MERCER ISLAND MIXED USE
LAND USE APPLICATION



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4038 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

COVER SHEET

SHEET NO.

G001

Drawn
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ABBREVIATIONS

AB	ANCHOR BOLT	MACH RM	MACHINE ROOM
ACST	ACOUSTICAL	MAG	MAGNET(IC)
ADDL	ADDITIONAL	MAS	MASONRY
ADJ	ADJUSTABLE	MATL	MATERIAL
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MB	MAILBOX
APPROX	APPROXIMATE	MBR	MASTER BEDROOM
APT	APARTMENT	MC	MEDICINE CABINET
ARCH	ARCHITECT (URAL)	MECH	MECHANICAL
BD	BOARD	MEMB	MEMBRANE
BITUM	BITUMINOUS	MEZZ	MEZZANINE
BLDG	BUILDING		MFD MANUFACTURED
BLKG	BLOCKING	MF	MILL FINISH
BM	BEAM	MFR	MANUFACTURE (R)
BO	BOTTOM OF	MIN	"MINIMUM, MINUTE"
BOT	BOTTOM		MIRR MIRROR
BR	BEDROOM	MISC	MISCELLANEOUS
BSMT	BASEMENT	MO	MASONRY OPENING
BUR	BUILT UP ROOFING		MR MOISTURE RESISTANT
C	CHANNEL	MTL	METAL
CAB	CABINET		MULL MULLION
CB	CATCH BASIN	MULT	MULTIPLE
CF/OI	CONTRACTOR FURNISHED;		NA NOT APPLICABLE
	OWNER INSTALLED		NIC NOT IN CONTRACT
CIP	CAST-IN-PLACE (CONCRETE)	NO	NUMBER
CL	CENTERLINE	NOM	NOMINAL
CLG	CEILING		NTS NOT TO SCALE
CLR	CLEAR	OA	OVERALL
CMU	CONCRETE MASONRY UNIT		OC ON CENTER
CO	CLEAN OUT	OD	"OUTSIDE DIAMETER, DIMENSION"
COL	COLUMN		OF OUTSIDE FACE
CONC	CONCRETE	OF/CI	OWNER FURNISHED;
CONT	CONTINUOUS		CONTRACTOR INSTALLED
CONTR	CONTRACT (OR)		OF/OI OWNER FURNISHED; OWNER INSTALLED
COORD	COORDINATE	OFF	OFFICE
CORR	CORRIDOR	OH	OVERHANG
CPT	CARPET (ED)	OPH	OPPOSITE HAND
CSMT	CASEMENT	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
D	"DRYER, DEEP"	ORD	OVERFLOW ROOF DRAIN
DEMO	"DEMOLISH, DEMOLITION"		OVHD OVERHEAD
DEPT	DEPARTMENT	PAT	PATTERN
DET	DETAIL	PBD	PARTICLE BOARD
DF	DRINKING FOUNTAIN	PCP	PORTLAND CEMENT PLASTER
DIA	DIAMETER	PED	PEDESTAL
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PERIM	PERIMETER
DR	"DINING ROOM, DOOR"	PERM	PERMANENT
DS	DOWNSPOUT	PERP	PERPENDICULAR
DW	DISHWASHER	PH	PHASE
DWG	DRAWING	PL	PROPERTY LINE
DWH	DOMESTIC WATER HEATER		PLAM PLASTIC LAMINATE
DWR	DRAWER		PLWD PLYWOOD
E	EAST	PR	PAIR
EA	EACH	PRCST	PRECAST
EIFS	EXTERIOR INSULATION AND		PREFAB PREFABRICATED
	FINISH SYSTEM		PRELIMPRELIMINARY
EL	ELEVATION	PRKG	PARKING
ELEC	ELECTRIC (AL)	PROJ	PROJECT
ELEV	ELEVATOR	PROP	PROPERTY
ENCL	ENCLOSE (URE)		PT "POST-TENSIONED, PRESSURE TREATED"
EQ	EQUAL	PTN	PARTITION
EQUIP	EQUIPMENT	PVG	PAVING
ESMT	EASEMENT	R	"RADIUS, RISER"
EST	ESTIMATE (D)	RC	REINFORCED CONCRETE
EW	EACH WAY	RCP	REFLECTED CEILING PLAN
EXH	EXHAUST		RD "ROOF DRAIN, ROAD"
EXIST	EXISTING		REC RECESSED
EXP	EXPANSION	REF	"REFER (ENCE), REFRIGERATOR"
EXT	EXTERIOR	REINF	"REINFORCE (D), (ING)"
FAM	FLUID APPLIED MEMBRANE		REQD REQUIRED
FCTY	FACTORY	RESID	RESIDENTIAL
FD	FLOOR DRAIN	RESIL	RESILIENT
FDN	FOUNDATION	REV	"REVISION (S), REVISED"
FE	FIRE EXTINGUISHER	RFG	ROOFING
FIN	FINISH (ED)	RH	"ROOF HATCH, RIGHT HAND"
FL	FLASHING	RM	ROOM
FLR	FLOOR	RO	ROUGH OPENING
FOC	FACE OF CONCRETE	ROW	RIGHT OF WAY
FOF	FACE OF FINISH		RT RIGHT
FOM	FACE OF MASONRY	S	SOUTH
FOS	FACE OF STUDS		SCHED SCHEDULE
FPL	FIREPLACE	SD	STORM DRAIN
FRMG	FRAMING		SF SQUARE FOOT (FEET)
FRT	FIRE RETARDANT TREATED		SHT SHEET
FT	"FOOT, FEET"	SHTHG	SHEATHING
FTG	FOOTING		SHV SHELVES (ING)
FURN	FURNITURE	SIM	SIMILAR
FUT	FUTURE		SP STANDPIPE
GA	GAGE	SPEC	SPECIFICATION
GALV	"GALVANIZED, GALVANIC"		SPKLR SPRINKLER
GAR	GARAGE		SQ SQUARE
GB	"GRAB BAR, GYPSUM BOARD"	SQ IN	SQUARE INCH
GEN	GENERAL		SS "SANITARY SEWER, STANDING SEAM"
GL	GLASS	SST	STAINLESS STEEL
GLU LAM	GLUED LAMINATED WOOD		ST "STAIRS, STREET"
GOVT	GOVERNMENT	STC	SOUND TRANSMISSION CLASS
GYP	GYPSUM		STD STANDARD
H	HIGH	STOR	STORAGE
HB	HOSE BIBB	STRUCT	STRUCTURE (AL)
HC	HANDICAPP	SUSP	SUSPEND(ED)
HDR	HEADER		SV SHEET VINYL
HDW	HARDWARE	SYS	SYSTEM
HDWD	HARDWOOD	T	TREAD
HLDN	HOLDDOWN	T&G	TONGUE AND GROOVE
HM	HOLLOW METAL		TB TOWEL BAR
HO	HOLD OPEN	TEL	TELEPHONE
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HR	HOUR	TFF	TOP OF FINISH FLOOR
HT	HEIGHT		THK THICK (NESS)
HTR	HEATER		THRU THROUGH
HVAC	"HEATING, VENTILATION, AND "		TOB TOP OF BEAM
	AIR CONDITIONING		TOC TOP OF CURB
ID	INSIDE DIAMETER		TOW TOP OF WALL
IIC	IMPACT ISOLATION CLASS		TV TELEVISION
INCL	INCLUDING (ED)		TYP TYPICAL
INFO	INFORMATION	UBC	UNIFORM BUILDING CODE
INSUL	INSULATION	UNFIN	UNFINISH(ED)
INT	INTERIOR	UON	UNLESS OTHERWISE NOTED
JAN	JANITOR		UTIL UTILITY
KIT	KITCHEN		VCT VINYL COMPOSITION TILE
L	LONG	VEH	VEHICLE
LAM	LAMINATE(D)	VERT	VERTICAL
LAU	LAUNDRY	VIN	VINYL
		VRF	VAPOR RETARDER FILM
LAV	LAVATORY	W	"WEST, WIDE, WASHER"
LB	POUND	W/	WITH
LH	LEFT HAND	W/D	WASHER / DRYER
LNDSCP	LANDSCAPE		W/O WITHOUT
LOC	LOCATION	WC	WATER CLOSET
LR	LIVING ROOM	WD	"WOOD, WOOD DOOR"
LRG	LARGE	WDW	WINDOW
LT	LIGHT	WR	"WEATHER RESISTANT, "
LTG	LIGHTING		WATER REPELLENT

SYMBOL LEGEND

NEW COLUMN GRIDS

EXIST/ADJ BLDG COLUMN GRIDS

NORTH ARROW

BUILDING ELEVATION
DRAWING NUMBER
SHEET NUMBER

INTERIOR ELEVATION
DRAWING NUMBER
SHEET NUMBER

BUILDING SECTION
DRAWING NUMBER
SHEET NUMBER

WALL SECTION
DRAWING NUMBER
SHEET NUMBER

DETAIL
DRAWING NUMBER
SHEET NUMBER

SPOT ELEVATION

MATCHLINE
DRAWING SHT. SHOWING ADJ. CONDITION

DATUM / DIMENSION / CONTROL POINT

CONTOURS
EXISTING CONTOURS
REVISED CONTOURS

NEW WALL

EXISTING WALL

WALL TO BE REMOVED

FINISH TAG

CEILING HEIGHT TAG

ROOM TAG

DOOR TAG

WINDOW TAG

ASSEMBLY TAG (WALL, FLOOR, CLG, ROOF)

REVISION TAG / REVISION CLOUD

EXIT SIGN

FIRE EXTINGUISHER

SMOKE DETECTOR

PROJECT INFORMATION

PROJECT ADDRESS	2750 77TH AVE SE & 2885 78TH AVE SE MERCER ISLAND, 98040
RELATED PERMITS	N/A
LEGAL DESCRIPTION	PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.
EXISTING STRUCTURES	1-STORY MASONRY BLDG & 2-STORY MASONRY BLDG
PROPOSED USES	THE CONSTRUCTION OF A 4 STORY MIXED-USE BUILDING WITH TWO BASEMENT LEVEL

PROJECT DIRECTORY

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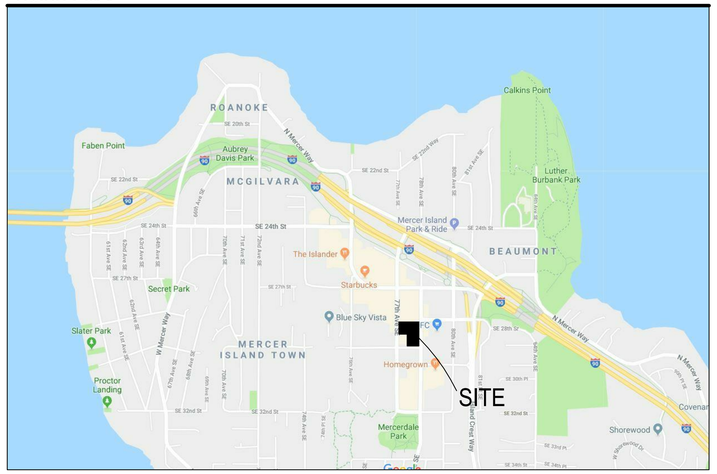
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VICINITY MAP



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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
PROJECT INFORMATION

SHEET NO.
G002

Drawn
Checked

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MICC TITLE 19 UNIFIED LAND DEVELOPMENT CODE

MICC		ALLOWED / REQUIRED	COMPLIANCE	SHEET REFERENCE
ZONING DESIGNATION	19.11.015	TC-4	PROJECT IS PROPOSED TO BE IN COMPLIANCE WITH ALL THE TC-4 REQUIREMENTS.	
PERMITTED USES	19.11.020.A.1	BAR, CARE SERVICES, HOTEL/MOTEL, OFFICE, RESIDENTIAL DWELLING, RESTAURANT, RETAIL - SMALL SCALE (<20,000 SF), SERVICE	RESIDENTIAL DEWELLING, RESTAURANT AND RETAIL ARE PROPOSED.	1/G005
REQUIRED GROUND FLOOR USES	19.11.020.B.1.a	MIN 40% GROUND FLOOR STREET FRONTAGE = RETAIL, RESTAURANT, AND/OR PERSONAL SERVICES	STREET FRONTAGES ALONG 78TH AVE AND 77TH AVE ARE 100% COMMERCIAL USE. THE GROUND FLOOR USE OF 29TH ST IS 41.8% RETAIL USE.	1/G005
	19.11.020.B.1.b	MAX 60% GROUND FLOOR STREET FRONTAGE = HOTEL/MOTEL, PERSONAL SERVICE, PUBLIC FACILITY, OR OFFICE	NONE OF THE LISTED USES IS PROPOSED.	1/G005
	19.11.020.B.1.c	DRIVEWAYS, SERRIVCE/LOADING, PARKING GARAGE ENTRIES, AND LOBBIES SHALL NOT BE INCLUDED IN CALCULATING THE REQ'D PERCENTAGE OF GROUND FLOOR USE	THE LISTED USES HAVE BEEN EXCLUDED FROM THE CALCULATIONS.	1/G005
	19.11.020.B.3	NO USE CAN OCCUPY A CONTINUOUS LINEAR STREET FRONTAGE EXCEEDING 60FT	THE MAXIMUM LENGTH OF A CONTINUOUS USE IS 60 FEET.	1/G005
	19.11.020.B.4	THE MINIMUM REQUIRED DEPTH OF STOREFRONT ALONG RETAIL STREET FRONTAGE IS 16 FEET	THE LEAST DEPTH OF ALL THE RETAIL SPACE IS 26'-4".	1/G005
ACCESSORY USES	19.11.020.D.4	BIKE RACKS SHOULD BE INCLUDED IN FRONTAGE DESIGN; NO UTILITY/EQUIP CABINETS	8 BIKE RACKS IN TOTAL ARE PROVIDED.	L101 - L102
	19.11.020.D.5	EXISTING OR PROPOSED UTILITY AND EQUIPMENT CABINETS OR BOXED, INCLUDING WIRELESS COMMUNICATION FACILITIES, SHALL BE PLACED INSIDE A BUILDING OR UNDERGROUND.	THEY ARE ALL DESIGNED INSIDE OF THE BUILDING.	A200.1; A200.2
BULK REGULATIONS	19.11.030.A.1	MAX ALLOWABLE BUILDING HEIGHT: 51 FEET; MAX ALLOWABLE BUILDING STORIES: 4	PROJECT COMPLIES; THE 78TH AVE COURTYARD-FACING SIDE GAINS EXTRA 5 FEET BY PROPOSING A SLOPED ROOF FEATURE.	2/G005 - 6/G005
	19.11.030.A.1	GROUND FLOOR HEIGHT ADJACENT TO STREETS: 15 FEET MIN, 27 FEET MAX	THE GROUND FLOOR HIGHT VARY FROM 15 FEET TO 22 FEET.	2/G005 - 6/G005
	19.11.030.A.4	A MEZZANINE SHALL NOT BE COUNTED AS A STORY FOR DETERMINING THE ALLOWABLE NUMBER OF STORIES	MEZZANINES ON LEVEL 4 ARE LIMITED TO 1/3 OF THE ROOM AREA. MEZZANINES ARE LEVEL 1 ARE LIMITED TO 1/2 OF THE ROOM AREA BY PROVIDING TYPE I CONSTRUCTION WITH FIRE SPRINKLERS AND EMERGENCY VOICE ALARM SYSTEM.	A204-A204.1
	19.11.030.A.5	ROOFTOP APPURTENANCES MAY EXTEND UP TO 10 FEET ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED AND SHOULD BE LOCATED AT LEAST 10 FEET FROM THE EXTERIOR EDGE WITH THE SCREEN PROVIDED.	PFUTURE AC CONDENSERS ARE AT LEAST 10 FEET AWAY FROM THE EXTERIOR EDGE AND FULLY SCREENED FROM THE HILLSIDE VIEW.	A303 - A304
	19.11.030.A.6	78TH AVE SE: 15 FEET MIN SETBACK BETWEEN THE STRUCTURE AND THE FACE OF THE STREET CURB; EXCLUDING LOCATIONS WHERE THE CURBLINE IS INTERRUPTED BY PARKING POCKETS.	15 FEET SETBACK IS PROVIDED ALONG 78TH AVE SE.	1/G005
	19.11.030.A.7.b	FROM A HEIGHT OF 25 FEET AT THE FRONT PROPERTY LINE, BUILDING SHALL STEP BACK AT A 45-DEGREE ANGLE UP TO THE MAX HEIGHT LIMIT. ONLY THE FIRST 30 FEET OF DEPTH ALONG BLOCK FRONTAGES IS CONSIDERED.	PROJECT IS IN COMPLIANCE WITH THE DAYLIGHT PLANE REQUIREMENT. TOTAL 79,237 CF VOLUME IS IN CREDIT.	G007
AFFORDABLE HOUSING	19.11.040.B	AT LEAST 10% OF THE TOTAL UNITS IN THE DEVELOPMENT MUST PROVIDE AFFORDABLE HOUSING UNITS.	17 AFFORDABLE UNITS ARE PROPOSED, WHICH IS 10% OF THE TOTAL 164 UNITS.	G014 - G015
	19.11.040.C	FOR FOUR-STORY BUILDING, THE REQUIRED AFFORDABLE HOUSING UNITS MUST BE AFFORDABLE AT THE 60% OF MEDIAN INCOME FOR RENTAL OR 90% OF MEDIAN INCOME FOR OWNERSHIP HOUSING.	17 AFFORDABLE UNIT ARE PROPOSED TO MEET THE AFFORDABILITY OF THE 60% OF MEDIAN INCOME.	G014 - G015
	19.11.040.D.3	THE AFFORDABLE HOUSING UNITS SHALL CONSIST OF A MIX OF THE UNIT TYPES THAT IS GENERALLY PROPORTIONATE TO THE MIX OF UNITS IN THE OVERALL DEVELOPMENT.	10% OF UNIT COUNT PER UNIT TYPE IS PROVIDED.	G014 - G015
	19.11.040.D.4	THE AFFORDABLE HOUSING UNITS MAY NOT BE SMALLER THAN OTHER UNITS WITH THE SAME NUMBER OF BEDROOMS IN THE DEVELOPMENTS.	THE SIZE OF AFFORDABLE UNITS ARE AS SAME AS THE NON-AFFORDABLE UNITS FROM THE SAME CATEGORY.	G014 - G015
GREEN BUILDING STANDARDS	19.11.050	ANY MAJOR NEW CONSTRUCTION SHALL MEET THE LEED GOLD STANDARD. PROJECTS THAT ARE PRIMARILY RESIDENTIAL MAY INSTEAD MEET THE BUILDING GREEN 4 STAR STANDARD.	PROJECT WILL MEET BUILT GREEN 4 STAR REQUIREMENTS.	
	19.11.060.A.1.	ALL MAJOR NEW CONSTRUCTION SHALL HAVE AT LEAST THREE MINOR SITE FEATURES.	THREE FEATURE TREES, WATER FEATURES, DRINKING FOUNTAINS AND SPECIAL PAVING ARE PROPOSED AS MINOR SITE FEATURES. SEE LANDSCAPE SHEET	L101 - L102
SITE DESIGN	19.11.060.B.1	THROUGH-BLOCK CONNECTIONS WILL QUALIFY AS A MAJOR SITE FEATURE. THE TOTAL AREA OF THE THROUGH-BLOCK CONNECTION AND PUBLIC OPEN SPACE EQUALS OR EXCEEDS 3% OF THE GROSS FLOOR AREA OF THE DEVELOPMENT.	THROUGH-BLOCK AREA IS 5,722 SF, WHICH IS MORE THAN 3% OF THE TOTAL.	G008.1; G008.2
	19.11.060.E.2.a	THE CONNECTION SHALL BE A MINIMUM OF 20 FEET WIDE AS A MEANS OF PEDESTRIAN ACCESS BETWEEN RIGHTS OF WAY AND SECONDARILY AS A PUBLIC GATHERING PLACE.	IT IS 20 FEET WIDE CONNECTING 77TH AVE AND 78TH AVE. TWO END PLAZAS SERVE AS PUBLIC GATHERING PLACE.	3/G008.1
	19.11.060.E.2.b	THE CONNECTION SHALL BE AT THE SAME LEVEL AS THE PUBLIC SIDEWALK AND INCORPORATE SUFFICIENT PEDESTRIAN AMENITIES.	SEATING AREAS, LANDSCAPING, WATER FEATURES AND PEDEATRIAN SCALE LIGHTING ARE PROPOSED ALONG THE THROUGH-BLOCK CONNECTION.	L101 - L102
	19.11.060.E.2.c	THE CONNECTION SHOULD USE SPECIAL PAVING, SUCH AS DECORATIVE COLORED CONCRETE AND COORDINATED DSIGN FEATURES OVER THE ENTIRE LENGTH OF THE CONNECTION.	SPECIAL PAVING, LANDSCAPING AND LIGHTING ARE PROPOSED ALONG THE ENTIRE LENGTH OF THE CONNECTION.	L101 - L102
	19.11.060.E.2.e	WHERE GROUND LEVEL RESIDENTIAL USES FRONT ONTO THE THROUGH-BLOCK CONNECTION THE BUILDING MUST ONE PUBLIC/PRIVATE SPACE TRANSITION - RAISED DECK OR PORCH OPTION: PROVIFR AT LEAST 60 SF AT LEAST 1 FOOT ABOVE GRADE.	A SERIES RAISED DECKS IS PROVIDED ALONG THE THROUGH-BLOCK CONNECTION.	3/G008.1
	19.11.060.E.2.f	NONRESIDENTIAL USES FRONT ONTO THE THROUGH-BLOCK CONNECTION THE BUILDING MUST HAVE TRANSPARENT WINDOWS ALONG 50% OF THE GROUND FLOOR FACADE BETWEEN 30 INCHES AND 10 FEET ABOVE THE THROUGH-BLOCK CONNECTION.	MORE THAN 50% TRANSPARENCY IS PROVIDED ALONG THE THROUGH-BLOCK CONNECTION.	4/G006
GREENERY AND OUTDOOR SPACES	19.11.070.B.1	LANDSCAPED SURFACES EQUAL TO 25% OF THE DEVELOPMENT SITE SHALL BE PROVIDED.	LANDSCAPED AREA PROVIDED EXCEEDS REQUIREMENTS, REFERENCE DIAGRAM ON L503.	L503
	19.11.070.B.5	BUILDING ENTIES SHOULD BE EMPHASIZED WITH SPECIAL LANDSCAPING AND/OR PAVING IN COMBINATION WITH LIGHTING.	BUILDING ENTRIES ARE EMPHASIZED BY PLAZA SPACES WHICH HAVE BOTH SPECIAL PAVING AND LIGHTING.	L101 - L102
	19.11.070.B.7	LANDSCAPING SHOULD PROVIDE DESIGN CONTINUITY BETWEEN THE NEIGHBORING PROPERTIES.	THE PROJECT ADHERES TO THE TOWN CENTER GUIDELINES, ENSURING CONTINUITY WITH NEIGHBORING PROPERTIES.	L101 - L102
SCREENING	19.11.080.A	ANY STORAGE, SERVICE AND TRUCK LOADING AREAS, UTILITY STRUCTURES, ELEVATOR AND MECHANICAL EQUIPMENT ON THE GROUND OR ROOF SHALL BE SCREENED FROM PUBLIC VIEW SUCH AS PUBLIC STREETS, SIDEWALKS OR RESIDENTIAL AREAS ON THE HILLSIDE.	WE PROPOSE TO SCREEN ALL THE AC CONDENSER UNITS.	A205
LIGHTING	19.11.090.B.1	PEDESTRIAN-SCALE LIGHT FIXTURES SHOULD BE INCORPORATED INTO THE SITE DESIGN TO GIIVE VISUAL VARIETY AND BLEND WITH THE ARCHITECTURAL STYLE.	STREET LIGHTS, CATENARY LIGHTS AND BOLLARD LIGHTS ARE PROPOSED.	L101 - L102
	19.11.090.B.2	LIGHTING SHOULD USE LED OR SIMILAR MINIMUM WATTAGE LIGHT SOURCES.	PROJECT LIGHT FIXTURES WILL USE LED OR ENERGY SAVING LIGHT SOURCES.	L101 - L102
	19.11.090.B.3	ALL BUILDING ENTRANCES SHOULD BE WELL LIT TO PROVIDE INVITING ACCESS AND SAFETY.	BUILDING ENTRY PLAZAS WILL BE WELL LIT THROUGH A VARIETY OF MEASURES (CATENARY LIGHTING, WALL MOUNTED FIXTURES, LED INTEGRATED FURNISHINGS)	L101 - L102
	19.11.090.B.7	ALL LIGHTING FIXTURES SHOULD BE SHIELDED OR LOCATED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES.	PENDING ELECTRICAL DESIGN. WE WILL WORK WITH OUR ELECTRICAL ENGINEER TO ACHIEVE THIS GOAL.	
	19.11.100.B.1.a	ARTICULATED, TRANSPARENT FACADES SHOULD BE CREATED ALONG PEDESTRIAN RIGHTS-OF-WAY.	ALL THE STREET FRONTAGES ARE HIGHLY TRANSPARENT AND MODULATED TO ENHANCE THE PEDESDRIAN-SCALE EXPERIENCE.	1/G006 - 4/G006

