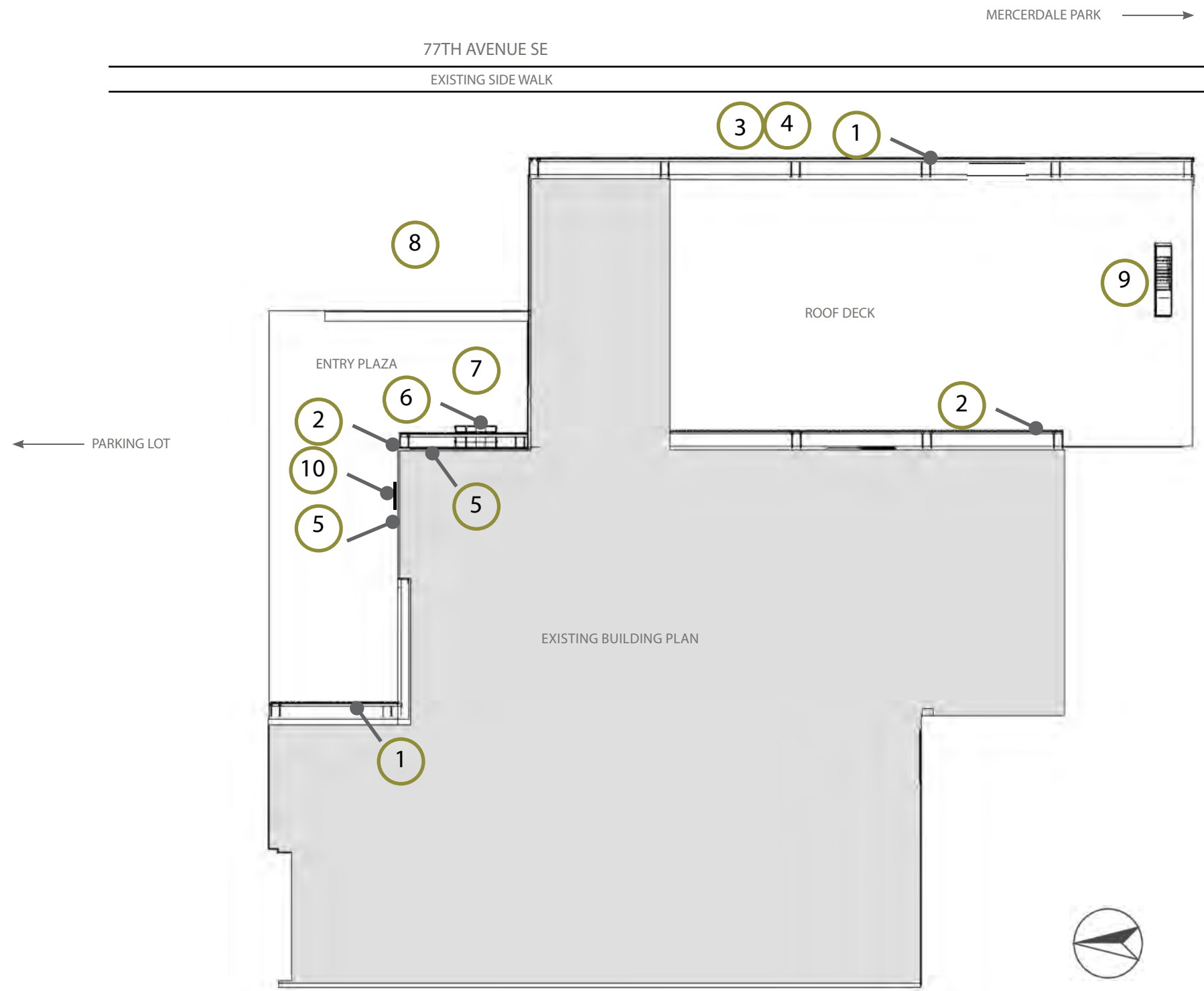




MERCER PARK
EXTERIOR MODIFICATION
3003 77TH AVE SE 98040
OCTOBER 30, 2020



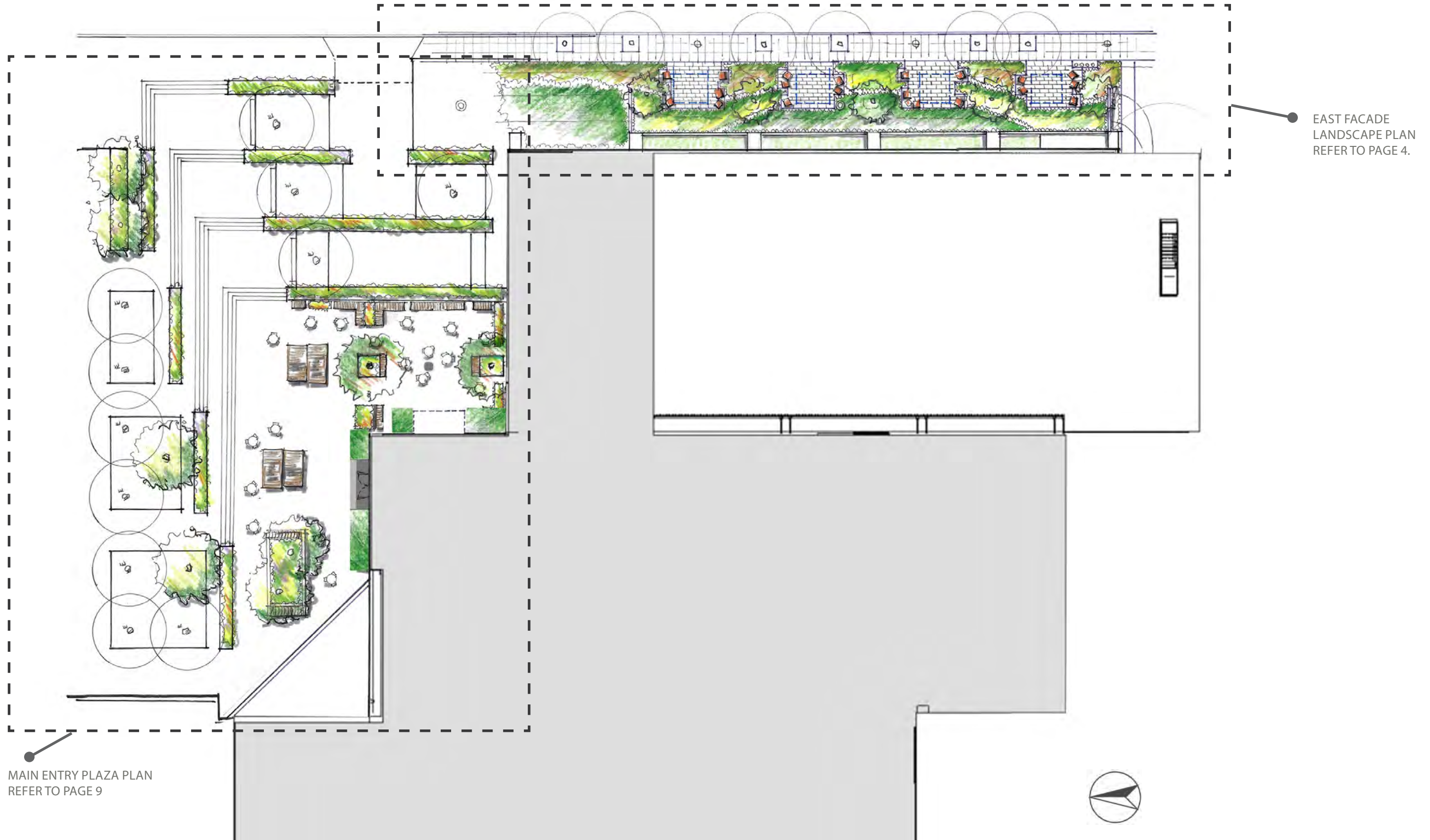
EXTERIOR PROJECT SCOPE KEY PLAN



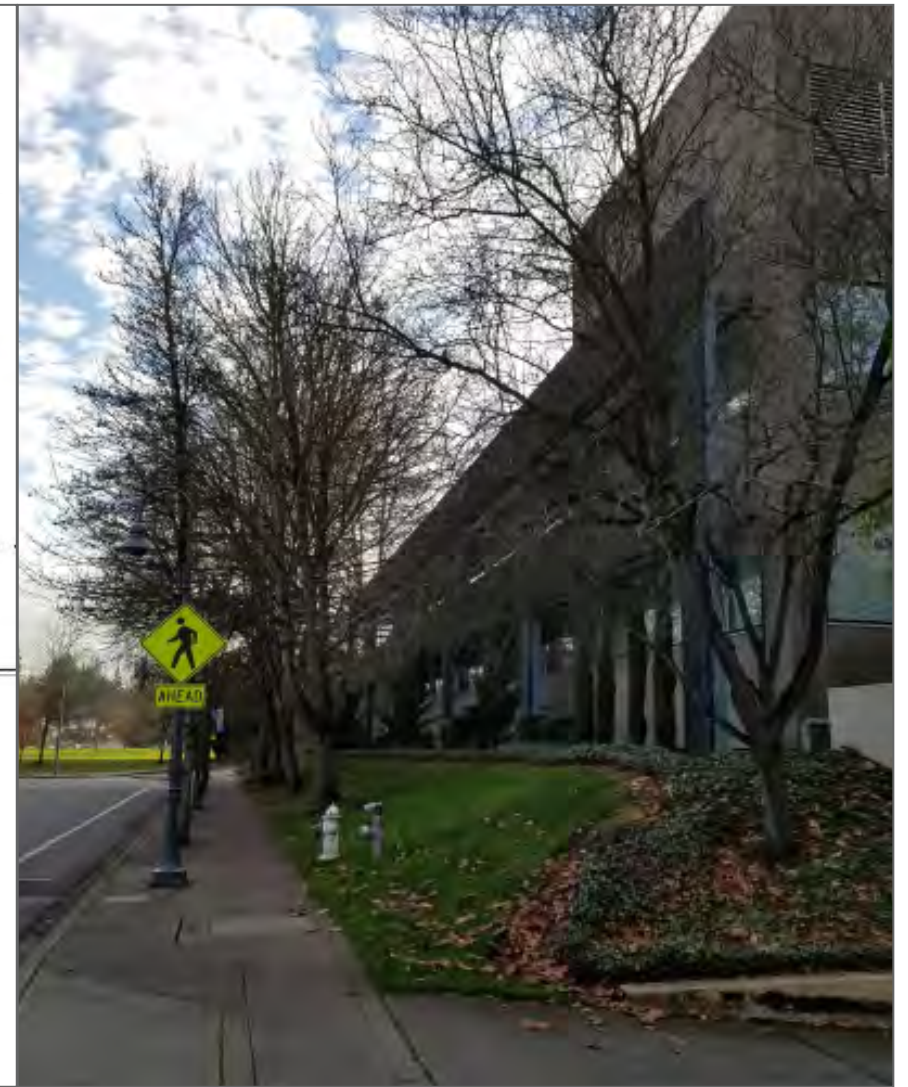
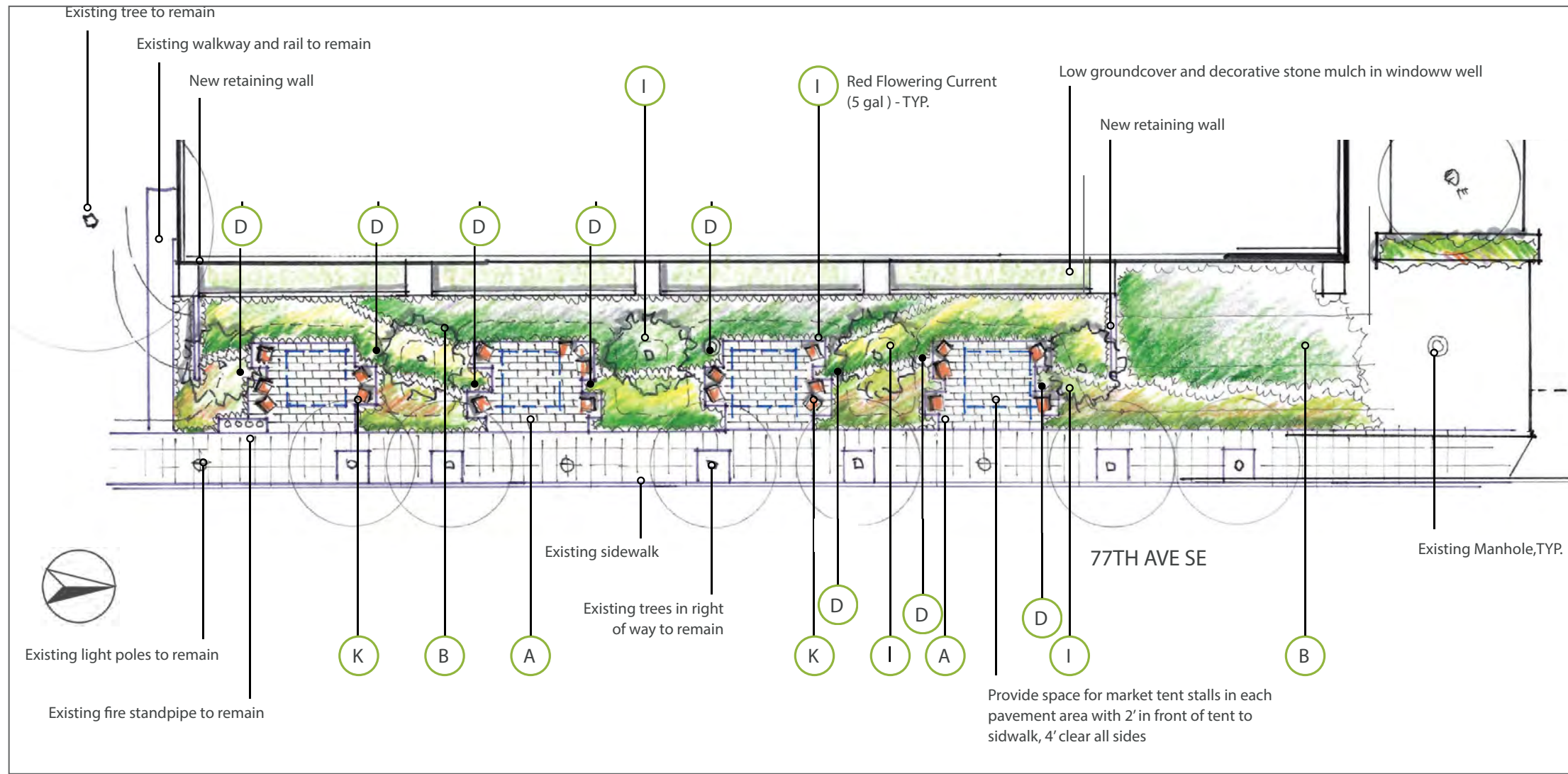
PROJECT SCOPE KEY PLAN
NTS

- 1 SCREEN WALL
2 SCREEN WALLS TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A OFFICE LOBBY EXPERIENCE. 