



# MERCER PARK

EXTERIOR MODIFICATION

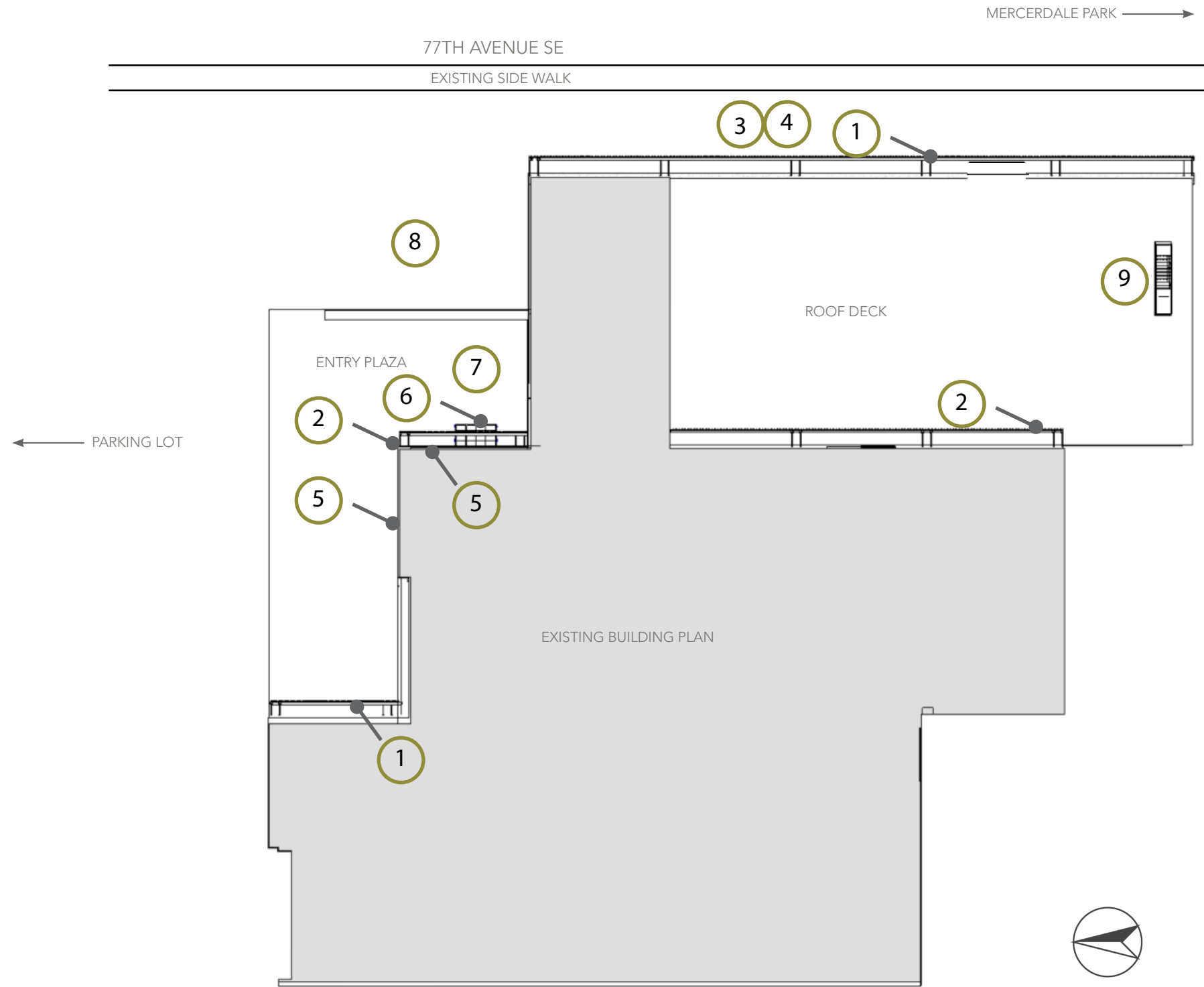
3003 77TH AVE SE 98040

JUNE 29ND, 2020



**BURGESS DESIGN**  
INTERIORS + ARCHITECTURE

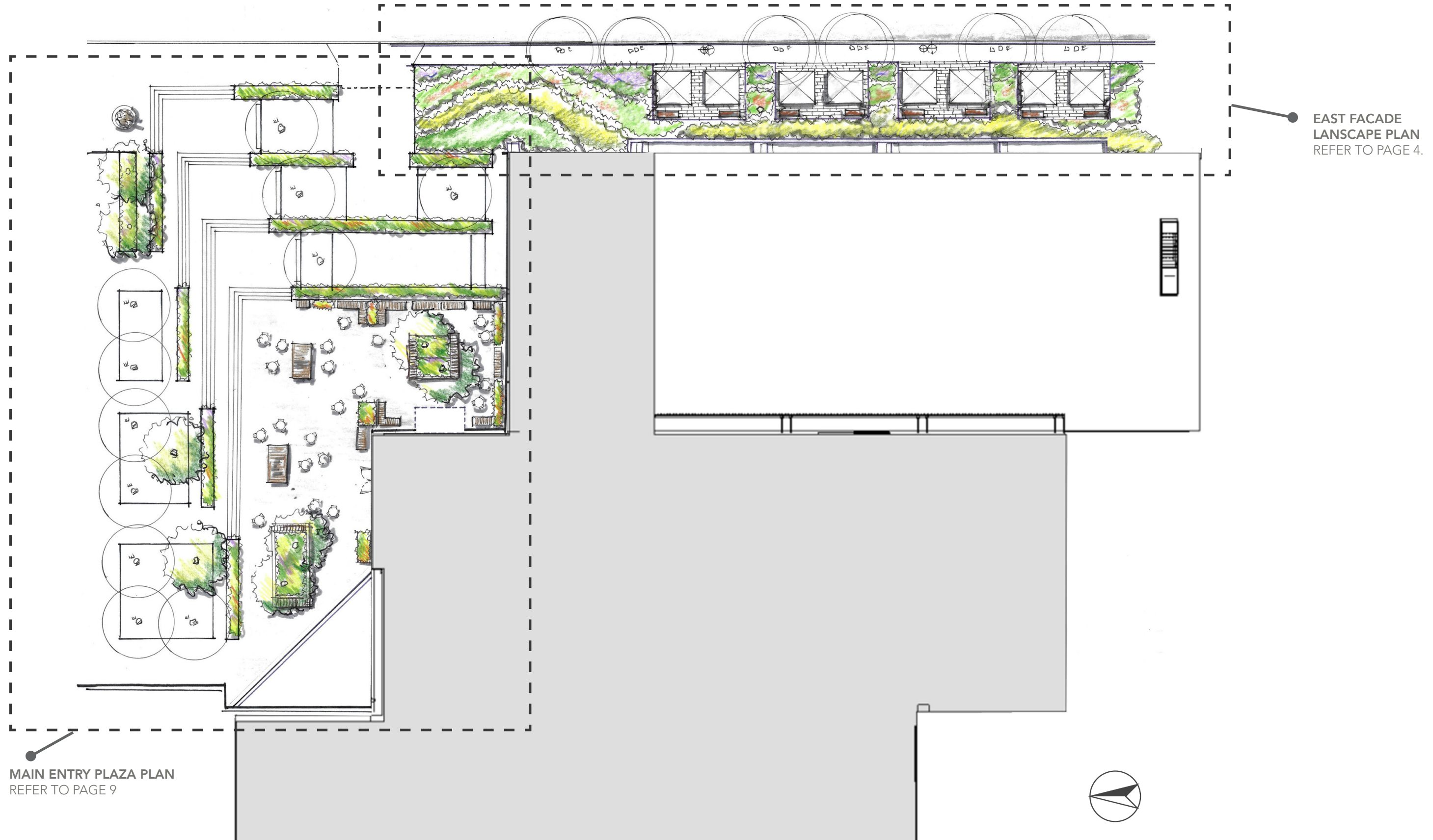
# EXTERIOR PROJECT SCOPE KEY PLAN



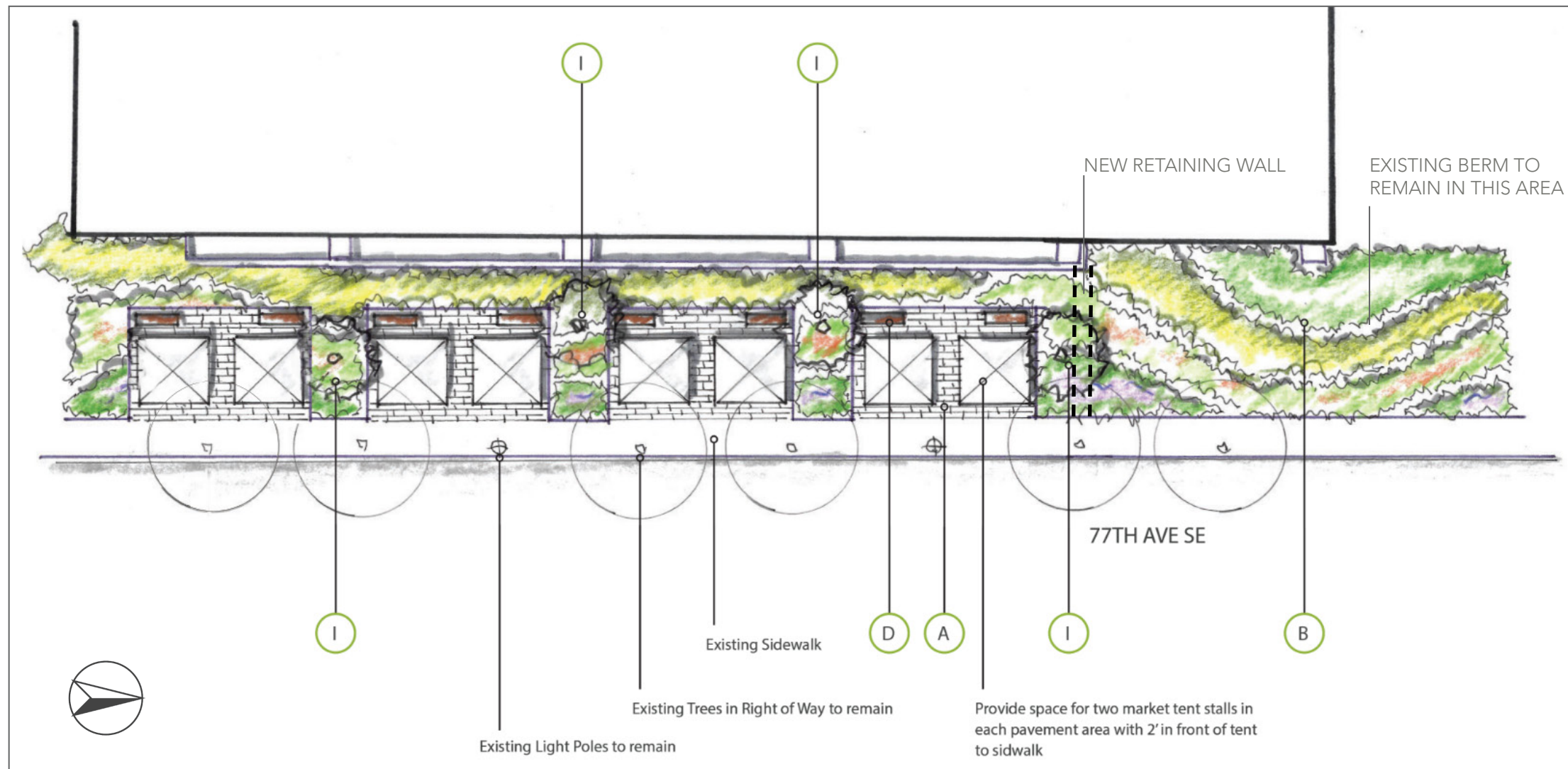
PROJECT SCOPE KEY PLAN  
NTS

- 1 SCREEN WALL**  
NEW PAINT DESIGN. EXISTING WOOD SLATS ON SCREEN WALL WILL BE REFINISHED TO CREATE A GRADIENT OF 3 TONES.  
SEE PAGE 6 & 10
- 2 SCREEN WALL**  
SCREEN WALL TO BE REMOVED IN THESE LOCATIONS SO THAT A NEW UPDATED LOOK CAN BE PROVIDED.  
SEE ELEVATIONS ON PAGE 10 & 13
- 3 LANDSCAPE MODIFICATIONS AND NEW CUT IN WINDOWS**  
CUTTING IN NEW WINDOWS AT LOWER LEVEL AND LOWERING OF THE BERM WORK IN CONJUNCTION TO PROVIDE AN INCREASED TRANSPARENCY AT THE GROUND LEVEL TO PROVIDE BETTER ENGAGEMENT WITH THE PUBLIC ROW AND REDUCES THE PERCEIVED MASS OF THE BUILDING FROM THE STREET.  