MICC TITLE 19 UNIFIED LAND DEVELOPMENT CODE

BUILDING DESIGN	19.11.100.B.1.b	GROUND FLOOR WINDOWS AND DOORS SHALL HAVE AT LEAST 75% OF THE LENGTH OF THE GROUND FLOOR FACADE BETWEEN THE HEIGHT OF 2 FEET AND 7 FEET DEVOTED TO WINDOWS AND DOORS AFFORDING VIEWS INTO RETAIL, OFFICE, OR LOBBY SPACE ALONG 77TH AVE SE, 78TH AVE SE AND SE 27TH ST.	75% TRANSPARENCY OF GROUD FLOOR ALONG 77TH AND 78TH AVE IS ACHIEVED.	1/G006 - 4/G006
	19.11.100.B.1.c	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.	BALCONIES AND BAY WINDOWS ARE PROPOSED ON THE UPPER STORIES OF THE BUILDING.	A300 - 301
	19.11.100.B.2.a	WINDOW AND DOOR TREATMENTS WHICH EMBELLISH THE FACADE	IT IS OUR DESIGN INTENT TO EMBELLISH THE FACADE.	A410 - A413
	19.11.100.B.2.b	DECORATIVE LIGHT FIXTURES	PENDING LIGHT FIXTURES.	
	19.11.100.B.2.c	UNIQUE FACADE TREATMENT, SUCH AS DECORATIVE MATERIALS AND DESIGN ELEMENTS.	DIFFERENT FACADE MATERIALS ARE PROPOSED TO CREATE AN INTERSTING VISUAL COMPOSITION.	A300 - 301
	19.11.100.B.2.d	DECORATIVE PAVING	SPECIAL PAVING PROVIDED AT THROUGH BLOCK AND PLAZA AREAS.	L101 - L102
	19.11.100.B.2.g	RECESSED ENTRANCES	THE RESIDENTIAL LOBBY ENTRY IS RECESSED AT 29TH ST.	A201
	19.11.100.B.2.h	BALCONIES ARE DSIGNED ON THE STREET-FACING FACADES ON BOTH THE GROUND FLOOR LEVEL AND OTHER LEVELS.	BALCONIES ARE PROPOSED ALONG 29TH, 77TH AND 78TH AVE.	A300 - 301
	19.11.100.B.2.i	UNIQUE, HANDCRAFTED PEDESTRIAN-SCALED DESIGNS.	THIS IS OUR DESIGN INTENT.	L310 - L311
	19.11.100.B.3.a	VERTICAL BUILDING MODULATION AT LEAST 20 FEET DEEP AND 30 FEET WIDE.	20 FEET DEEP AND 30 FEET WIDE RECESSED MASS IS PROVIDED ALONG 29TH ST. AND 78TH AVE.	1/G005
	19.11.100.B.3.b	USE OF A SIGNIFICANT CONTRASTING VERTICAL MODULATED DESIGN COMPONENT.	A STRONG SAW-TOOTH MODULATION IS EXPRESSED ALONG 78TH AVE.	A303 - A304
	19.11.100.B.3.c	BUILDING WALLS WITH CONTRASTING ARTICULATION AND ROOFLINE MODULATION THAT MAKE IT APPEAR LIKE 2 OR MORE DISTINCT BUILDINGS.	A SERIES OF SLOPED ROOF IS DESIGNED TO CREATE AN INTERESTING ROOFLINE.	A303 - A304
	19.11.100.B.4	ALL BUILDINGS SHALL INCLUDE ARTICULATION FEATURES TO REDUCE THE PERCEIVED SCALE OF LARGE BUILDINGS AND ADD VISUAL INTEREST TO FACADE.	THE BUILDING IS FULLY ARTICULATED.	A300 - 301
	19.11.100.B.6	BUILDING ENTRANCES SHOULD CONCENTRATE ALONG THE SIDEWALK AND SHOULD BE PHYSICALLY AND VISUALLY INVITING.	BUILDING ENTRY IS DESIGNED TO BE WELCOMING AND DISTINCT.	A300 - 301
	19.11.100.B.7	A VARIETY OF ROOF TYPES AND CONFIGURATIONS SHOULD BE USED TO ADD INTEREST AND REDUCE THE PERCEIVED BUILDING MASS.	THE PERCEIVED BUILDING MASS IS SUCCESSFULLY REDUCED BY A SERIES OF SLOPED ROOF FEATURES.	A303 - A304
	19.11.100.B.10	BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER, CORNER ENTRIES AND/OR ARCHITECTURAL TREATMENT SHOULD BE USED TO EMPHASIZE THE CORNER.	ALL THE BUILDING CORNERS HAVE BEEN EMPHASIZED BY BUILDING MODULATIONS AND LANDSCAPE DESIGN.	A303 - A304
	19.11.100.B.13	ALL MAJOR NEW CONSTRUCTION SHALL HAVE ALL-WEATHER FEATURES ALONG 80% OF A BUILDING'S FRONTAGE ALONG THE RETAIL FRONTAGES. ANY CANOPY OVER A PUBLIC SIDE WALK SHOULD PROJECT OUT FROM THE BUILDING FACADE A MIN 6 FEET WIDE AND 8 TO 12 FEET ABOVE GREADE.	A CONTINUOUS CANOPY IS PROPOSED AS THE ALL-WEATHER FEATURE.	G005
MATERIALS AND COLOR	19.11.110.B.1	BUILDING EXTERIORS SHOULD BE CONSTRUCTED FROM HIGH QUALITY AND DURABLE MATERIALS.	HIGH QUALITY AND DURABILITY ARE OUR TOP CRITERIA WHEN SELECTING MATERIALS.	A300 - A301
	19.11.110.B.8	A VARIATION OF BUILDING MATERIALS SHOULD BE USED TO ASSIST IN THE CREATION OF A VISUALLY INTERESTING EXPERIENCE.	BRICK, CEMENT BOARD, WOOD SIDING AND METAL PANEL ARE PROPOSED IN THIS PROJECT.	A300 - A301
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 PROJECT AS REQUIRED BY THE MERCER ISLAND TOWN CENTER STREETSCAPE MANUAL.	THE RIGHT-OF-WAY OF 77TH AND 78TH AVE SE ARE PROPOSED TO BE IMPROVED AS REQUIRED BY THE MERCER ISLAND TOWN CENTER STREETSCAPE MANUAL.	L101 - L102
PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION	19.11.130.B.1.a	RETAIL: 5 TO 10 STALLS PER 1,000 SF; 1 TO 1.4 STALLS PER UNIT.	168 RESIDENTIAL STALLS AND 35 RETAIL STALLS ARE PROPOSED.	A303 - A304
	19.11.130.B.1.d	STANDARD STALL (9' x 18.5'); COMPACT STALL (8.5 x 16'); MIN ONE-WAY AISLE 18 FEET.	ALL THE PARKING STALLS ARE IN COMPLIANCE WITH THE REQUIRED DIMENSIONS.	A303 - A304
	19.11.130.B.1.i	WHERE POSSIBLE, PEDESTRIAN ELEVATORS AND STAIRWELLS SERVING STRUCTURED PARKING SHALL BE LOCATED IN A PUBLIC LOBBY SPACE OR OUT ONTO AN ACTIVE PUBLIC STREET.	ALL THE STAIRWELLS AND ELEVATORS ARE ADJACENT TO THE PUBLIC STREETS.	A201
	19.11.130.B.2	SIGNS INDICATING THE LOCATION OF PARKING AVAILABLE TO THE PUBLIC SHALL BE INSTALLED AT THE ENTRANCE TO PARKING GARAGE ALONG THE STREET AND SHALL COMPLY WITH PARKING SIGNAGE STANDARDS FOR THE TOWN CENTER.	THE FUTURE SIGN IS PROPOSED TO BE LOCATED AT 29TH ST. SE.	A100
	19.11.130.B.3	OFF-STREET LOADING SPACE WITH ACCESS TO A PUBLIC STREET SHALL BE REQUIRED ADJACENT TO EACH BUILDING WITH ADEQUATE SIZE TO ACCOMODATE THE MAX NUMBER AND SIZE OF VEHICLES.	A LOADING ZONE IS PROPOSED TO BE LOCATED AT THE SOUTH PORTION OF THE WEST WING.	A200.2; A201; C303
	19.11.130.B.5.b	PUCLIC PARKING STALLS SHALL BE AVAILABE TO MOTORISTS FOR SUCH MAX TIME PERIOD AS IS DETERMINED BY THE OWNER, WHICH SHALL NOT BE LESS THAN 2 HOURS.	THE RETAIL PARKING AREA IS OPEN TO MOTORISTS NOT LESS THAN 2 HRS.	A200.1; A200.2
SIGNS	19.11.140.A	SIGNS SHALL BE DISTINCTIVE, FINELY CRAFTED AND DESIGNED TO ENHANCE THE AESTHETICS OF THE TOWN CNETER AND TO IMPROVE PEDESTRIAN AND MOTORIST SAFETY.	WE WILL WORK WITH THE FUTURE SIGNAGE CONSULTANT TO ACHIEVE THIS GOAL.	A100
	19.11.140.B.12	WHEN MULTIPLE SIGNS FOR INDIVIDUAL BUSINESSES ARE CONTEMPLATED, A MASTER SIGN PLAN STIPULATING THE LOCATION AND SIZE OF FUTURE SIGNS WILL BE REQUIRED.	THE BUSINESS SIGNS WILL BE PROVIDED IN THE FUTURE.	

PROJECT INFORMATION

SITE ADDRESS
2885 78TH AVE SE, MERCER ISALND, WA 98040
2770 77TH AVE SE, MERCER ISALND, WA 98040

LOT SIZE
43,705 SF AND 20,075 SF

CODE
MERCER ISLAND CITY CODE
TITLE 19 UNIFIED LAND DEVELOPMENT CODE

ZONING
TC-4 (TOWN CENTER)

CITY STAFF DIRECTORY

PLANNING CONTACT
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BUILDING CONTACT
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CIVIL ENGINEERING
Ruji Ding
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ARBORIST
John Kenney
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206-275-7713

Fire
Jeremy Hicks
jeremy.hicks@mercergov.org
206-275-7607

PROJECT NARRATIVE

This project adheres to the town center guidelines, ensuring continuity with neighboring properties. We are proposing a 164-unit mixed-use apartment building with 17 affordable housing units in the heart of the Mercer Island Town Center core. The lot size is 63,780 sf. with two existing retail buildings on site. Covering most of an entire city block, the project is located between the QFC and future Metropolitan Market, approximately 3 blocks south of interstate 90.

The proposed 234,000 square foot 4-story building (above grade) has a 51-feet maximum building height. The building façades are fully articulated to meet the daylight plane requirements and provide a pleasant pedestrian experience along 29th St. SE and 78th Ave. SE. The building entries are emphasized by plaza spaces which have both special paving and lighting. Four landscaped public plazas and one 20-feet wide through-block connection are proposed to enhance the street vibrancy.

The building provides parking area for both residential and retail uses. It would include two-level of below grade parking (201 stalls) with 168 residential stalls and 35 retail stalls. The parking entry is located at the SW corner along the 29th St. SE. The total compact stalls are 49 out of 201, which is less than 25% of the total. Please see the transportation Impact Analysis for more details.

We are proposing approximately 10,742 sf of retail space with more 75% façade transparency along the 77th Ave. SE and 78th Ave. SE. The majority of the retail is located on the east side of the site (facing QFC). The retails spaces are designed with a generous depth (>16 feet) to accommodate various retail uses.

In addition to all the street-facing amenity spaces, a private courtyard is proposed to further increase the future tenants' desire of green space and human interactions. A service loading zone is located at the alley side (77th Ave. SE) to ensure tenants move-in, food delivery and trash collection purposes.

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4036 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

ZONING CODE SUMMARY

SHEET NO.

G004

Drawn
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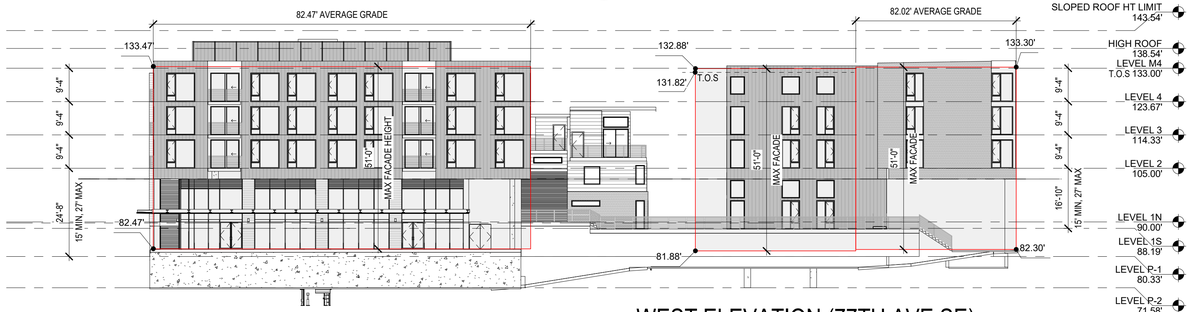
3 EAST ELEVATION (78TH AVE SE) HEIGHT LIMIT DIAGRAM

1" = 20'-0"



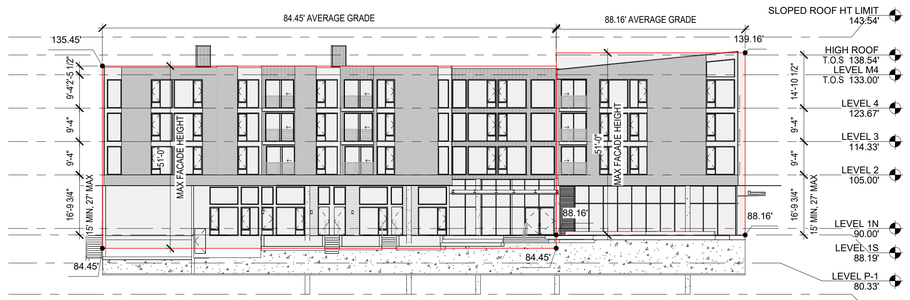
4 NORTH ELEVATION (THROUGH-BLOCK CONNECTION) HEIGHT LIMIT DIAGRAM

1" = 20'-0"



5 WEST ELEVATION (77TH AVE SE) HEIGHT LIMIT DIAGRAM

1" = 20'-0"



6 SOUTH ELEVATION (SE 29TH ST) HEIGHT LIMIT DIAGRAM

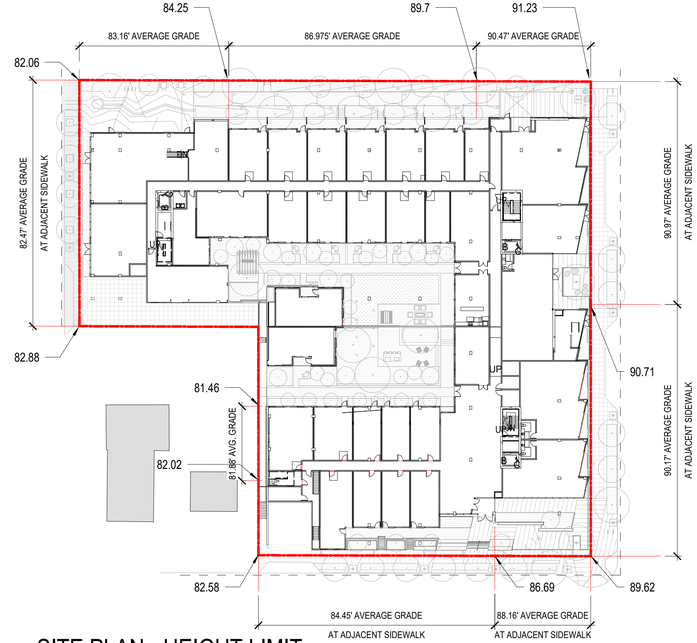
1" = 20'-0"



RETAIL % ALONG 29TH = 48'-6" / 67'-7" + 48'-6" = 41.8% > MIN 40%

1 SITE PLAN - GROUND FLOOR USES

1" = 40'-0"



2 SITE PLAN - HEIGHT LIMIT DIAGRAM

1" = 40'-0"

MICC 19.11.030.A.3.b THE MAX ALLOWABLE BUILDING HEIGHT SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF THE A BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES.

THE BASE OF THE BUILDING FACADE SHALL BED MEASURED FROM THE ADJACENT PUBLIC SIDEWALK, OR FROM THE LOWER OF EXISTING OR FINISHED GRADE ALONG BUILDING FACADES THAT ARE NOT ADJACENT TO A PUBLIC SIDEWALK.

JA

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4036 REGISTERED ARCHITECT
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State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

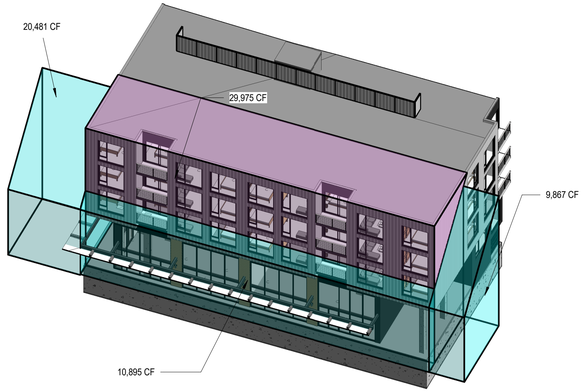
Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
ZONING - CODE COMPLIANCE DIAGRAM

SHEET NO.
G005

Drawn
Checked

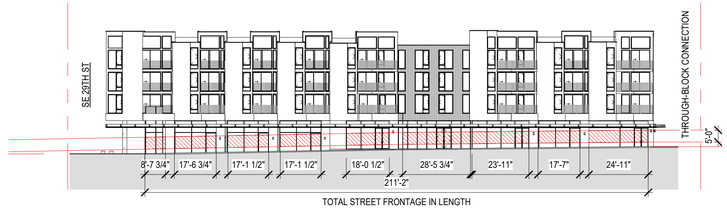
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6 DAYLIGHT PLANE ZONING @ 77TH



5 DAYLIGHT PLANE ZONING @ 29TH



STREET FRONTAGE TRANSPARENCY % = 866 SF / (211' x 5') SF = 866 SF / 1055 SF = 82.1% > 75%

1 EAST ELEVATION (78TH AVE SE) - TRANSPARENCY

1" = 30'-0"



NO STREET FRONTAGE TRANSPARENCY % REQUIREMENTS FOR SE 29TH ST

2 SOUTH ELEVATION (SE 29TH ST) - TRANSPARENCY

1" = 30'-0"

VOLUME CALCULATIONS

@ 29TH

DEBIT VOLUME (PINK) = 27,252 + 2,988 = 30,240 CF

CREDIT COLUME (GREEN) = 13,022 + 6,325 + 22,982 + 29,167 = 71,496 CF

DIFFERENCE: 71,496 - 30,240 = 41,256 CF

@ 77TH

DEBIT VOLUME (PINK) = 29,975 CF

CREDIT COLUME (GREEN) = 20,481 + 10,895 + 9,867 = 41,243 CF

DIFFERENCE: 41,243 - 29,975 = 11,268 CF

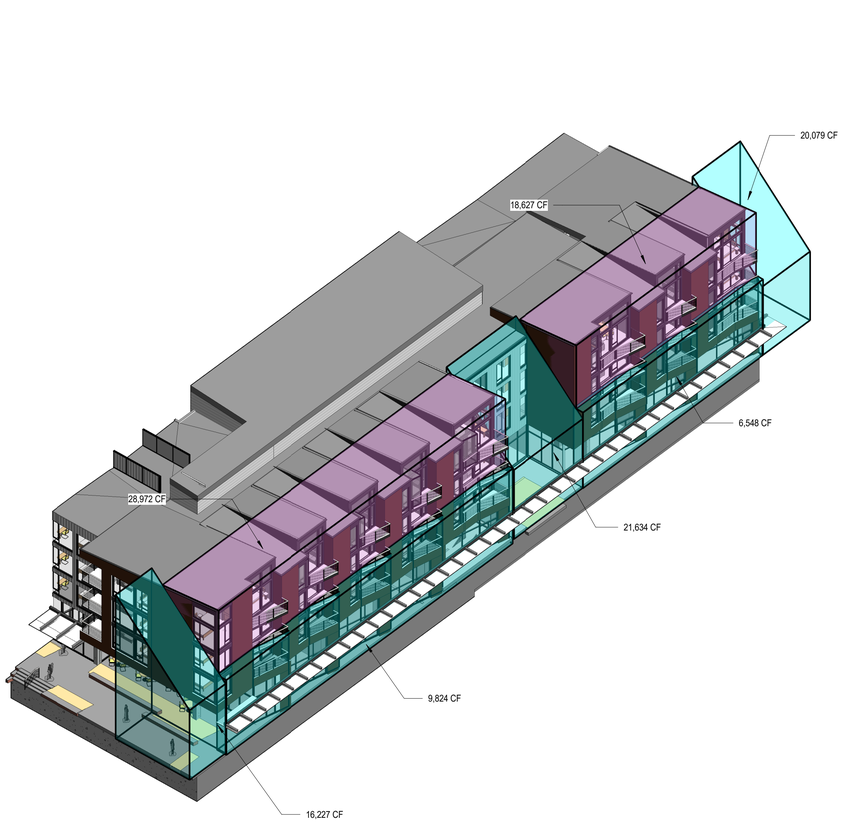
@ 78TH

DEBIT VOLUME (PINK) = 28,972 + 18,627 = 47,599 CF

CREDIT COLUME (GREEN) = 16,227 + 9,824 + 21,634 + 6,548 + 20,079 = 74,312 CF

DIFFERENCE: 74,312 - 47,599 = 26,713 CF

TOTAL CREDIT VOLUME = 79,237 CF



8 DAYLIGHT PLANE ZONING @ 78TH

STREET FRONTAGE TRANSPARENCY % = 346 SF / (81' x 5') SF = 346 SF / 405 SF = 85.4% > 75%

3 WEST ELEVATION (77TH AVE SE) - TRANSPARENCY

1" = 30'-0"



RETAIL TRANSPARENCY % = (113 + 227) SF / ((55.5' + 78') x 5') SF = 340 SF / 667.5 SF = 50.9% > 50%

4 NORTH ELEVATION (THROUGH-BLOCK CONNECTION) - TRANSPARENCY

1" = 30'-0"

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4038 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

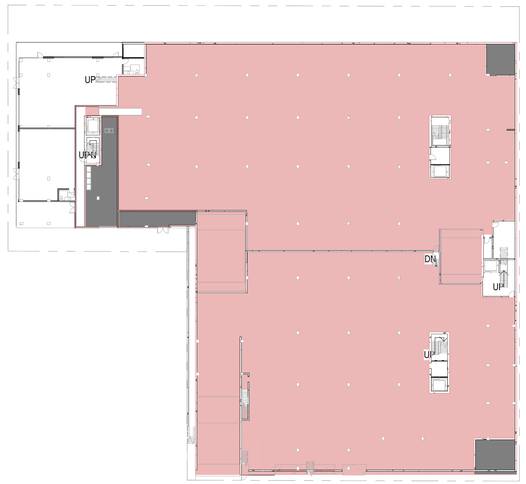
Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
ZONING - CODE COMPLIANCE DIAGRAM

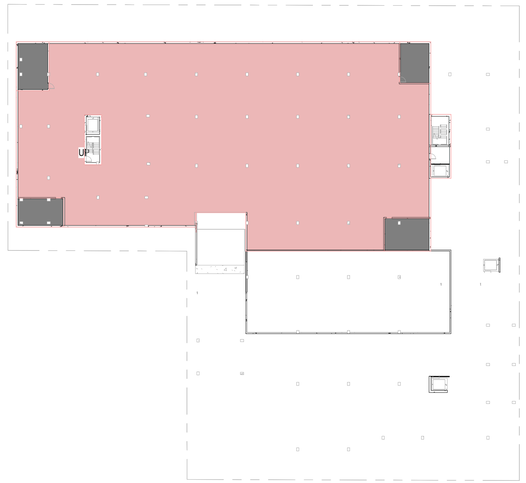
SHEET NO.
G006

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1 LEVEL P-1
1" = 40'-0"



2 LEVEL P-2
1" = 40'-0"



3 LEVEL 1S
1" = 40'-0"

Area Schedule (Gross Building)

Level	Area	Name
LEVEL P-2		
LEVEL P-2	25642 SF	
LEVEL P-1		
LEVEL P-1	49290 SF	
LEVEL 1S		
LEVEL 1S	38040 SF	
LEVEL M-1S		
LEVEL M-1S	3719 SF	M
LEVEL 2		
LEVEL 2	40065 SF	
LEVEL 3		
LEVEL 3	39006 SF	
LEVEL 4		
LEVEL 4	38322 SF	
LEVEL M4		
LEVEL M4	561 SF	M
	234645 SF	

GROSS AREA (EXCLUDING PARKING)
= 233,152 - 25,439 - 48,886
=158,827 SF

Area Schedule (Leasable Area)

Level	Area	Name
LEVEL 1S		
LEVEL 1S	28738 SF	
LEVEL M-1S		
LEVEL M-1S	3719 SF	M
LEVEL 2		
LEVEL 2	36044 SF	RESIDENTIAL
LEVEL 3		
LEVEL 3	34920 SF	RESIDENTIAL
LEVEL 4		
LEVEL 4	34274 SF	RESIDENTIAL
LEVEL M4		
LEVEL M4	561 SF	M
	138257 SF	

EFFICIENCY % = 136,399 / 158,754 = 86%

GROSS AREA (EXCLUDING PARKING) x 3%
=158,827 SF x 3%
= 4,765 SF

THROUGH-BLOCK AREA = 5,722 SF > 4,765 SF

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RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

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Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

AREA CALCULATION

SHEET NO.

G008.1

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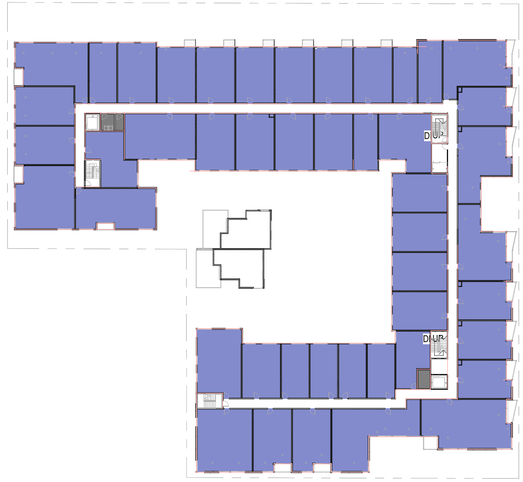
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1 LEVEL M-1S
1" = 40'-0"



2 LEVEL 2
1" = 40'-0"



3 LEVEL 3
1" = 40'-0"



4 LEVEL 4
1" = 40'-0"



5 LEVEL M4
1" = 40'-0"

Area Schedule (Gross Building)

Level	Area	Name
LEVEL P-2		
LEVEL P-2	25642 SF	
LEVEL P-1		
LEVEL P-1	49290 SF	
LEVEL 1S		
LEVEL 1S	38040 SF	
LEVEL M-1S		
LEVEL M-1S	3719 SF	M
LEVEL 2		
LEVEL 2	40065 SF	
LEVEL 3		
LEVEL 3	39006 SF	
LEVEL 4		
LEVEL 4	38322 SF	
LEVEL M4		
LEVEL M4	561 SF	M
	234645 SF	

Area Schedule (Leasable Area)

Level	Area	Name
LEVEL 1S		
LEVEL 1S	28738 SF	
LEVEL M-1S		
LEVEL M-1S	3719 SF	M
LEVEL 2		
LEVEL 2	36044 SF	RESIDENTIAL
LEVEL 3		
LEVEL 3	34920 SF	RESIDENTIAL
LEVEL 4		
LEVEL 4	34274 SF	RESIDENTIAL
LEVEL M4		
LEVEL M4	561 SF	M
	138257 SF	

GROSS AREA (EXCLUDING PARKING)
= 234,645 - 25,642 - 49,290
=159,713 SF

EFFICIENCY % = 138,257 / 159,713= 86.6%

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State of Washington

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MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

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Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
AREA CALCULATION (CON'T)

SHEET NO.
G008.2

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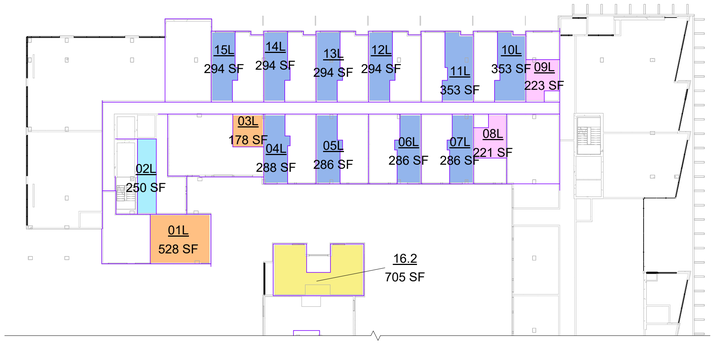
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Summary by Unit Type		
Type	Count	Bedrooms
Studio Storage-LOFT	2	0
Studio	9	0
Open 1BR	22	1
Townhome	2	1
1BR	68	1
1BR Storage-LOFT	10	1
1BR + DEN	3	1
1BR-LOFT	7	1
2BR	23	2
2BR Storage-LOFT	1	2
2BR-LOFT	4	2
2BR-LOFT+ DEN	1	2
3BR	11	3
3BR - LOFT	1	3
Total	**164**	

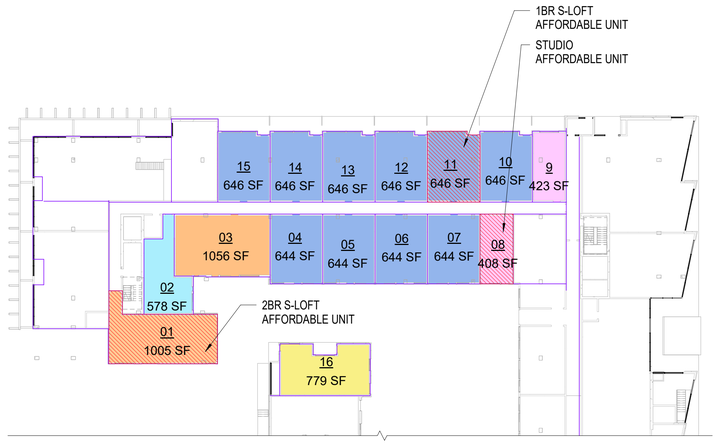
Summary by Bedrooms			
Bedrooms	Count	10% of Count	Needed
0	11	1	1
1	112	11	12
2	29	3	3
3	12	1	1
Total		**16**	**17**

Notes
Code requires 10% of units by bedroom count be desingated affordable, rounding the total sum up to the nearest whole.

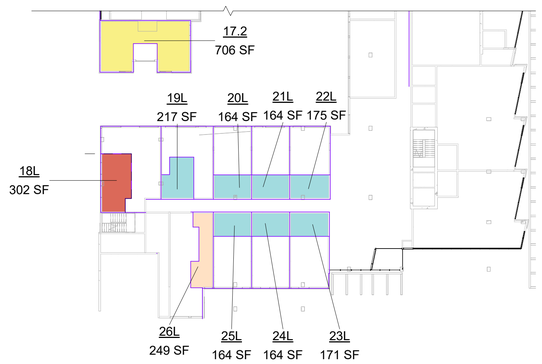
Summary by Floor					
Level	Studio	1 Bed	2 Bed	3 Bed	Total
L1	1	1	1		3
L2		6	2	1	9
L3		5			5
L4					0
Total	**1**	**12**	**3**	**1**	**17**



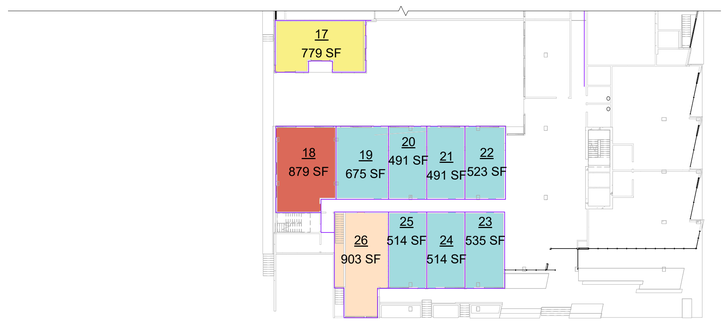
4 UNIT AREA PLAN - MEZZ 1N
1" = 30'-0"



2 UNIT AREA PLAN - L1N
1" = 30'-0"



3 UNIT AREA PLAN - MEZZ 1S
1" = 30'-0"



1 UNIT AREA PLAN - L1S
1" = 30'-0"

- 1BR
- 1BR+D
- 1BR-L
- 1BR-O
- 1BR-SL
- 2BR
- 2BR-L
- 2BR-L+D
- 2BR-SL
- 3BR
- 3BR-L
- LEASING
- RETAIL
- STD
- STD-SL
- TH

Johnston Architects, LLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

4038 REGISTERED ARCHITECT RAYMOND S. JOHNSTON State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

UNIT AREA PLANS

SHEET NO.

