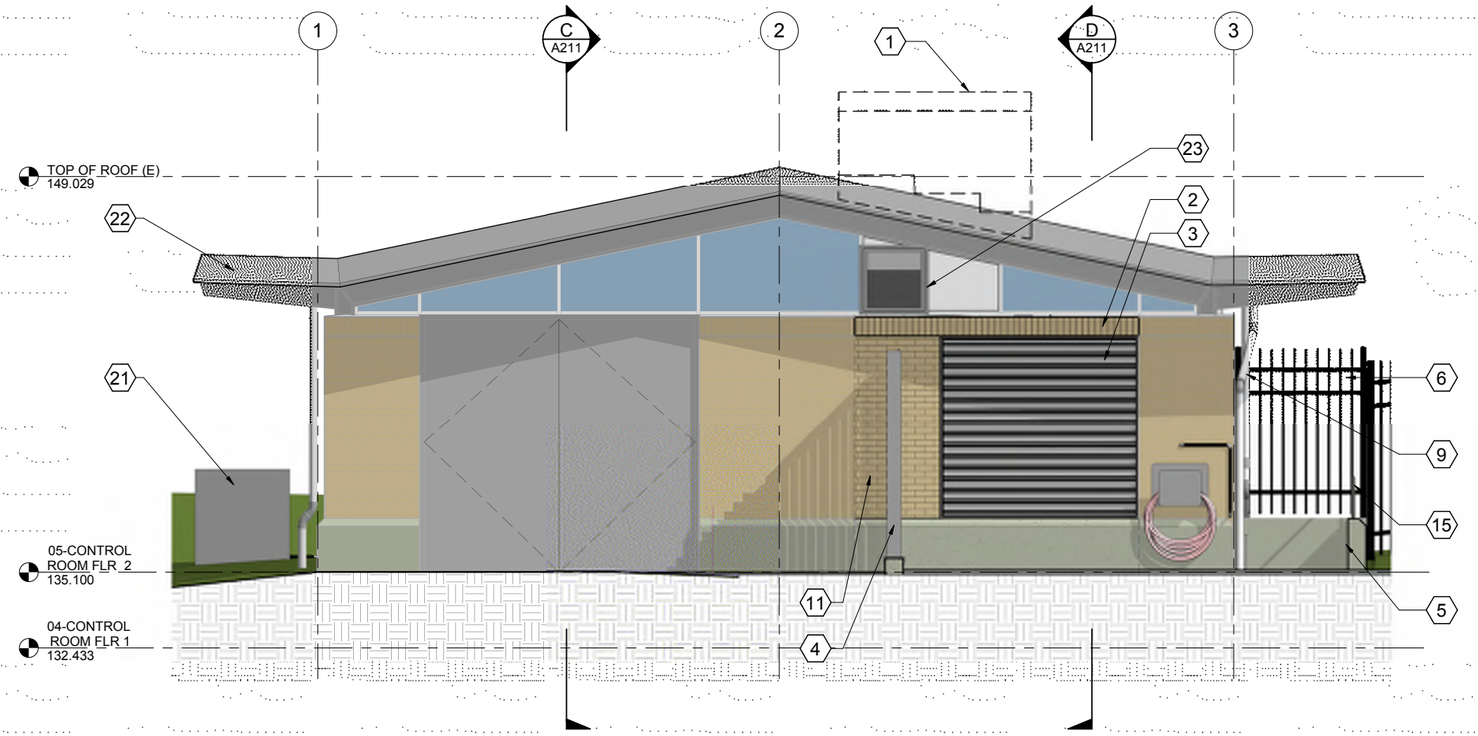
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - WEST ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: **A208**
SHT NO 143 / TOTAL /
REV NO:



PUMP STATION - NORTH ELEVATION (1 / A201)

SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

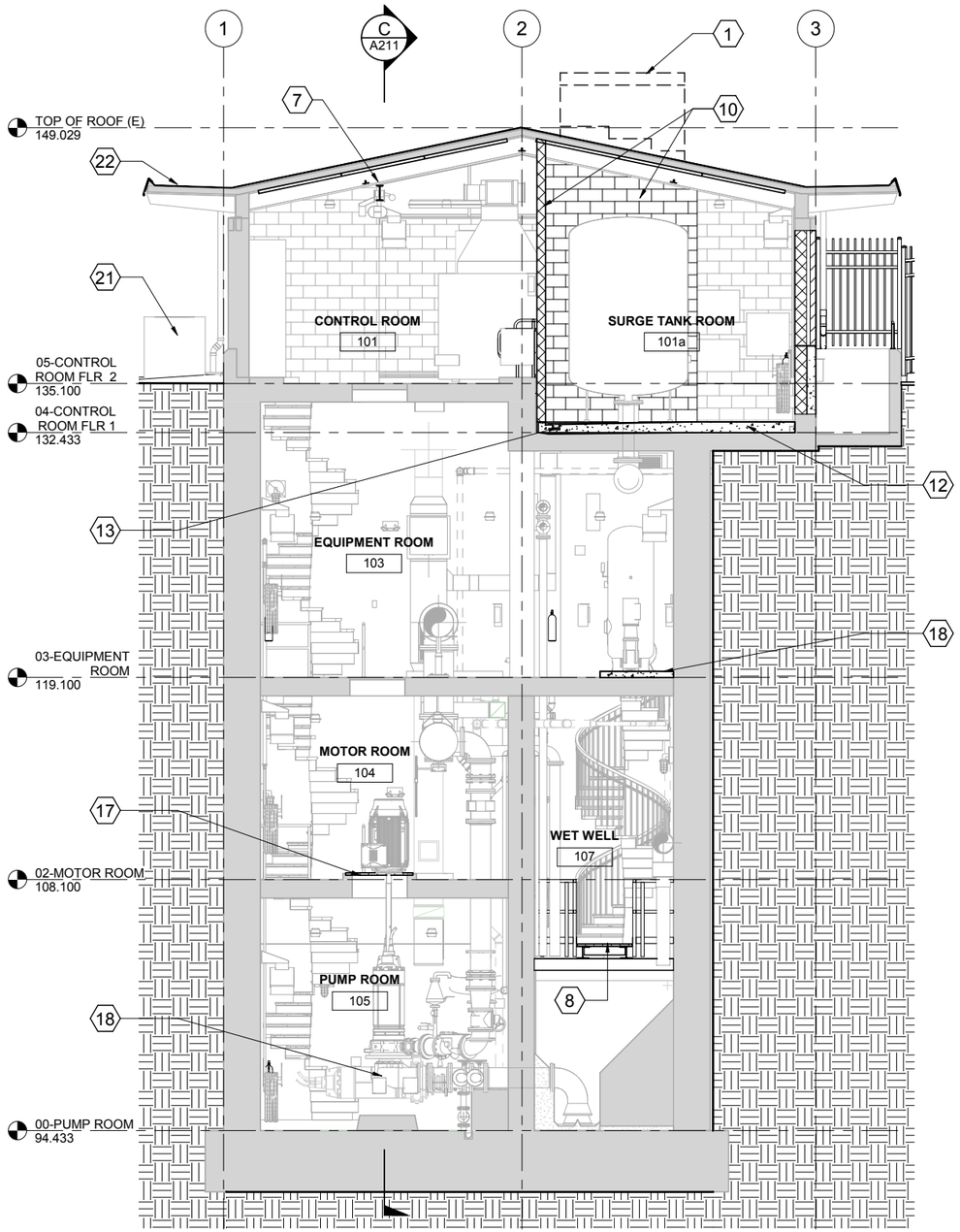
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - NORTH ELEVATION

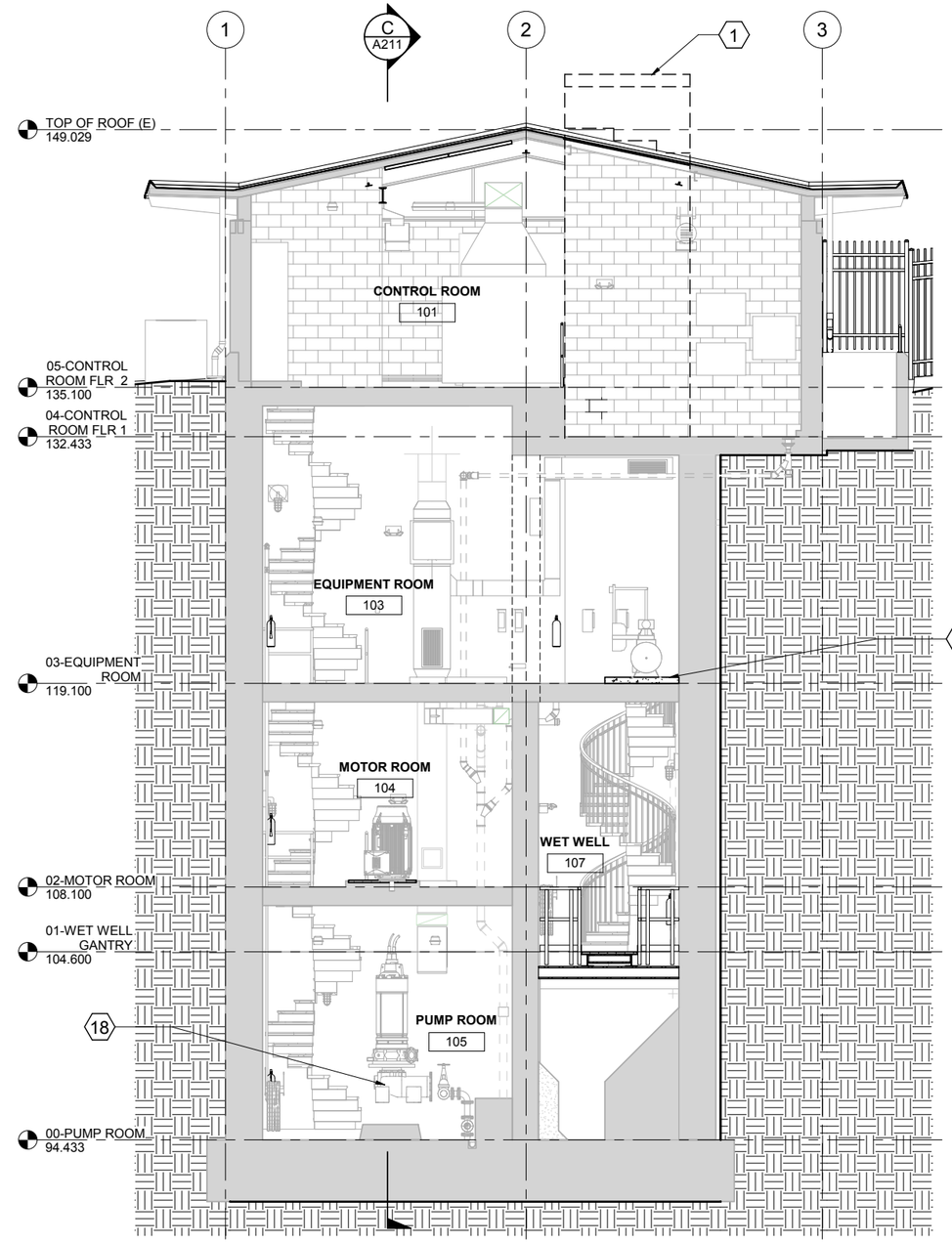
DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A209
SHT NO / TOTAL: 144 /
REV NO:



PUMP STATION - TRANSVERSE SECTION A

SCALE: 1/4" = 1'-0"