SEE PAGE 6 & 8
- TREES**
- 4** REMOVAL OF 4 TREES EAST SIDE TO ALLOW THE EXISTING STREET TREES TO GROW AND OBTAIN NATURAL CANOPY AND FIGURE.  
SEE NEW PROPOSAL PAGE 4,5, 6 & 8
- GLAZING**
- 5** NEW CURTAIN WALL AT EXISTING TWO STORY OPEN AREA TO PROVIDE A NEW LOBBY EXPERIENCE WITH TRANSPARENCY TO THE EXTERIOR TO ENJOY THE VISUAL ENHANCEMENTS OF THE PLAZA AREA.  
SEE PAGE 10
- OVERHEAD DOOR**
- 6** NEW OVERHEAD DOOR INSTALLED ON NEW GLAZING FACADE PROVIDES INTERACTION BETWEEN LOBBY AND PLAZA AREA.  
SEE PAGE 10
- 7 STATUE**  
PROPOSE TO RELOCATE THE EXISTING ART WORK ADJACENT TO THE SIDEWALK TO PROVIDE BETTER INTERACTION AND VISUAL AWARENESS WITH PEDESTRIANS. FOR NEW LOCATION SEE PAGE 9
- PAINTING**
- 8** PAINTING THE BUILDING ADDS A FRESH LOOK TO THE BUILDING AND COMPLIMENTS THE OTHER BUILDING ELEMENTS.  
SEE PAGE 6 & 10
- 9 NEW DOG HOUSE**  
EXTENDING ALREADY EXISTING STAIR CASE TO THE ROOF TOP. SEE PAGE 12 & 13