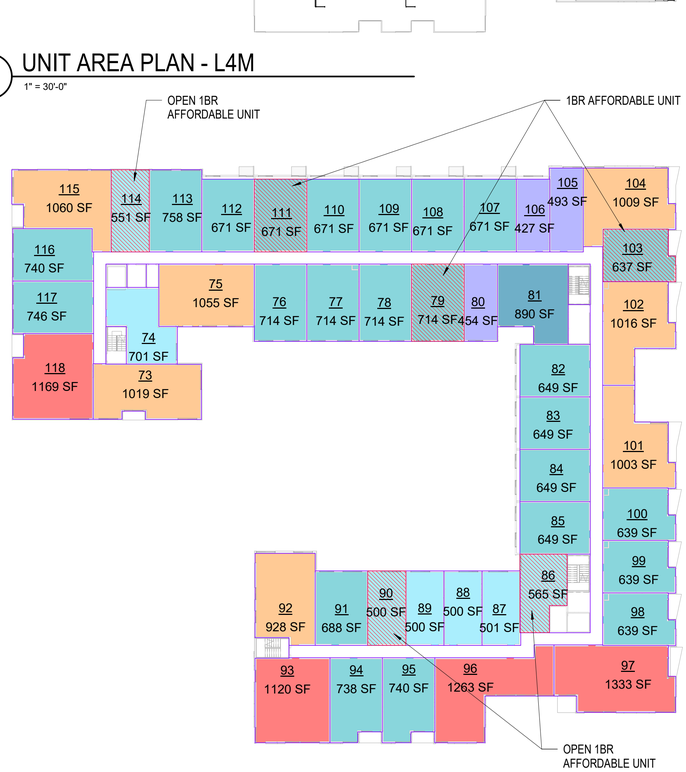
G014

Drawn
Checked

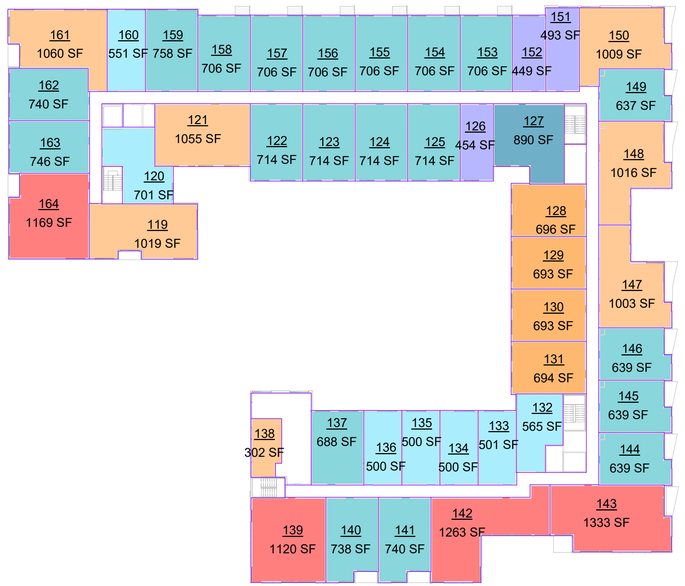
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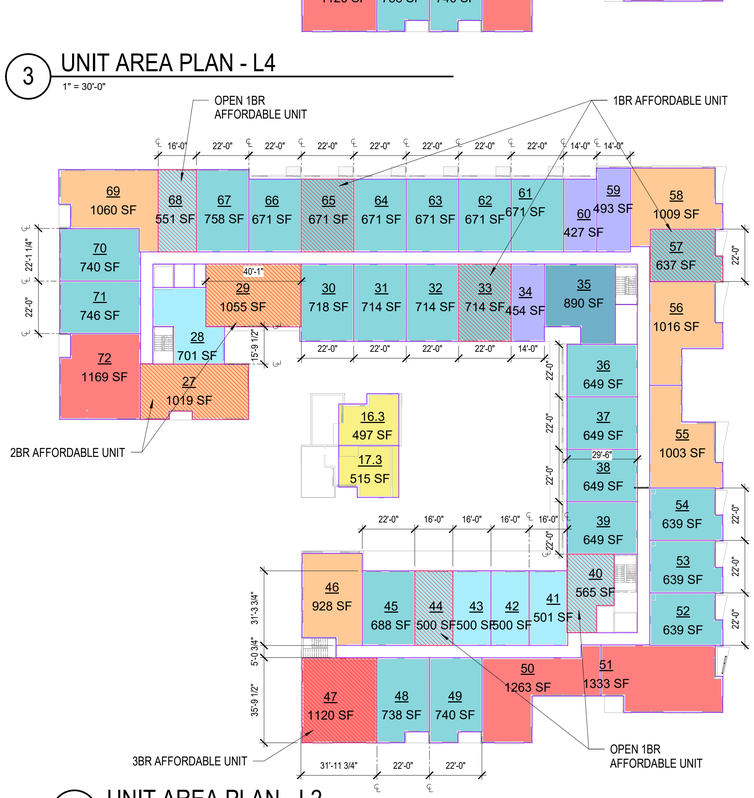
4 UNIT AREA PLAN - L4M
1" = 30'-0"



2 UNIT AREA PLAN - L3
1" = 30'-0"



3 UNIT AREA PLAN - L4
1" = 30'-0"



1 UNIT AREA PLAN - L2
1" = 30'-0"

- 1BR
- 1BR+D
- 1BR-L
- 1BR-O
- 1BR-SL
- 2BR
- 2BR-L
- 2BR-L+D
- 2BR-SL
- 3BR
- 3BR-L
- LEASING
- RETAIL
- STD
- STD-SL
- TH

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SHEET TITLE

UNIT AREA PLANS

SHEET NO.

G015

Drawn
Checked

Printed: 12/24/2019 1:18:44 PM

N.E. 1/4, SEC. 12, TWP. 24 N., RGE. 04 E., W.M.

UTILITY PROVIDERS:

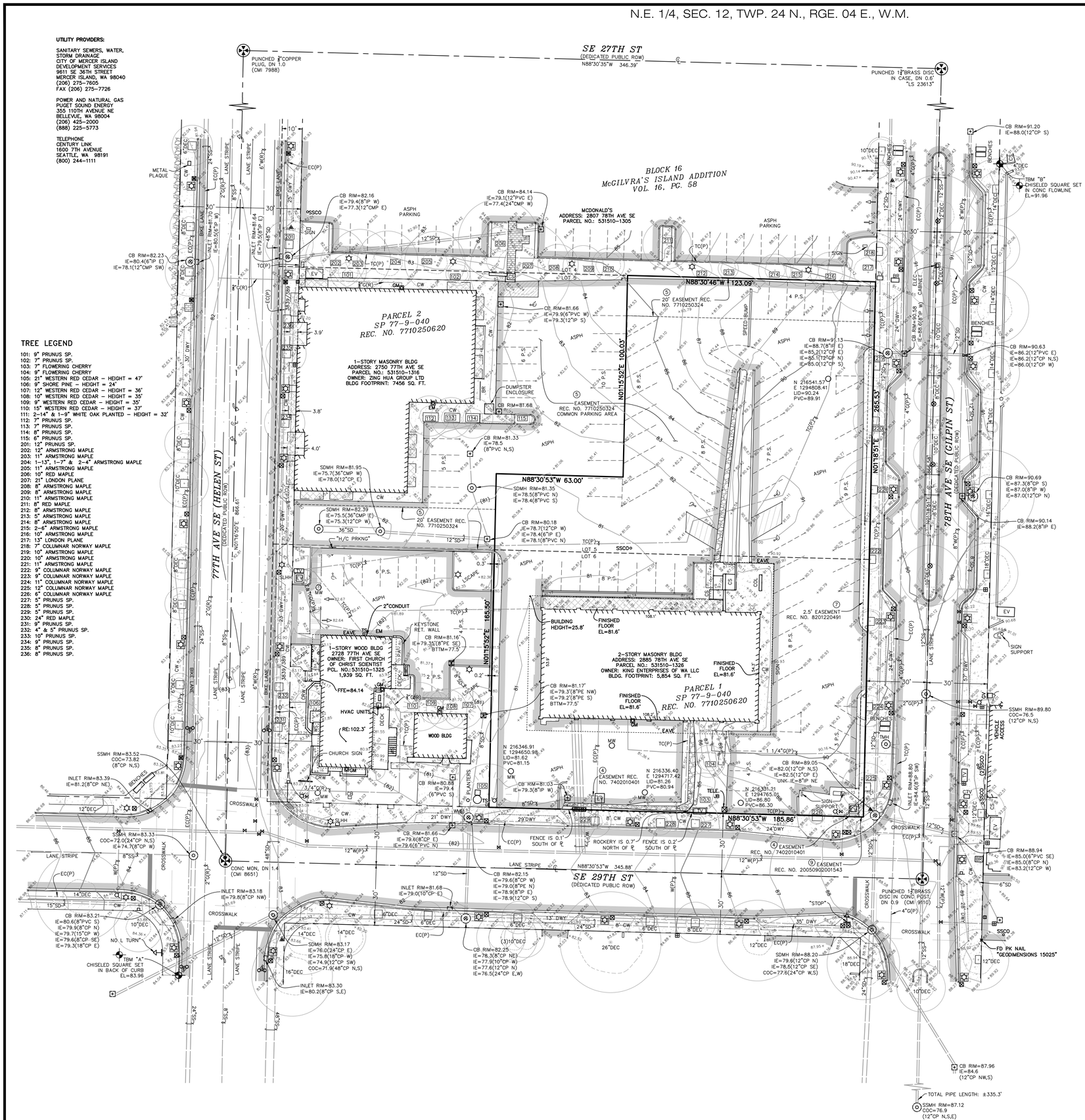
SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7605
FAX (206) 275-7726

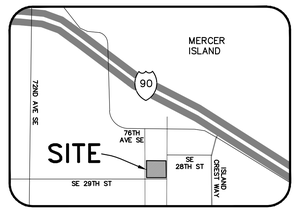
POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-5773

TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

TREE LEGEND

101: 9" PRUNUS SP.
102: 7" PRUNUS SP.
103: 7" FLOWERING CHERRY
104: 9" FLOWERING CHERRY
105: 21" WESTERN RED CEDAR – HEIGHT = 47'
106: 9" SHORE PINE – HEIGHT = 24'
107: 12" WESTERN RED CEDAR – HEIGHT = 36'
108: 10" WESTERN RED CEDAR – HEIGHT = 35'
109: 9" WESTERN RED CEDAR – HEIGHT = 35'
110: 15" WESTERN RED CEDAR – HEIGHT = 37'
111: 2–14" & 1–9" WHITE OAK PLANTED – HEIGHT = 32'
112: 7" PRUNUS SP.
113: 7" PRUNUS SP.
114: 8" PRUNUS SP.
115: 6" PRUNUS SP.
201: 12" PRUNUS SP.
202: 12" ARMSTRONG MAPLE
203: 11" ARMSTRONG MAPLE
204: 1–13", 1–7" & 2–4" ARMSTRONG MAPLE
205: 11" ARMSTRONG MAPLE
206: 10" RED MAPLE
207: 21" LONDON PLANE
208: 8" ARMSTRONG MAPLE
209: 8" ARMSTRONG MAPLE
210: 11" ARMSTRONG MAPLE
211: 8" RED MAPLE
212: 8" ARMSTRONG MAPLE
213: 5" ARMSTRONG MAPLE
214: 8" ARMSTRONG MAPLE
215: 2–6" ARMSTRONG MAPLE
216: 10" ARMSTRONG MAPLE
217: 13" LONDON PLANE
218: 7" COLUMNAR NORWAY MAPLE
219: 10" ARMSTRONG MAPLE
220: 10" ARMSTRONG MAPLE
221: 11" ARMSTRONG MAPLE
222: 9" COLUMNAR NORWAY MAPLE
223: 9" COLUMNAR NORWAY MAPLE
224: 11" COLUMNAR NORWAY MAPLE
225: 12" COLUMNAR NORWAY MAPLE
226: 6" COLUMNAR NORWAY MAPLE
227: 5" PRUNUS SP.
228: 5" PRUNUS SP.
229: 5" PRUNUS SP.
230: 24" RED MAPLE
231: 9" PRUNUS SP.
232: 4" & 5" PRUNUS SP.
233: 10" PRUNUS SP.
234: 9" PRUNUS SP.
235: 8" PRUNUS SP.
236: 8" PRUNUS SP.





VICINITY MAP

NO SCALE

LEGEND

⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BE	BUILDING ENTRANCE
○	BOLLARD (BLRD)
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
BTM	BOTTOM OF STRUCTURE
⊸☼	BUILDING LIGHT
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CC/XC/&G	CONCRETE/EXTRUDED CURB/& GUTTER
CD	CONDUIT DROP
CW/BW/AW	CONCRETE/BRICK/ASPHALT WALK
CRW/BRW/WRW	CONCRETE/BLOCK/WOOD RETAINING WALL
×—×	CHAIN LINK FENCE (CLF)
CTV	CABLE TV
COL	COLUMN
℄/M	CENTERLINE/MONUMENT LINE
CS/MS/WS	CONCRETE/METAL/WOOD STAIRS
♿	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
COC	CENTER OF CHANNEL
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH/EJB	ELECTRICAL HANDHOLE/JUNCTION BOX
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
℄	FOUND SURVEY MONUMENT (AS NOTED)
⊕	FIRE HYDRANT
⌃	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FOV	FIBER OPTIC VAULT
FFE	FINISH FLOOR ELEVATION
G	GAS MAIN
GM	GAS METER
⊕	GAS VALVE
GV	GAS VAULT
GB	GRADE BREAK
	GRAVEL SURFACE
GR	GROUNDING ROD
>—	GUY ANCHOR
GP/UP /PP	GUY/POWER/UTILITY POLE
	HANDRAIL
△ SP	STRAIN POLE
IR	IRRIGATION LINE (RECORD)
○ ICB	IRRIGATION CONTROL BOX
⋈ IV	IRRIGATION VALVE
IL	INDUCTION LOOP (TRAFFIC)
	IRON FENCE (WF)
	INLET (TYPE 250A)
	INLET (TYPE 250B)
	INLET (TYPE 252)
	INLET (TYPE 252S)
	INLET (TYPE 277A)
	INLET (TYPE 277B)
in	INSERTED PIPE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	LIGHT POLE (FIBERGLASS/CONC)
	STRAIN POLE W/ LIGHT
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
US	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
OHP/OHC/OHT	OVERHEAD POWER/CABLE/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S)
△	PILING
E	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
⇒	PIPE FLOW DIRECTION
CP/DI/CMP/VC	CONCRETE/IRON/METAL/CLAY (PIPE TYPES)
PE/PVC	POLYETHYLENE PIPE (POLYMER PIPE TYPES)
PPS	PARKING PAY STATION
⊗	POST INDICATOR VALVE
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
	PEDESTRIAN PUSH BUTTON (PPB)
	PEDESTRIAN SIGNAL/PEDESTAL
RE/PPT	ROOF/PARAPET ELEVATION
(R)	RECORD DATA
RHD	RHODODENDRON
	ROCKERY
RE	ROOF ELEVATION
SF—CB	STORM FILTER CB BY CONTECH (PIPES NOT VISIBLE OR MEASURED)
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
SDCO/SSCO	STORM DRAIN/SANITARY SEWER
STM/V	STEAM LINE/VAULT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TEST PIT/SOIL BORING
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	TRAFFIC CONTROL CABINET (TRSCC)
TCHD	TRENCH DRAIN
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
	TRAFFIC SIGNAL
TRCD	TRAFFIC SIGNAL CONDUIT (BURIED)
⊗	TRANSFORMER ON POLE
TOE	TOE OF SLOPE
TOP	TOP OF BANK
ULBL	UPPER LEVEL BUILDING LINE
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
⋈	WATER VALVE
	WATER BLOWOFF VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)

SITE NOTES

SITE ADDRESS:
2885 78TH AVE SE
MERCER ISLAND, WA 98040

TAX ACCOUNT NO.:
531510-1326-02

ZONING:
TC (TOWN CENTER)

ZONING AGENCY:
CITY OF MERCER ISLAND DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 275-7605
FAX (206) 275-7726

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

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

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP INDEX, DATED DECEMBER 6, 2001, COMMUNITY PANEL NO. 530333C0ND, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

ORIGINATING BENCHMARK:
MERCER ISLAND 2" BRASS CAP DESIGNATED 9110 (STAMPED 'LS 23613 1995') IN CONC POST, DN 0.9', LOCATED AT THE INTERSECTION OF SE 29TH ST & 78TH AVE SE. ELₑ88.42'

AREA:
SITE AS SHOWN CONTAINS 43,079 SQUARE FEET OR 0.9890 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 73, INCLUDING 4 DISABLED PARKING SPACES.

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

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

DESCRIPTION:
PARCEL 1 OF MERCER ISLAND SHORT PLAT NUMBER 77-9-040, RECORDED OCTOBER 25, 1977 UNDER RECORDING NUMBER 7710250620, IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-875979-WA1, DATED FEBRUARY 8, 2018. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

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

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

(4) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 1, 1974 UNDER RECORDING NO. 7402010401
IN FAVOR OF: PUGET SOUND POWER & LIGHT CO.
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

(5) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: OCTOBER 25, 1977 UNDER RECORDING NO. 7710250324
IN FAVOR OF: COMMON PARKING
AFFECTS: AS DESCRIBED WITHIN

6. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE MERCER ISLAND SHORT PLAT NUMBER 77-9-040 RECORDED OCTOBER 25, 1977 AS RECORDING NO. 7710250620, IN KING COUNTY, WASHINGTON.
SURVEYOR'S NOTE: NOTHING ADDITIONAL TO PLOT, SHOWS EASEMENTS FROM REC. NO. 7710250324 ON FACE OF PLAT (ALREADY PLOTTED).

(7) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: JANUARY 22, 1982 UNDER RECORDING NO. 8201220491
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PLANTING AND LANDSCAPING

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: NOVEMBER 22, 1994 UNDER RECORDING NO. 9411221154
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PUBLIC SIDEWALK
SURVEYOR'S NOTE: LEGAL DESCRIPTION DOES NOT CLOSE, APPEARS TO BE CORRECTED BY REC. NO. 20050902001543.

(9) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: SEPTEMBER 2, 2005 UNDER RECORDING NO. 20050902001543
IN FAVOR OF: CITY OF MERCER ISLAND
FOR: PUBLIC SIDEWALK

CERTIFICATION:

SURVEY IDENTIFICATION NO.: 2013130.07

REGISTERED LAND SURVEYOR NO.: 37546

SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513

TELEPHONE: (206) 323-4144

TO ALLIANCE REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KING ENTERPRISES OF WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2018.

DATE OF PLAT OR MAP: 11/27/18

DAKIN A. BELL, P.L.S. NO. 37546

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA CERTIFICATION NOTES:
16. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. AT THE TIME OF THIS SURVEY, NO WETLANDS OR WETLAND MARKERS WERE OBSERVED.

DAKIN A. BELL ... STATE OF WASHINGTON ... 37546 ... REGISTERED LAND SURVEYOR

DAKIN A. BELL ... STATE OF WASHINGTON ... 37546 ... PROFESSIONAL LAND SURVEYOR

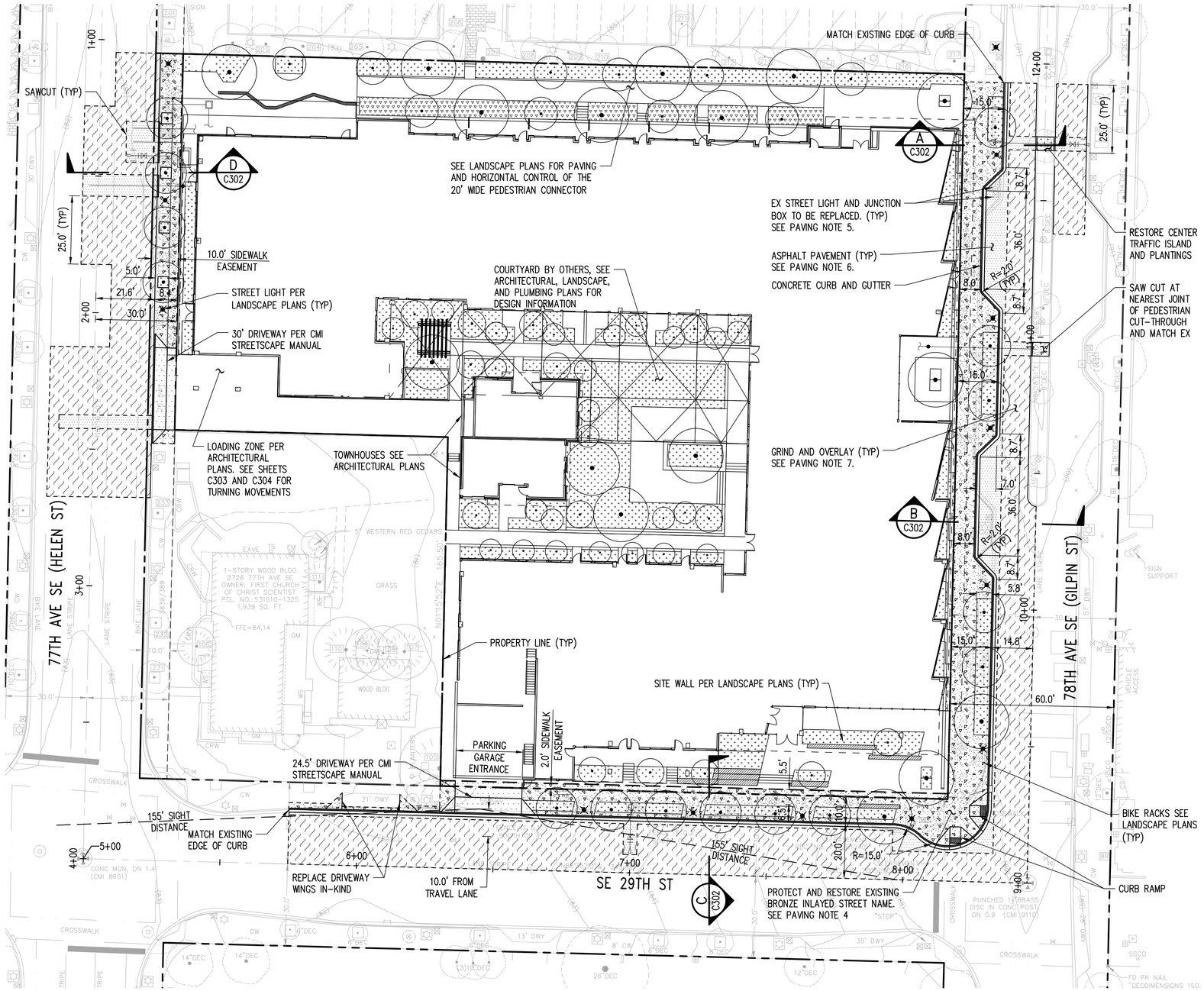
BUSH & HITCHINGS, INC. CORPORATE SEAL 1961 BUSH, ROED & HITCHINGS, INC.

NO | REVISION | DATE

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

BOUNDARY AND TOPOGRAPHIC SURVEY
78TH AVENUE SE & SE 29TH STREET
XING HOA GROUP
CITY OF MERCER ISLAND — KING COUNTY — WASHINGTON

drawn by	checked by
ABW/IGM	DAB
scale	date
1" = 20'	11/27/18
job no.	
2013130.07	
sheet 1 of 1	





LEGEND

- PROPERTY LINE
- SIDEWALK EASEMENT
- CONCRETE CURB AND GUTTER
- SAWCUT
- SITE WALL (PER LANDSCAPE PLANS)
- ASPHALT GRIND AND OVERLAY
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LANDSCAPE (PER LANDSCAPE PLANS)
- BIORETENTION PLANTERS (PER LANDSCAPE PLANS)
- STREET LIGHT (PER LANDSCAPE PLANS)
- TREE (PER LANDSCAPE PLANS)

PAVING NOTES

1. SEE ARCHITECTURAL PLANS FOR HORIZONTAL CONTROL OF THE BUILDING.
2. FOR ON-SITE PEDESTRIAN PAVING MATERIALS AND TREE LOCATIONS, SEE LANDSCAPE PLANS.
3. EXISTING BRONZE INLAYED STREET NAME IN THE CORNER OF 78TH AVE SE AND SE 29TH ST SHALL BE PROTECTED AND RESTORED DURING CONSTRUCTION. RELOCATE BRONZE INLAYED STREET NAME ALONG THE INSIDE EDGE OF NEW CURB ALIGNMENT.
4. THE QUANTITY OF ON-STREET PARKING STALLS PROPOSED ON 78TH AVENUE SE MATCH EXISTING CONDITIONS.
5. ALL EXISTING STREET LIGHTS AND JUNCTION BOXES ALONG THE PROJECT FRONTAGE SHALL BE REMOVED AND REPLACED WITH CITY STANDARD DECORATIVE STREET LIGHTS. REFER TO LANDSCAPE PLANS FOR STREET LIGHT LOCATION.
6. FULL DEPTH ASPHALT PAVEMENT PATCH SHALL EXTEND TO MINIMUM 1 FOOT BEYOND EXCAVATION.
7. GRIND AND OVERLAY SHALL EXTEND TO MINIMUM 25 FEET BEYOND EDGE OF TRENCH EXCAVATION AND TO THE FULL LANE WIDTH FOR EACH LANE DISTURBED.
8. SEE LANDSCAPE PLANS FOR PAVING ON STRUCTURE.