A / A201



PUMP STATION - TRANSVERSE SECTION B

SCALE: 1/4" = 1'-0"

B / A201

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

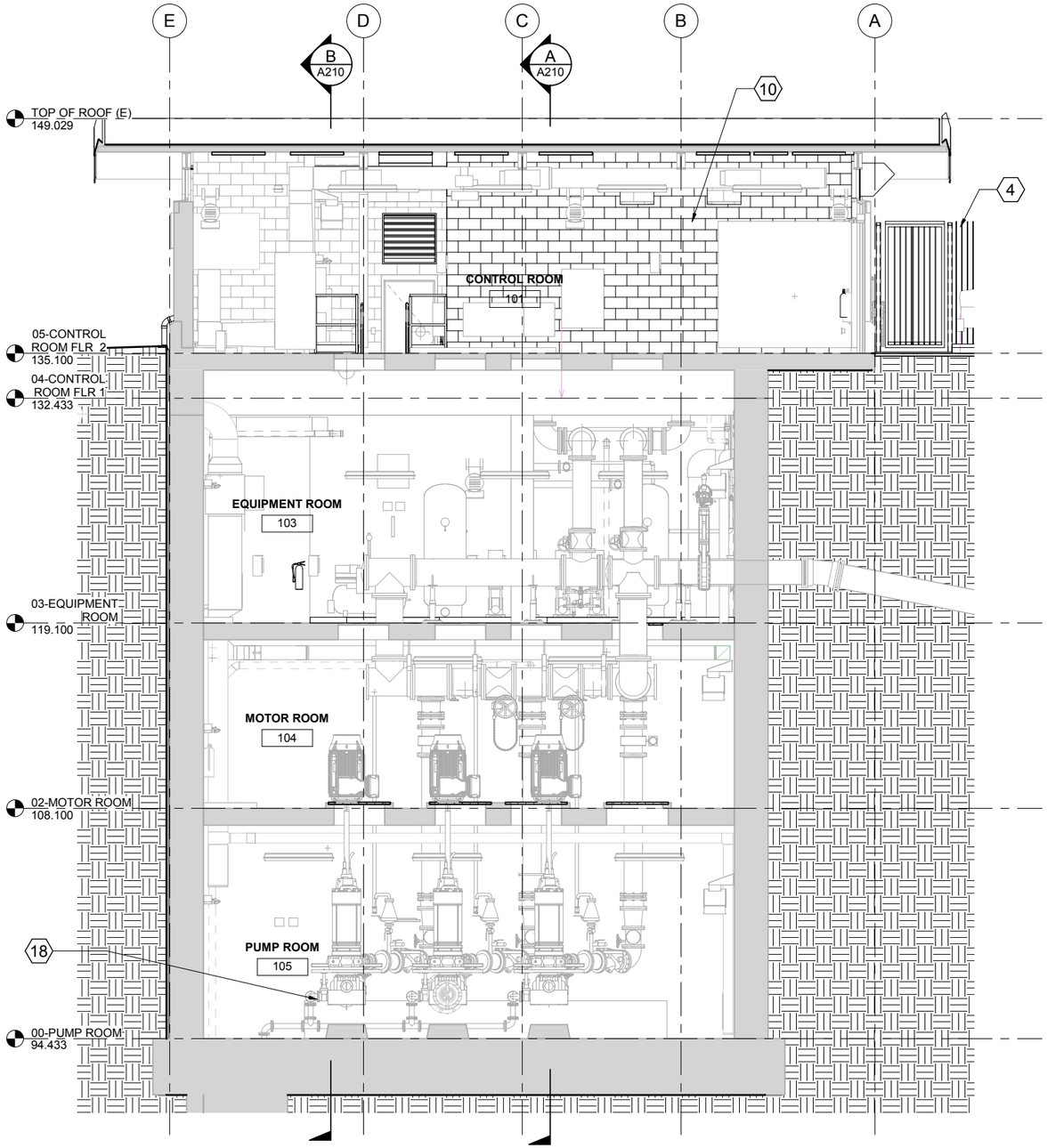
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - BUILDING SECTIONS

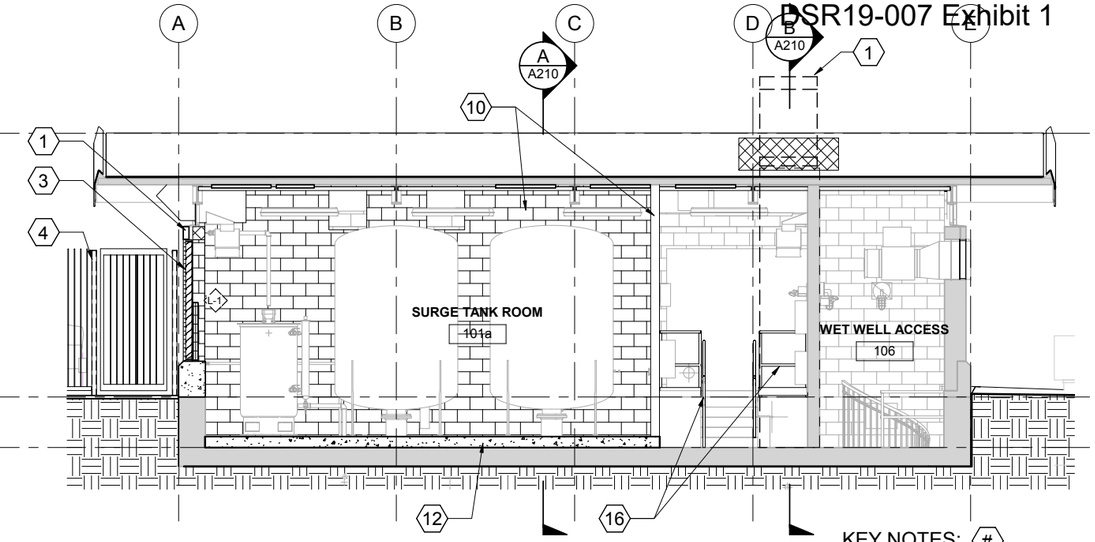
DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A210
SHT NO 145 / TOTAL / REV NO:



PUMP STATION - LONGITUDNAL SECTION C

SCALE: 1/4" = 1'-0"

C A201



PUMP STATION - LONGITUDNAL SECTION D

SCALE: 1/4" = 1'-0"

D A201

KEY NOTES: (#)

PUMP STATION

1. DEMO EXISTING BRICK CHIMNEY AND CONCRETE FILL WITHIN AT LOWER LEVEL. ROOF SURFACE PATCH-REPAIRED.
2. NEW / EXTENDED SOLDIER COURSE TO MATCH EXISTING.
3. NEW ALUMINUM LOUVER
4. NEW SERVICE YARD FENCE WITH CONCRETE STEM WALL FOUNDATION
5. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY
6. NEW 'STANDARD' METAL PANEL FENCE
7. NEW CRANE RAIL IN CONTROL ROOM
8. NEW WET WELL GANTRY
9. ADAPT EXISTING DUCTILE IRON DOWNSPOUTS AS INDICATED.
10. NEW INTERNAL CMU WALL WITH EPOXY PAINT FINISH TO 'WET-AREAS' AROUND SURGE TANK AREA.
11. INFILL EXISTING LOUVER OPENING WITH WALL CONSTRUCTION TO MATCH EXISTING.
12. EXTENT OF NEW SLAB - FALLS TOWARDS FLOOR DRAIN.
13. INSET LINEAR FLOOR DRAIN.
14. EXISTING ACCESS HATCH COVER TO LOWER LEVELS.
15. NEW EXTERIOR 1-1/2" DIA. GALVANIZED GUARDRAIL AT MIN. 3'-6" ABOVE GRADE.
16. NEW INTERIOR HANDRAIL / GUARDRAIL WITH KICKPLATES ON LANDINGS.
17. NEW REMOVABLE FLOOR GRATING, FLUSH WITH FLOOR IN NEW S.STEEL ANGLE TRIM.
18. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
19. 2" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS (U/S ROOF).
20. NEW FRP DOOR AND FRAME.
21. NEW MECHANICAL CONDENSER UNIT.
22. REPLACEMENT ROOF COVERING WITH NEW ROOF EDGE TRIMS.
23. NEW SIDE-WALL FAN IN EXISTING OPENING. GLASS REMOVED AND REPLACE WITH INSULATED SPANDREL PANEL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

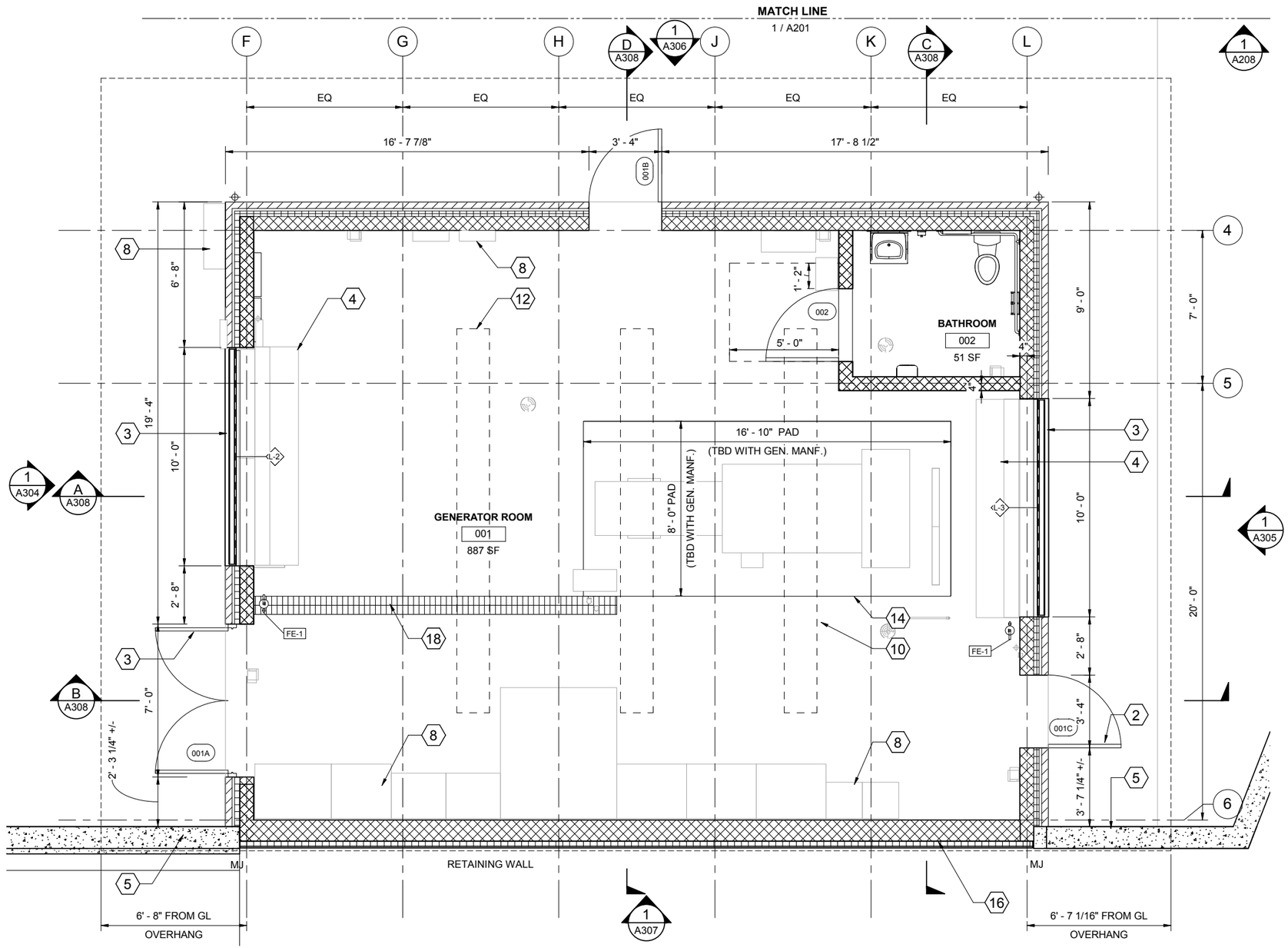
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