# EXTERIOR FULL LANDSCAPING PLAN



# EXTERIOR EAST FACADE LANDSCAPE PLAN

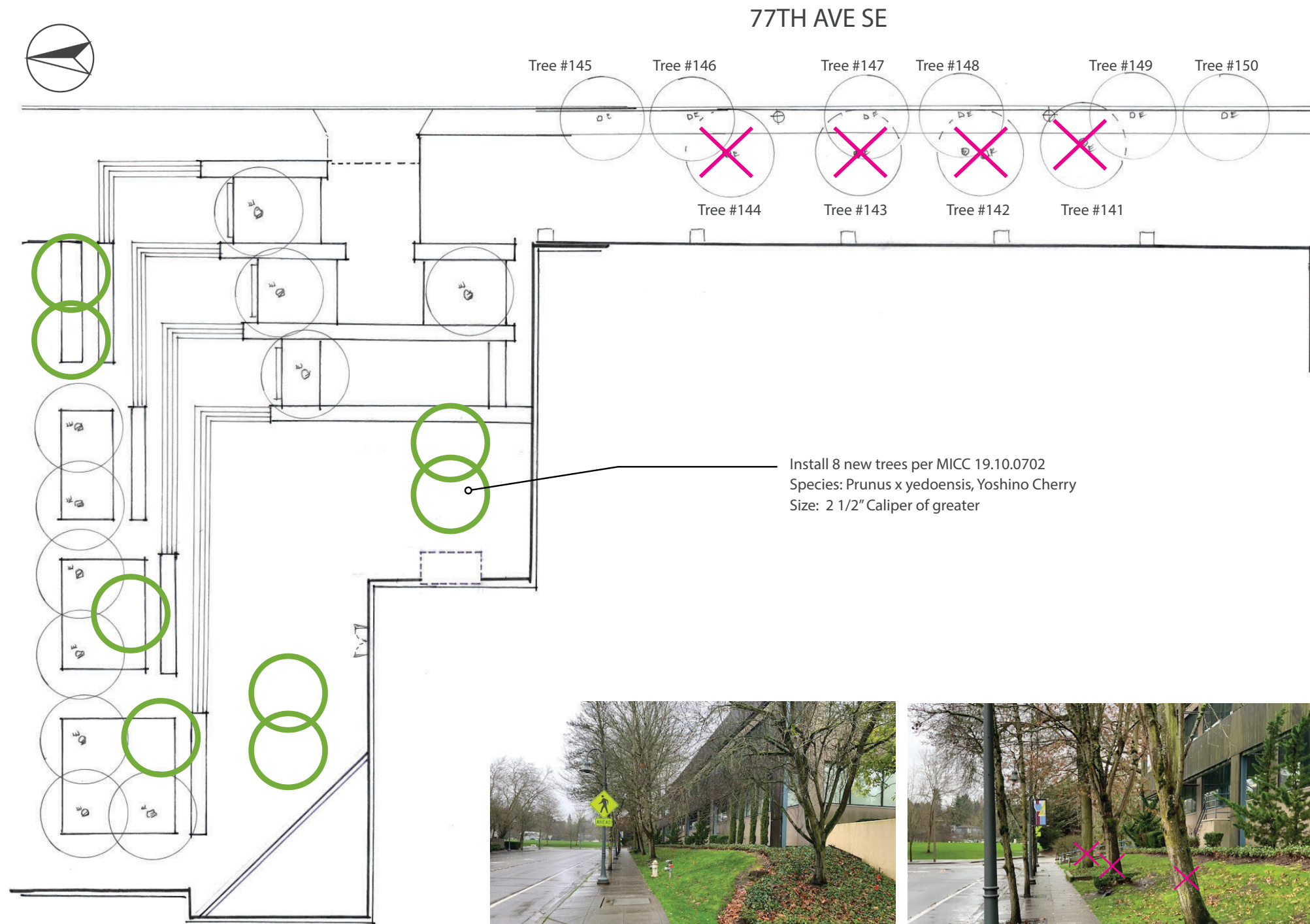


**EXTERIOR**  
EAST SIDE PROPOSED LAYOUT  
KEY NOTES REFERENCED ON PAGE 11



**EXTERIOR**  
EAST FACADE EXISTING

- PROPOSE TO REMOVE 4 EXISTING TREES (10-24" dia) TO ALLOW THE STREET TREES TO GROW AND OBTAIN NATURAL CANOPY AND FIGURE.
- ALSO THE ROOTS OF THE EXISTING TREES POSE A POSSIBLE DETRIMENT TO THE EXISTING RETENTION PIPE (72" DIA. X 72'-0" IN LENGTH) WHICH LIE UNDER THE EXISTING TREES.
- PROPOSING TO REPLACE THESE EXISTING TREES WITH 9 NEW TREES IN MAIN PLAZA AREA PER THE 2:1 RATIO INDICATED IN MICC 19.10.0702. REFER TO PAGE 5 MAIN ENTRY PLAZA PLAN.
- PROPOSE TO PROVIDE MULTIPLE PAVER HARDCAPED AREAS THAT CAN BE USED FOR FARMERS MARKET AND DAY TO DAY PEDESTRIAN INTERACTION.
- LANDSCAPED AREA WILL BE PROVIDED WITH MASSINGS OF ORNAMENTAL/NATIVE PLANTINGS

# EXTERIOR TREE REMOVAL RELOCATION PLAN



## Plan Legend

-  Trees to be removed (10-24" dia. approx) and replaced at 2:1 ratio per MICC 19.10.0702
-  Replacement trees - 8 total trees in plaza to replace the removed trees along 77th Ave SE
- Tree #000   Tree Identification number, refer to arborist report

### Tree Removal Notes:

1. Remove 4 existing trees (10-24" dia) on private property to allow street trees to grow and obtain natural canopy and figure.
2. Refer to adjacent images for crowding condition of existing trees and recently installed street trees on 77th Ave SE
3. Install 8 trees minimum in Plaza Area to replace the removed trees per the 2:1 ratio indicated in MICC 19.10.0702. 2.5" Caliper size min replacement.
4. Root of the existing trees pose a possible detriment to the existing retention pipe (72" dia x 72' in length) which lies under the existing berm adjacent to the trees to be removed



# EXTERIOR EAST FACADE

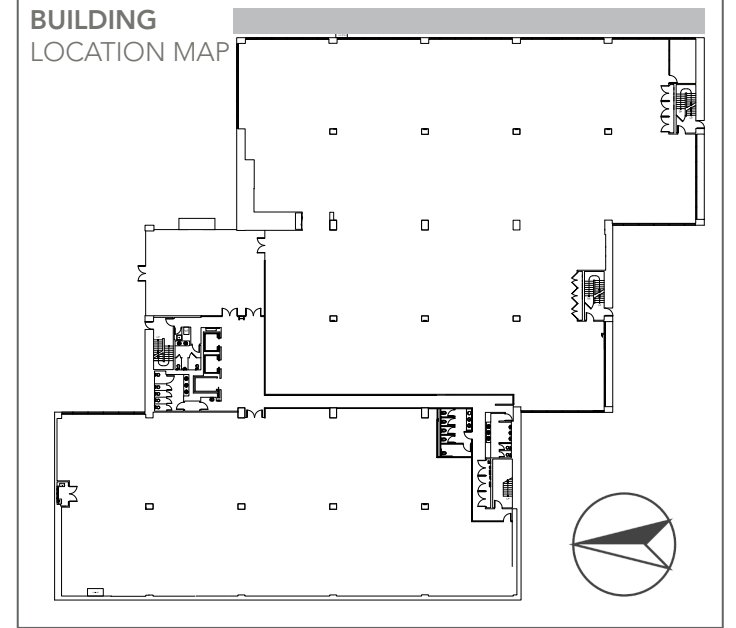
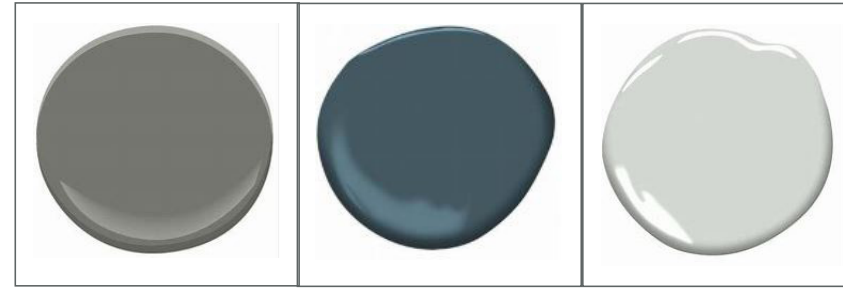
**8 PAINTING**  
PAINTING THE BUILDING ADDS A FRESH LOOK TO THE BUILDING AND COMPLIMENTS THE OTHER BUILDING ELEMENTS.