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f 206.523.9382

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

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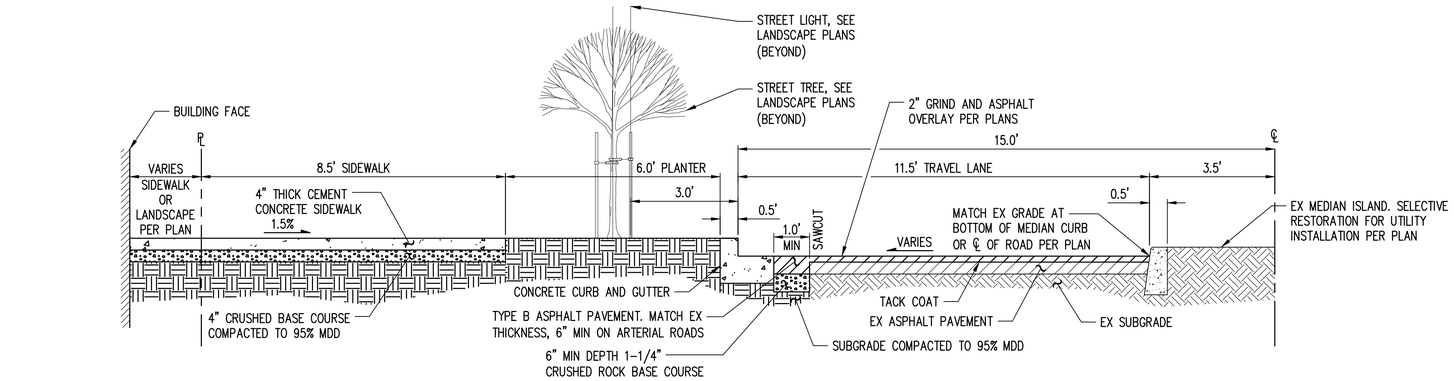
JOAN DAN EBERHARDT — STATE OF WASHINGTON — 31745 — REGISTERED PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
PAVING AND HORIZONTAL CONTROL PLAN

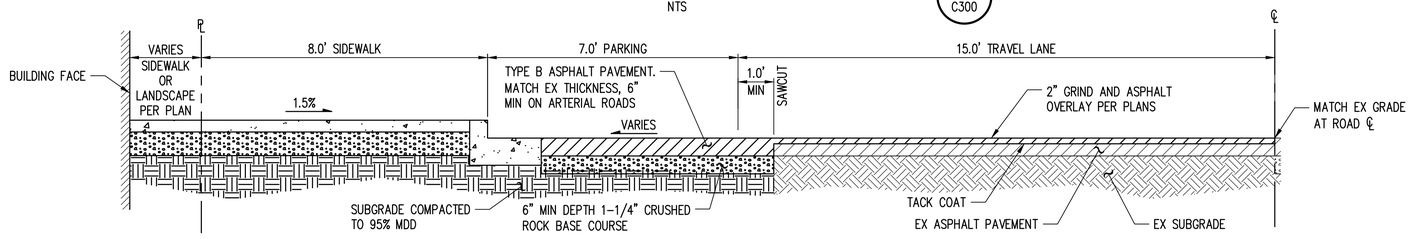
SHEET NO.
C300

Drawn TNF
Checked ATT

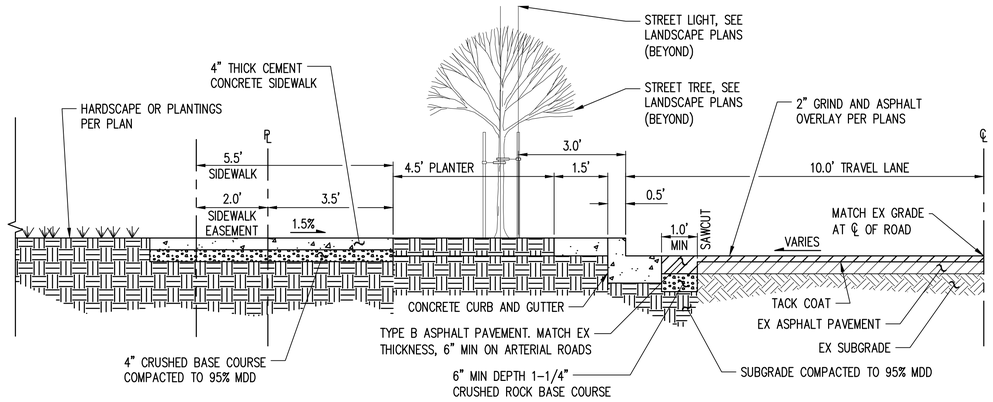
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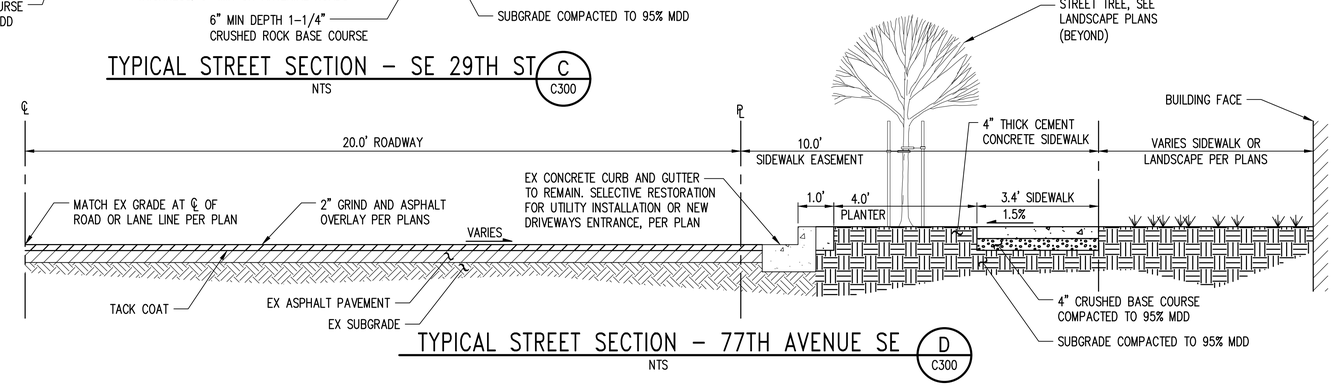
TYPICAL STREET SECTION – 78TH AVENUE SE (A / C300)
NTS



TYPICAL STREET SECTION – 78TH AVENUE SE (B / C300)
NTS



TYPICAL STREET SECTION – SE 29TH ST (C / C300)
NTS



TYPICAL STREET SECTION – 77TH AVENUE SE (D / C300)
NTS

JA
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kpff
1601 5th Avenue, Suite 1600
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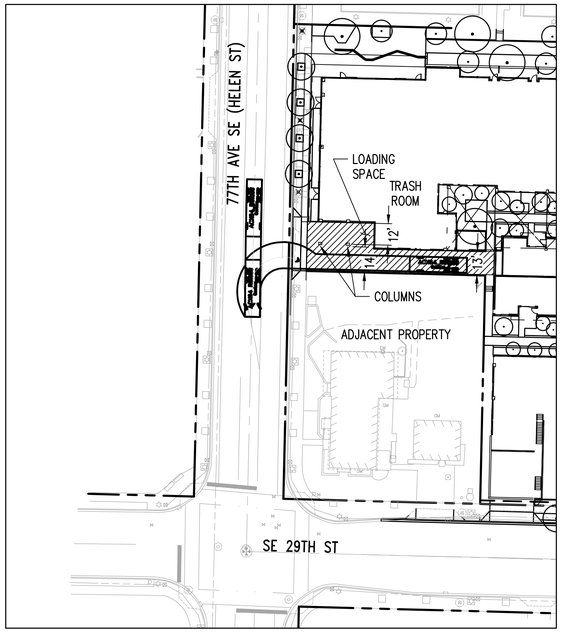
JORDAN EBERHARDT — STATE OF WASHINGTON — 31745 — REGISTERED PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
PAVING SECTIONS

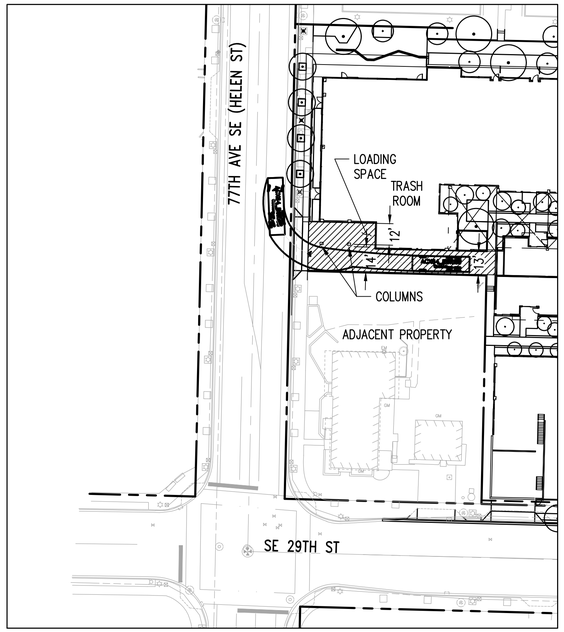
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C302

Drawn TNF
Checked ATT

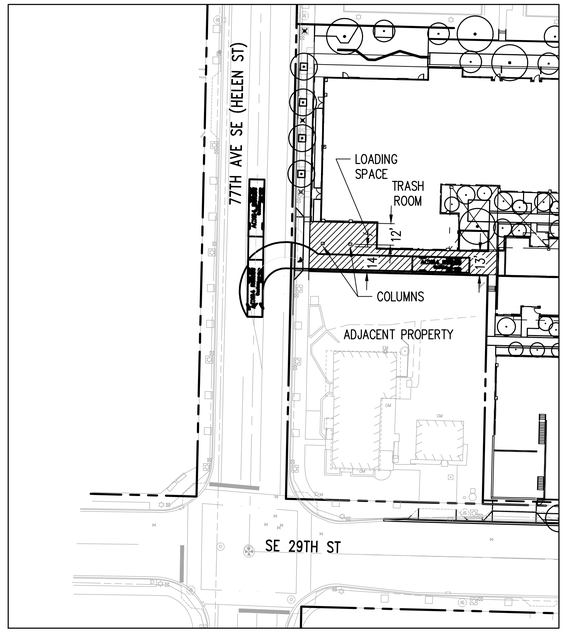
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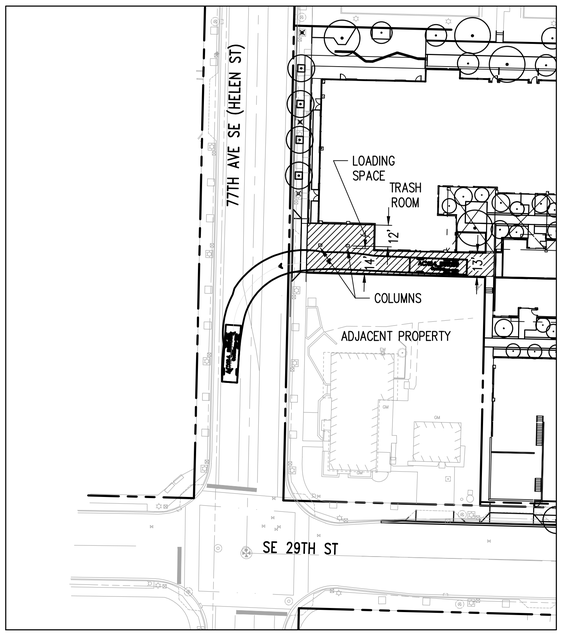
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SCALE: 1"=40'
1



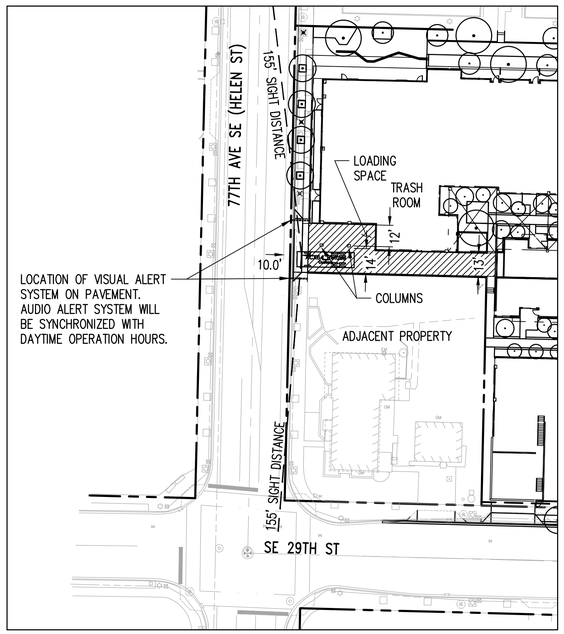
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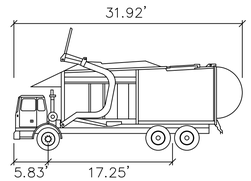
REFUSE TRUCK SB INGRESS
SCALE: 1"=40'
3



REFUSE TRUCK SB EGRESS
SCALE: 1"=40'
4



REFUSE TRUCK SIGHT DISTANCE
SCALE: 1"=40'
5



ACX64 REFUSE

	FEET
WIDTH	: 8.42
TRACK	: 8.37
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 35.1

REFUSE TRUCK DETAIL
NTS
5

JA

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www.kpff.com

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

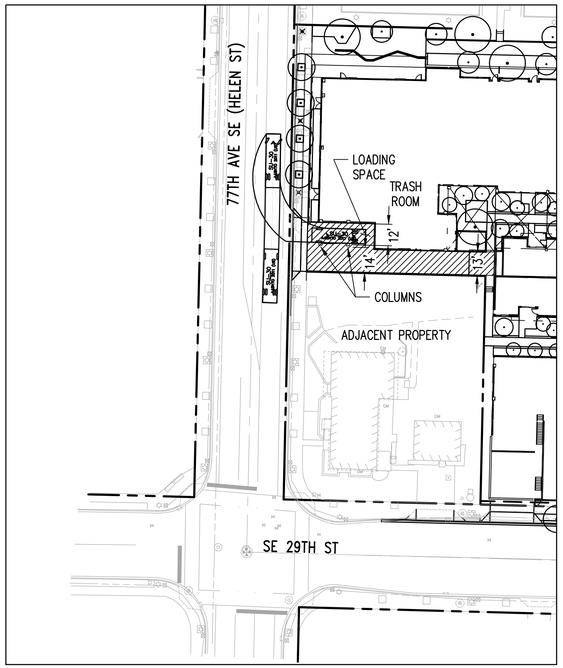
JON DAN EBERHARDT
STATE OF WASHINGTON
21745
REGISTERED
PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
REFUSE TRUCK TURNING MOVEMENTS

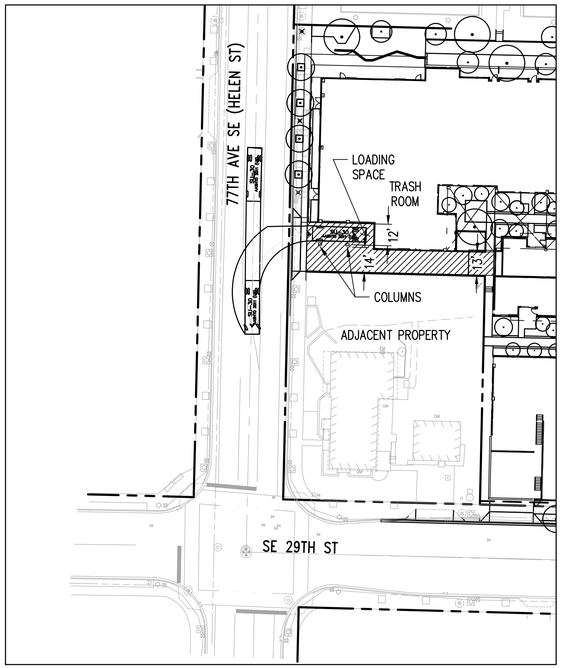
SHEET NO.
C303

Drawn TNF
Checked ATT

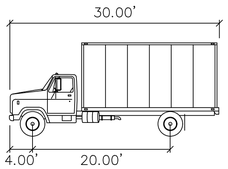
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SU-30 NB INGRESS
SCALE: 1"=40'
1



SU-30 SB INGRESS
SCALE: 1"=40'
2



SU-30

	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.8

SU-30 DETAIL
NTS
3

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12/24/2019	LAND USE SET

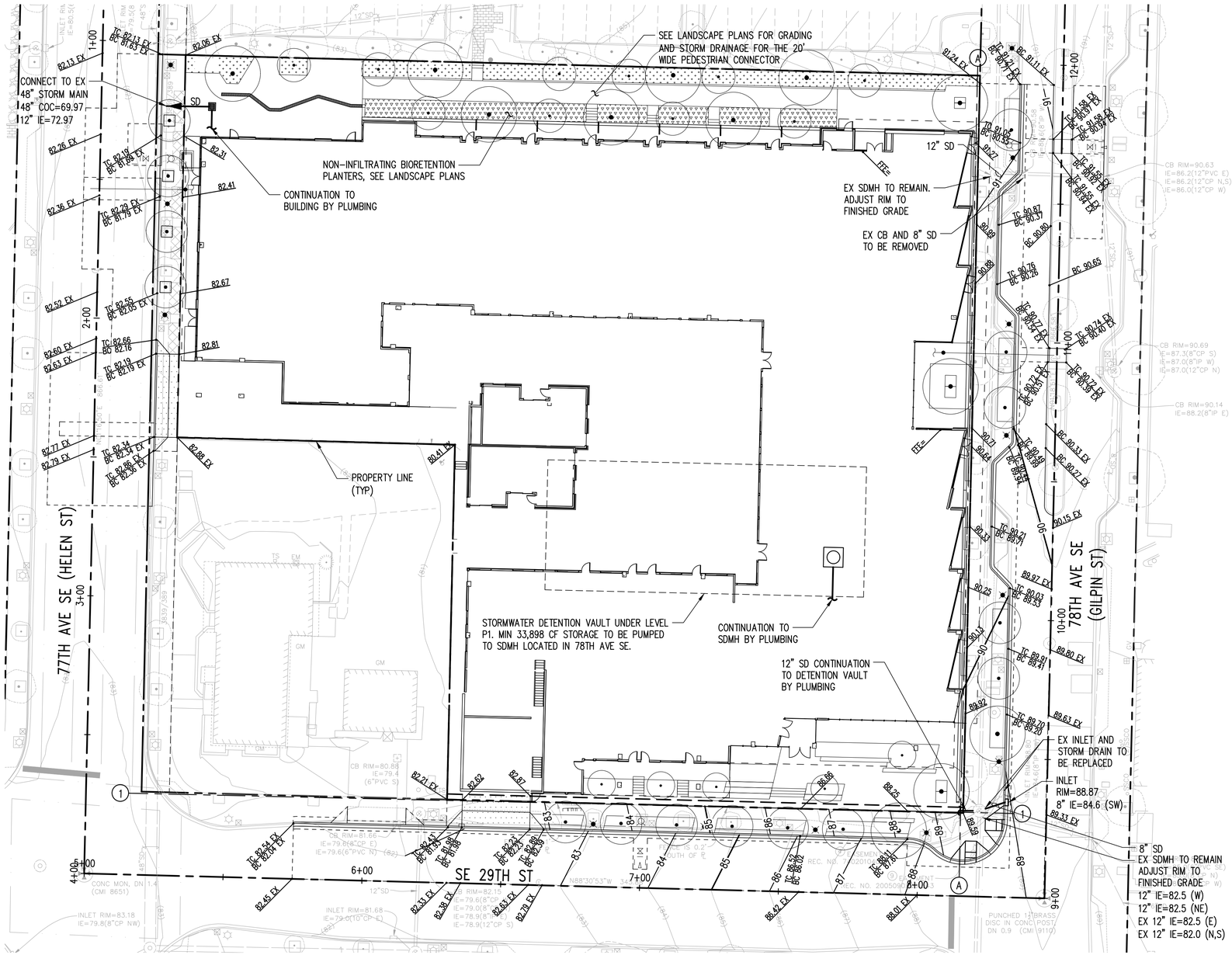
JOHN DAN EBERHARDT
STATE OF WASHINGTON
21745
REGISTERED
PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
SU-30 TURNING MOVEMENTS

SHEET NO.
C304

Drawn TNF
Checked ATT

Dec 23, 2019 - 11:24am AdolfoT Z:\180001-180999\1800596 Mercer Island - 2885 78th Ave SE\CAD\Design\MI-C300-01.dwg



LEGEND

- SD — STORM DRAINAGE
- XX.XX — SPOT GRADE
- ■ — CATCH BASIN

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DRAWING ISSUE

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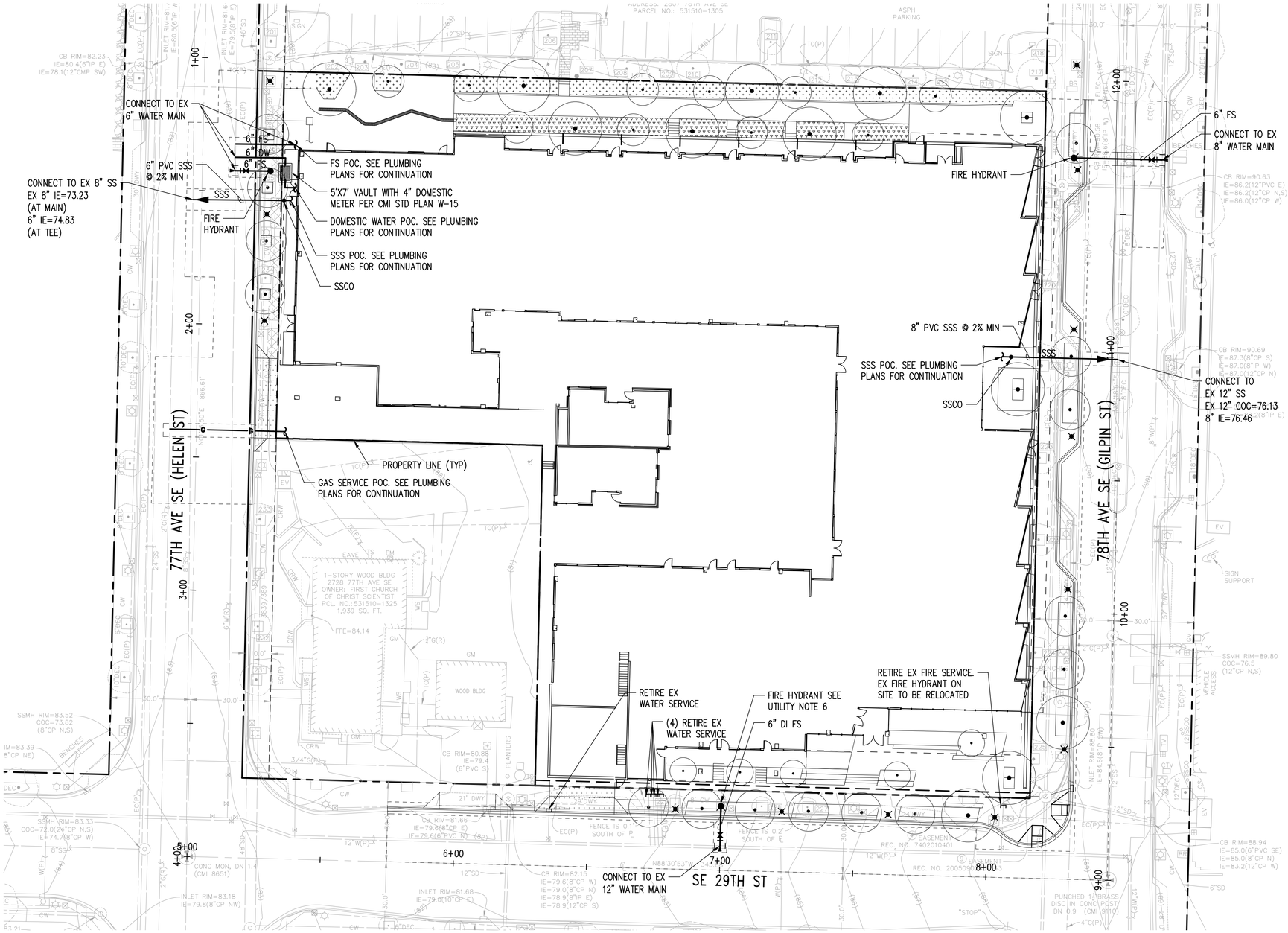
JON DAVE EBERHART
STATE OF WASHINGTON
20744
REGISTERED
PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
SITE GRADING AND STORM DRAINAGE PLAN

SHEET NO.
C400

Drawn TNF
Checked ATT

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LEGEND

- DW — DOMESTIC WATER SERVICE
- FS — FIRE SERVICE
- SSS — SANITARY SIDE SEWER
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT

UTILITY NOTES:

1. INSTALL SANITARY SIDE SEWER PER CITY OF MERCER ISLAND STD DETAILS S-17 AND S-22A.
2. TRENCHING AND BEDDING FOR SANITARY SIDE SEWER SHALL BE PER CITY OF MERCER ISLAND STD DETAIL S-3 AND S-4.
3. SEWER CLEANOUT SHALL BE PER CITY OF MERCER ISLAND STD DETAIL S-19.
4. TRENCHING AND BEDDING FOR DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE PER CITY OF MERCER ISLAND STD DETAIL W-3.
5. FIRE HYDRANT ASSEMBLIES SHALL BE PER CITY OF MERCER ISLAND STD DETAIL W-24.

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MERCER ISLAND MIXED USE

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Date	Description
12/24/2019	LAND USE SET

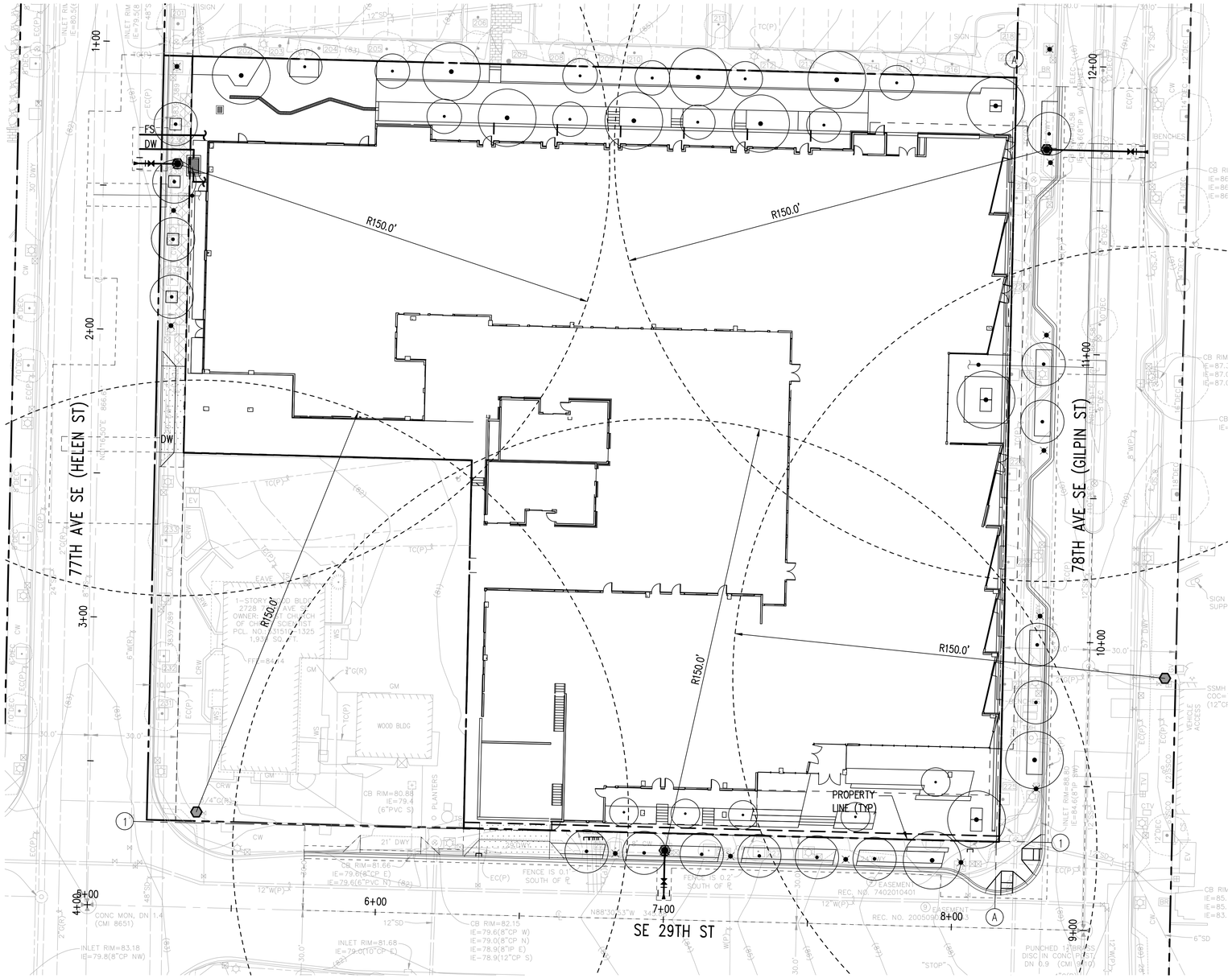
JON DAN EBERHART
STATE OF WASHINGTON
20744
REGISTERED
PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
UTILITY PLAN

SHEET NO.
C500

Drawn TNF
Checked ATT

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0 10 20 40
1 inch = 20 feet

N

LEGEND:

- PROPERTY LINE
- DW — WATER SERVICE
- FS — FIRE SERVICE
- 150' RADIUS
- EX FIRE HYDRANT
- PROP FIRE HYDRANT

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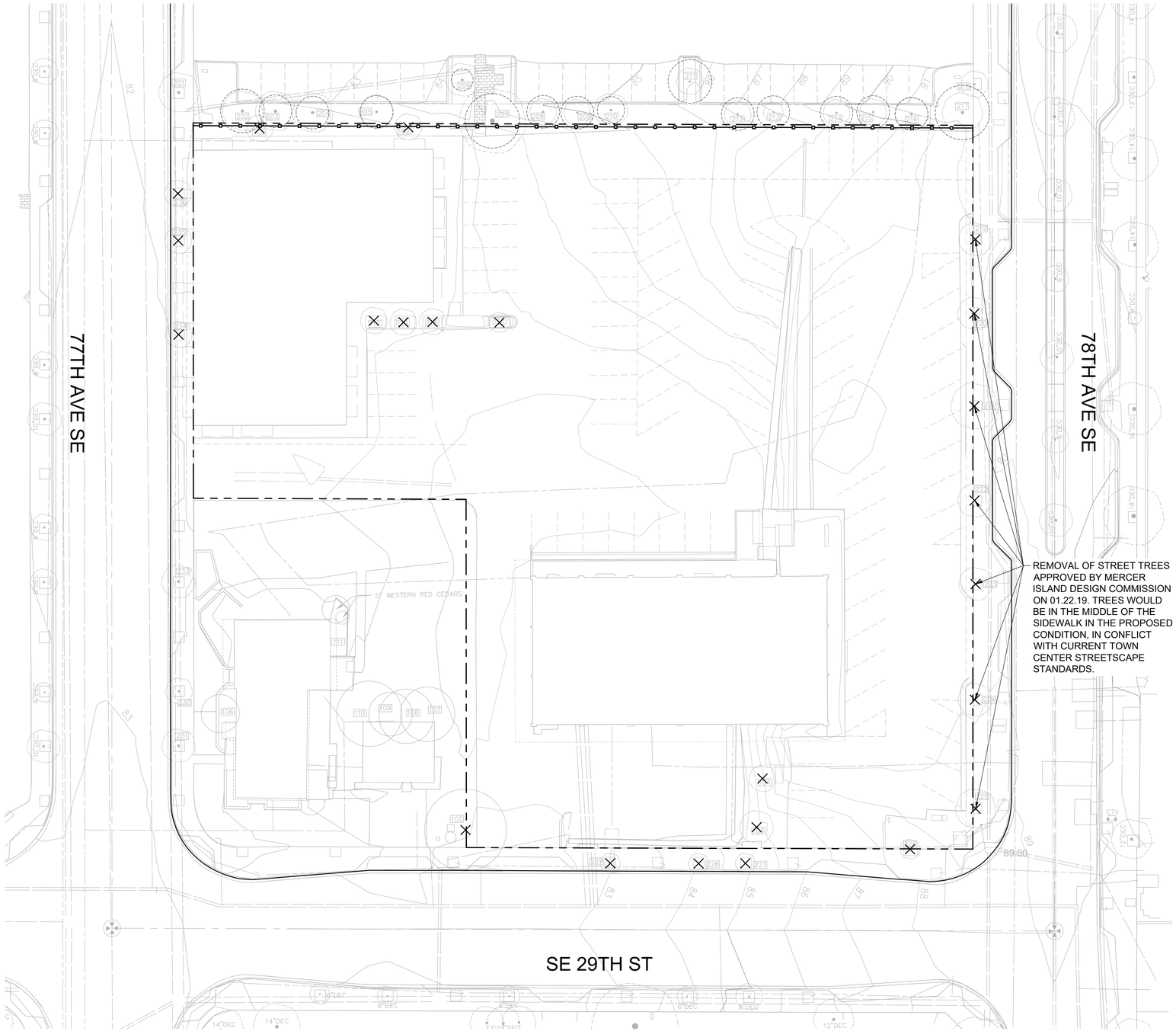
JOB DAN EBERHARDT STATE OF WASHINGTON 31745 REGISTERED PROFESSIONAL ENGINEER
12/23/2019

SHEET TITLE
FIRE PLAN

SHEET NO.
C800

Drawn TNF
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TREE PROTECTION LEGEND

- PROPERTY LINE
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCE
- (E) TREE - PROTECT IN PLACE
- (E) TREE - TO BE REMOVED

REF. L002 FOR EXISTING TREE INVENTORY AND TREE PROTECTION STANDARDS.