PUMP STATION - BUILDING SECTIONS

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A211
SHT NO 146 / TOTAL / REV NO:



GENERATOR BUILDING ROOM PLAN (1 / A101)
SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
6. 3" DIA. ALUMINUM DOWNSPOUTS.
7. CAST IN-PLACE CONCRETE RETAINING WALL..
8. WALL MOUNTED ELECTRICAL EQUIPMENT.
9. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY.
10. EXISTING PUMP STATION ROOF.
11. EXTERNAL WALL - FLUSH METAL SIDING WITH CONSEALED FASTENERS, COLOR TO MATCH ROOF OVERHANG & SOFFIT PANELS.
12. SKYLIGHTS - 18'x20" NOM. OPENING SIZE.
13. METAL SECURITY FENCE - 7' TALL.
14. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS (SIZE TO BE COORDINATED WITH EQUIPMENT MANUFACTURERS DETAILS).
15. FULL-HEIGHT INTERNAL 8" CMU WALLS - PAINT FINISH.
16. EXTERNALLY INSULATED 12" CMU WALL WITH WATERPROOFING AND DRAINAGE BOARD TO OUTSIDE FACE.
17. 4" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS.
18. 10"x4" FUEL PIPE TRENCH WITH GRATING COVER.
19. METAL DECORATIVE BAR FENCE - 5" TALL.

LEGEND:

FE-1 2A:80B:C WALL-MOUNTED FIRE EXTINGUISHER

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL
JANUARY 2019

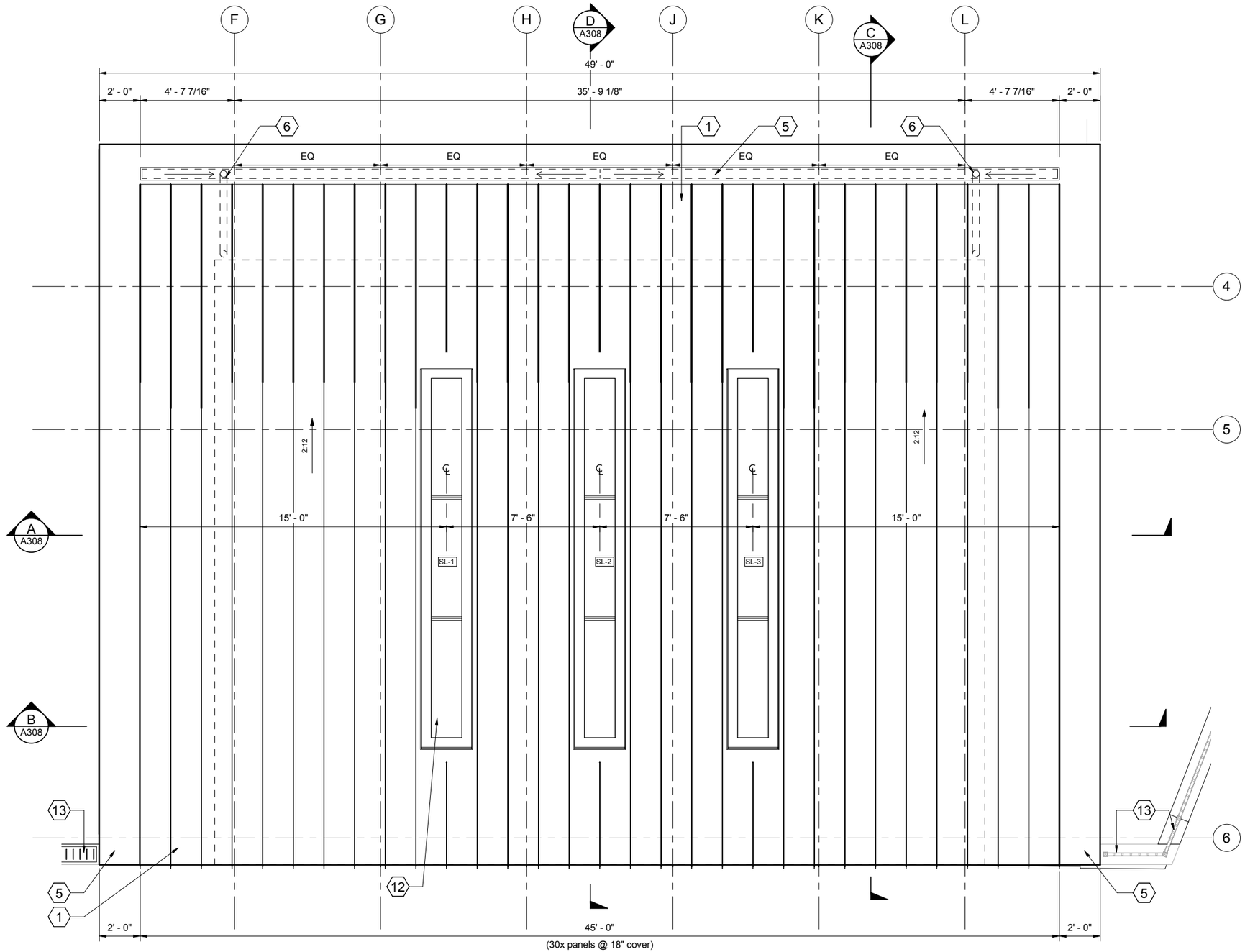
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - FLOOR PLAN

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A301
SHT NO / TOTAL: 150 /
REV NO:



GENERATOR BUILDING ROOF PLAN (1 / A210)

SCALE: 3/8" = 1'-0"

KEY NOTES: (#)

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
6. 3" DIA. ALUMINUM DOWNSPOUTS.
7. CAST IN-PLACE CONCRETE RETAINING WALL..
8. WALL MOUNTED ELECTRICAL EQUIPMENT.
9. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY.
10. EXISTING PUMP STATION ROOF.
11. EXTERNAL WALL - FLUSH METAL SIDING WITH CONSEALED FASTENERS, COLOR TO MATCH ROOF OVERHANG & SOFFIT PANELS.
12. SKYLIGHTS - 18'x20" NOM. OPENING SIZE.
13. METAL SECURITY FENCE - 7' TALL.
14. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS (SIZE TO BE COORDINATED WITH EQUIPMENT MANUFACTURERS DETAILS).
15. FULL-HEIGHT INTERNAL 8" CMU WALLS - PAINT FINISH.
16. EXTERNALLY INSULATED 12" CMU WALL WITH WATERPROOFING AND DRAINAGE BOARD TO OUTSIDE FACE.
17. 4" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS.
18. 10"x4" FUEL PIPE TRENCH WITH GRATING COVER.
19. METAL DECORATIVE BAR FENCE - 5" TALL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

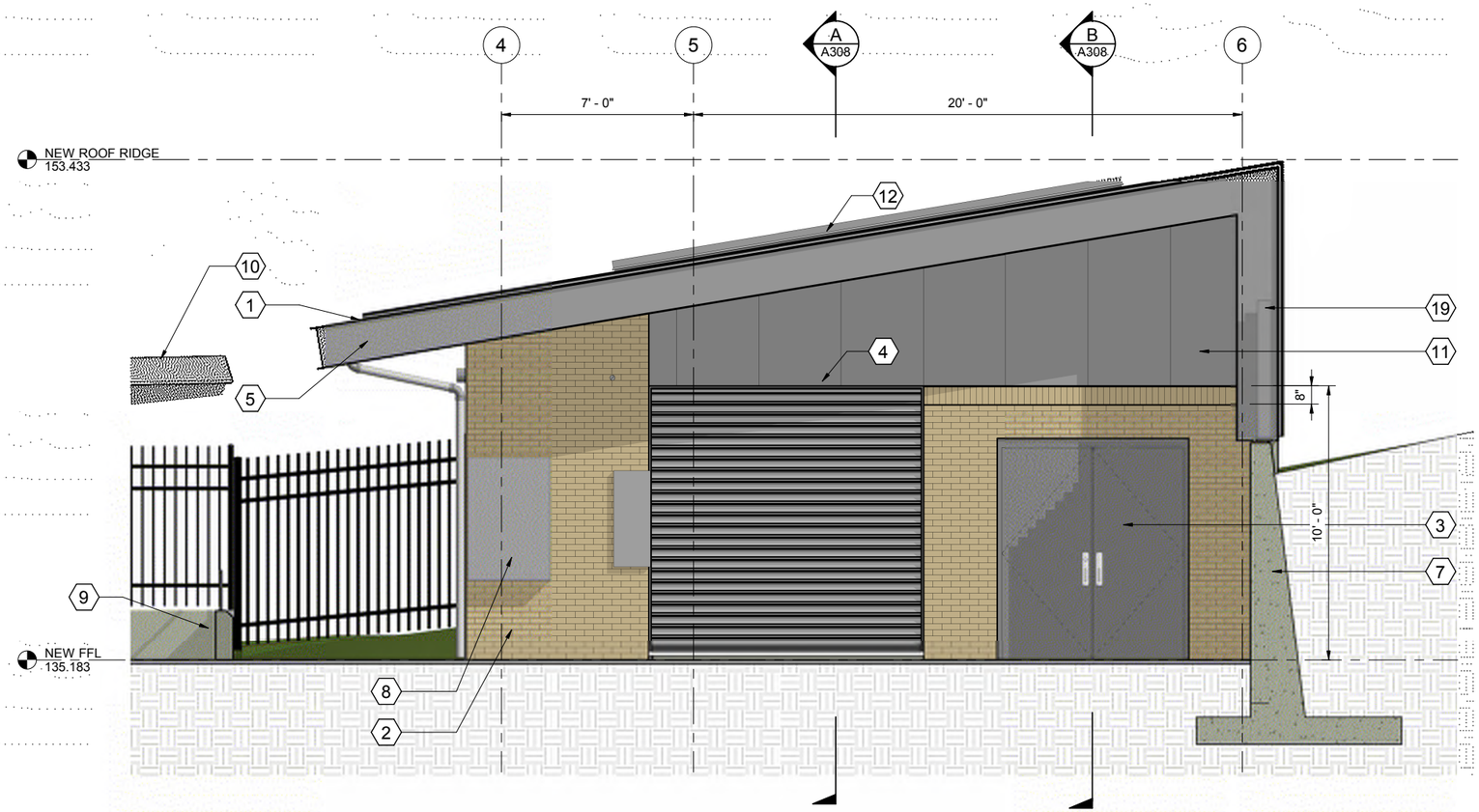
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - ROOF PLAN

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A302
SHT NO 151 / TOTAL /
REV NO:



GENERATOR BUILDING - NORTH ELEVATION

SCALE: 3/8" = 1'-0"

1 / A301

KEY NOTES:

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
6. 3" DIA. ALUMINUM DOWNSPOUTS.
7. CAST IN-PLACE CONCRETE RETAINING WALL..
8. WALL MOUNTED ELECTRICAL EQUIPMENT.
9. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY.
10. EXISTING PUMP STATION ROOF.
11. EXTERNAL WALL - FLUSH METAL SIDING WITH CONSEALED FASTENERS, COLOR TO MATCH ROOF OVERHANG & SOFFIT PANELS.
12. SKYLIGHTS - 18'x20" NOM. OPENING SIZE.
13. METAL SECURITY FENCE - 7' TALL.
14. NEW CONCRETE EQUIPMENT SLAB, REFER TO STRUCTURAL DRAWINGS FOR DETAILS (SIZE TO BE COORDINATED WITH EQUIPMENT MANUFACTURERS DETAILS).
15. FULL-HEIGHT INTERNAL 8" CMU WALLS - PAINT FINISH.
16. EXTERNALLY INSULATED 12" CMU WALL WITH WATERPROOFING AND DRAINAGE BOARD TO OUTSIDE FACE.
17. 4" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS.
18. 10"x4" FUEL PIPE TRENCH WITH GRATING COVER.
19. METAL DECORATIVE BAR FENCE - 5" TALL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

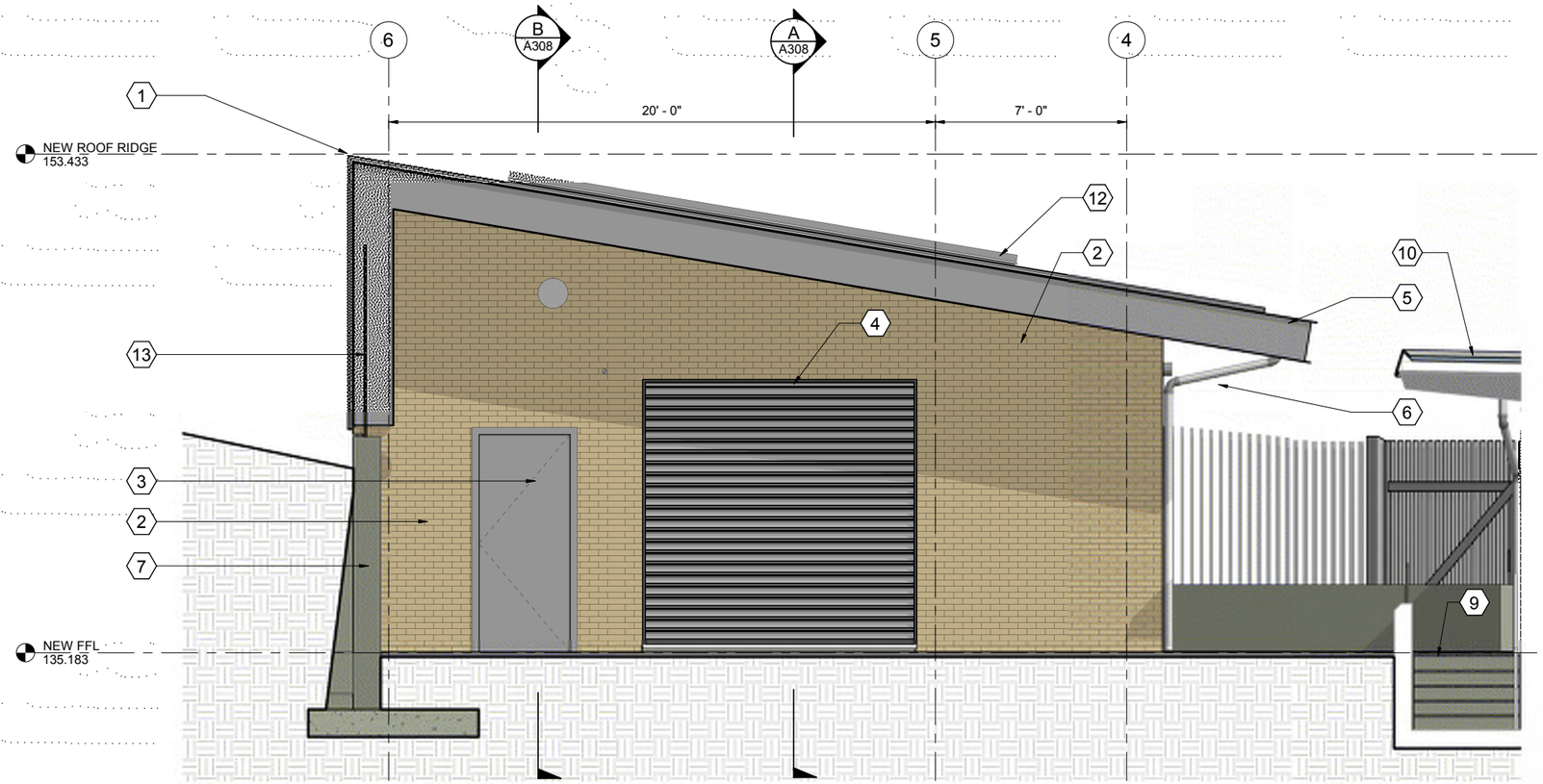
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - NORTH ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A304
SHT NO 153 / TOTAL /
REV NO:



GENERATOR BUILDING - SOUTH ELEVATION

1 / A201

SCALE: 3/8" = 1'-0"

KEY NOTES:

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
6. 3" DIA. ALUMINUM DOWNSPOUTS.
7. CAST IN-PLACE CONCRETE RETAINING WALL..
8. WALL MOUNTED ELECTRICAL EQUIPMENT.
9. NEW CONCRETE STAIRS WITH HANDRAILS TO LOWER WALKWAY.
10. EXISTING PUMP STATION ROOF.
11. EXTERNAL WALL - FLUSH METAL SIDING WITH CONSEALED FASTENERS, COLOR TO MATCH ROOF OVERHANG & SOFFIT PANELS.
12. SKYLIGHTS - 18'x20" NOM. OPENING SIZE.
13. METAL SECURITY FENCE - 7' TALL.
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17. 4" THICK SURFACE MOUNTED ACOUSTIC NOISE ABSORPTION PANELS.
18. 10"x4" FUEL PIPE TRENCH WITH GRATING COVER.
19. METAL DECORATIVE BAR FENCE - 5" TALL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

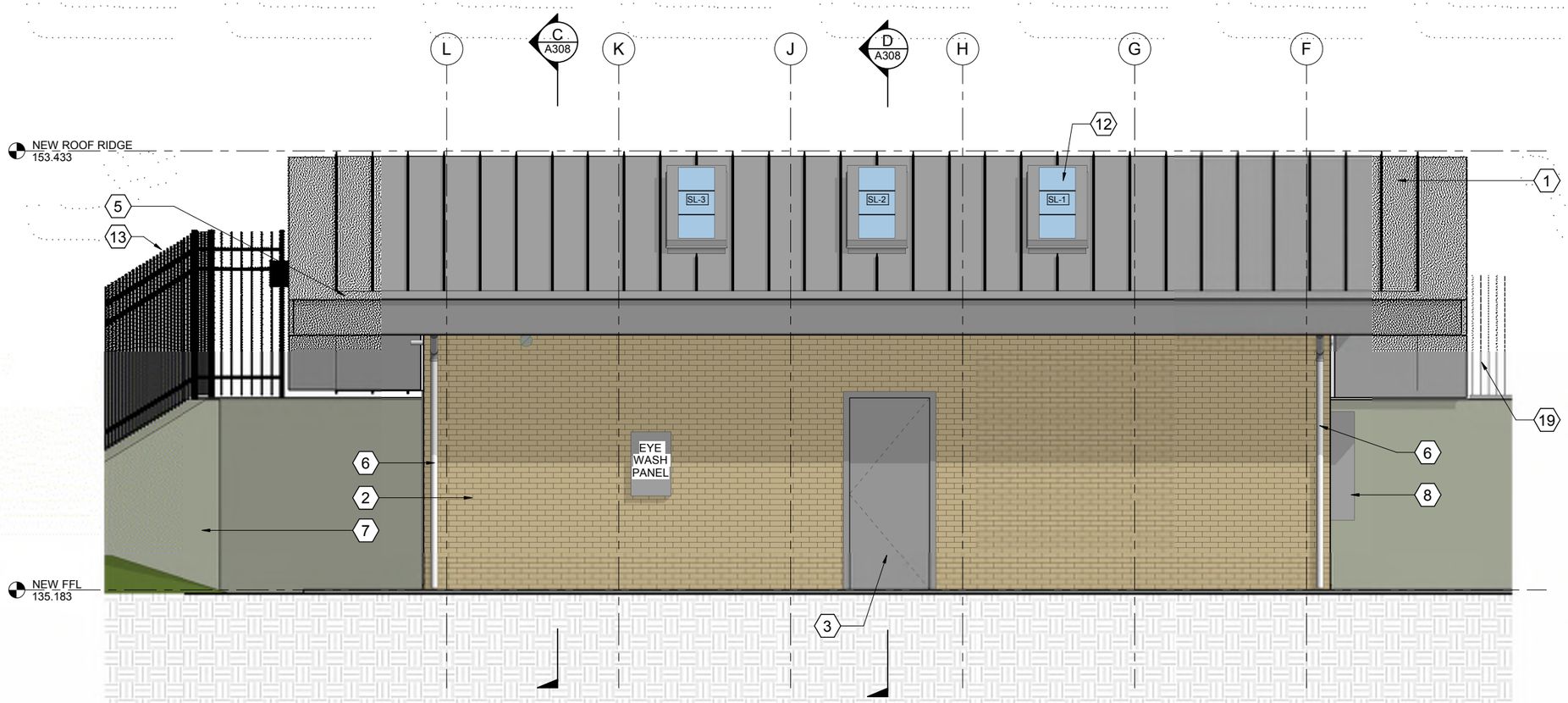
DESIGNED/DRAWN: A. COURT	SCALE: As indicated
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - SOUTH ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A305
SHT NO 154 / TOTAL / REV NO: ?



GENERATOR BUILDING - EAST ELEVATION

SCALE: 3/8" = 1'-0"

1 / A301

KEY NOTES:

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
6. 3" DIA. ALUMINUM DOWNSPOUTS.
7. CAST IN-PLACE CONCRETE RETAINING WALL..
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19. METAL DECORATIVE BAR FENCE - 5" TALL.