**1 SCREEN WALL**  
NEW PAINT DESIGN. EXISTING WOOD SLATS ON SCREEN WALL WILL BE REFINISHED TO CREATE A GRADIENT OF 3 TONES.

BUILDING PAINT COLOR

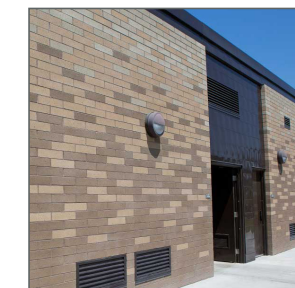


WOOD SLATS ON SCREEN WALL. 3 PAINT COLORS



THESE ELEMENTS WILL GREATLY IMPROVE THE BUILDING.

- PAINTING OF SCREEN WALL BREAKS UP THE MONOTONE OF THE BUILDING .GIVING A DYNAMIC LOOK TO UPDATE THE ELEMENTS.
- CUTTING IN NEW WINDOWS AT LOWER LEVEL AND LOWERING OF THE BERM WORK IN CONJUNCTION TO PROVIDE AN INCREASED TRANSPARENCY AT THE GROUND LEVEL TO PROVIDE BETTER ENGAGEMENT WITH THE PUBLIC ROW AND REDUCES THE PERCEIVED MASS OF THE BUILDING FROM THE STREET.
- HARDSCAPED AREAS TO BE PROVIDED FOR PEDESTRIAN INTERACTION ADJACENT TO SIDEWALKS AND CAN BE USED FOR VENDOR TENT LOCATIONS DURING SATURDAY'S FARMERS MARKET
- LOW LEVEL LIGHTING WILL BE ADDED TO HARDSCAPE AREAS AT BENCHES FOR PEDESTRIAN ILLUMINATION AROUND EACH AREA.

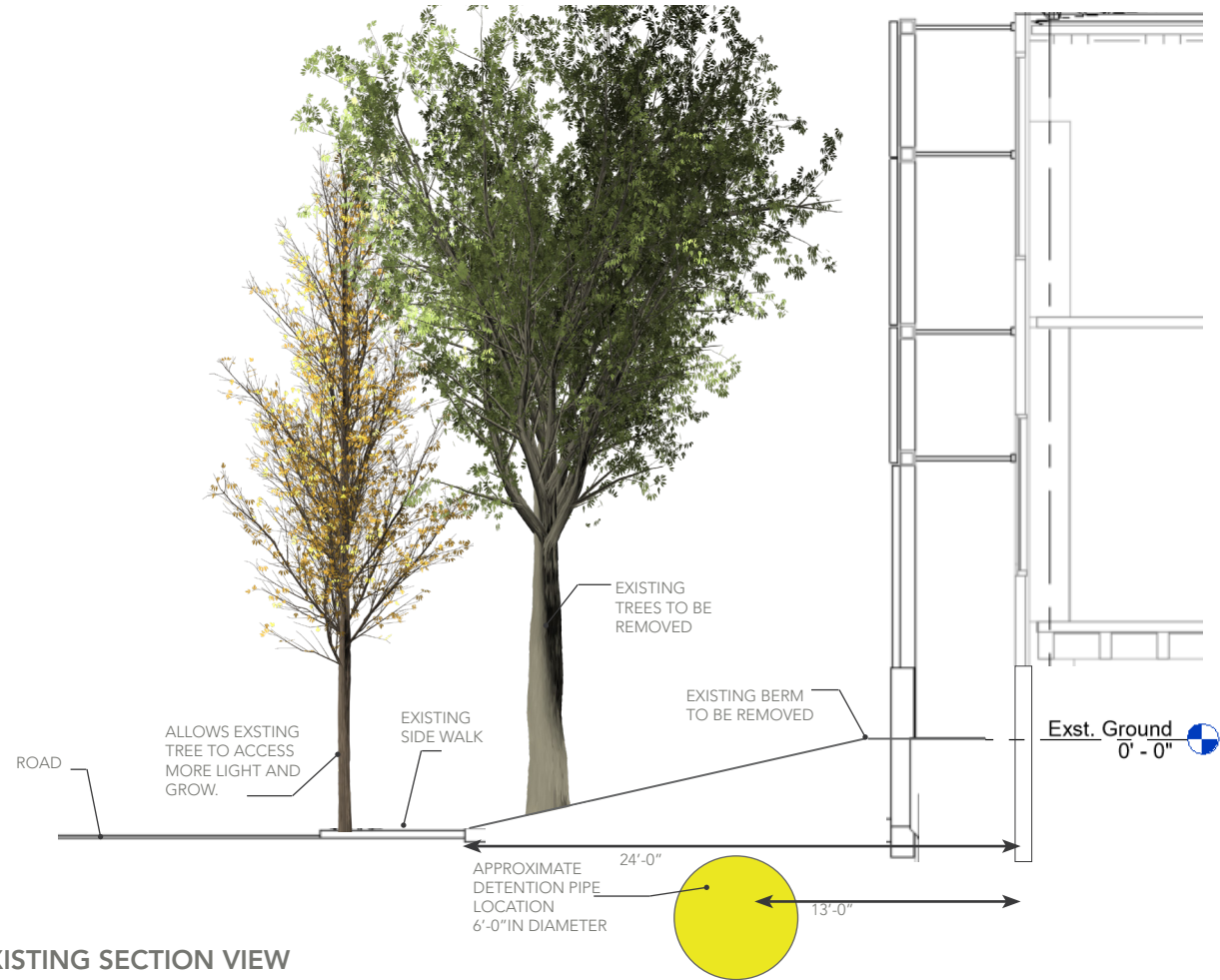


**INSPIRATION**  
IMAGE SHOWS THE INSPIRATION FOR THE EXTERIOR LOOK AND FEEL. USING THE GRADIENT OF 3 COLORS APPLIED TO THE WOOD SLATS. METAL PAINTED A DARK TONES AS SHOWN.