1 EXISTING TREE PLAN

SCALE: 1" = 20'

0 10' 20' 40' 60'

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STATE OF WASHINGTON
CLAYTON BEARDOON
NO. 1287 EXP. 04/06/2020
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

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2885 78TH AVE SE.
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12.24.19	LAND USE PERMIT

SHEET TITLE

EXISTING TREE PLAN

SHEET NO.

L001

Drawn SB
Checked CB

Printed:

TREE PROTECTION STANDARDS

1. PER MICC 19.10.080 CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP) - MANAGING TREES DURING CONSTRUCTION, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. PER MICC 19.10.100, PERMIT TO BE OBTAINED FOR REMOVAL OF TREES IN R.O.W.
3. TREE PROTECTION FENCING SHALL BE ERECTED AT PRESCRIBED DISTANCE PER ARBORIST REPORT. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FEET HIGH.
4. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO MOVING ANY HEAVY EQUIPMENT ON SITE. DOING THIS WILL SET CLEARING LIMITS AND AVOID COMPACTION OF SOILS WITHIN ROOT ZONES OF RETAINED TREES.
5. INSTALL HIGHLY VISIBLE SIGNS OF PROTECTION FENCING SPACED NO FURTHER THAN 15 FEET APART. SIGNS SHALL STATE "TREE PROTECTION AREA - ENTRANCE PROHIBITED," AND "CITY OF MERCER ISLAND" CODE ENFORCEMENT PHONE NUMBER.
6. NO WORK SHALL BE PERFORMED WITHIN PROTECTION FENCING UNLESS APPROVED BY PLANNING OFFICIAL. IN SUCH CASES, ACTIVITIES WILL BE APPROVED AND SUPERVISED BY A "QUALIFIED TREE PROFESSIONAL".
7. THE ORIGINAL GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN PROTECTION FENCING WITHOUT THE PLANNING OFFICIAL AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL.
8. NO BUILDING MATERIALS, SPOILS, CHEMICALS OR SUBSTANCES OF ANY KIND WILL BE PERMITTED WITHIN PROTECTION FENCING.
9. EXCAVATIONS WITHIN THE DRIP LINES OF RETAINED TREES SHALL BE MONITORED BY A QUALIFIED TREE PROFESSIONAL SO NECESSARY PRECAUTIONS CAN BE TAKEN TO MINIMIZE IMPACTS TO TREES. A QUALIFIED TREE PROFESSIONAL SHALL MONITOR THE EXCAVATIONS WHEN WORK IS REQUIRED AND ALLOWED UP TO THE LIMITS OF DISTURBANCE.
10. TO ESTABLISH SUB GRADE FOR FOUNDATIONS, CURBS AND PAVEMENT SECTIONS NEAR TREES, SOIL SHOULD BE REMOVED PARALLEL TO THE ROOTS AND NOT AT 90 DEGREE ANGLES TO AVOID BREAKING AND TEARING ROOTS THAT LEAD BACK TO THE TRUNK WITHIN THE DRIP LINE. ANY ROOTS DAMAGED DURING THESE EXCAVATIONS SHOULD BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CUTTING TOOLS SHOULD BE STERILIZED.
11. AREAS EXCAVATED WITHIN THE DRIP LINE OF RETAINED TREES SHOULD BE THOROUGHLY IRRIGATED WEEKLY DURING DRY PERIODS.
12. PROTECTION FENCING SHALL BE MAINTAINED UNTIL THE PLANNING OFFICIAL AUTHORIZES ITS REMOVAL.
13. ENSURE THAT ANY APPROVED LANDSCAPING WITHIN THE PROTECTED ZONE SUBSEQUENT TO THE APPROVED REMOVAL OF PROTECTION FENCING BE PERFORMED WITH HAND LABOR.

TREE INVENTORY

TAG #	COMMON NAME	SPECIES	DBH (INCHES)	REMOVAL	EXCEPTIONAL	REQUIRED REPLACEMENT	HEALTH / CONDITION	NOTES
101	FLOWERING PEAR	PYRUS CALLERYANA	9.6	X		1	FAIR	LEANS WEST. GIRDLING ROOT, POOR PLANTING
102	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
103	FLOWERING CHERRY	PRUNUS SP.	10	X		2	FAIR	FAIR-POOR CONDITION, SURROUNDED BY INVASIVE SPECIES
104	FLOWERING CHERRY	PRUNUS SP.	7	X		1	FAIR	DEAD BRANCHES IN CANOPY
105	WESTERN RED CEDAR	THUJA PLICATA	22	X		2	GOOD	
112	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
113	FLOWERING PEAR	PYRUS CALLERYANA	7	X		1	GOOD	
114	FLOWERING PEAR	PYRUS CALLERYANA	8	X		1	GOOD	
115	FLOWERING PEAR	PYRUS CALLERYANA	6	X		1	GOOD	
NEIGHBORING / STREET TREES								
201	FLOWERING PEAR	PYRUS CALLERYANA	13				FAIR	77TH AVE SE STREET TREE; THIN CANOPY
202	EUROPEAN HORNBEAM	CARPINUS BETULUS	13.1				GOOD	
203	EUROPEAN HORNBEAM	CARPINUS BETULUS	13				GOOD	
204	EUROPEAN HORNBEAM	CARPINUS BETULUS	17.1		YES		GOOD	
205	EUROPEAN HORNBEAM	CARPINUS BETULUS	12.5				GOOD	
206	RED MAPLE	ACER RUBRUM	11.6				GOOD	
207	LONDON PLANE	PLATANUS X. ACERIFOLIA	23.1				GOOD	4' FROM CURB
208	EUROPEAN HORNBEAM	CARPINUS BETULUS	8.6				GOOD	
209	EUROPEAN HORNBEAM	CARPINUS BETULUS	9.6				GOOD	
210	EUROPEAN HORNBEAM	CAPRINUS BETULUS	11				GOOD	
211	RED MAPLE	ACER RUBRUM	9				GOOD	
212	EUROPEAN HORNBEAM	CARPINUS BETULUS	9.2				GOOD	
213	EUROPEAN HORNBEAM	CARPINUS BETULUS	5.1				GOOD	
214	EUROPEAN HORNBEAM	CARPINUS BETULUS	7.8				GOOD	
215	EUROPEAN HORNBEAM	CARPINUS BETULUS	8.5				GOOD	
216	EUROPEAN HORNBEAM	CARPINUS BETULUS	11				GOOD	
217	LONDON PLANE	PLATANUS X. ACERIFOLIA	14				GOOD	
218	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	8				GOOD	
219	RED MAPLE	ACER RUBRUM	10.6	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
220	RED MAPLE	ACER RUBRUM	10.2	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
221	RED MAPLE	ACER RUBRUM	14.7	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
222	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	10	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
223	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	9.6	X		1	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19; NARROW FORM
224	RED MAPLE	ACER RUBRUM	11.5	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
225	RED MAPLE	ACER RUBRUM	12.8	X		2	GOOD	R.O.W. TREE, REMOVAL APPROVED BY DESIGN COMMISSION 01.22.19
226	COLUMNAR RED MAPLE	ACER RUBRUM 'ARMSTRONG'	7	X		1	GOOD	
227	FLOWERING PEAR	PYRUS CALLERYANA	5	X		1	GOOD	R.O.W. TREE
228	FLOWERING PEAR	PYRUS CALLERYANA	5.5	X		1	FAIR	R.O.W. TREE
229	FLOWERING PEAR	PYRUS CALLERYANA	6.2	X		1	FAIR	R.O.W. TREE
234	FLOWERING PEAR	PYRUS CALLERYANA	10	X		2	FAIR	R.O.W. TREE
235	FLOWERING PEAR	PYRUS CALLERYANA	9	X		1	FAIR	R.O.W. TREE
236	FLOWERING PEAR	PYRUS CALLERYANA	8	X		1	FAIR	R.O.W. TREE

REQUIRED REPLACEMENT PER MICC 19.10.070: 32 TREES

REPLACEMENT TREES PROVIDED: 78 TREES, REF. L501 - LANDSCAPE PLANTING PLAN

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Landscape Architects
3800 Woodland Park Ave N
Suite 200
Seattle, WA 98103
t 206.285.3026

STATE OF WASHINGTON · CLAYTON BEAUDOIN · NO. 1287 EXP. 04/06/2020 · LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12.24.19	LAND USE PERMIT

SHEET TITLE

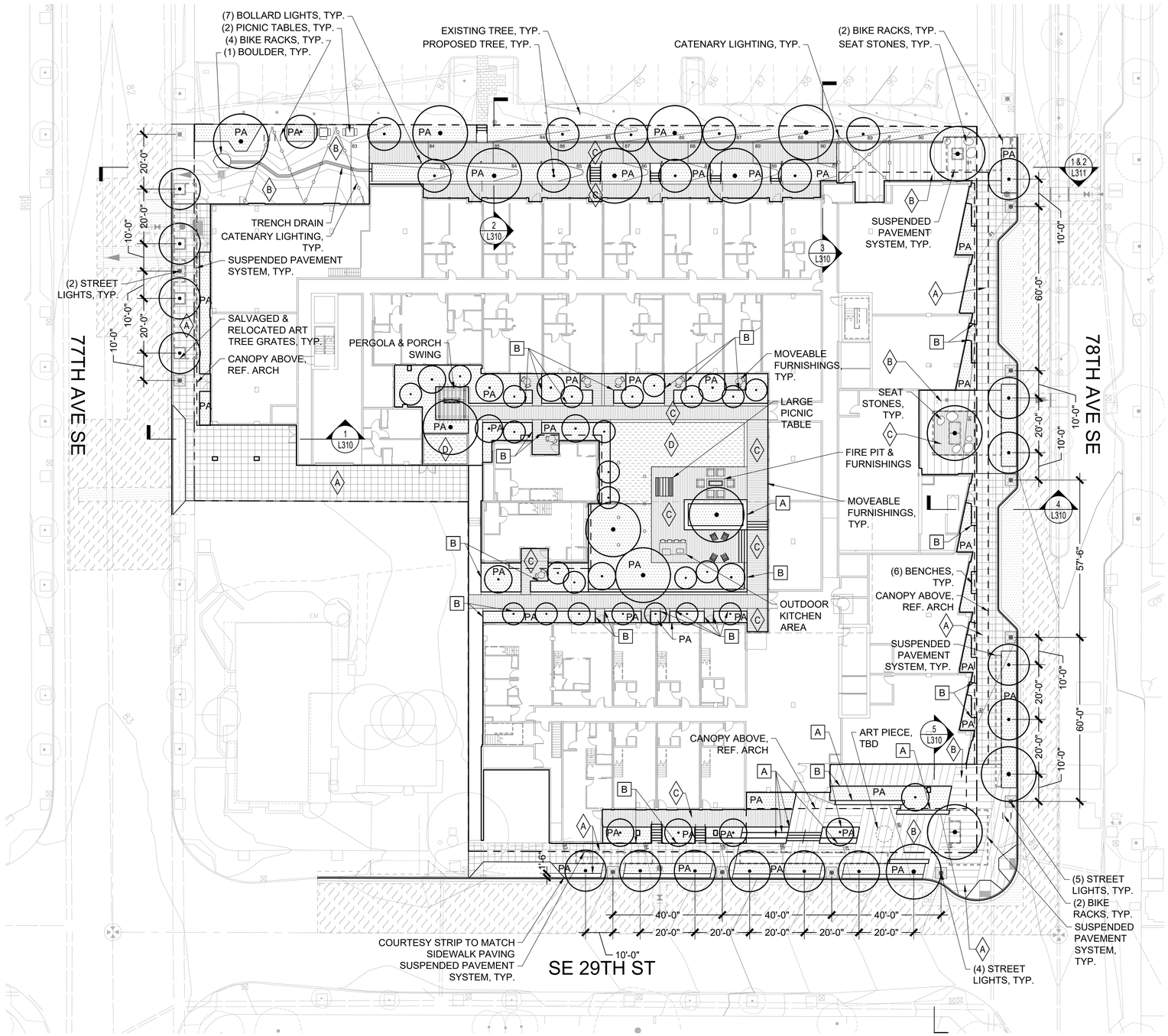
EXISTING TREE INVENTORY

SHEET NO.

L002

Drawn SB
Checked CB

Printed:



1 LANDSCAPE SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40' 60'

ABBREVIATIONS

ARCH	ARCHITECTURE
BLDG	BUILDING
CIP	CAST IN PLACE
CONC	CONCRETE
DK	DARK
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
LT	LIGHT
MED	MEDIUM
NIC	NOT IN CONTRACT
PVMT	PAVEMENT
REF	REFERENCE
R.O.W.	RIGHT OF WAY
SIM	SIMILAR
TYP	TYPICAL

LEGEND

SYMBOL	ITEM
	EXISTING TREE TO REMAIN, PROTECT IN PLACE, REF. L001 - EXISTING TREE PLAN
	PROPOSED TREES, REF. L501 - LANDSCAPE PLANTING PLAN
	PROPERTY LINE

SURFACING SCHEDULE

SYMBOL	TYPE	FINISH / COLOR / NOTES
A	CIP CONC. PVMT. PER TOWN CENTER STANDARD	CIP CONCRETE PAVEMENT, 30" X 30" TOOLED OR SAWCUT JOINTS, LT. BROOM FINISH PERPENDICULAR TO CURB WITH MIN. THICKNESS OF 4".
B	SPECIALTY CIP CONC. PVMT.	CIP CONCRETE PAVEMENT, SAWCUT JOINTS, SCORING PER PLANS, LT. BROOM FINISH
C	PRECAST UNIT PAVERS	12" X 60" ARCHITECTURAL PRECAST PAVERS, AS AVAILABLE FROM STEPSTONE.
D	SYNTHETIC TURF	SYNLAWN ROOFDECK PREMIUM SYSTEM
	SUSPENDED PAVEMENT SYSTEM	SUSPENDED PAVEMENT SYSTEM WITH LID AND GEOTEXTILE SEPARATOR AT TOP. DEEP ROOT SILVA CELL OR APPROVED EQUAL.
	TRENCH DRAIN	TRENCH DRAIN WITH DECORATIVE GRATE
PA	PLANTING AREA	REF. L501 - LANDSCAPE PLANTING PLAN

SITE FURNISHINGS

SYMBOL	TYPE	FINISH/COLOR/NOTES
	SEAT STONES	SOMA STONES, AS AVAILABLE FROM CONCRETEWORKS.
	BOULDERS	GRANITE BOULDERS, "HIGH CASCADE, WEATHERED", AS AVAILABLE FROM MARENAKOS ROCK CENTER
	BIKE RACKS	SPORTWORKS NORTHWEST - WESTPORT INVERTED-U BIKE RACK
	PICNIC TABLES	TBD
	BENCHES	TBD
	STREET LIGHTS	POLE: BEGA 927/GFCI, PANTONE GREEN. FIXTURE: BEGA 77910, PANTONE GREEN PER TOWN CENTER STANDARD
	CATENARY LIGHTS	TBD
	BOLLARD LIGHTS	TBD

WALL SCHEDULE

KEY	TYPE	FINISH/COLOR/NOTES
A	WALL TYPE A	18"-24" SEAT WALL, STEEL FRAME WITH WOOD TOP (BACKED AND BACKLESS).
B	WALL TYPE B	WEATHERED STEEL PLANTER WALL, 1/4" THICK, 18" TALL MIN, 30" MAX.

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STATE OF WASHINGTON CLAYTON BEAUDOIN NO. 7287 EXP. 04/06/2020 LANDSCAPE ARCHITECT

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Date	Description
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SHEET TITLE

LANDSCAPE SITE PLAN

SHEET NO.

L101

Drawn SB
Checked CB

Printed:



1 LANDSCAPE COLOR SITE PLAN
SCALE: 1" = 20'

ABBREVIATIONS

ARCH	ARCHITECTURE
BLDG	BUILDING
CIP	CAST IN PLACE
CONC	CONCRETE
DK	DARK
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
LT	LIGHT
MED	MEDIUM
NIC	NOT IN CONTRACT
PVMT	PAVEMENT
REF	REFERENCE
R.O.W.	RIGHT OF WAY
SIM	SIMILAR
TYP	TYPICAL

LEGEND

SYMBOL	ITEM
	EXISTING TREE TO REMAIN, PROTECT IN PLACE, REF. L001 - EXISTING TREE PLAN
	PROPOSED TREES, REF. L501 - LANDSCAPE PLANTING PLAN
	PROPERTY LINE

SURFACING SCHEDULE

SYMBOL	TYPE	FINISH / COLOR / NOTES
A	CIP CONC. PVMT. PER TOWN CENTER STANDARD	CIP CONCRETE PAVEMENT, 30" X 30" TOOLED OR SAWCUT JOINTS, LT. BROOM FINISH PERPENDICULAR TO CURB WITH MIN. THICKNESS OF 4".
B	SPECIALTY CIP CONC. PVMT.	CIP CONCRETE PAVEMENT, SAWCUT JOINTS, SCORING PER PLANS, LT. BROOM FINISH
C	PRECAST UNIT PAVERS	12" X 60" ARCHITECTURAL PRECAST PAVERS, AS AVAILABLE FROM STEPSTONE.
D	SYNTHETIC TURF	SYNLAWN ROOFDECK PREMIUM SYSTEM
	SUSPENDED PAVEMENT SYSTEM	SUSPENDED PAVEMENT SYSTEM WITH LID AND GEOTEXTILE SEPARATOR AT TOP. DEEP ROOT SILVA CELL OR APPROVED EQUAL.
	TRENCH DRAIN	TRENCH DRAIN WITH DECORATIVE GRATE
PA	PLANTING AREA	REF. L501 - LANDSCAPE PLANTING PLAN

SITE FURNISHINGS

SYMBOL	TYPE	FINISH/COLOR/NOTES
	SEAT STONES	SOMA STONES, AS AVAILABLE FROM CONCRETEWORKS.
	BOULDERS	GRANITE BOULDERS, "HIGH CASCADE, WEATHERED", AS AVAILABLE FROM MARENAKOS ROCK CENTER
	BIKE RACKS	SPORTWORKS NORTHWEST - WESTPORT INVERTED-U BIKE RACK
	PICNIC TABLES	TBD
	BENCHES	TBD
	STREET LIGHTS	POLE: BEGA 927/GFCI, PANTONE GREEN. FIXTURE: BEGA 77910, PANTONE GREEN PER TOWN CENTER STANDARD
	CATENARY LIGHTS	TBD
	BOLLARD LIGHTS	TBD

WALL SCHEDULE

KEY	TYPE	FINISH/COLOR/NOTES
A	WALL TYPE A	18"-24" SEAT WALL, STEEL FRAME WITH WOOD TOP (BACKED AND BACKLESS).
B	WALL TYPE B	WEATHERED STEEL PLANTER WALL, 1/4" THICK, 18" TALL MIN, 30" MAX.

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MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

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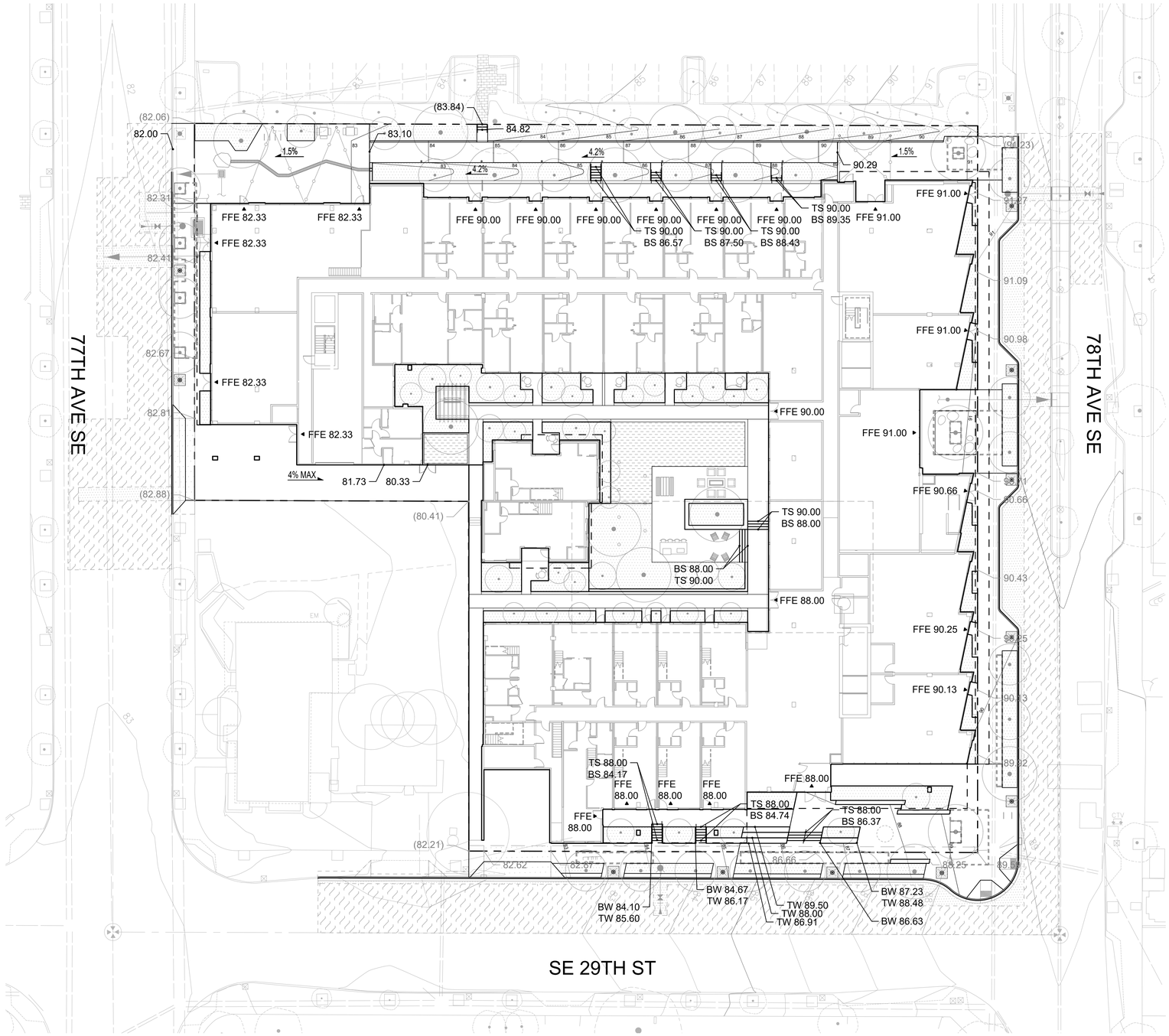
Date	Description
12.24.19	LAND USE PERMIT

SHEET TITLE
LANDSCAPE COLOR SITE PLAN

SHEET NO.
L102

Drawn SB
Checked CB

Printed:



1 GRADING PLAN

SCALE: 1" = 20'

0 10' 20' 40' 60'

GRADING LEGEND

- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- PROPOSED TREES, REF. L5.00
- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CONTOURS (MINOR / MAJOR)
- PROPOSED CONTOURS (MINOR / MAJOR)
- GRADE BREAK
- FFE XX.XX — FINISHED FLOOR ELEVATION
- BS XX.XX / TS XX.XX — BOTTOM / TOP OF STAIR
- BW XX.XX / TW XX.XX — BOTTOM / TOP OF WALL
- W XX.XX — WEIR ELEVATION
- XX.XX — SPOT ELEVATION
- XX.XX — ROW SPOT ELEVATION, REF. CIVIL
- X.X% — SLOPE

GRADING NOTES

1. ALL EXISTING GRADES TO BE FIELD VERIFIED.
2. REFER TO CIVIL FOR GRADING IN ROW.
3. CROSS SLOPES ON ALL PATHWAYS NOT TO EXCEED 2% SLOPE.
4. PLANTING AREA SUBGRADES DETERMINED BY SOIL DEPTHS AND SPECIFICATIONS.

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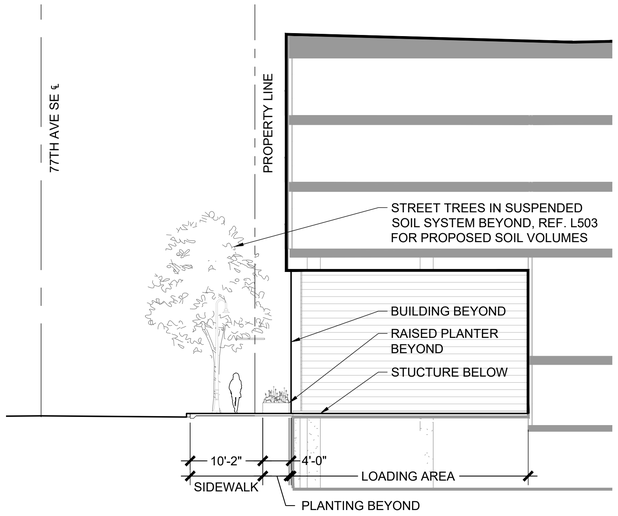
GRADING PLAN

SHEET NO.