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0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

PRELIMINARY ISSUE DRAWING
INFORMATION ONLY
90% REVIEW
MONTH 2019

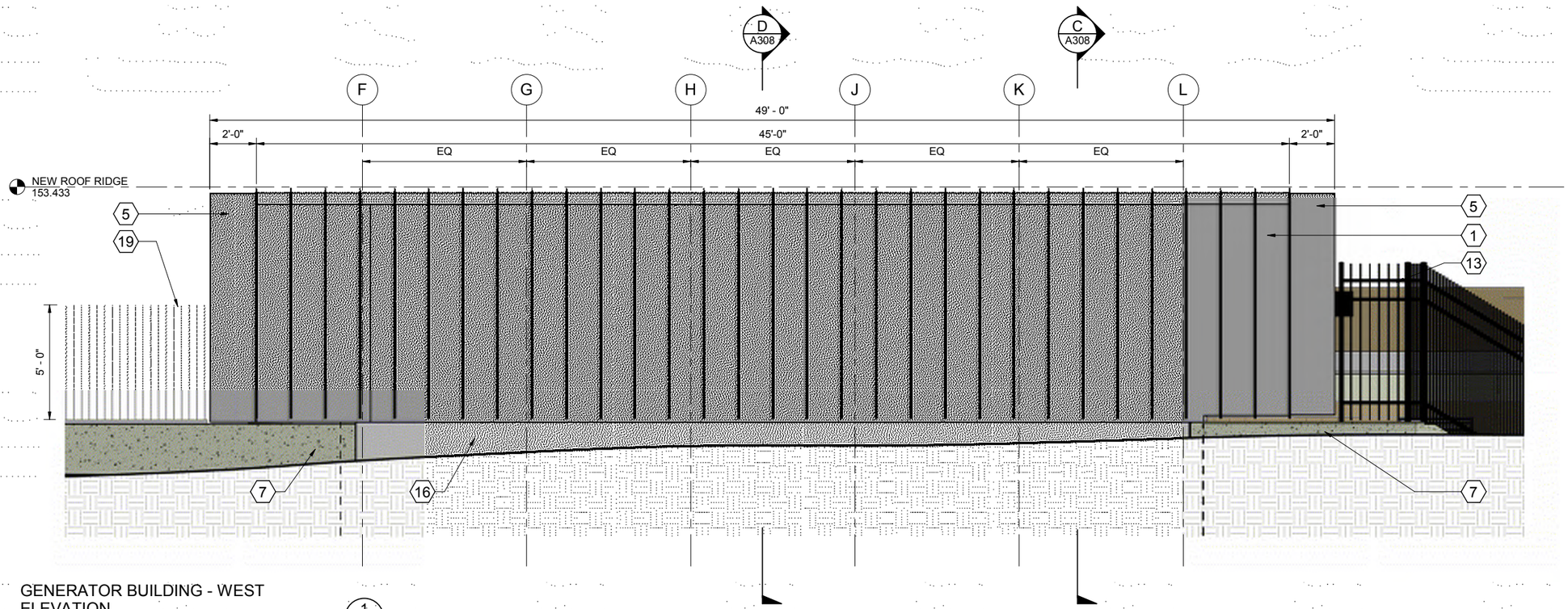
DESIGNED/DRAWN: A. COURT
SCALE: As indicated
PROJECT ENGINEER: J. CHAE
REFERENCE 0 1
DESIGN APROVAL: R. BROWNE
FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ
CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - EAST ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A306
SHT NO / TOTAL: 155 /
REV NO:



GENERATOR BUILDING - WEST ELEVATION
SCALE: 3/8" = 1'-0"
1
A301

KEY NOTES:

#

GENERATOR BUILDING

1. INSULATION OVER METAL/CONCRETE DECK WITH STANDING SEAM ROOF.
2. EXTERNAL WALL - FACE BRICK.
3. FRP EXTERNAL DOORS.
4. NEW LOUVERS FOR GENERATOR AIR INTAKE & EXHAUST.
5. ALUMINUM GUTTERS/ROOF EDGE/SOFFIT SYSTEM TO EDGE OF ROOF.
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18. 10"x4" FUEL PIPE TRENCH WITH GRATING COVER.
19. METAL DECORATIVE BAR FENCE - 5" TALL.

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

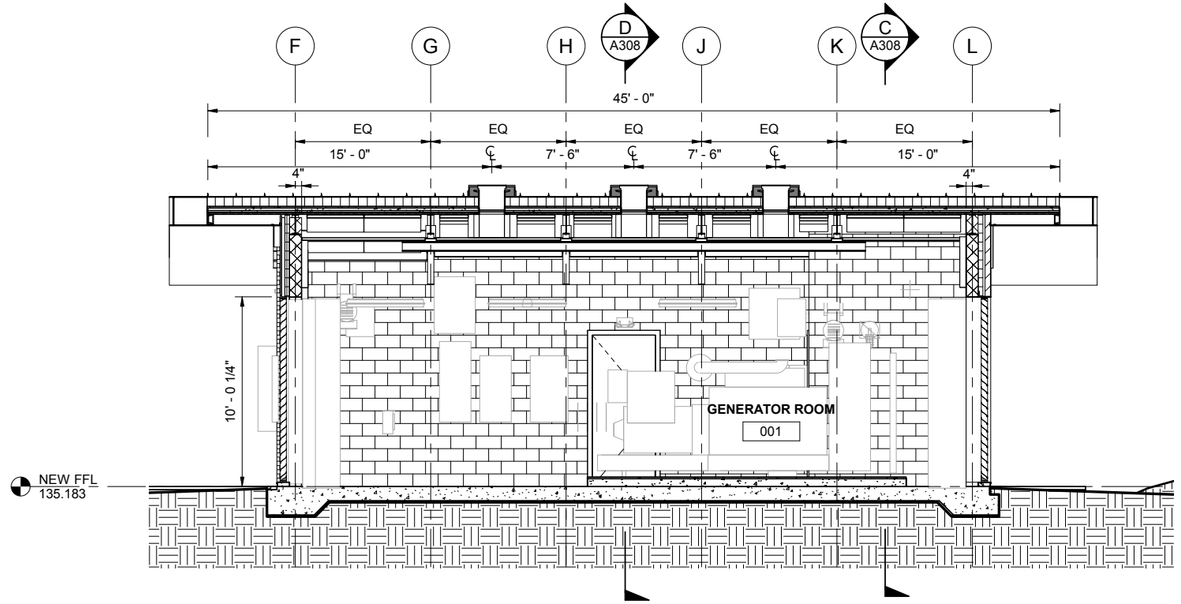
DESIGNED/DRAWN: A. COURT
PROJECT ENGINEER: J. CHAE
DESIGN APROVAL: R. BROWNE
PROJECT ACCEPTANCE: S. YILDIZ
SCALE: As indicated
REFERENCE 0 1
FACILITY NUMBER:
CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

GENERATOR BUILDING - WEST ELEVATION

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A307
SHT NO 156 / TOTAL /
REV NO:



GENERATOR BUILDING - LONGITUDINAL SECTION A (A / A301)
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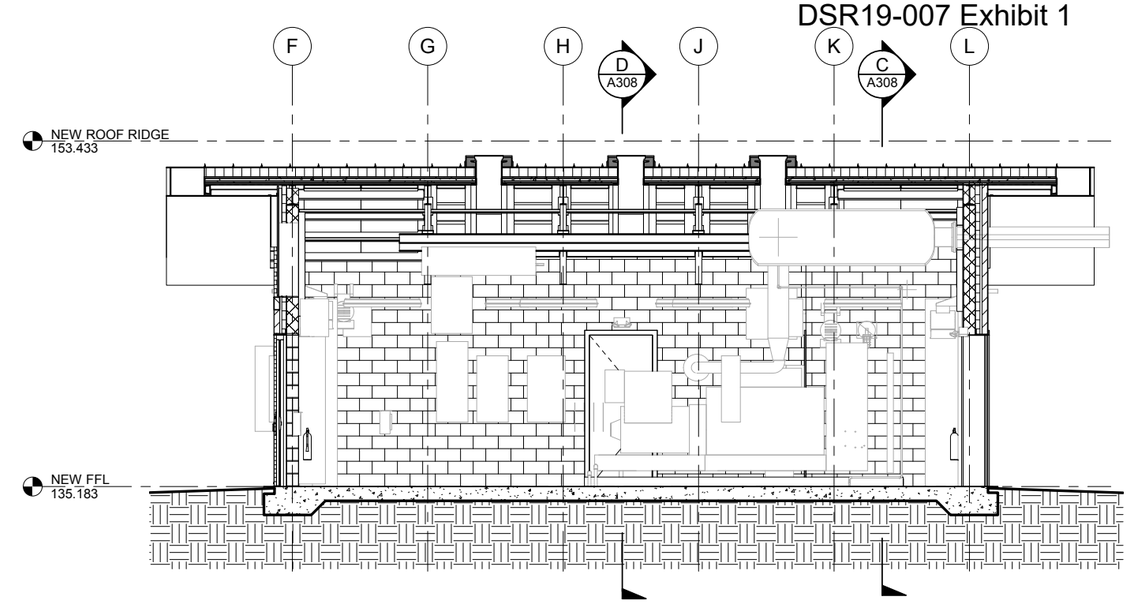
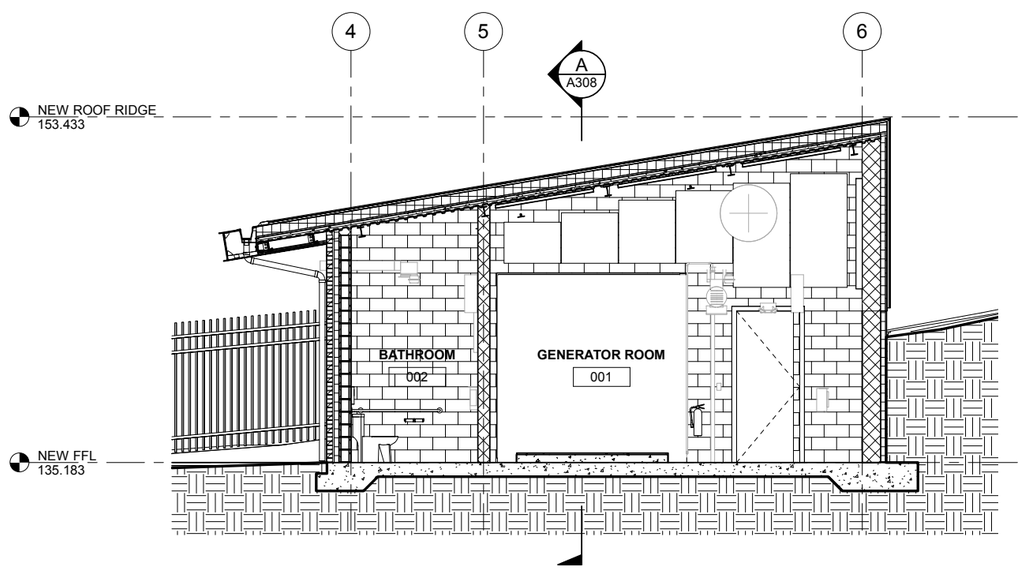
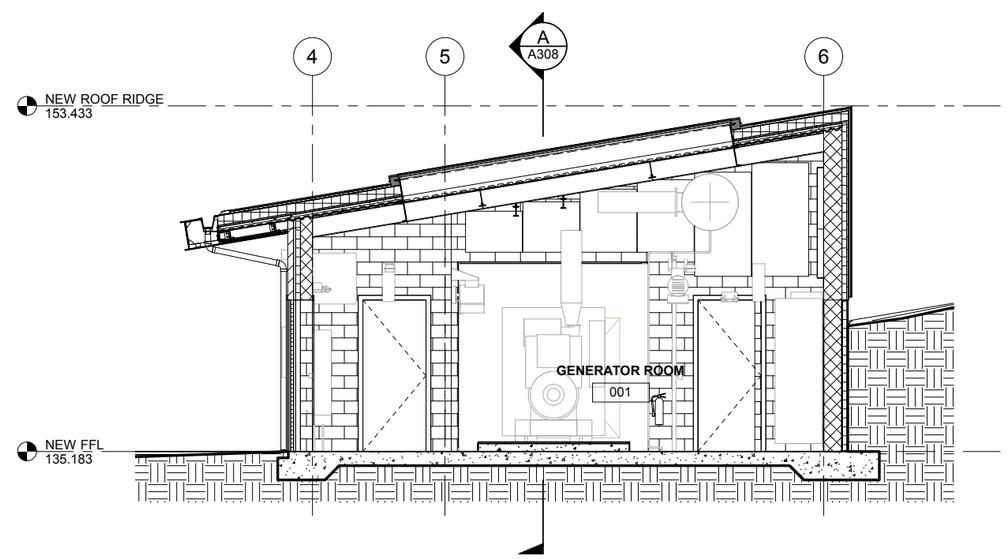