EXTERIOR EAST FACADE

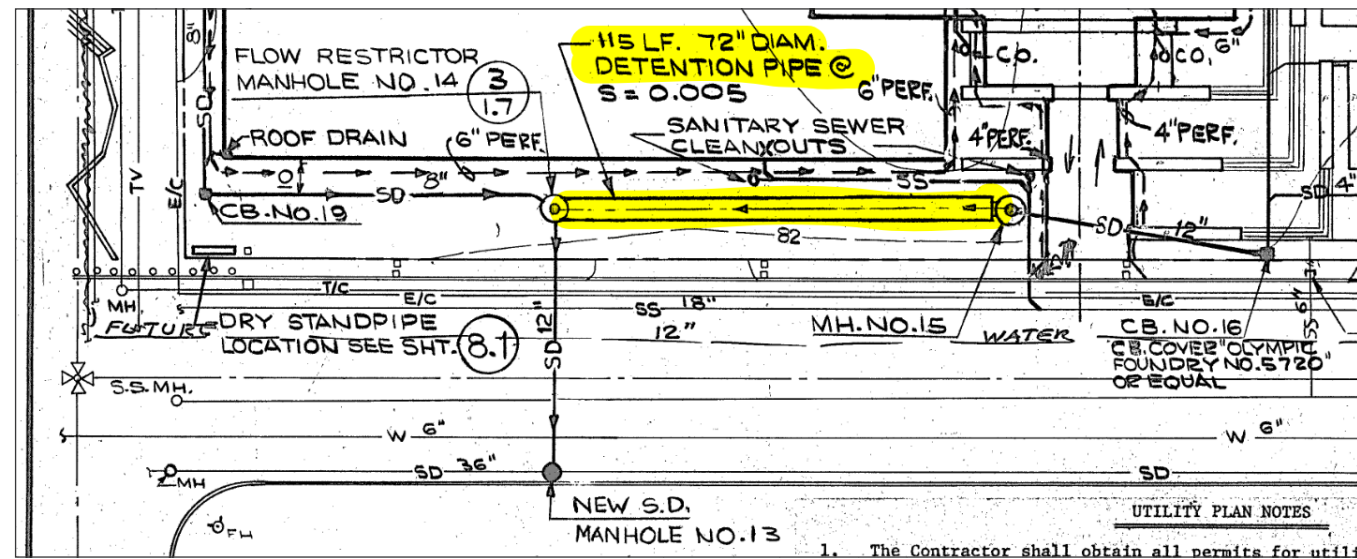
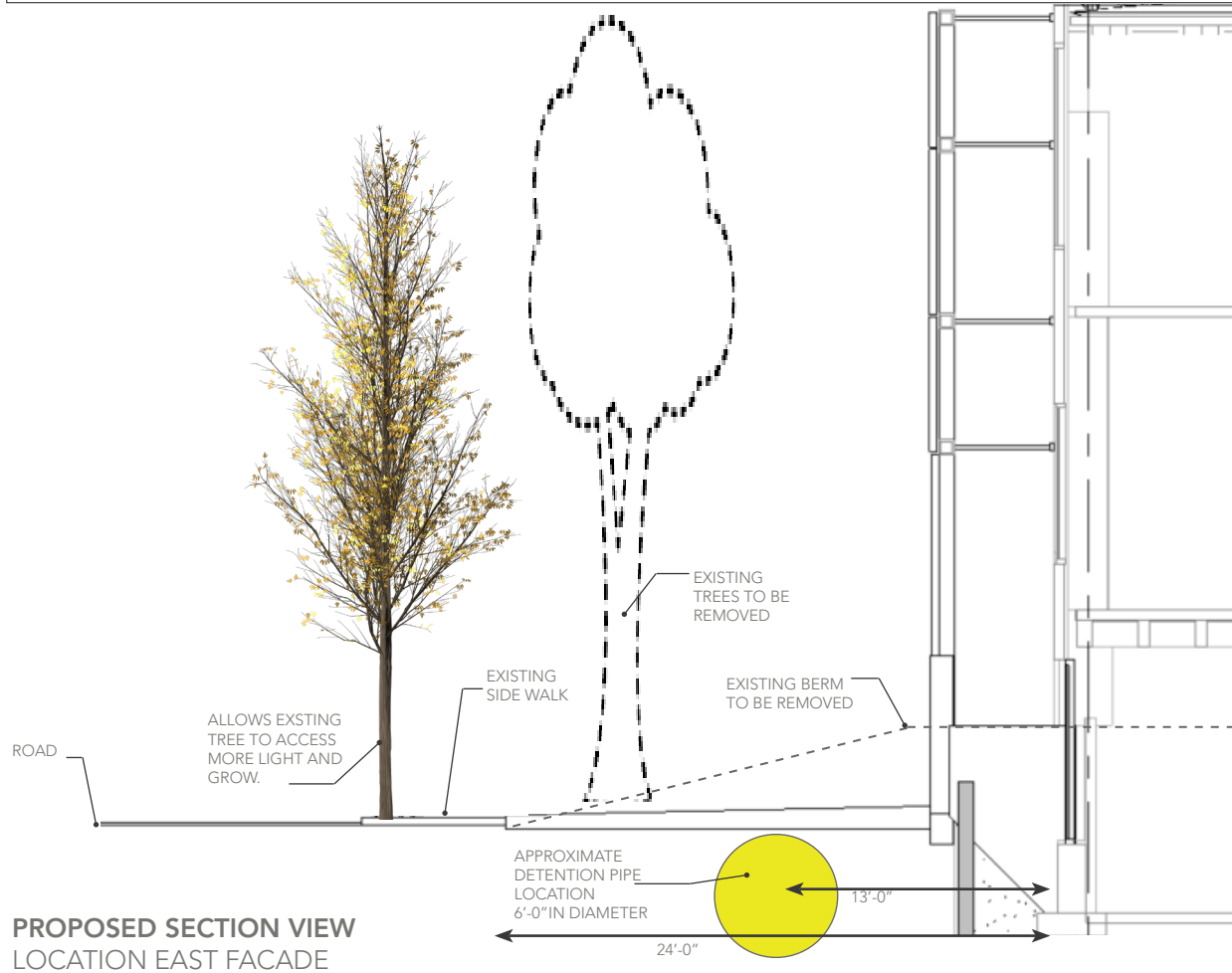
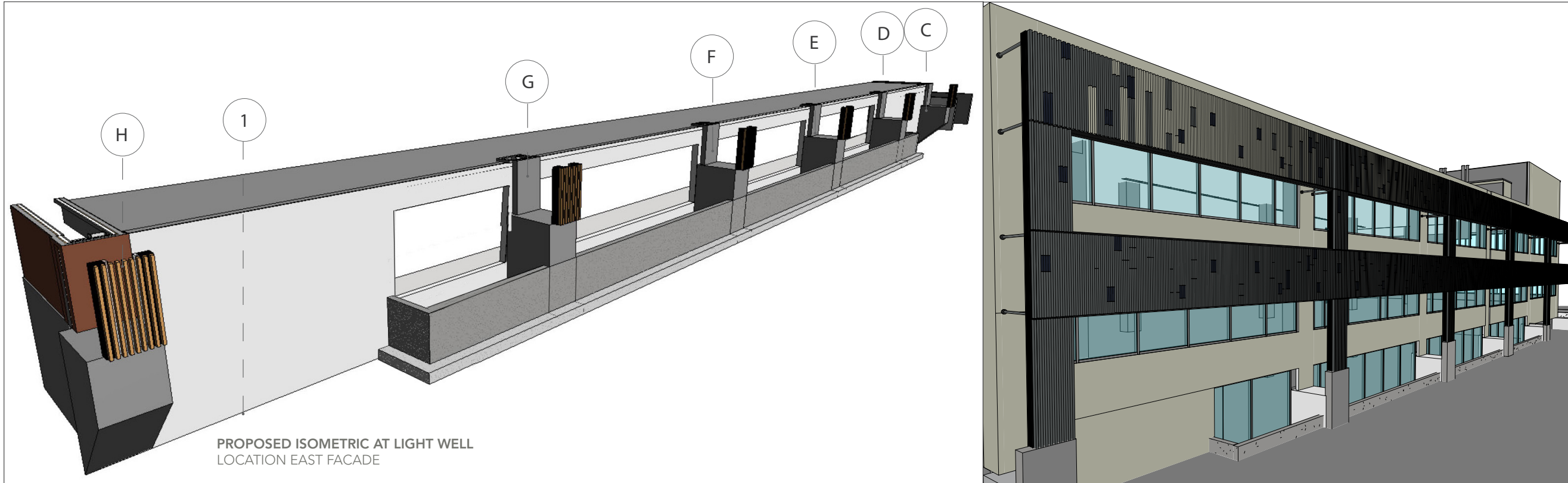
**5 NEW GLAZING**  
ADDITION OF THE GLAZING TO PROVIDE DAYLIGHTING TO THE BASEMENT.