L201

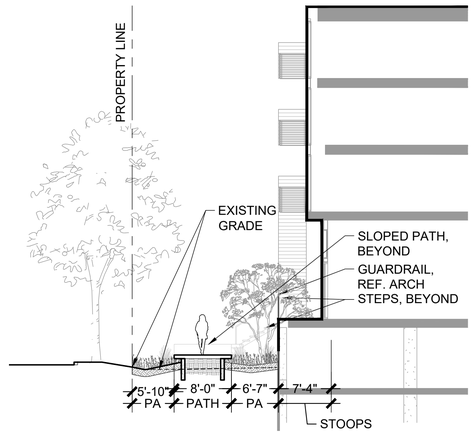
Drawn SB
Checked CB

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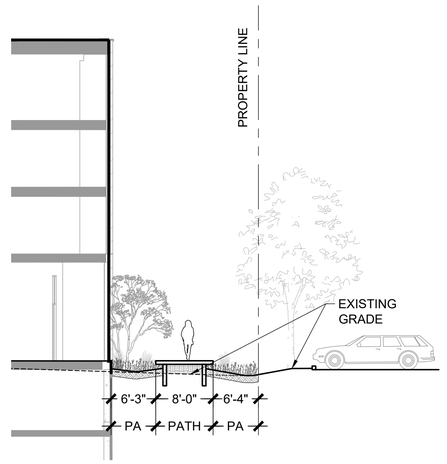
1 SECTION AT 77TH

SCALE: #########



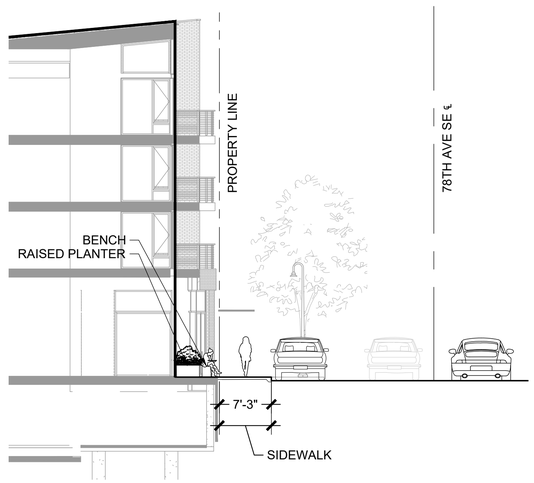
2 SECTION AT MID THROUGH BLOCK

SCALE: #########



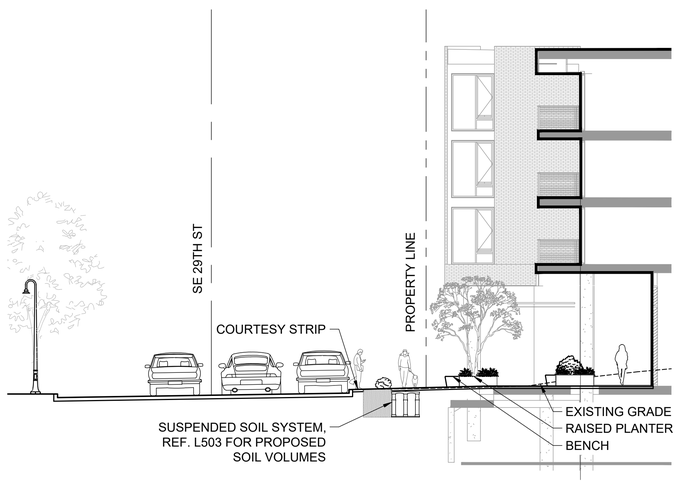
3 SECTION AT THROUGHBLOCK EAST

SCALE: #########



4 SECTION AT 78TH LOOKING NORTH

SCALE: #########



5 SECTION AT SOUTH PLAZA

SCALE: #########

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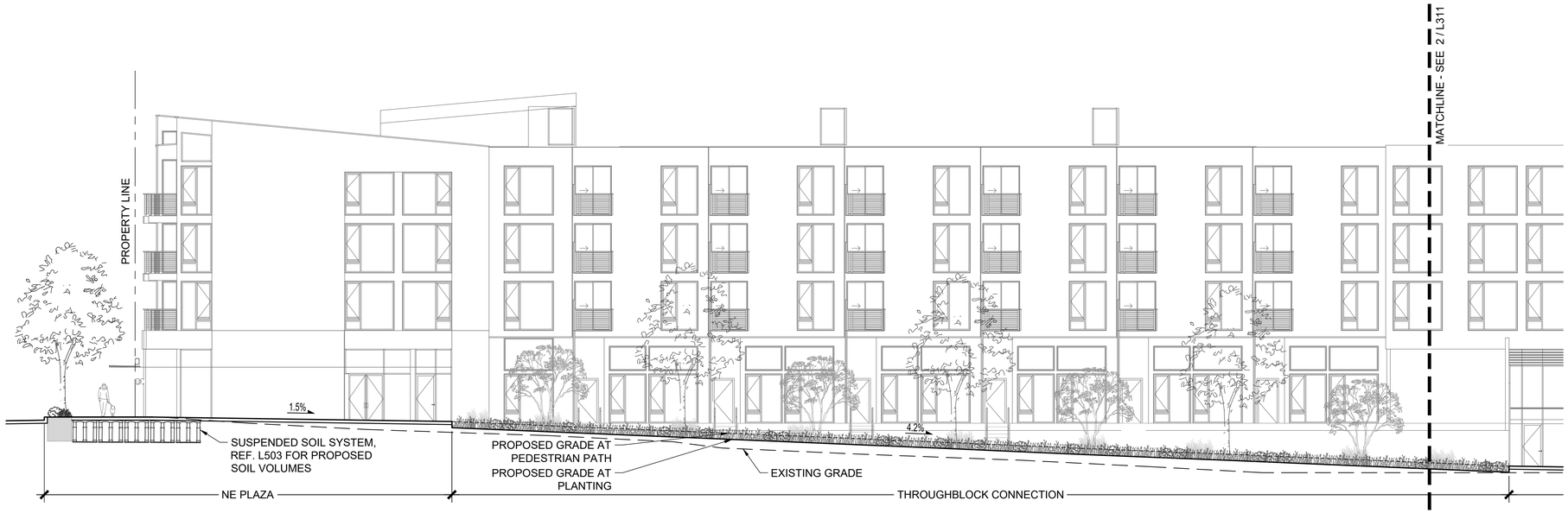
SITE SECTIONS

SHEET NO.

L310

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1 SECTION ALONG THROUGHBLOCK

SCALE: 1" = 10'



2 SECTION ALONG THROUGHBLOCK

SCALE: 1" = 10'

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SITE SECTIONS

SHEET NO.

L311

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LANDSCAPE - CODE SUMMARY

ITEM	SUMMARY OF MINIMUM REQUIREMENTS
SOILS	ADD 3" COMPOST INTO TOP 8" AND FINISH WITH 2-4" MULCH.
IRRIGATION / DRAINAGE	PROVIDE FOR PLANTING IN CONTAINED PLANTERS
DROUGHT TOLERANCE	PROVIDE NATIVE, CLIMATE ADAPTED AND DROUGHT TOLERANT PLANT MATERIAL
TREES	MIN. 1.5" CALIPER FOR NEW DECIDUOUS TREES ON PRIVATE PROPERTY
	MIN. 2" - 3" CALIPER FOR NEW DECIDUOUS TREES.
	MIN. 6' HEIGHT FOR NEW CONIFEROUS TREES.
	SPACING: MIN. 20' - 40' SPACING ON CENTER
	DISTANCE TO STREET LIGHT: MIN. 10'
	TO BE PLANTED IN SILVA CELL (OR APPROVED EQUAL) WITH A MINIMUM SOIL VOLUME OF 500 CF.
SHRUBS	MIN 12" SOIL DEPTH FOR SHRUBS IN CONTAINERS
	MIN 9" HT AT INSTALLATION
	MIN 30" HT FOR SHRUBS INSTALLED FOR REQUIRED SCREENING
	MIN 18" O.C. SPACING BETWEEN SHRUBS
GROUNDCOVERS	MIN 4" POTS AT MAX 12" O.C., OR
	MIN 1 GAL CONTAINERS AT MAX 24" O.C.

IRRIGATION NARRATIVE

SPECIFIC TO GROUND LEVEL:
1. POINT OF CONNECTION ASSUMED TO BE LEVEL P1.
2. 48 STATION AUTOMATIC IRRIGATION CONTROLLER COMPATIBLE WITH BUILDING MECHANICAL SYSTEM.

STANDARD TO ALL LEVELS:
1. ALL VALVES, PIPING AND COMPONENTS INSIDE BUILDING TO BE BRASS AND COPPER.
2. PIPING OUTSIDE TO BE SCH. 40 PVC.
3. IRRIGATION POINT OF CONNECTION HEADER ASSEMBLY CONTAINS:
   - 3.1. WATER METER
   - 3.2. ISOLATION VALVE(S)
   - 3.3. BACKFLOW PREVENTER
   - 3.4. MASTER VALVE(S)
   - 3.5. FLOW SENSOR(S)
   - 3.6. BRASS AUTOMATIC CONTROL VALVES WITH UNIONS FOR REMOVAL
   - 3.7. COPPER PIPING RUNS THROUGH CEILING SPACES TO PLANTER LOCATIONS
   - 3.8. DRAIN VALVE TO FLOOR DRAIN SYSTEM FOR SYSTEM WINTERIZATION
4. IRRIGATION HEADER ASSEMBLY TO BE MOUNTED ON UNISTRUT SUPPORT.
5. IRRIGATION CONTROLLER TO BE WALL MOUNTED WITH HARD WIRED ELECTRICAL CONNECTION.

NOTES:
1. FINAL PLANS AND SPECIFICATIONS WILL MEET ALL MINIMUM REQUIREMENTS.
2. IMPROVEMENTS IN THE R.O.W. ARE SHOWN FOR GENERAL INFORMATION ONLY. FINAL DESIGN AND QUANTITIES WILL BE DETERMINED.
3. REFER TO L001 FOR EXISTING TREE PLAN.
4. REFER TO L503 FOR LANDSCAPED AREA CALCULATIONS.

CONCEPT PLANT SCHEDULE

1

77TH AVE
AQUILEGIA FORMOSA / WESTERN COLUMBINE
DRYOPTERIS ERYTHROSORA / AUTUMN FERN
IRIS TENAX / OREGON IRIS
MAHONIA EURYBRACTEATA `SILVER SEEDLINGS` / OREGON GRAPE

2

THROUGH BLOCK S
ATHYRIUM FILIX-FEMINA / COMMON LADY FERN
BLECHNUM SPICANT / DEER FERN
CAREX DEWEYANA / DEWEY`S SEDGE
JUNCUS ENSIFOLIUS / SWORDLEAF RUSH
LILIUM PARDALINUM / LEOPARD LILY
MIMULUS GUTTATUS / SEEP MONKEYFLOWER
VIOLA GLABELLA / PIONEER VIOLET

3

THROUGH BLOCK N
CAMPANULA ROTUNDIFOLIA / COMMON HAREBELL
CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE
ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER
GAULTHERIA SHALLON / SALAL
IRIS TENAX / OREGON IRIS
LILIUM COLUMBIANUM / TIGER LILY
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

4

78TH AVE
ASTER X FRIKARTII `MONCH` / MONCH ASTER
ASTRANTIA MAJOR `CLARET` / GREATER MASTERWORT
GERANIUM X CANTABRIGIENSE `ST. OLA` / ST. OLA HARDY GERANIUM

5

SOUTH PLAZA
BALSAMORHIZA DELTOIDEA / DELTOID BALSAMROOT
CASTILLEJA MINIATA / INDIAN PAINTBRUSH
FESTUCA MAIREI / ATLAS FESCUE
PENSTEMON RYDBERGII / RYDBERG`S PENTEMON
SIDALCEA MALVIFLORA SSP. VIRGATA / ROSE CHECKERMALLOW

6

COURTYARD
AQUILEGIA FORMOSA / WESTERN COLUMBINE
ASARUM CAUDATUM / BRITISH COLUMBIA WILD GINGER
ASPLENIUM TRICHOMANES / MAIDENHAIR SPLEENWORT
BLECHNUM SPICANT / DEER FERN
BRUNNERA MACROPHYLLA `LOOKING GLASS` / SIBERIAN BUGLOSS
CYCLAMEN COUM / WINTER CYCLAMEN
DRYOPTERIS ERYTHROSORA / AUTUMN FERN
MAHONIA NERVOSA / OREGON GRAPE
OXALIS OREGANA / REDWOOD SORREL
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
POLYSTICHUM NEOLOBATUM / ASIAN SABER FERN
POLYSTICHUM SETIFERUM `DIVISILOBUM` / DIVIDED SOFT SHIELD FERN
TOLMIEA MENZIESII / PIGGY-BACK PLANT
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN

TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	COND	SIZE
AC	AC	9	ACER CIRCINATUM	VINE MAPLE	MULTISTEM,3 STEM, B&B	8`-10` HT
AK	AK	12	ACER PALMATUM `KATSURA`	KATSURA JAPANESE MAPLE	MULTISTEM,3 STEM, B&B	8`-10` HT
AP	AP	11	ACER PSEUDOSIEBOLDIANUM	MAPLE	MULTISTEM,3 STEM, B&B	8`-10` HT
AT	AT	5	ACER TRIFLORUM	THREE FLOWERED MAPLE	2.5" CAL.	
AM	AM	5	AZARA MICROPHYLLA	BOX LEAF AZARA	MULTISTEM,3 STEM, B&B	8`-10` HT
CA	CA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	
FL	FL	6	FRAXINUS LATIFOLIA	OREGON ASH	2.5" CAL.	
MD2	MD2	6	MAGNOLIA DENUDATA	YULAN MAGNOLIA	4" CAL.	
NA	NA	4	NYSSA SYLVATICA `AFTERBURNER`	SOUR GUM	2.5" CAL.	
RP	RP	10	RHAMNUS PURSHIANA	CASCARA	2.5" CAL.	
SM	SM	6	STEWARTIA MONADELPHA	TALL STEWARTIA	2.5" CAL.	
SP	SP	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2.5" CAL.	

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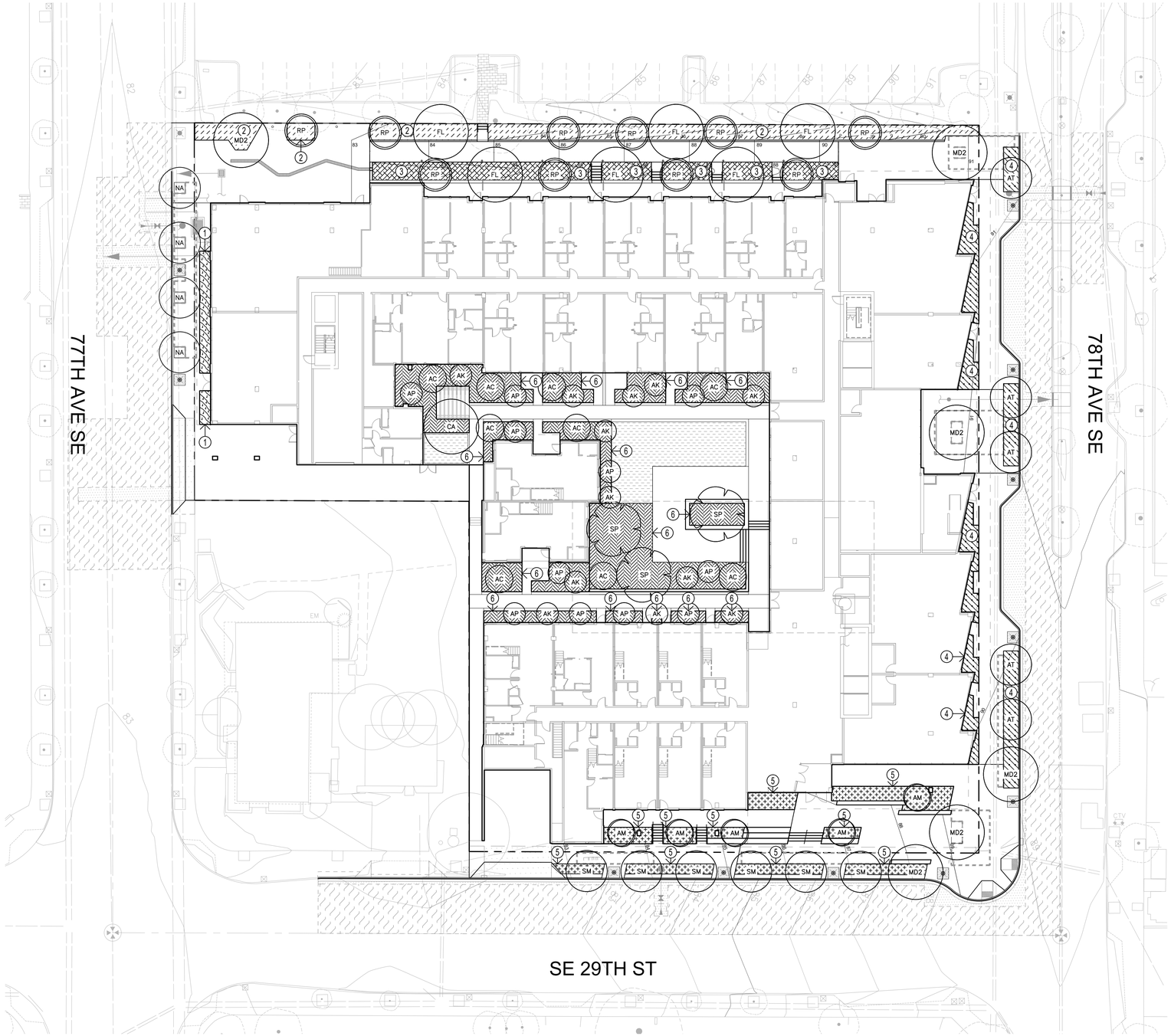
Date	Description
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SHEET TITLE
PLANTING SCHEDULE

SHEET NO.
L500

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1 LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'

0 10' 20' 40' 60'

NOTES:
1. REFER TO L500 FOR DETAILED TREE AND PLANT SCHEDULES.
2. REFER TO L503 FOR LANDSCAPED AREA CALCULATIONS.

CONCEPT PLANT SCHEDULE

1	77TH AVE	223 SF
2	THROUGH BLOCK S	1,011 SF
3	THROUGH BLOCK N	1,471 SF
4	78TH AVE	1,113 SF
5	SOUTH PLAZA	1,105 SF
6	COURTYARD	3,610 SF

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
AC	AC	ACER CIRCINATUM	VINE MAPLE
AK	AK	ACER PALMATUM `KATSURA`	KATSURA JAPANESE MAPLI
AP	AP	ACER PSEUDOSIEBOLDIANUM	MAPLE
AT	AT	ACER TRIFLORUM	THREE FLOWERED MAPLE
AM	AM	AZARA MICROPHYLLA	BOX LEAF AZARA
CA	CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
FL	FL	FRAXINUS LATIFOLIA	OREGON ASH
MD2	MD2	MAGNOLIA DENUDATA	YULAN MAGNOLIA
NA	NA	NYSSA SYLVATICA `AFTERBURNER`	SOUR GUM
RP	RP	RHAMNUS PURSHIANA	CASCARA
SM	SM	STEWARTIA MONADELPHA	TALL STEWARTIA
SP	SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA

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LANDSCAPE PLANTING PLAN

SHEET NO.

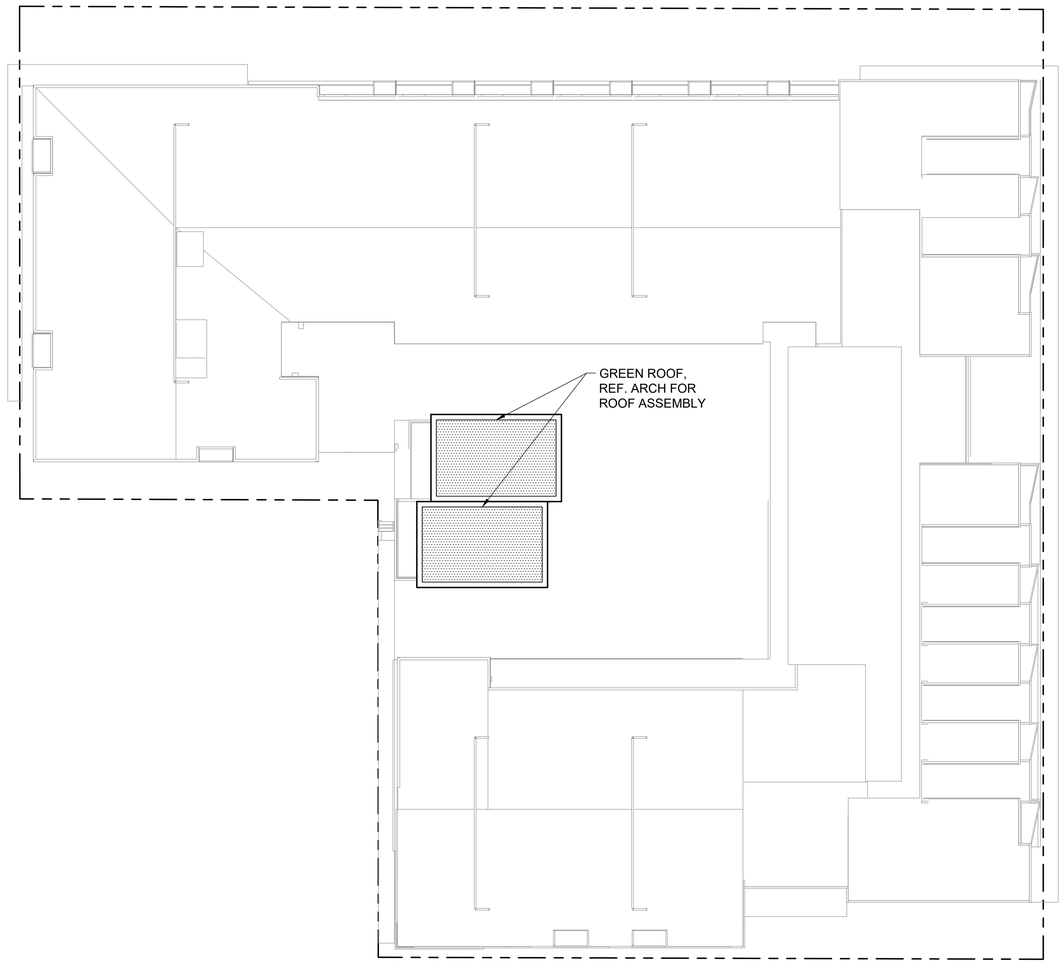
L501

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77TH AVE SE

78TH AVE SE



SE 29TH ST

GREEN ROOF SCHEDULE

GREEN ROOFS 1,420 SF
SEMPERGREEN SEDUM MIX BLANKET

1 LEVEL 3 PLANTING PLAN
SCALE: 1" = 20'

0 10' 20' 40' 60'

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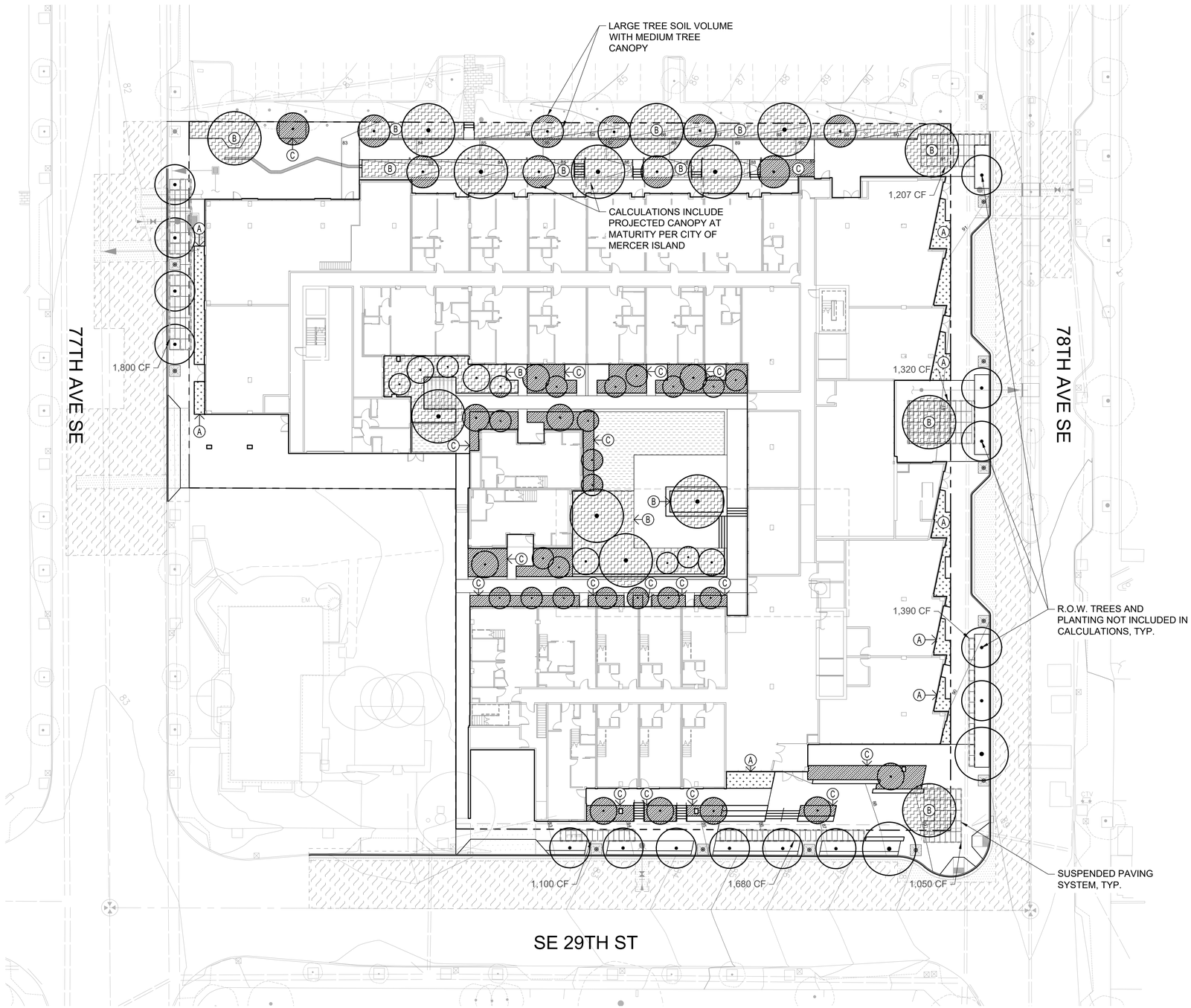
LEVEL 3
PLANTING PLAN

SHEET NO.

L502

Drawn SB
Checked CB

Printed:



LANDSCAPED AREA REQUIREMENT

KEY	DESCRIPTION	AREA	CREDIT	TOTAL AREA
A	GROUND LEVEL PLANTING BEDS	915	100%	915
B	PLANTING AREAS SUPPORTING LARGE TREES (HEIGHT > 30' AT MATURITY)	6,881	200%	13,762
C	PLANTING AREAS SUPPORTING MEDIUM TREES (HEIGHT > 15' AT MATURITY)	3,364	150%	5,046
REF. L502	GREEN ROOFS	1,420	50%	710
			LANDSCAPED AREA PROVIDED	20,433

PER MICC 19.11.070:

SITE AREA: 63,780 SF
REQUIRED LANDSCAPED AREA (25%): 15,945 SF
LANDSCAPED AREA PROVIDED: 20,433 SF

NOTES:
1. ALL R.O.W. TREES TO INCLUDE A MINIMUM OF VOLUME OF 500 CF (CUBIC FEET) OF SOIL PER TREE.
2. SUSPENDED PAVING SYSTEM (SILVA CELL OR APPROVED EQUAL) INCLUDED TO FACILITATE SOIL VOLUME IN CONSTRAINED R.O.W. CONDITIONS.
3. CALCULATIONS INCLUDE PROJECTED CANOPY AT MATURITY PER CITY OF MERCER ISLAND.