GENERATOR BUILDING - LONGITUDINAL SECTION B (B / A301)
SCALE: 1/4" = 1'-0"



GENERATOR BUILDING - TRANSVERSE SECTION C (C / A301)
SCALE: 1/4" = 1'-0"



GENERATOR BUILDING - TRANSVERSE SECTION D (D / A301)
SCALE: 1/4" = 1'-0"

NO	REVISION DESCRIPTION	BY	APVD	DATE
0	DESIGN REVIEW BOARD SUBMITTAL	AC		Jan 2019

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL
JANUARY 2019

DESIGNED/DRAWN: A. COURT	SCALE: 1/4" = 1'-0"
PROJECT ENGINEER: J. CHAE	0 REFERENCE 1
DESIGN APROVAL: R. BROWNE	FACILITY NUMBER:
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

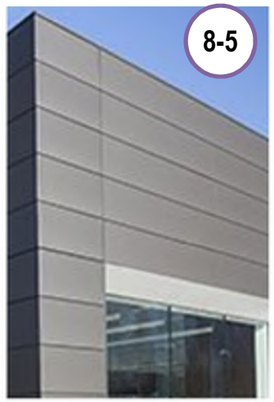
King County

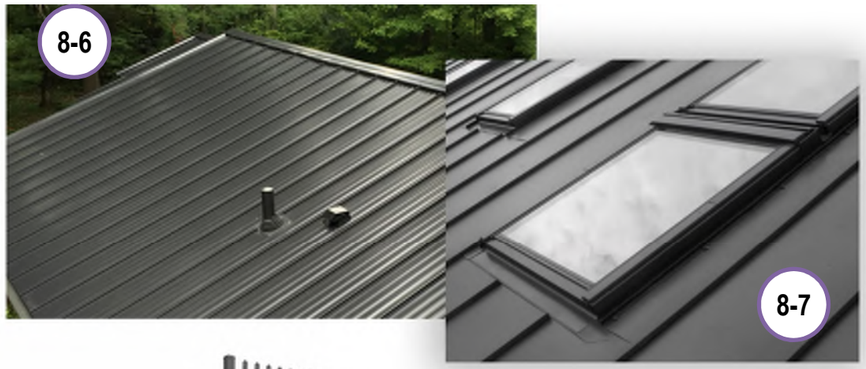
DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

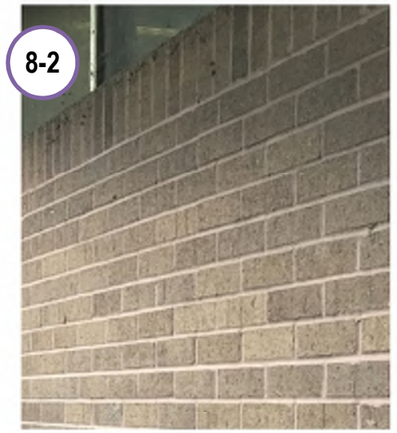
GENERATOR BUILDING - BUILDING SECTIONS

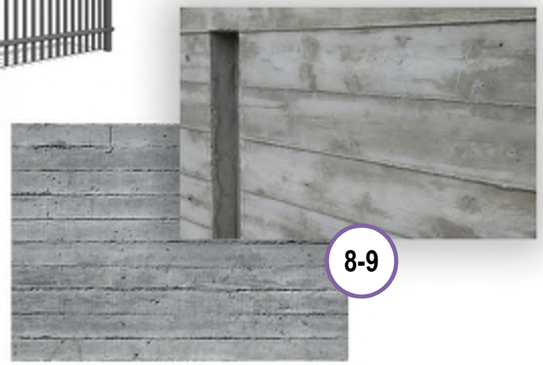
DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO: A308
SHT NO 157 / TOTAL / REV NO:

8. Samples of Materials

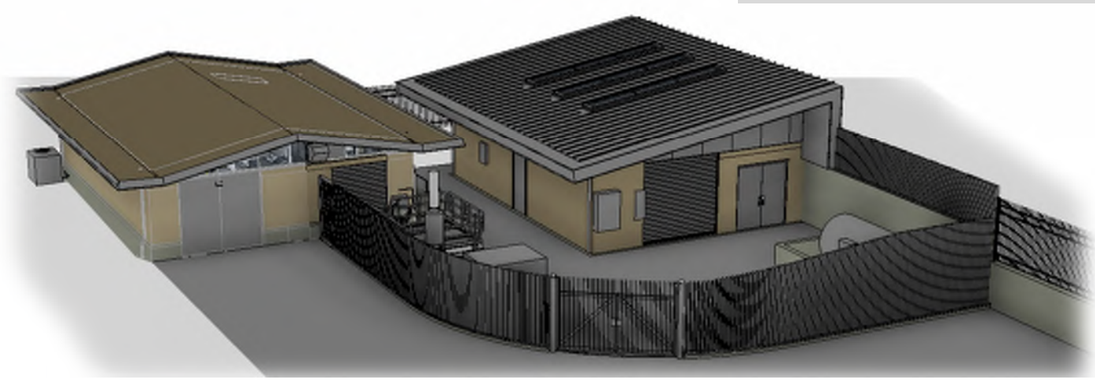




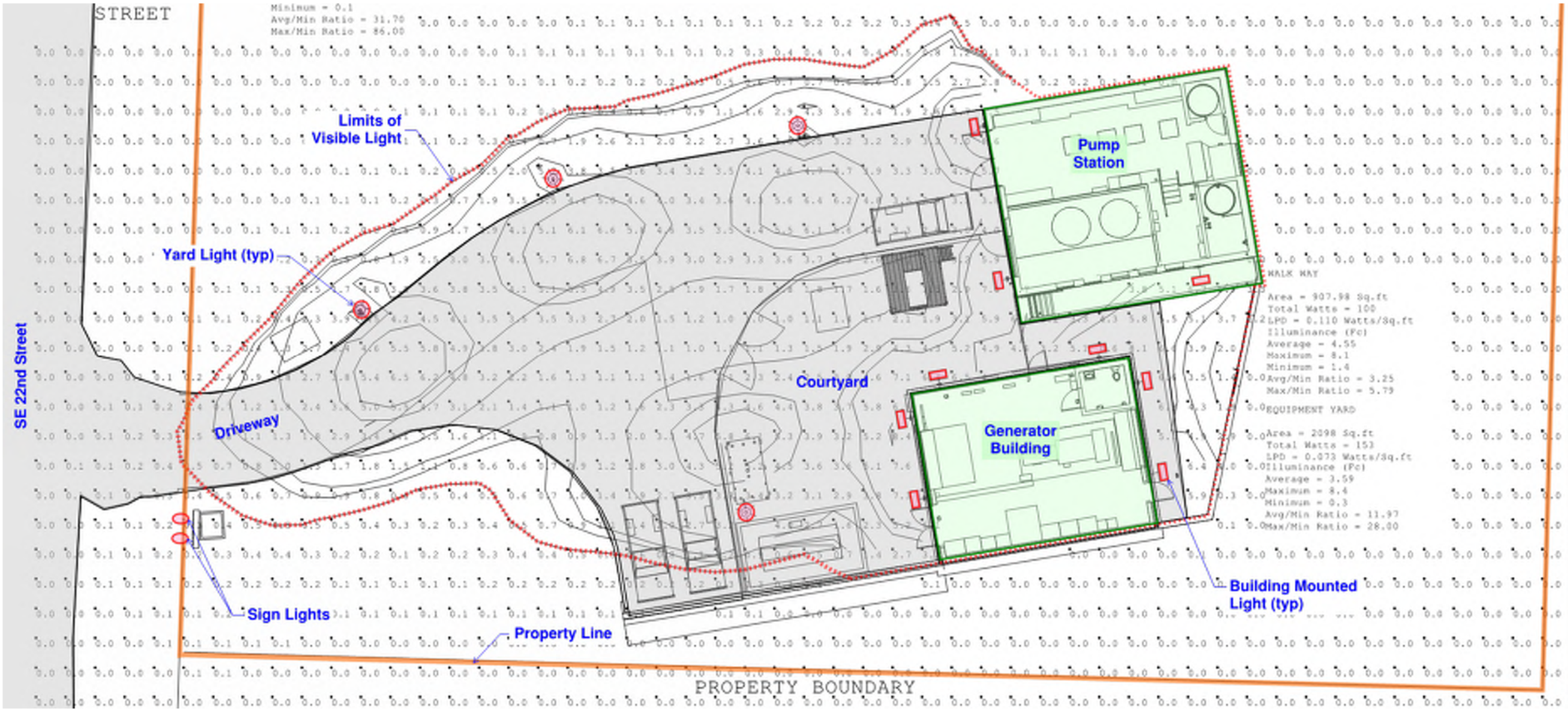




8-1. Metal Louvers
8-2. Face Brick (match existing)
8-3. Flush Doors
8-4. Replacement roof on Pump Station
8-5. Flush Metal Siding
8-6. Standing Seam Roof
8-7. Low-profile Skylights
8-8. Standard Fencing
8-9. Board-form Concrete Wall (options)
8-10. Vertical Pale Feature Fence



9. Sign and Lighting Master Plan



9-1. Yard Light

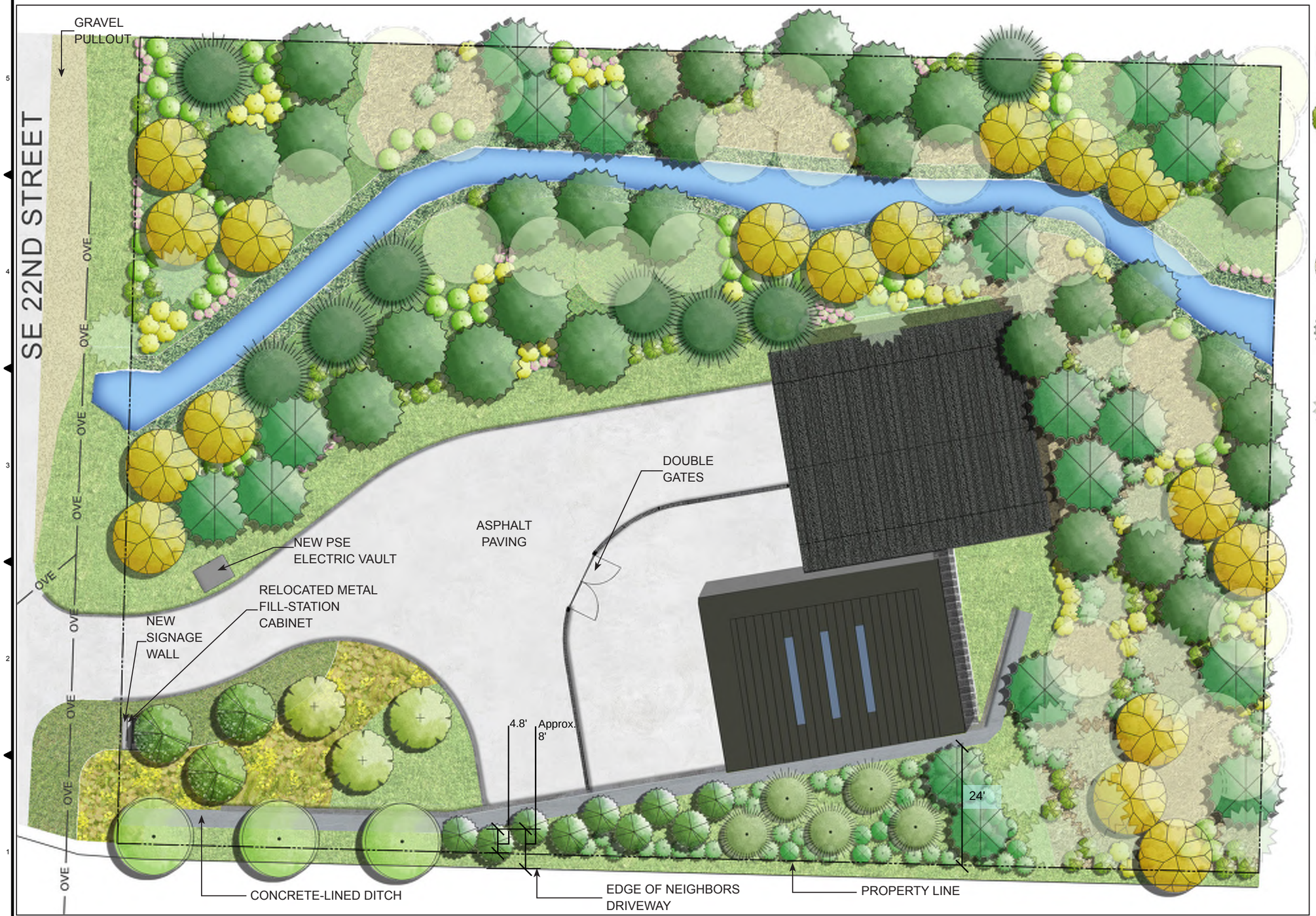
9-2. Building Mounted Light

9-3. Sign Light

All exterior lights to be LED with temperature of 3000 K. All site lights will be controlled via photocell.