# EXTERIOR EAST FACADE- EXTERIOR EXISTING CONDITION



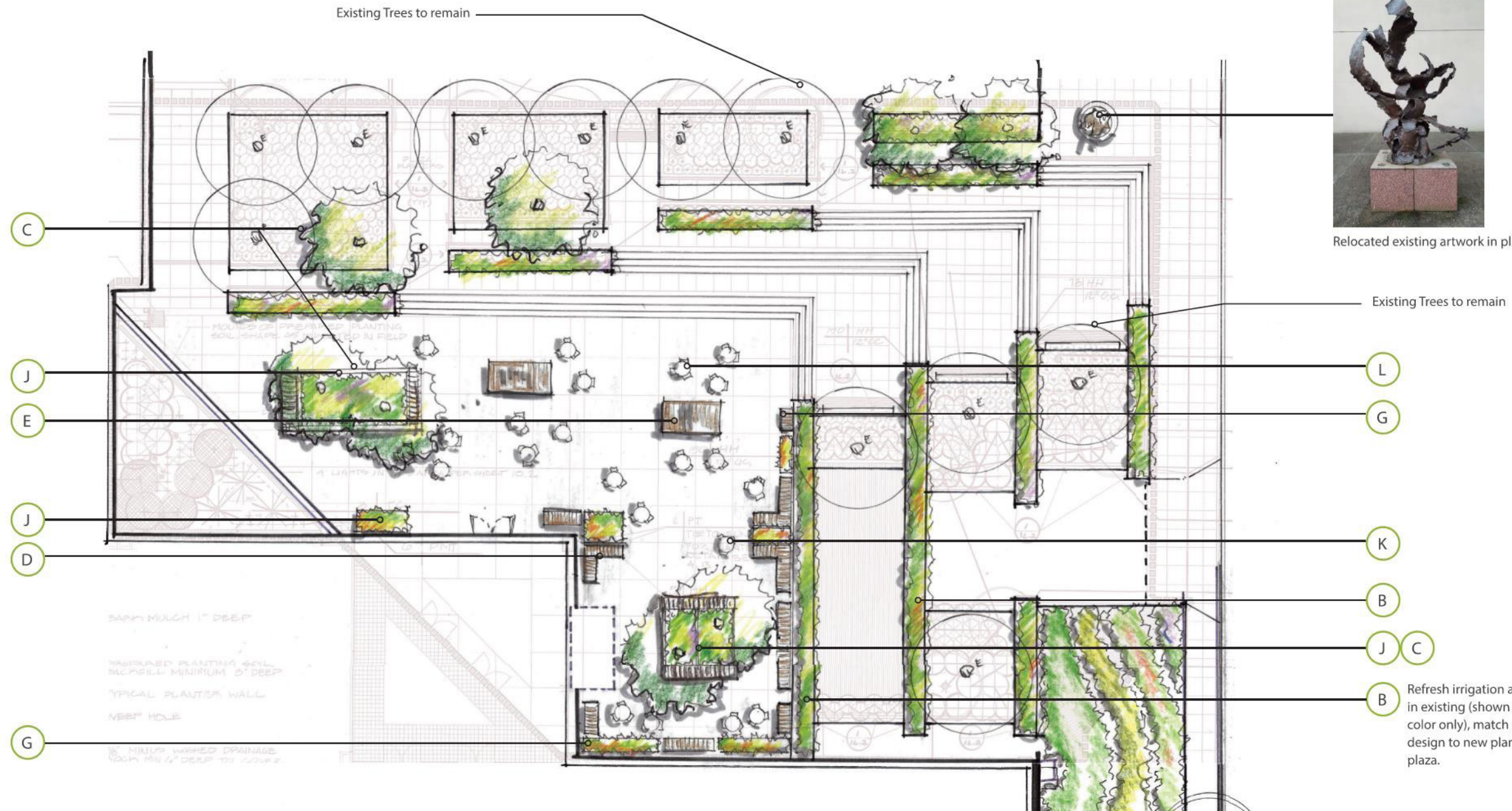
EXISTING SECTION VIEW OF BERM AND DETENTION PIPE

# EXTERIOR EAST FACADE- EXTERIOR PROPOSED CONDITION





# EXTERIOR MAIN ENTRY PLAZA PLAN



Relocated existing artwork in plaza

## NARRATIVE

- PROPOSE TO ADD (8) NEW TREES IN THE PLAZA AREA TO REPLACE THE (4) TREES REMOVED FROM THE EAST FACADE AREA PER THE 2:1 RATIO INDICATED IN MICC 19.10.0702.
- PROPOSE TO PROVIDE ADDITIONAL LANDSCAPING AND BENCH SEATING AREAS TO PROVIDE COLLABORATIVE AREAS OUTDOORS FOR PEDESTRIANS TO INTERACT OR ENJOY WHILE OUTDOORS.
- PROPOSE TO RELOCATE THE EXISTING ART WORK ADJACENT TO THE ROW SIDEWALK TO PROVIDE BETTER INTERACTION AND VISUAL AWARENESS WITH PEDESTRIANS.

Existing Trees to remain

KEY NOTES  
LOCATED ON PAGE 11

B Refresh irrigation and planting in existing (shown in green color only), match planting design to new planters on plaza.

# EXTERIOR ENTRANCE



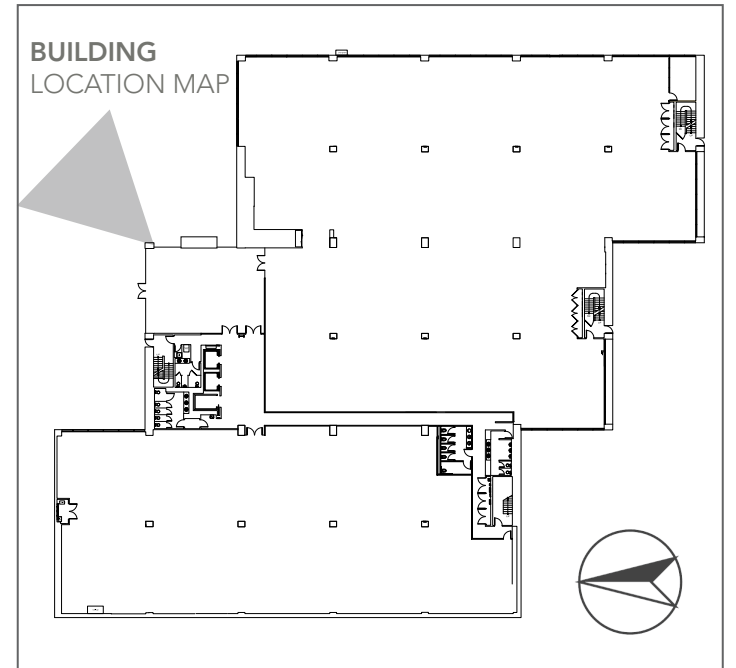
8

**NEW PAINT**  
ACCENT PAINT TO BRING FOCUS TO THE MAIN ENTRANCE. FACADE COLOR CHANGE.

**COMPANY LOGO**  
TO BE PLACED UP HIGH TO BE SEEN FROM A DISTANCE. PLACE HOLDER FOR FUTURE SIGNAGE. THIS LOCATION IS WHERE FORMER SIGNAGE WAS LOCATED.