1 LANDSCAPED AREA DIAGRAM
SCALE: 1" = 20'

0 10' 20' 40' 60'

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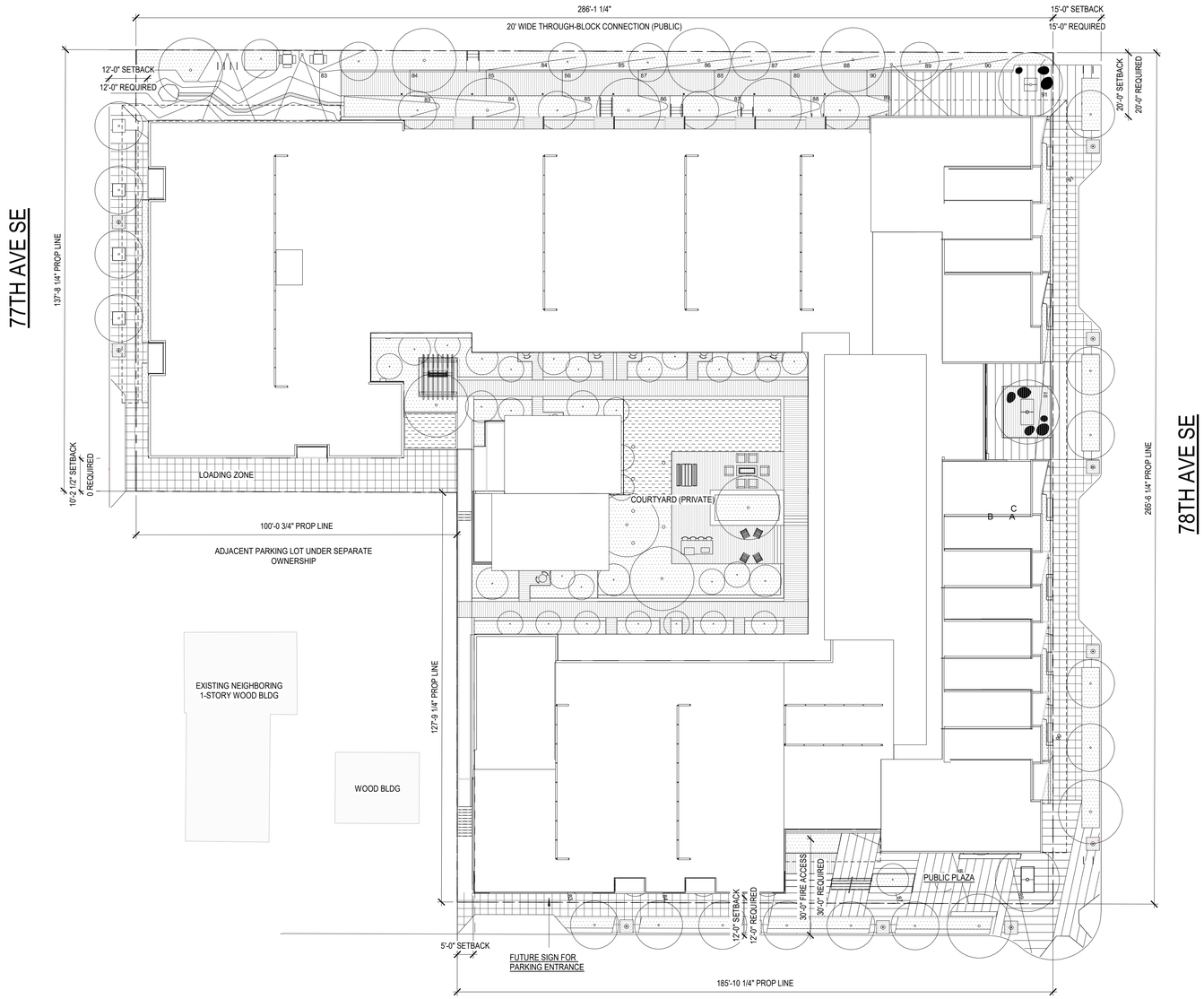
Date	Description
12.24.19	LAND USE PERMIT

SHEET TITLE
LANDSCAPED AREA DIAGRAM

SHEET NO.
L503

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1 SITE PLAN
1" = 20'-0"

0 20' 40'

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4038 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

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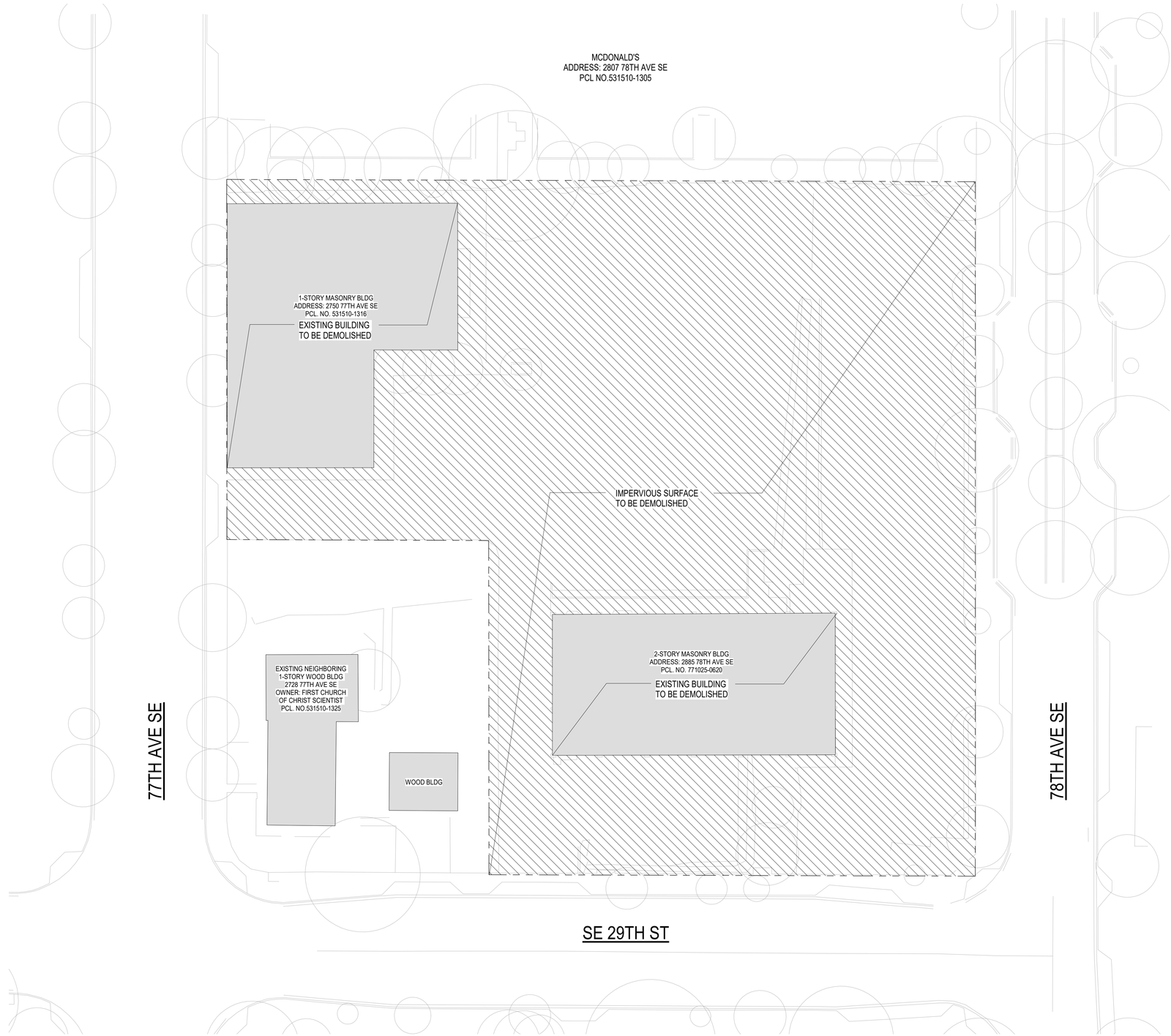
SHEET TITLE

SITE PLAN

SHEET NO.

A100

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1 DEMO PLAN
1" = 20'-0"

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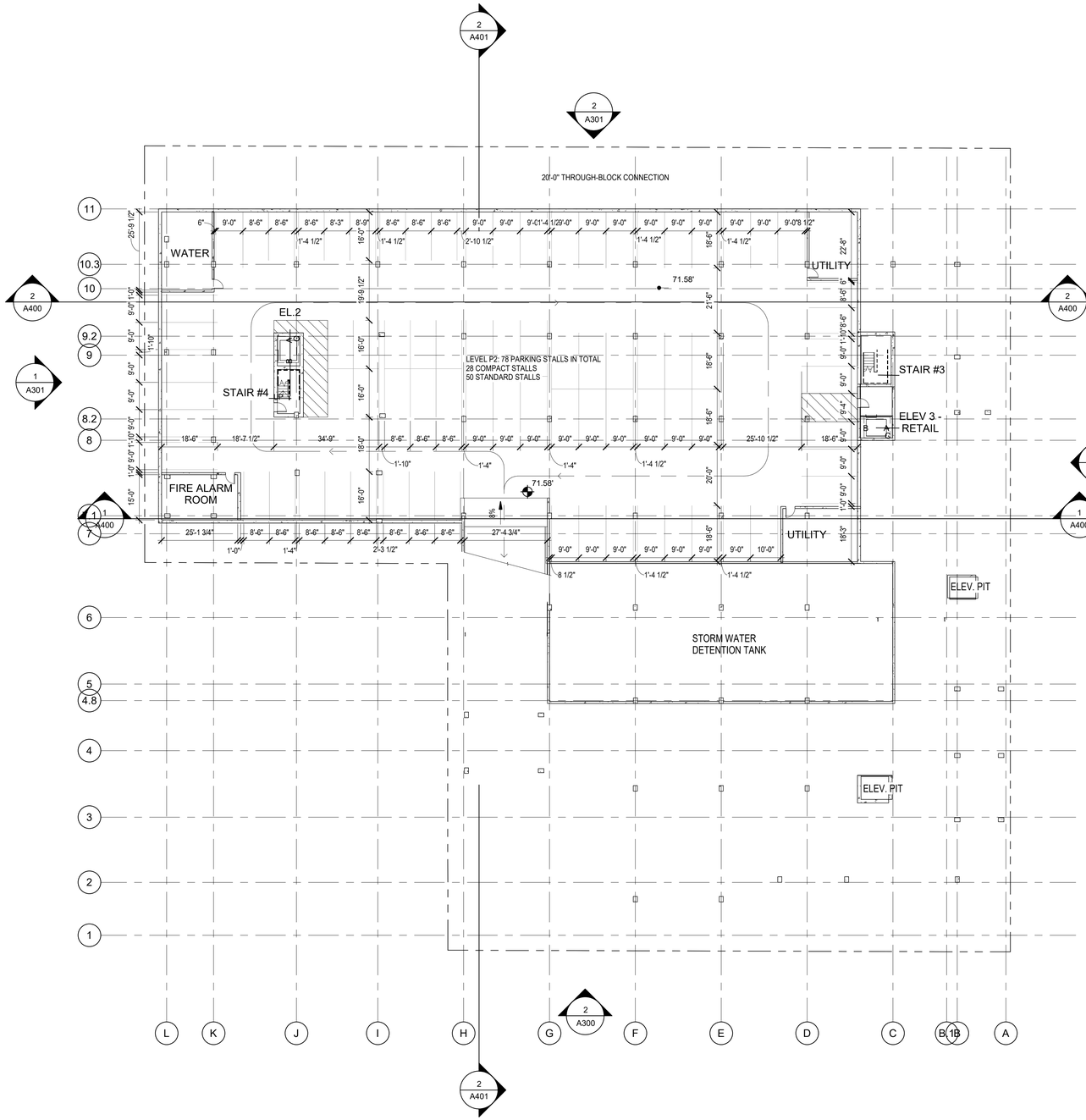
SHEET TITLE

DEMO PLAN

SHEET NO.

A101

Drawn
Checked



1 LEVEL P-2
1" = 20'-0"

Parking Schedule (Parking Count)

Type	Count	Level
COMPACT STALL - 8.5x16'	28	LEVEL P-2
COMPACT STALL - 8.5x16'	21	LEVEL P-1
STANDARD STALL - 9'x18.5'	50	LEVEL P-2
STANDARD STALL - 9'x18.5'	102	LEVEL P-1
Grand total	201	

TOTAL COMPACT STALLS: 49
COMPACT STALLS PERCENTAGE: 49 / 201 = 24.37% < 25%

COMPACT STALLS: NO MORE THAN 25% OF THE REQUIRED OFF-STREET PARKING SPACES

TOTAL RESIDENTIAL PARKING STALLS: 168
REQUIRED ADA STALLS: 168 x 2% = 4 STALLS
INCLUDING 1 ADA VAN STALL

TOTAL RETAIL PARKING STALLS: 35
REQUIRED ADA STALLS: 2
INCLUDING 1 ADA VAN STALL

0 20' 40'

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4038 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

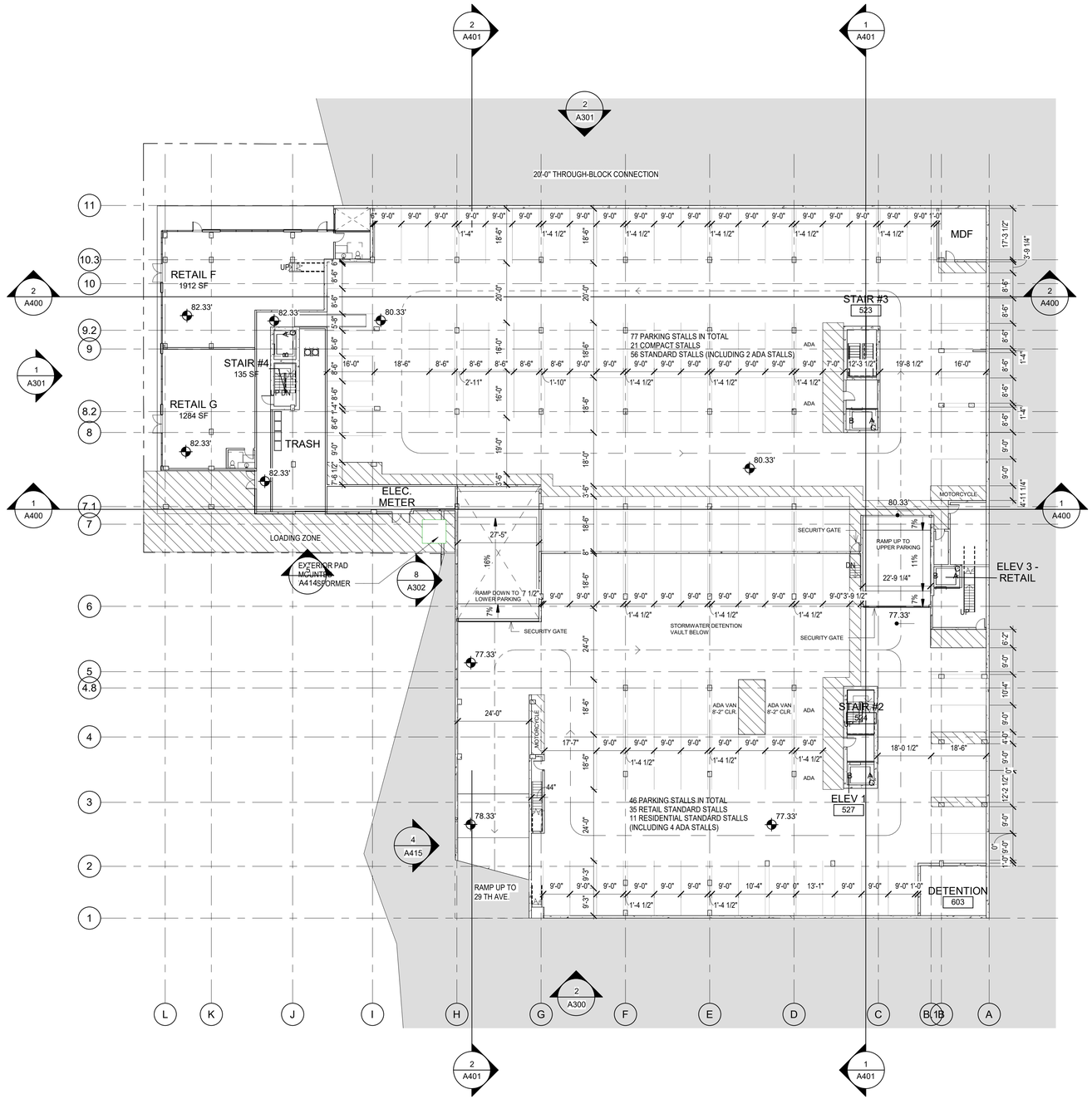
LEVEL P2 FLOOR PLAN

SHEET NO.

A200.1

Drawn
Checked

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1 LEVEL P-1
1" = 20'-0"

0 20' 40'

Parking Schedule	(Parking Count)	
Type	Count	Level
COMPACT STALL - 8.5x16'	28	LEVEL P-2
COMPACT STALL - 8.5x16'	21	LEVEL P-1
STANDARD STALL - 9'x18.5'	50	LEVEL P-2
STANDARD STALL - 9'x18.5'	102	LEVEL P-1
Grand total	201	

TOTAL COMPACT STALLS: 49
COMPACT STALLS PERCENTAGE: 49 / 201 = 24.37% < 25%

COMPACT STALLS: NO MORE THAN 25% OF THE REQUIRED OFF-STREET PARKING SPACES

TOTAL RESIDENTIAL PARKING STALLS: 168
REQUIRED ADA STALLS: 168 x 2% = 4 STALLS
INCLUDING 1 ADA VAN STALL

TOTAL RETAIL PARKING STALLS: 35
REQUIRED ADA STALLS: 2
INCLUDING 1 ADA VAN STALL

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

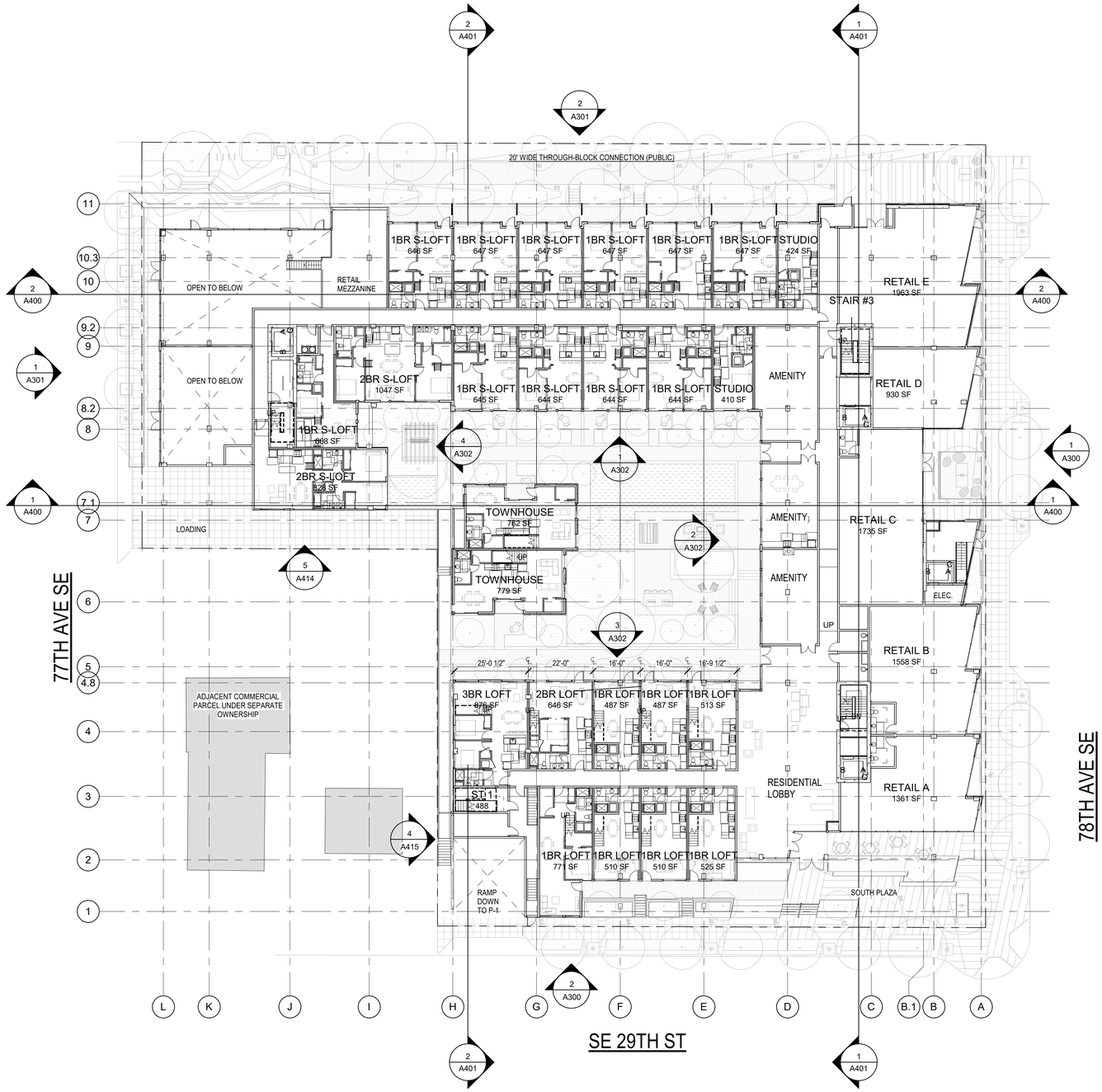
Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
LEVEL P1 FLOOR PLAN

SHEET NO.
A200.2

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1 LEVEL 1 (AT 1S)
1" = 20'-0"

0 20' 40'

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT THE EXTERIOR AND FOUR INCHES FROM THE ADJACENT WALL.
4. FOR KITCHEN / BATH / WASHER-DRYER FAN LOCATIONS, SEE MECHANICAL DWGS.
5. SEE SHEET A-XXX & A-XXX FOR WINDOW SCHEDULE AND DETAILS.
6. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
7. SEE SHEET A-XXX & A-XXX FOR WALL ASSEMBLIES.
8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A-XXX.
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5

Retail Schedule

Name	Count	Area	Level
LEVEL P-1			
RETAIL F	1	1912 SF	LEVEL P-1
RETAIL G	1	1284 SF	LEVEL P-1
LEVEL 1S			
RETAIL A	1	1361 SF	LEVEL 1S
RETAIL B	1	1558 SF	LEVEL 1S
RETAIL C	1	1735 SF	LEVEL 1S
RETAIL D	1	930 SF	LEVEL 1S
RETAIL E	1	1963 SF	LEVEL 1S
Grand total	7	10742 SF	

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DRAWING ISSUE

Date	Description
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SHEET TITLE

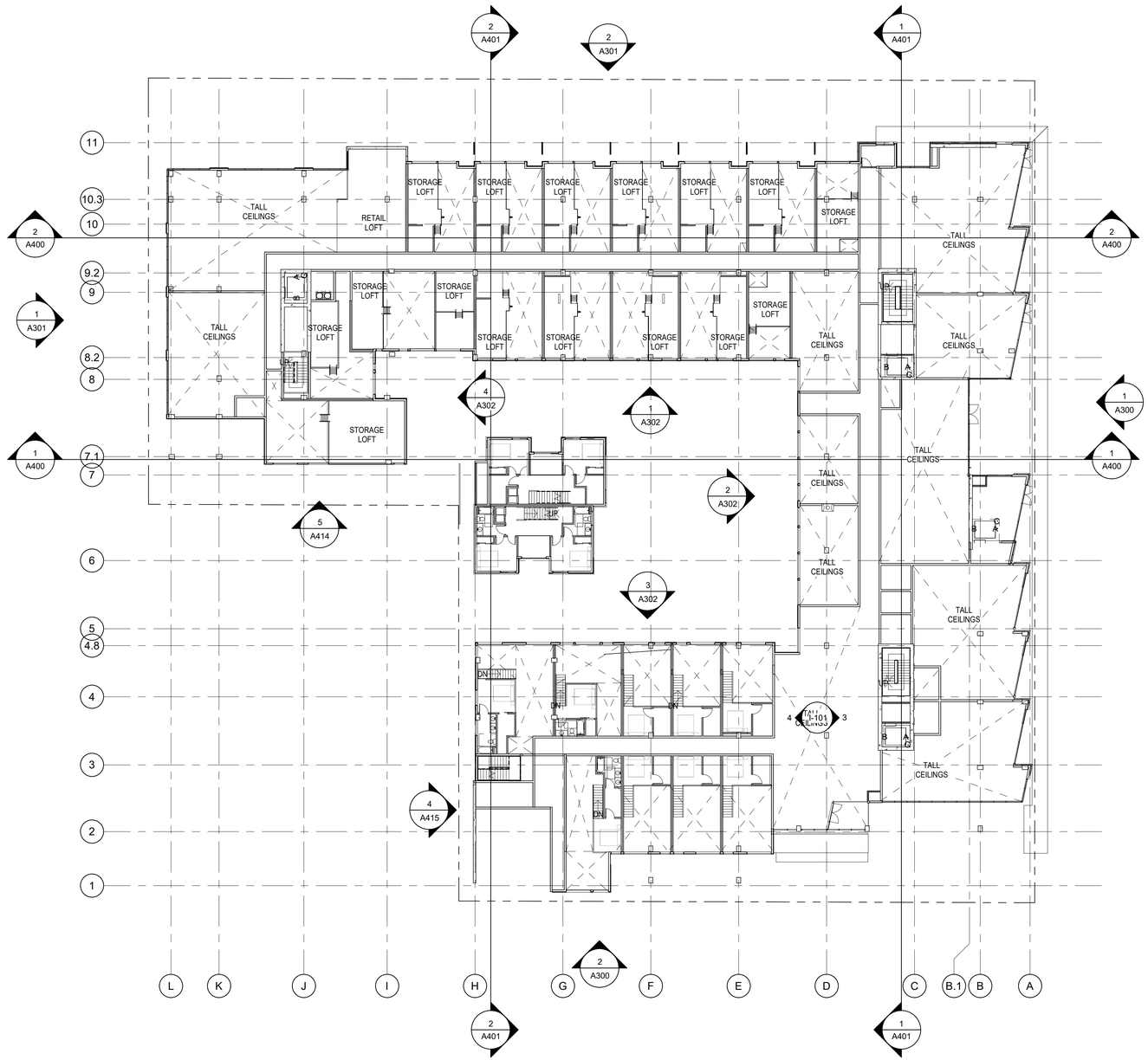
LEVEL 1 FLOOR PLAN

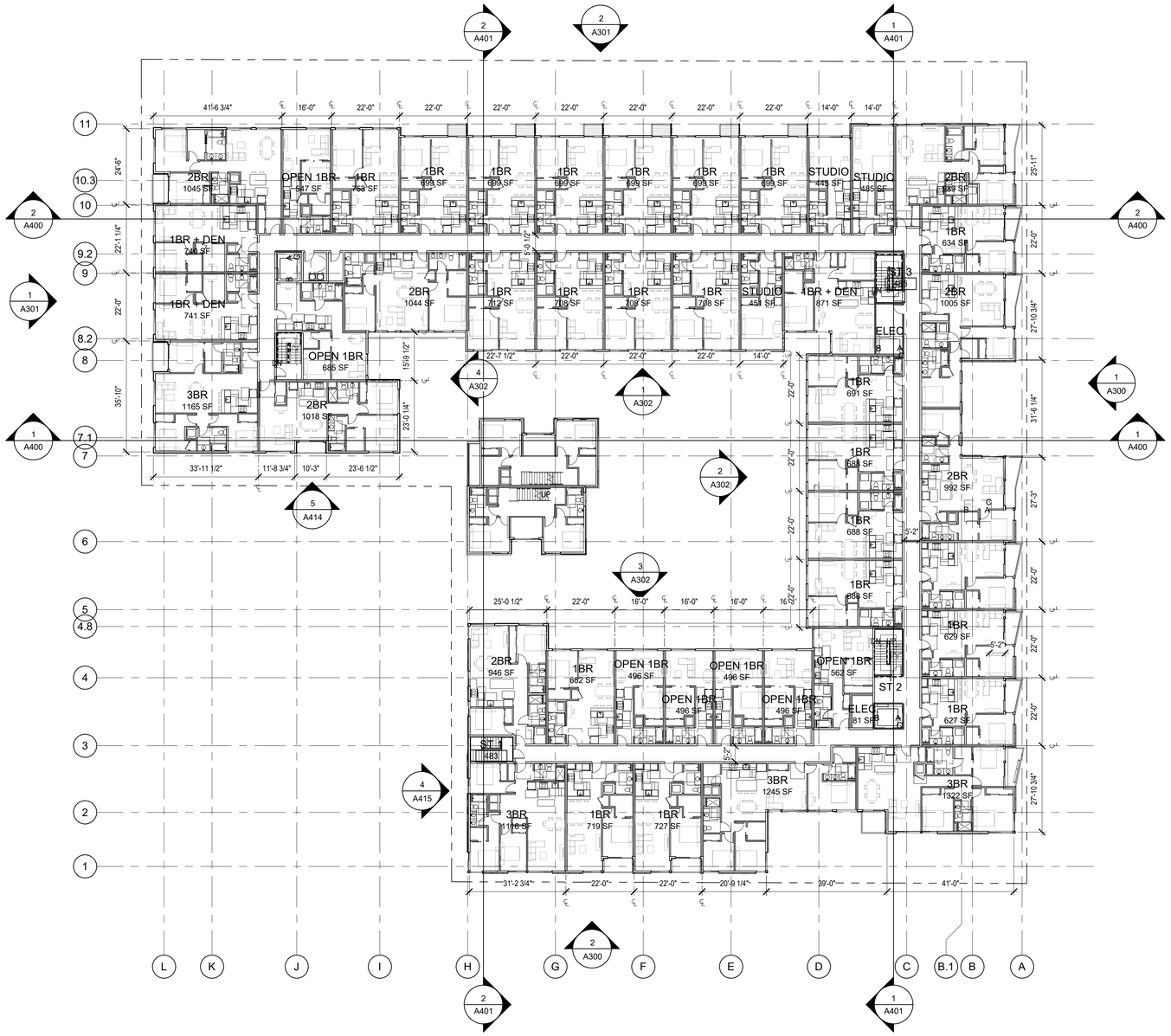
SHEET NO.

A201

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STORAGE LOFT
TALL CEILINGS
RETAIL LOFT
STORAGE LOFT.
TALL CEILINGS
STORAGE LOFT
TALL CEILINGS
STORAGE LOFT
TALL CEILINGS
STORAGE LOFT
STORAGE LOFT
TALL CEILINGS
STORAGE LOFT
TALL CEILINGS
STORAGE LOFT
TALL CEILINGS



1 LEVEL 2
1" = 20'-0"

0 20' 40'

GENERAL - FLOOR PLAN NOTES

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8. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER. REF. A-XXX.
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5

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MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

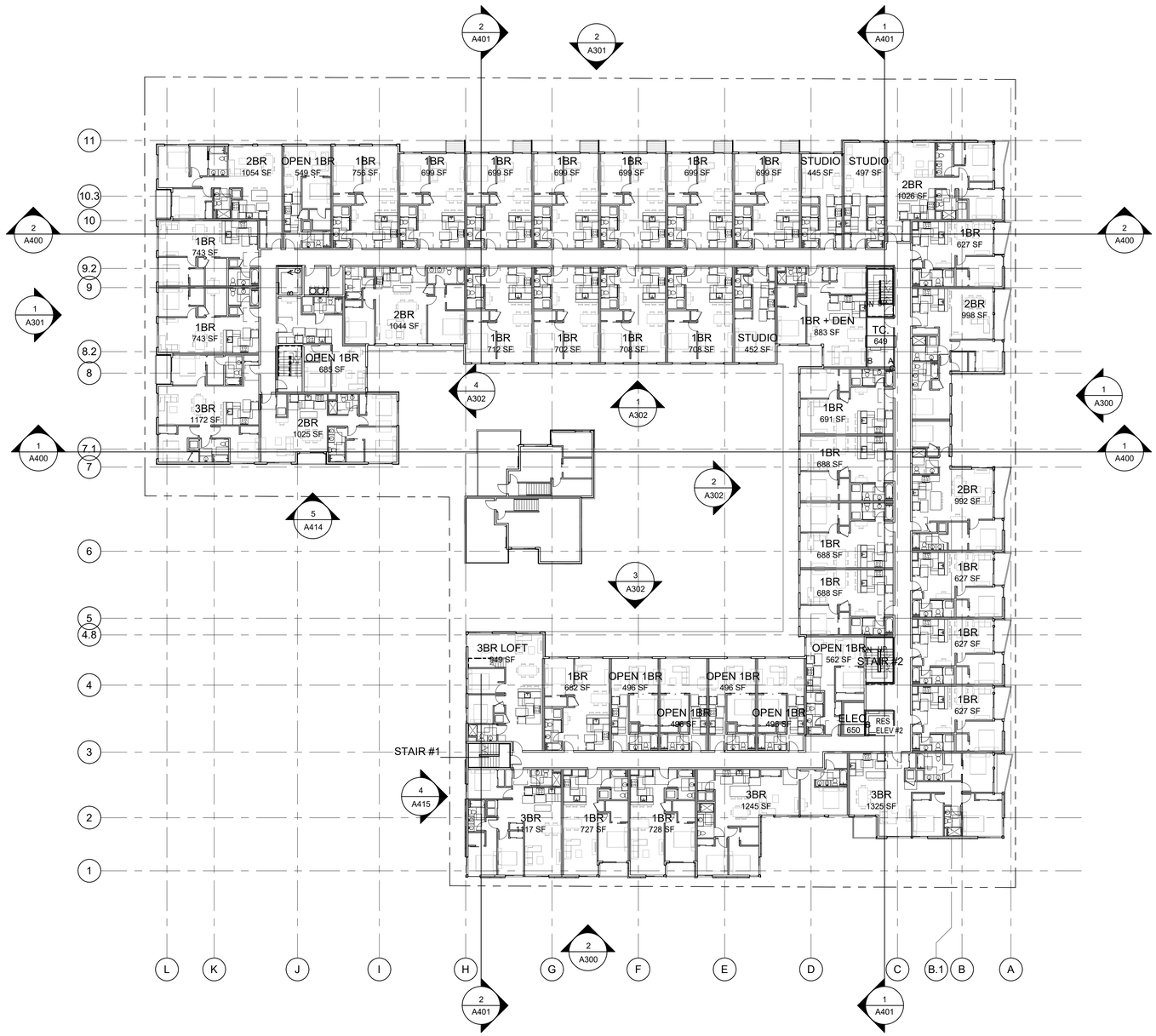
LEVEL 2 FLOOR PLAN

SHEET NO.