`

10. Landscaping and Tree Removal Plans



LEGEND:

- LEGACY SUGAR MAPLE
- CHINESE FRINGE TREE
- VANESSA PERSIAN IRONWOOD
- WESTERN REDCEDAR
- INCENSE CEDAR
- EXCELSA WESTERN REDCEDAR
- CASCARA
- DOUGLAS FIR
- WESTERN HEMLOCK
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- INDIAN PLUM
- PACIFIC WAX MYRTLE
- VINE MAPLE
- TALL OREGON-GRAPE
- EVERGREEN HUCKLEBERRY
- BALDHIP ROSE
- CREEPING MAOHONIA, WESTERN SWORDFERN, SALAL
- RED-TWIG DOGWOOD, SITKA WILLOW, SLOUGH SEDGE
- CREEPING MAHONIA, LOW OREGON-GRAPE, SALAL, WESTERN SWORDFERN
- BARRENWORT 'FROHNLEITEN'
- BIG BLUE LILYTURF

NO	REVISION DESCRIPTION	BY	APVD	DATE

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

DESIGNED/DRAWN:	SCALE: 1" = 10'
PROJECT ENGINEER: J. CHAE	REFERENCE 0 1"
DESIGN APPROVAL: R. BROWNE	FACILITY NUMBER: 333
PROJECT ACCEPTANCE: S. YILDIZ	CONTRACT NO: C01339C20

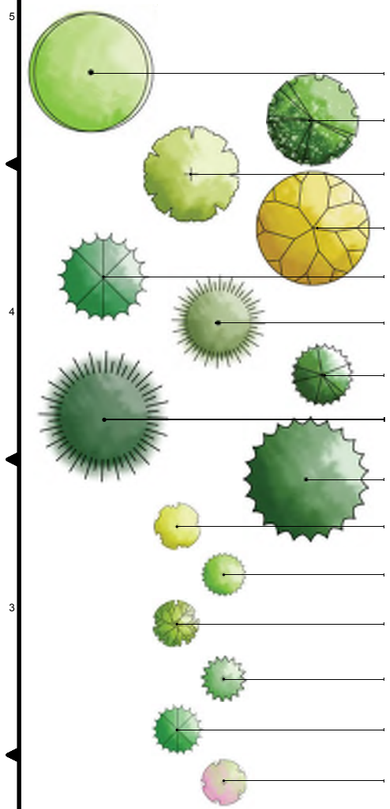
King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO:
SHT NO / TOTAL /
REV NO:

BORDER FILE EDITION: KCWTD-2012-Deize-TB-Border
FILE LOCATION: C:\Users\frenelhi\Desktop\M Entata\DRB\kcwtd-2012-d-tb.dwg
PLOT DATE: 1/17/2019 4:16 PM
PLOTTED BY: French Lorien

PLANT SCHEDULE:



BOTANICAL NAME	COMMON NAME	QTY	SPACING
ACER SACCHARUM	SUGAR MAPLE	3	AS SHOWN
CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	3	AS SHOWN
PARROTIA PERSICA “VANESSA”	VANESSA PERSIAN IRONWOOD	3	AS SHOWN
RHAMNUS PURSHIANA	CASCARA	24	10 or 14 FT. O.C.
THUJA PLICATA	WESTERN RED CEDAR	60	10 or 14 FT. O.C.
CALOCEDRUS DECURRENS	INCENSE CEDAR	5	AS SHOWN
THUJA PLICATA VAR. EXCELSA	EXCELSA WESTERN REDCEDAR	9	AS SHOWN
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	39	10 FT. O.C.
TSUGA HETEROPHYLLA	WESTERN HEMLOCK	42	10 or 14 FT. O.C.
OEMLERIA CERASIFORMIS	INDIAN PLUM	126	5 or 7 FT. O.C.
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	261	5 or 7 FT. O.C.
ACER CIRCINATUM	VINE MAPLE	183	5 or 7 FT. O.C.
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	55	7 FT. O.C.
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	20	4 FT. O.C.
ROSA GYMNOCARPA	BALDHIP ROSE	243	2.5 FT. O.C.
CORNUS SERICEA “CARDINAL”	RED-TWIG DOGWOOD	61	3 FT. O.C.
SALIX SITCHENSIS	SITKA WILLOW	123	3 FT. O.C.
CAREX OBNUPTA	SLOUGH SEDGE	741	1.5 FT. O.C.
MAHONIA REPENS	CREEPING MAHONIA	1128	2 FT. O.C.
GAULTHERIA SHALLON	SALAL	1126	2 FT. O.C.
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1128	4 FT. O.C.
MAHONIA NERVOSA	LOW OREGON GRAPE	224	2 FT. O.C.
EPIMEDIUM X PERRALCHICUM “FROHNLEITEN”	BARRENWORT “FROHNLEITEN”	534	1.5 FT. O.C.
LIRIOPE MUSCARI “BIG BLUE”	BIG BLUE LILYTURF	405	1.5 FT. O.C.

PLANT MATERIAL IMAGES

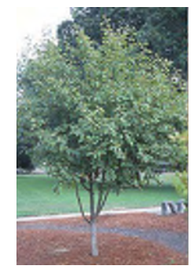

SUGAR MAPLE

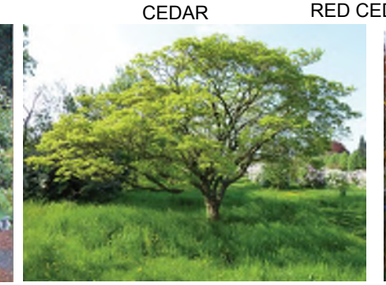

WESTERN RED CEDAR


EXCELSA WESTERN RED CEDAR


INCENSE CEDAR


DOUGLAS FIR


CASCARA


CHINESE FRINGE TREE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INDIAN PLUM


WESTERN HEMLOCK


PACIFIC WAX MYRTLE


TALL OREGON GRAPE

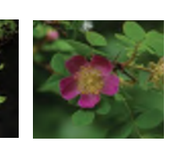

CREEPING MAHONIA


SITKA WILLOW


EVERGREEN HUCK-LEBERRY

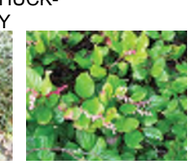

VINE MAPLE


RED-TWIG DOG-WOOD


BALDHIP ROSE

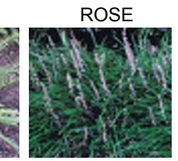

LOW OREGON GRAPE


SLOUGH SEDGE


SALAL


BARRENWORT “FROHNLEITEN”


WESTERN SWORD FERN


BIG BLUE LILY-TURF

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PLOT DATE: 1/17/2019 4:16 PM
PLOTTED BY: French, Lorcan

NO	REVISION DESCRIPTION	BY	APVD	DATE

TETRA TECH
JACOBS

DESIGN REVIEW BOARD SUBMITTAL

JANUARY 2019

DESIGNED/DRAWN:
PROJECT ENGINEER: J. CHAE
DESIGN APPROVAL: R. BROWNE
PROJECT ACCEPTANCE: S. YILDIZ
SCALE: REFERENCE 0 1"
FACILITY NUMBER: 333
CONTRACT NO: C01339C20

King County

DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
PUMP STATION IMPROVEMENTS

DCN: TBD
DATE: 06/27/2018
PROJECT FILE NO:
DRAWING NO:
SHT NO / TOTAL /
REV NO:

11. Compliance with Mercer Island City Code

MICC Section	Code Standard	NME Project Documented Compliance
MICC 19.12.030 Building design and visual interest.	*B.4. Materials and Color.* a. Durable Building Exteriors. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance. b. Consistency and Continuity of Design. Materials and colors generally should be used with consistency on all sides of a building. c. Material and Color Variation. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials and colors should generally be limited to what is required for contrast or to accentuate architectural features. d. Concrete Walls. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating. e. Bright Colors. Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are prohibited.	The façade and roof of the generator building of the NMPS would be constructed with similar brick to the existing building, with metal siding on the north side, and metal standing seam roof in a dark bronze color similar to the brick façade.
	B.6. Rooflines. *a. Roofline Variation, Interest, and Detail.* Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings. *b. Roofline Variation, Numeric Standard.* Roof line variation shall occur on all multifamily structures with roof lines which exceed 50 feet in length, and on all commercial, office or public structures which exceed 70 feet in length. Roof line variation shall be achieved using one or more of the following methods: i. Vertical off-set ridge or cornice line; ii. Horizontal off-set ridge or cornice line; iii. Variations of roof pitch between 5:12 and 12:12; or iv. Any other approved technique which achieves the intent of this section.	The new roofline of the generator building is intended to act as an intersection and continuation of the existing roofline.
MICC 19.12.040 Landscape design and outdoor spaces.	*B.3. Architectural Features.* The design of landscape architectural features should be in scale with and complement the architecture of site structures and the visual character of the neighborhood. *b. Fences* should be made of ornamental metal or wood, masonry, or some combination of the three. The use of razor wire, barbed wire, chain link, plastic or wire fencing is prohibited if it will be visible from a public way or adjacent properties, unless there are security requirements which cannot feasibly be addressed by other means. *c. Fences* should not create the effect of walled compounds that are isolated from adjacent developments and public ways.	The courtyard fence around the NMPS would be a vertical bar fence, used to partially screen equipment in the service yard and still allow a visual connection through for security. The Project is using this more aesthetic fence due to is prominent location on site. The perimeter fence would be an ornamental metal fence or a portion may become a decorative solid fence. Overall the Project is trying not to give the site a walled compound feel but address screening requests from local residents.
	B.4. Minimum Landscape Area Requirements. *a. Total Landscaped Area.* The following minimum areas shall be landscaped: i. Single-Family Residential (SF). For nonresidential uses in single-family residential zones (SF), a minimum of 35 percent of the gross lot area of shall be landscaped. ii. Multifamily Residential (MF). In multifamily residential zones (MF-2, MF-2L, MF-3), a minimum of 40 percent of the gross lot area shall be landscaped. iii. Planned Business Zone (PBZ). In the planned business zone (PBZ) landscape area requirements shall be as set forth in MICC 19.04.010. iv. Commercial Office (CO). In commercial office (CO) zones, a minimum of 40 percent of the gross lot area shall be landscaped. v. Business (B). In business (B) zones, a minimum of 25 percent of the gross lot area shall be landscaped; provided, for fuel stations, a minimum of 10 percent of the gross lot area shall be landscaped. *b. Impervious Surfaces.* For all zones, area landscaped by impervious surfaces should constitute no more than 25 percent of the total required landscape area; provided, for multifamily residential zones, area landscaped by impervious surfaces should constitute no more than 10 percent of the total required landscape area.	The NMPS site would exceed the minimum 35% lot coverage for landscaping. The NMPS landscape area will achieve over 65% coverage. There would be no impervious surfaces incorporated into the landscaping plan
	B.6. Planting Material, Types and Design. The following planting types should be used:a. Native or northwest-adapted plants should be used for all open space and buffer locations and drought tolerant plantings should be used in a majority of plantings.b. New plantings should complement existing species native to the Pacific Northwest.c. Ground cover should be used to ensure planting areas are attractive, minimize maintenance and the potential for encroachment of invasive plant material. Ground cover should be planted and spaced to achieve total coverage within three years after installation.	Plant selection for the NMPS site would consist of the following 4 categories: 1) native riparian restoration area, 2) a native interplanting, with existing vegetation 3) an evergreen screen of native conifers and facing the neighboring driveway, and 4) two groupings of small flowering trees with an understory mix of low growing native plants and ornamentals in the street frontage.