1

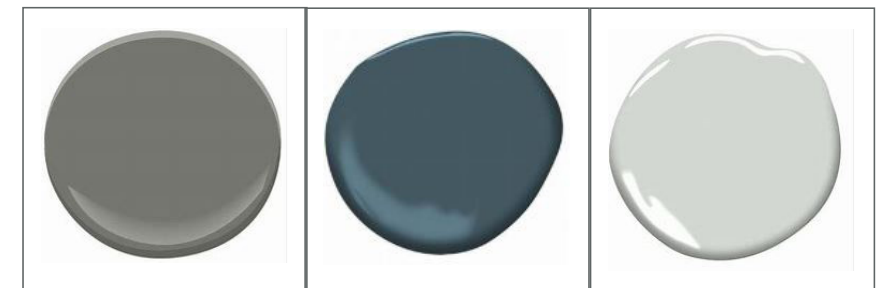
**SCREEN WALL**  
NEW PAINT DESIGN ON EXISTING SCREEN WALLS. WOOD SLATS PAINTED TO CREATE A GRADIENT OF 3 TONES. SEE PAGE 4 AND 6



**THESE ELEMENTS WILL GREATLY ENHANCE THE LOOK AND FEEL OF THE ENTRY PLAZA**

- PAINTING OF SCREEN WALL BREAKS UP THE MONOTONE OF THE BUILDING GIVING A DYNAMIC LOOK TO UPDATE THE ELEMENTS.
- MODIFICATIONS TO THE MAIN ENTRY BLOCK PROVIDE A NEW FRESH UPDATED LOOK AND INCLUDE:
  - REMOVAL OF EXISTING SCREEN AND CHANGE OF COLOR TO THE MAIN ENTRY BLOCK PROVIDES A DISTINCTION FROM THE REMAINDER OF THE BUILDING TO DEFINE THE ENTRY.
  - NEW CURTAIN WALL AT EXISTING TWO STORY OPEN AREA
  - OVERHEAD DOOR AT NEW CURTAIN WALL PROVIDES FOR INTERACTION BETWEEN LOBBY AND PLAZA AREA FOR EVENTS AND GOOD WEATHER DAYS.
  - PROPOSE TO PROVIDE ADDITIONAL LANDSCAPING AND BENCH SEATING AREAS TO PROVIDE COLLABORATIVE AREAS OUTDOORS FOR PEDESTRIANS TO INTERACT OR ENJOY WHILE OUTDOORS.

## SCREEN WALL PAINT COLORS



**MAIN ENTRANCE**  
VIEW FROM PLAZA

6

**NEW OVERHEAD DOOR**  
PROVIDE INDOOR OUTDOOR ACCESS IN THE SUMMER MONTHS.

5

**NEW GLAZING**  
THIS NEW GLAZING WILL ENCLOSE THE BUILDING OPENING AND CREATE AN ENERGY VESTIBULE.

# EXTERIOR KEY NOTES



**A** Unit Pavers on Grade



**B** Massings of Ornamental / Native Plantings



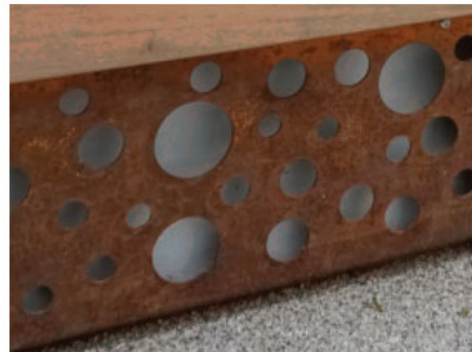
**C** Specimen Trees at Plaza / Entry / Streetscape



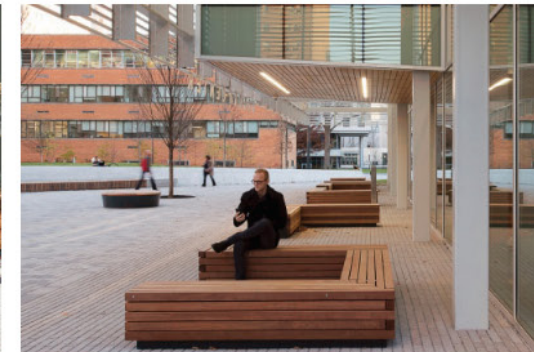
**D** Rough & Ready Seatwall with Punch Metal Frame (LED Ready)  
Size: Per Plans  
Source: Streetlife, Rough and Ready with perforated pattern walls



**E** Surf Isle Bench (Mobile Version) - (LED Ready Edge Panels)  
Size: 4 x 10' approximatly  
Source: Streetlife, Podium Isle - Surf Isle Model with Punch Metal and interior lighting frame, hardwood top



**G** Solid Peano Benches  
Size: Per plan  
Source: Streetlife: Peano Bench, size per plan, CoTen metal base, Hardwood top / sides



**I** Large Native Shurb  
Red Flowering Currant or equal



**J** Planter with integrated bench, depth for single large tree.  
Size 4' x 10' approximatly  
Source: Streetlife, Mobile Green Isle

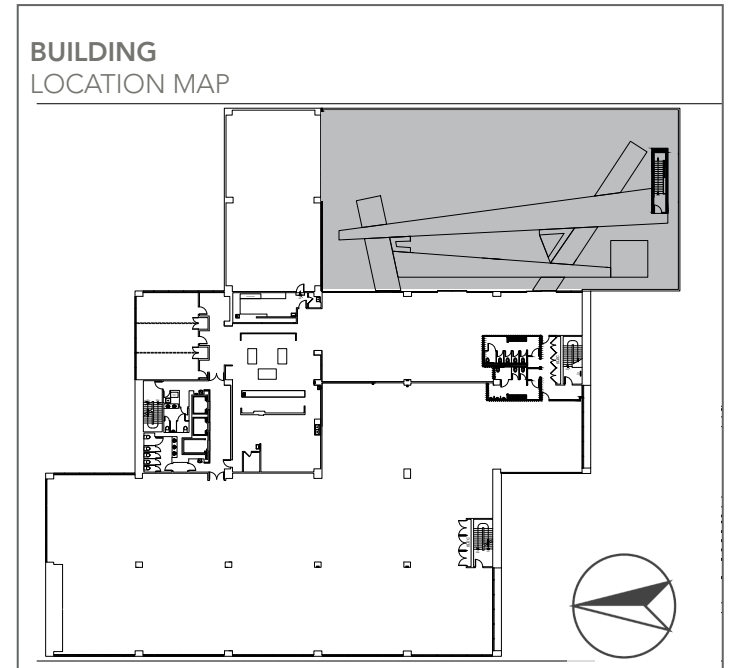


**K** Bar height tables & chairs - movable  
Source: Forms & Surface - Avivo  
Pricing: Assume 5 table sets with chairs (6)