A202

Drawn
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1 LEVEL 3
1" = 20'-0"

0 20' 40'

GENERAL - FLOOR PLAN NOTES

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Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

LEVEL 3 FLOOR PLAN

SHEET NO.

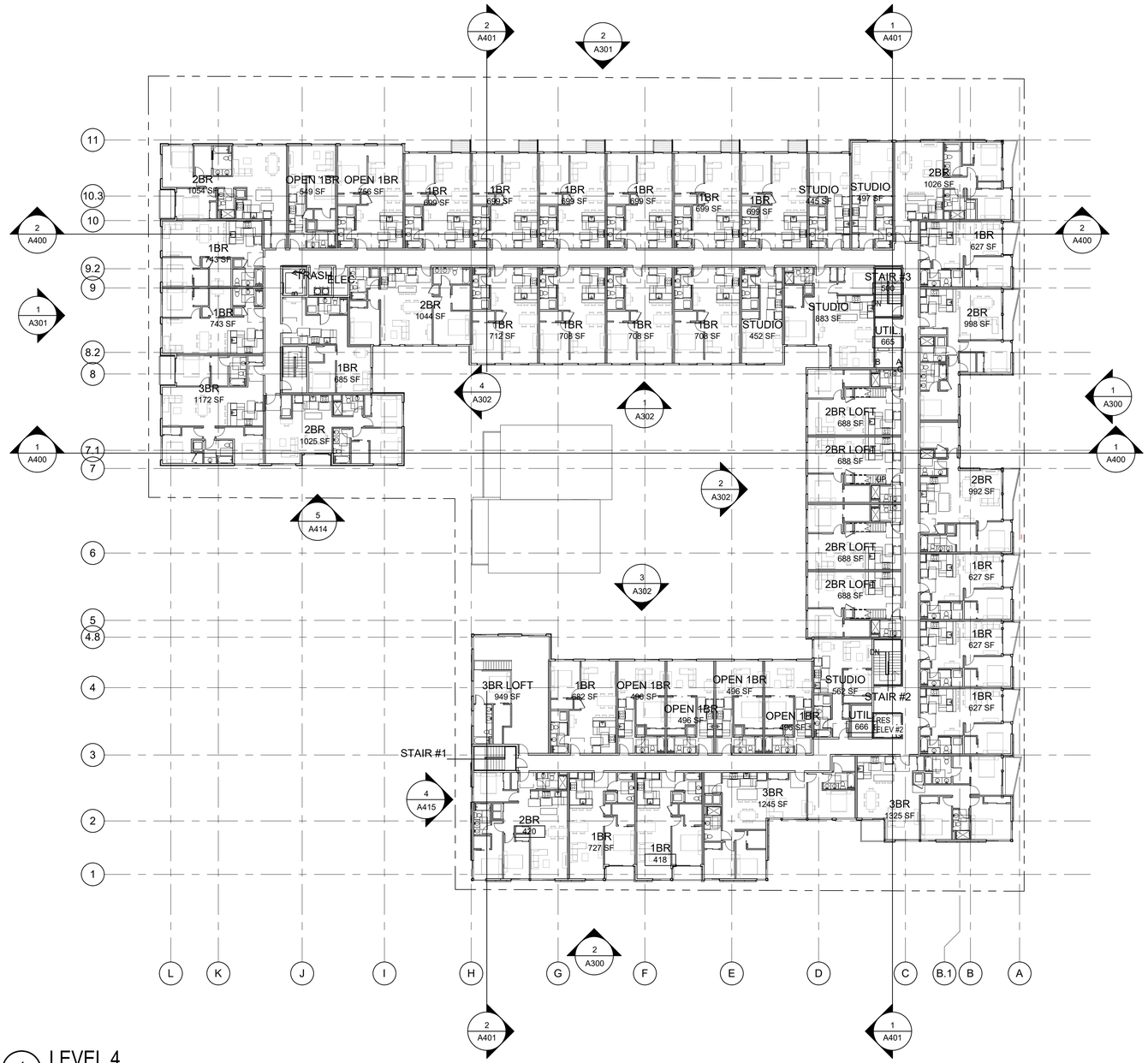
A203

Drawn
Checked

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GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
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1 LEVEL 4
1" = 20'-0"

0 20' 40'

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

LEVEL 4 FLOOR PLAN

SHEET NO.

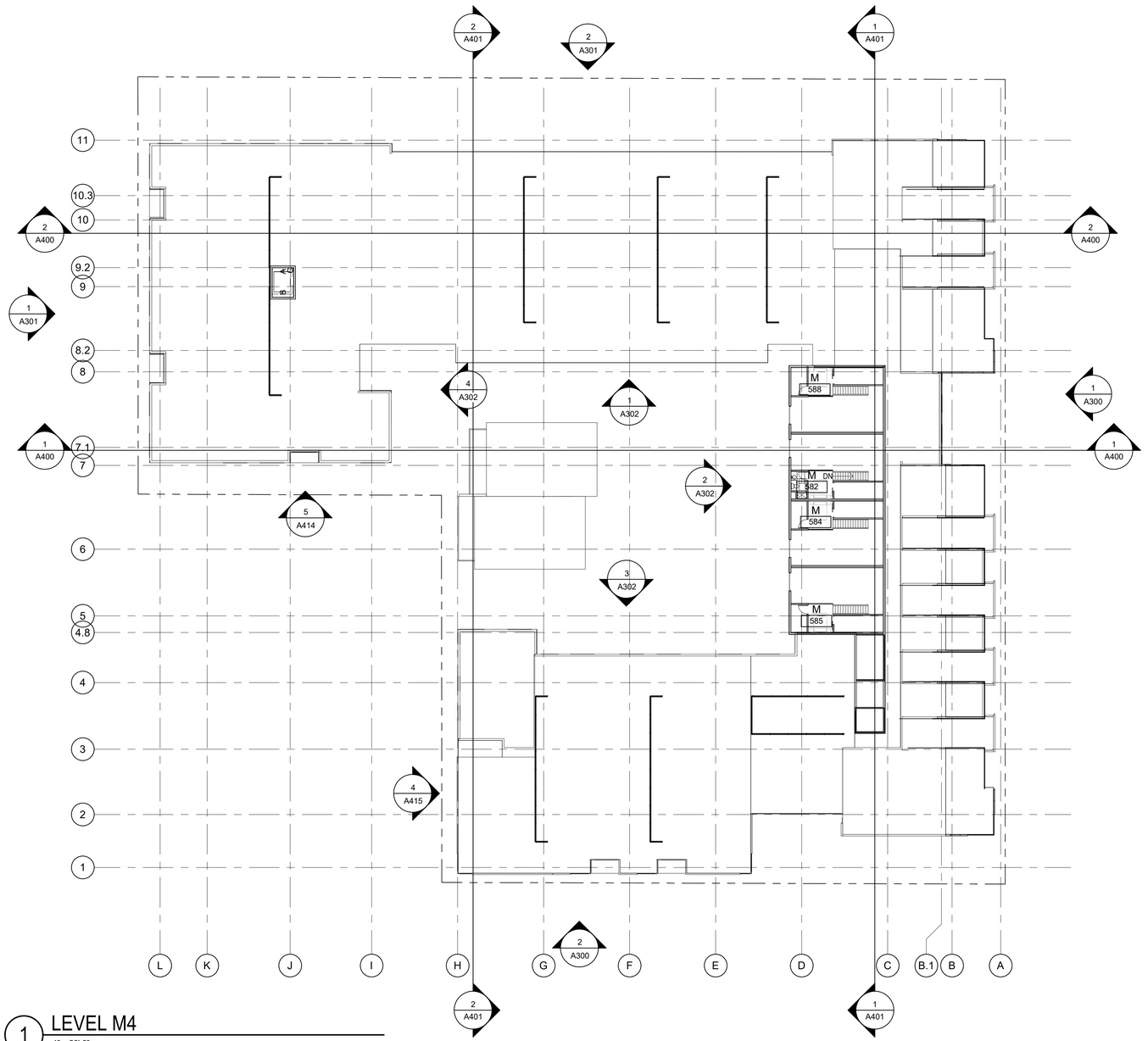
A204

Drawn
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Printed: 12/24/2019 1:01:56 PM

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
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1 LEVEL M4
1" = 20'-0"

0 20' 40'

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

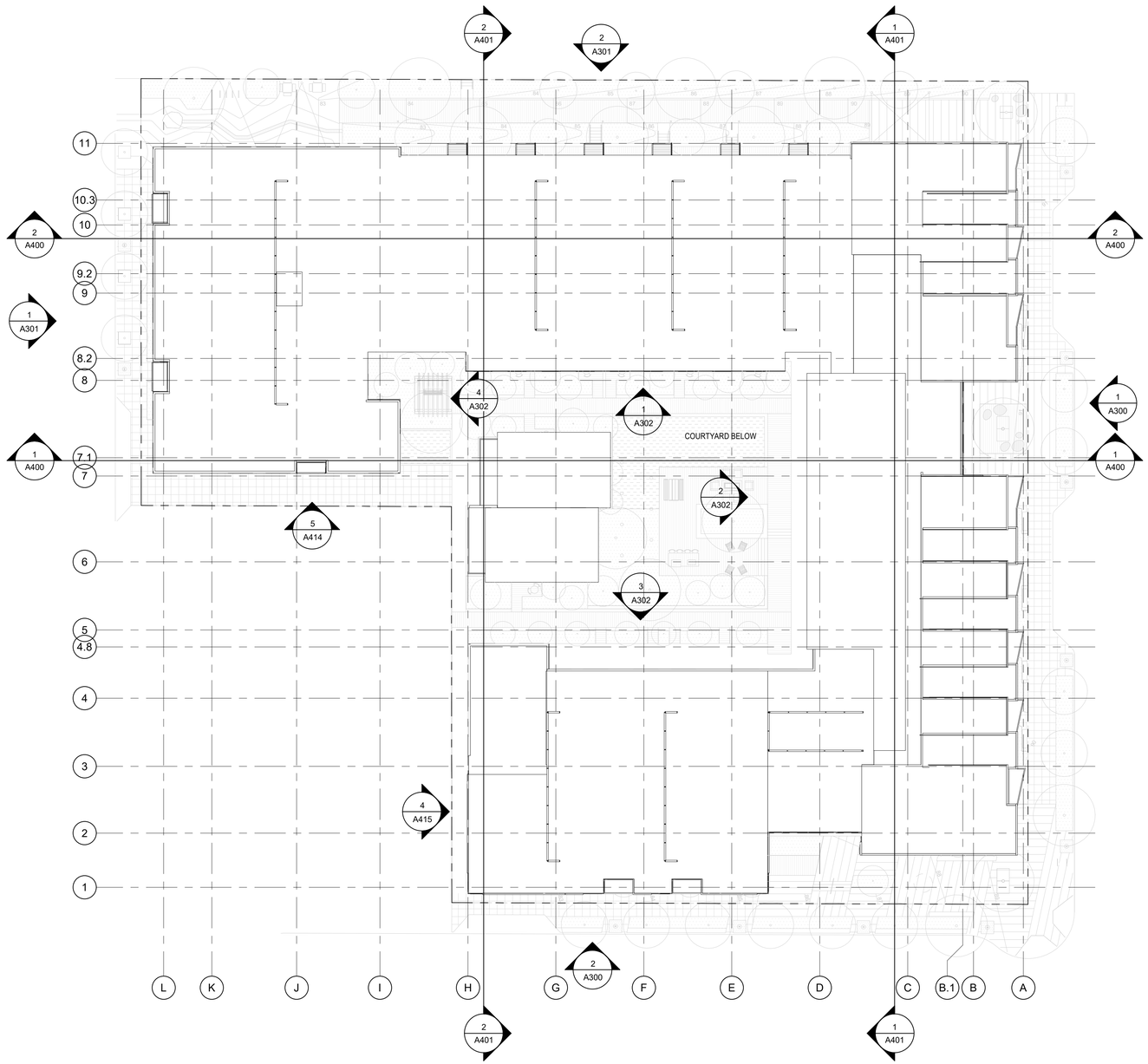
LEVEL 4M FLOOR PLAN

SHEET NO.

A204.1

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1 ROOF
1" = 20'-0"

0 20' 40'

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

ROOF PLAN

SHEET NO.

A205

Drawn
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1 EAST ELEVATION (78TH AVE SE)

3/32" = 1'-0"



2 SOUTH ELEVATION (SE 29TH ST)

3/32" = 1'-0"

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MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 78TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

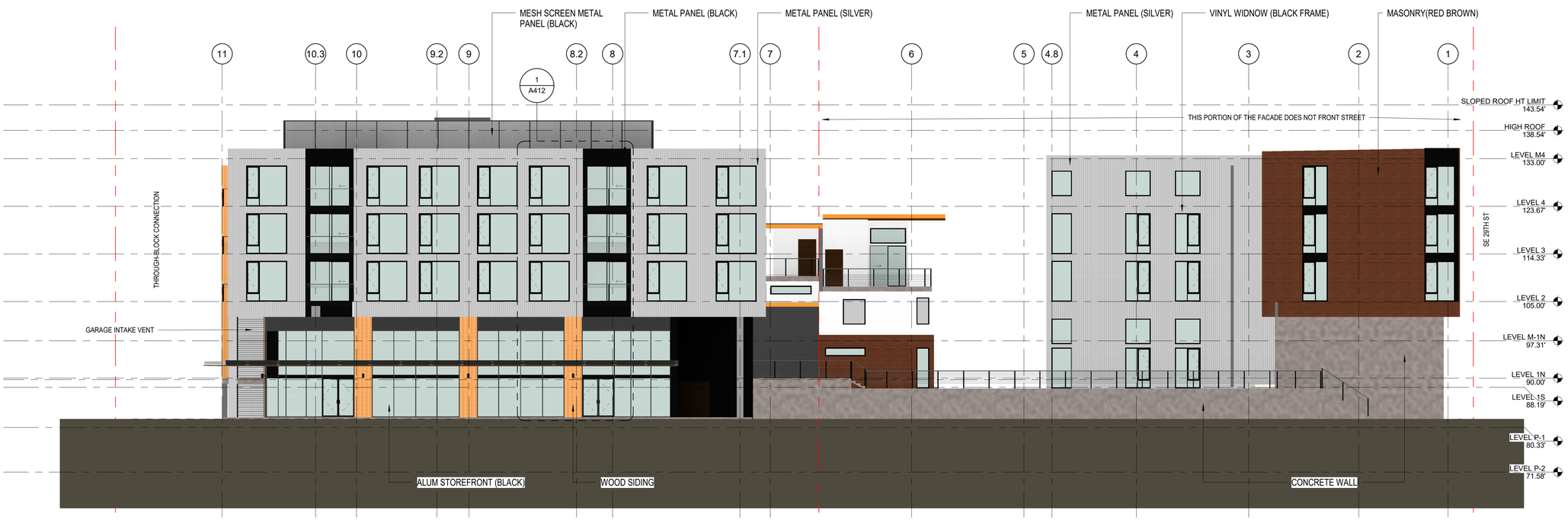
OVERALL ELEVATIONS E AND S

SHEET NO.

A300

Drawn
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1 WEST ELEVATION (77TH AVE SE)

3/32" = 1'-0"



2 NORTH ELEVATION (THROUGH-BLOCK CONNECTION)

3/32" = 1'-0"

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State of Washington

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MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
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MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
OVERALL ELEVATIONS W AND N

SHEET NO.
A301

Drawn
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5 TOWNHOUSE - EAST
3/32" = 1'-0"



6 TOWNHOUSE - NORTH
3/32" = 1'-0"



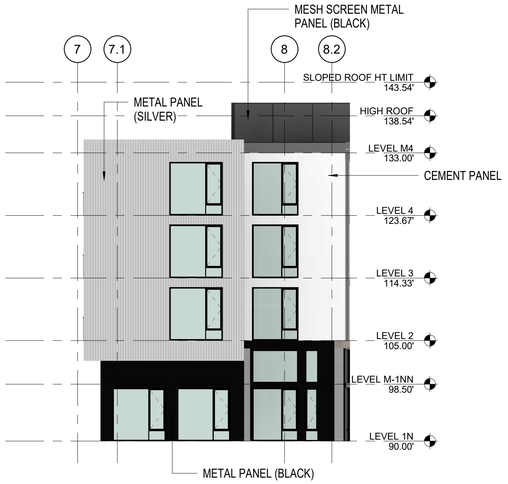
7 TOWNHOUSE - SOUTH
3/32" = 1'-0"



8 TOWNHOUSE - WEST
3/32" = 1'-0"



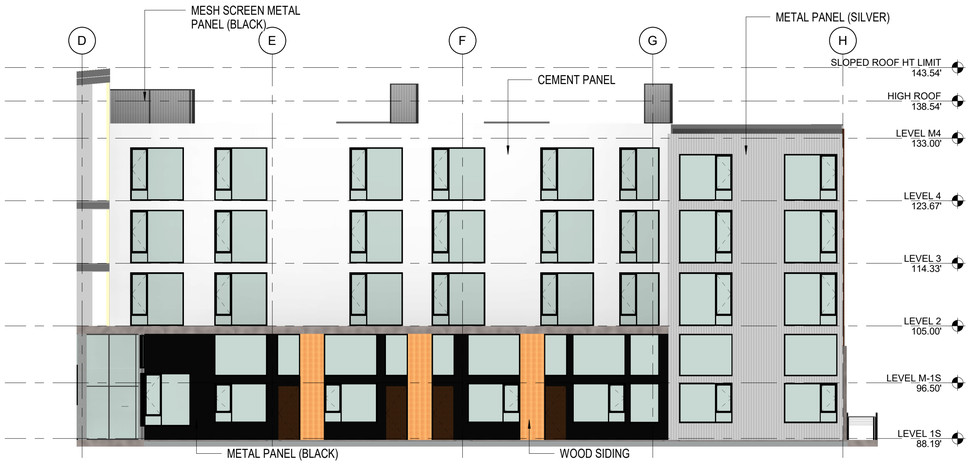
1 COURTYARD ELEVATION - NORTH
3/32" = 1'-0"



4 COURTYARD ELEVATION - WEST
3/32" = 1'-0"



2 COURTYARD ELEVATION - EAST
3/32" = 1'-0"



3 COURTYARD ELEVATION - SOUTH
3/32" = 1'-0"

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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

ELEVATIONS COURTYARD

SHEET NO.

A302

Drawn
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MERCER ISLAND MIXED USE

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

AXON SE CORNER

SHEET NO.

A303

Drawn
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MERCER ISLAND MIXED USE

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MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

AXON NW CORNER

SHEET NO.

A304

Drawn
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XING HUA GROUP LTD.
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MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

RENDERING - SE PLAZA

SHEET NO.

A305

Drawn
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XING HUA GROUP LTD.
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MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE
RENDERING - MID BLCOK PLAZA

SHEET NO.
A306

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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

RENDERING - NE CORNER

SHEET NO.

A307

Drawn
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DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

RENDERING - NW CORNER

SHEET NO.

A308

Drawn
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SHEET TITLE

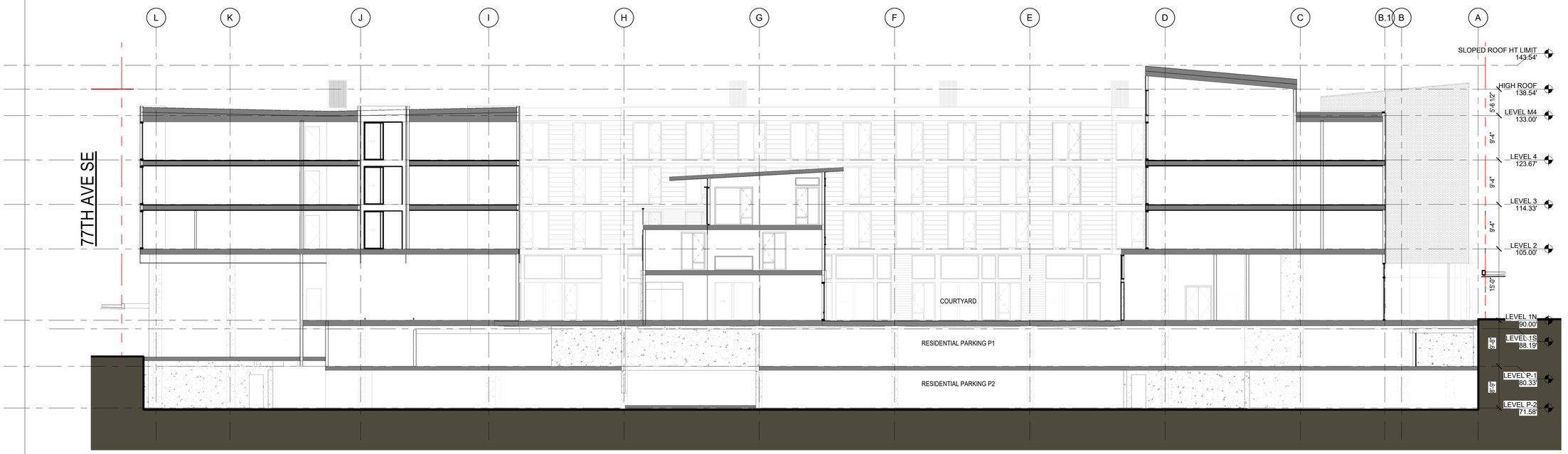
RENDERING - NW PLAZA

SHEET NO.

A309

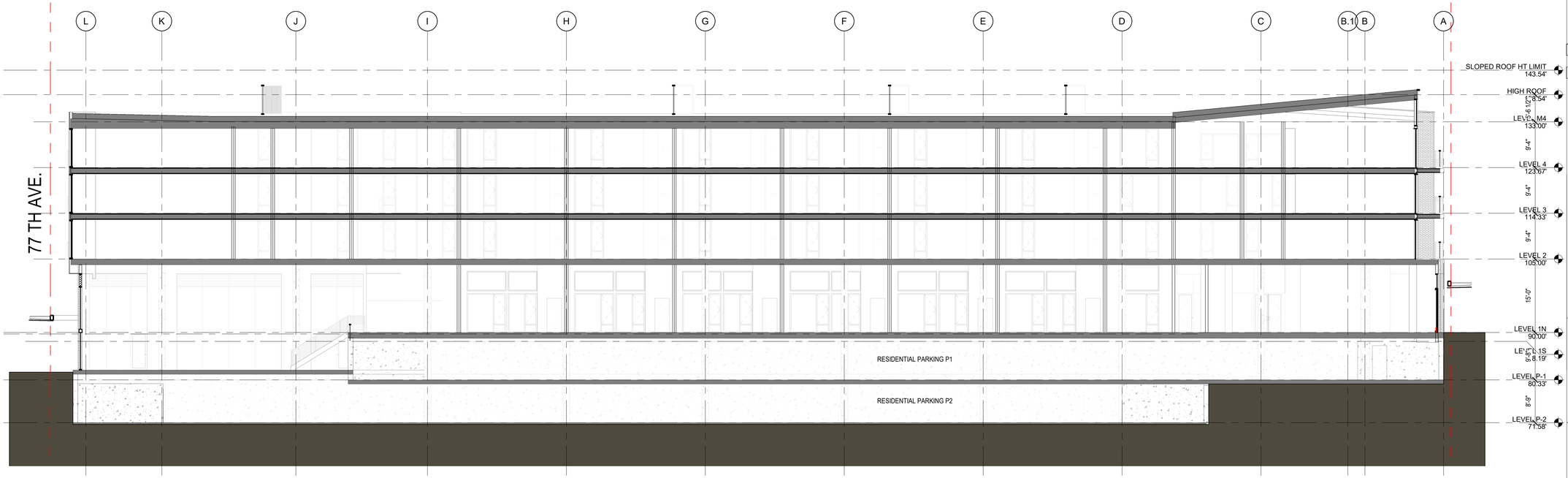
Drawn
Checked

Printed: 12/24/2019 2:34:43 PM



1 E-W SECTION THRU COURTYARD

3/32" = 1'-0"



2 E-W SECTION THRU RETAIL PARKING1

3/32" = 1'-0"

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4038 REGISTERED ARCHITECT
RAYMOND S. JOHNSTON
State of Washington

NOT FOR CONSTRUCTION

MERCER ISLAND MIXED USE

XING HUA GROUP LTD.
2885 76TH AVE SE
MERCER ISLAND, WA

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

BUILDING SECTIONS - EAST-WEST

SHEET NO.

A400

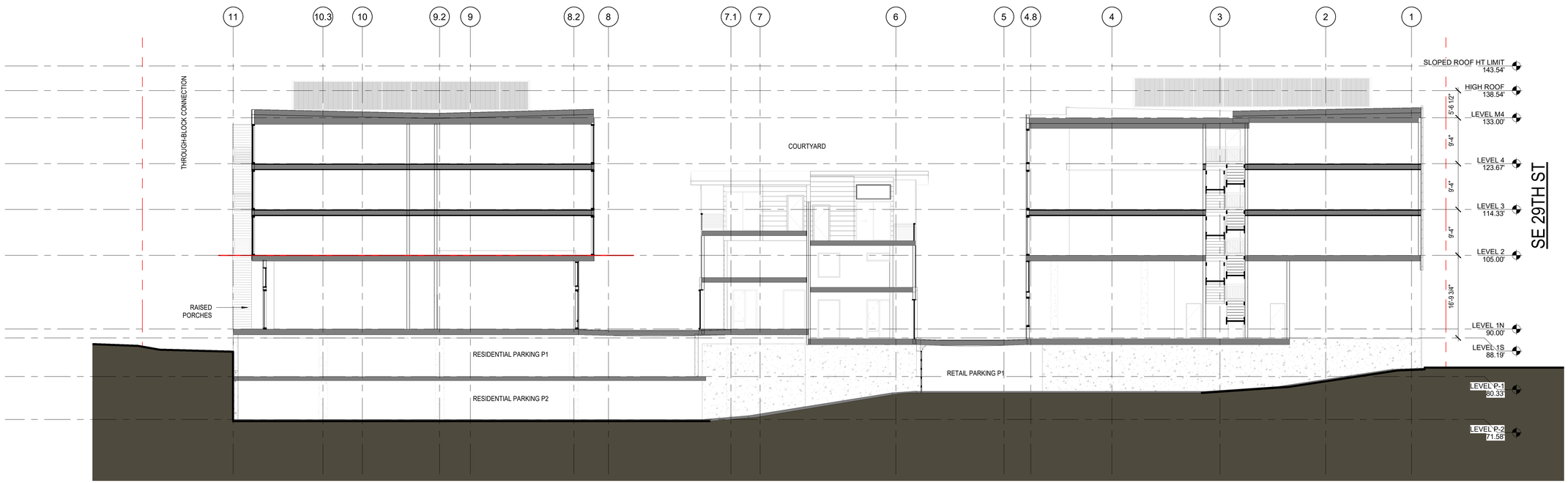
Drawn
Checked

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1 N-S SECTION THRU EAST PORTION

3/32" = 1'-0"



2 N-S SECTION THRU PARKING RAMP

3/32" = 1'-0"

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Date	Description
12/24/2019	LAND USE SET

SHEET TITLE

BUILDING SECTIONS - NORTH-SOUTH

SHEET NO.

A401

Drawn
Checked

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