MICC Section	Code Standard	NME Project Documented Compliance
MICC 19.12.60 Screening of service and mechanical areas	*B. Standards.* *1. Accessory Buildings*. Ground level outdoor storage buildings, mechanical equipment and utility vaults shall be screened from adjacent public ways. *6. Fence, Trellis and Arbor Standards.* Fences, trelliswork and arbors shall meet the standards identified in MICC 19.12.040(B)(3).	The courtyard fence around the NMPS would be used to partially screen equipment in the service yard and still allow a visual connection through for security.
MICC 19.12.070 Lighting	*B. Standards.* *1. Architectural Elements.* Lighting should be designed as an integral architectural element of the building and site. *2. Function and Security*. On-site lighting shall be sufficient for pedestrian, bicyclist, and vehicular safety. Building entrances should be well lit to provide inviting access and safety. Building-mounted lights and window lights should contribute to lighting of walkways in pedestrian areas. *3. Lighting Height*. Freestanding, parking area, and building-mounted light fixtures shall not exceed 16 feet in height, including any standard or base. *4. Shielding.* All exterior lighting fixtures shall be shielded or located to confine light spread within the site boundaries. Full cut-off fixtures should be used. The use of unshielded incandescent lighting fixtures less than 160 watts and any unshielded lighting less than 50 watts may be allowed. Parking area light fixtures shall be designed to confine emitted light to the parking area. *5. Uplighting of Structures and Signs* - a. Residential Zones. Structures in residential zones shall not be illuminated by uplighting. Limited uplighting of signs and plantings in residential zones may be approved provided there is no glare or spillover lighting off the site boundaries. *6. Light Type*. Lighting should use low wattage color-corrected sodium light sources, which give more "natural" light. Metal halide, quartz, neon and mercury vapor lighting are prohibited in residential zones. High pressure sodium lights may only be used as street lights and must be fully shielded. (Ord. 04C-08 § 1).	The NMPS site and building lights would use LED lights, a color temperature of 3000oK, and would include shielding to confine light spread within the site boundaries.
MICC 19.12.080 Signs	*A. Objectives.* 2. Signs shall be designed for the purpose of identifying the facility or establishment in an attractive and functional manner and to help customers find the specific establishment and location; signs in residential zones should not serve as general advertising. 4. Signs shall be integrated into both the site design and building design, shall be compatible with their residential, office, or business, or public park or open space surroundings, and clearly inform viewers of building or activity use, but shall not detract from the architectural quality of individual buildings or park surroundings.	The NMPS site sign would identify the site and the site address, be composed of concrete with metal text and metal address, and be set within the concrete entrance wall which will screen the existing equipment cabinet.
	B. Standards. *3. Signs for Non-Single-Family-Dwelling Uses in Residential Zones.* One wall sign and one freestanding ground sign are permitted on each separate public street frontage for non-single-family-dwelling uses in residential zones, such as apartment buildings, hospitals, assisted living and retirement facilities, churches, clubs, public facilities, schools, day cares, pre-schools, park and recreation facilities, assembly halls, libraries, pools or stadiums. A wall sign may be unlighted or exterior lighted, not to exceed 12 square feet. A free-standing ground sign shall be no larger than 18 square feet and shall not exceed a maximum height of 42 inches above grade. The location of any freestanding ground sign shall be subject to all setback requirements for the zone in which the sign is located. *8. Street Numbers.* *a. Use. City-assigned street numbers should be installed on all buildings;* *b. Effect on Permitted Sign Area. Street numbers will not be counted towards permitted sign area;* *c. Size. Street numbers for any building or building complex shall be no smaller than six inches in height.*	The NMPS screening wall and sign would use 1/4 inch stainless steel lettering, be approx. 38 square feet, and sit 42 inches or less above grade. Site address would appear directly below the site sign and be 7 inches in height. Primary purpose of sign is to screen existing equipment cabinet which requires that it be larger than the 12 square feet identified in the code. Fire Marshal also requested site address be located on sign.
MICC 19.02.020.C Yard Requirements	*1.a. Front Yard depth: 20 feet or more* *Rear Yard depth: 25 feet or more* *Side Yard: Sum of side yards shall be a width that is equal to at last 17% of the lot width*	Figure A100 shows yard depths as noted in section 19.02.020.C. Note that fences and retaining wall are allowed in yard areas per section 19.02.050. Retaining walls in yard areas must be less that 144 inches in height per section 19.02.050.D.4.a. Max height of retaining wall is 96 inches. Lot width is approximately 162-feet, making total side yard required 27.54-feet. A100 currently shows two 15 foot deep side yards, for 30 feet total.

<table>
<tr><th>MICC Section</th><th>Code Standard</th><th>NME Project Documented Compliance</th></tr>
<tr><td>MICC 19.10.070 Tree replacement</td><td>
Tree Replacement ratio.
A. Tree Replacement Ratio. Removed trees shall have the following base replacement ratio:
<table>
<tr><th>Diameter of removed tree</th><th>Number of replacement trees required</th></tr>
<tr><td>Less than 10 inches</td><td>1</td></tr>
<tr><td>10 inches up to 24 inches</td><td>2</td></tr>
<tr><td>24 inches up to 36 inches</td><td>3</td></tr>
<tr><td>More than 36 inches and any exceptional tree(s)</td><td>6</td></tr>
</table>
B. Replacement Trees.
1. Location. Replacement trees shall be located in the following order of priority from most important to least important:
a. On-site replacement adjacent to or within critical tree areas as defined in Chapter 19.16 MICC;
b. On-site replacement outside of critical tree areas adjacent to other retained trees making up a grove or stand of trees;
c. On-site replacement outside of critical tree areas; and
d. Off-site in adjacent public right-of-way where explicitly authorized by the city.
2. Species. Replacement trees shall primarily be those species native to the Pacific Northwest. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected is unlikely to survive for a period of at least 10 years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.
3. Size.
a. Coniferous trees shall be at least six feet tall; and
b. Deciduous trees shall be at least one and one-half inches in caliper.
The city arborist may authorize the planting of smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, neighborhood character, and the purposes of this section, and that such replacement trees will be planted in sufficient quantities to meet the intent of this section. The city arborist shall not authorize the planting of shrubs or bushes in lieu of required replacement trees.
</td><td>
The NMPS site improvements will impact trees by removing 6 significant coniferous and 18 significant deciduous trees. Based on these impacts, the required replacement quantity is 74 trees to be planted. The Landscape Plan proposed to plant a total of 188 trees, broken down as such:
9- 2” cal. Deciduous trees
16 – 6 ft. ht. Conifer trees
139 – 1 gal. conifer trees
24- 1 gal. deciduous trees.
The smaller sized material is being installed within the riparian buffer as part of the buffer enhancement effort. These will receive temporary irrigation and will be maintained for 5 years in order to ensure their successful establishment.
</td></tr>
<tr><td>MICC 19.12.040</td><td>
7. Perimeter Screen Types and Widths by Use and Location.
a. Required Screen Types and Widths. The following screen types and widths should be used:
<table>
<tr><th rowspan="2">Use</th><th rowspan="2">Adjacent to</th><th colspan="2">Screen type and Width</th></tr>
<tr><th>Full</th><th>Filtered</th></tr>
<tr><td rowspan="3">Commercial, Institutional, Utility or Public Facility</td><td>Residential (Single or Multifamily)</td><td>20 feet [1]</td><td></td></tr>
<tr><td>Institutional, Commercial, Utility, Public Facility</td><td></td><td>10 feet</td></tr>
<tr><td>Public Park</td><td>20 feet</td><td></td></tr>
</table>
[1] Breaks in full or partial screen planting may be allowed for institutional and public facilities to create focal points, preserve views, and highlight the prominence of important buildings.
b. Perimeter Width Averaging. Averaging of screen widths may be allowed, if the objectives of this section, the minimum landscape area requirements set forth in MICC 19.12.040(B)(4) and the following criteria are met:
i. Plant material is clustered to more effectively screen parking areas and structures; and
ii. Significant trees are retained.
8. Perimeter Landscape Screens. Perimeter landscape screens should be consistent with the following definitions of screen types. Where existing undergrowth will be retained, the shrub and ground cover requirements for all screen types may be adjusted, provided the objectives of this section are met.
a. Full Screen. A full screen provides a dense vegetated separation between dissimilar uses on adjacent properties. A full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 10 feet of landscape perimeter length.
</td><td>
NMPS perimeter screen meets this requirement on all sides, except for the western edge. Here it ranges from 27.5 feet to 9.5 feet at it’s narrowest. In order to increase the functional width, the project is proposing to plant the approximately 3 ft width on the neighbor’s property between the property boundary and their driveway, increasing the width to 12.5 feet at the pinch point. The screen is narrow at this location in order to provide parking for King County WTD staff. Locating the parking further into the interior would encroach into the riparian buffer. The project intends to maximize the screening function by planting 2 trees per every 9 ft., adding a midstory layer of evergreen shrubs and installing a fence that would be decorative while providing full screening of the pump station property at pedestrian eye level.
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</table>

12. Design Commission Questions

The design team would like to discuss the following items during the study session with the City of Mercer Island Design Commission:

1. Discuss options for meeting required landscape screening width along western property line. We are also considering a more decorative panel wall in this area that could be combined with landscaping to provide more of a visual barrier. See question 3 below.
2. Looking at options to shift site sign to the north, into public ROW, to provide screening hedge in front of existing Bioxide fill cabinet. Sign was initially sized to screen cabinet, but did not meet the City's code requirement and was resized.
3. A temporary (above-grade) irrigation system is planned for the site to get plants established after they have been planted. In general, plants are native and drought-tolerant, so long term irrigation is not required. Does the City have any other irrigation or plant establishment requirements we should be aware of.
4. Pump station neighbor has requested better screening of the pump station from their driveway which parallels the western property line of the pump station. Would like feedback from Design Commission on any considerations for such a screening wall. See several examples below we are considering.