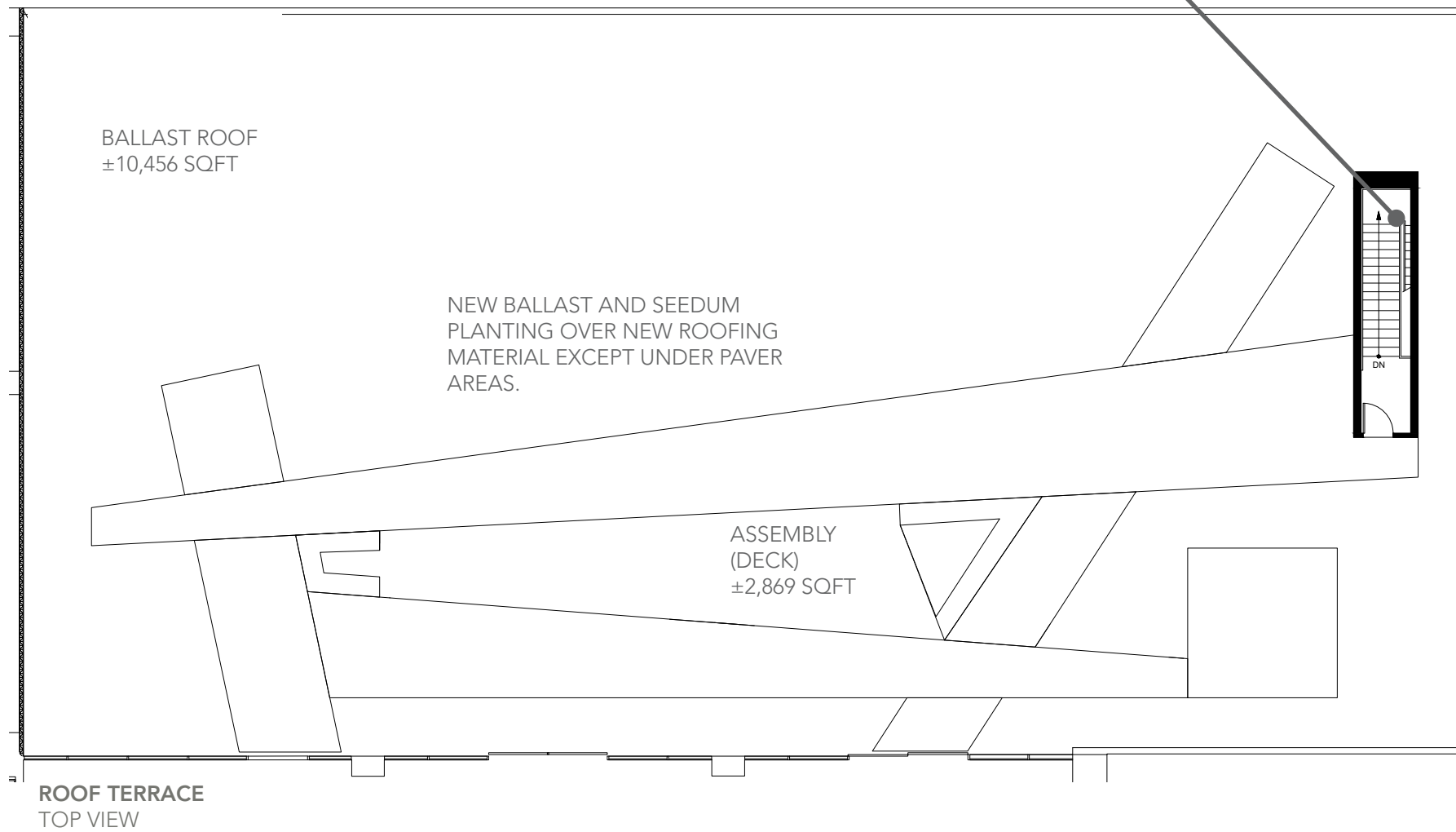
**L** Standard height tables & chairs - movable  
Source: Forms & Surface - Avivo  
Pricing: Assume 12 table sets with chairs (4)

# EXTERIOR ROOF TERRACE 4TH FLOOR

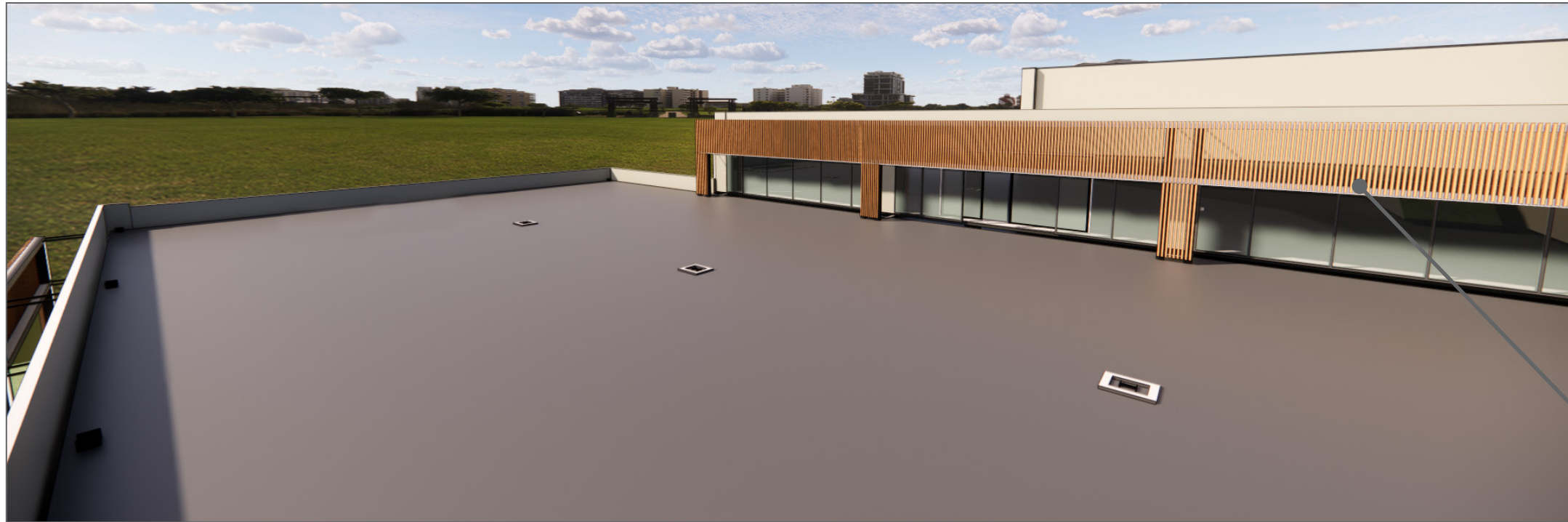


9

**NEW DOG HOUSE**  
EXTENDING ALREADY EXISTING  
STAIR CASE TO THE ROOF TOP.



# EXTERIOR ROOF DECK PERSPECTIVES



**EXISTING**  
SCREEN WALL TO BE REMOVED SO THAT A NEW UPDATED LOOK CAN BE PROVIDED.



**2** **SCREEN WALL**  
THE SCREEN AT THE FOURTH LEVEL DECK IS SET BACK ABOUT 70 FEET FROM EAST FACADE AND IS NOT READILY SEEN FROM STREET LEVEL.



**PROPOSED**

- PROPOSE TO REMOVE SCREEN TO WHICH APPEARS TO WAY HEAVY VISUALLY ON THE PROPOSED DECK ENHANCEMENTS
- THE REMOVAL OF THE SCREEN WHICH PARTIALLY OBSCURES THE WINDOW WILL PROVIDE BETTER VISUAL INTERACTION BETWEEN THE INTERIOR AND EXTERIOR SPACES.
- THE SCREEN CASTS A SHADOW LINE INTO THE INTERIOR ASSEMBLY SPACE.



**9** **DOG HOUSE**  
THIS EXTENSION OF THE EXISTING STAIR CASE TO THE ROOF TOP IS NOT VISIBLE FROM BELOW.