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 AS WELL AS BETTER ENGAGEMENT WITH THE PUBLIC ROW. REDUCING THE PERCEIVED MASS OF THE BUILDING FROM THE STREET. SEE PAGE 6 & 8
- 4 TREES
R4 IN ORDER TO ADD TRANSPARENCY TO THE BUILDING BASED ON GRADES, THE 4 TREES MUST BE REMOVED. WHEN THE TREES ARE REMOVED IT CREATES AN OPPORTUNITY FOR THE BUILDING TO ENGAGE THE STREET. SEE NEW PROPOSAL PAGE 4,5, 6 & 8
- 5 GLAZING
5 NEW CURTAIN WALL AT EXISTING TWO STORY COVERED ENTRY WILL PROVIDE A LOBBY VOLUME AND EXPERIENCE CONSISTENT WITH A CLASS A OFFICE BUILDING. SEE PAGE 10
- 6 OVERHEAD DOOR
THE NEW VERTICAL BI-FOLD DOOR WILL CREATE OPERABILITY IN THE CURTAIN WALL SYSTEM. POROSITY BETWEEN THE PLAZA AND FINISHED LOBBY WILL SIGNIFICANTLY ENHANCE THE SENSE OF PLACE IN THE BUILDING ENTRY. SEE PAGE 10
- 7 STATUE
LEAVE STATUE IN ITS CURRENT LOCATION. PROPOSE TO CENTER THE ART WORK BY CREATING AN ENCLOSE PLAZA WITH FURNITURE AND GREENERY. SEE PAGE 9
- 8 PAINTING
PAINTING THE BUILDING ADDS A FRESH LOOK AND COMPLEMENTS THE OTHER BUILDING ELEMENTS. SEE PAGE 6 & 10
- 9 ROOF DECK ACCESS
IN ORDER TO ACCOMMODATE EXISTING UNDER THE CURRENT CODE, AND ADDITIONAL EGRESS PATH IS REQUIRED FROM THE ROOF DECK THAT WAS INSTALLED WHEN THE BUILDING WAS BUILT AND REMOVED IN 2015. SEE PAGE 12 TO 15.
- 10 MAIN ENTRY PORTAL
IN RESPONSE TO THE DESIGN COMMISSION STUDY SESSION A CANOPY PORTAL FLANKED BY LANDSCAPE BEDS WAS ADDED TO DELINEATE THE MAIN ENTRY OF THE BUILDING. SEE PAGE 10

EXTERIOR FULL LANDSCAPING PLAN



EXTERIOR EAST FACADE - LANDSCAPING PLAN



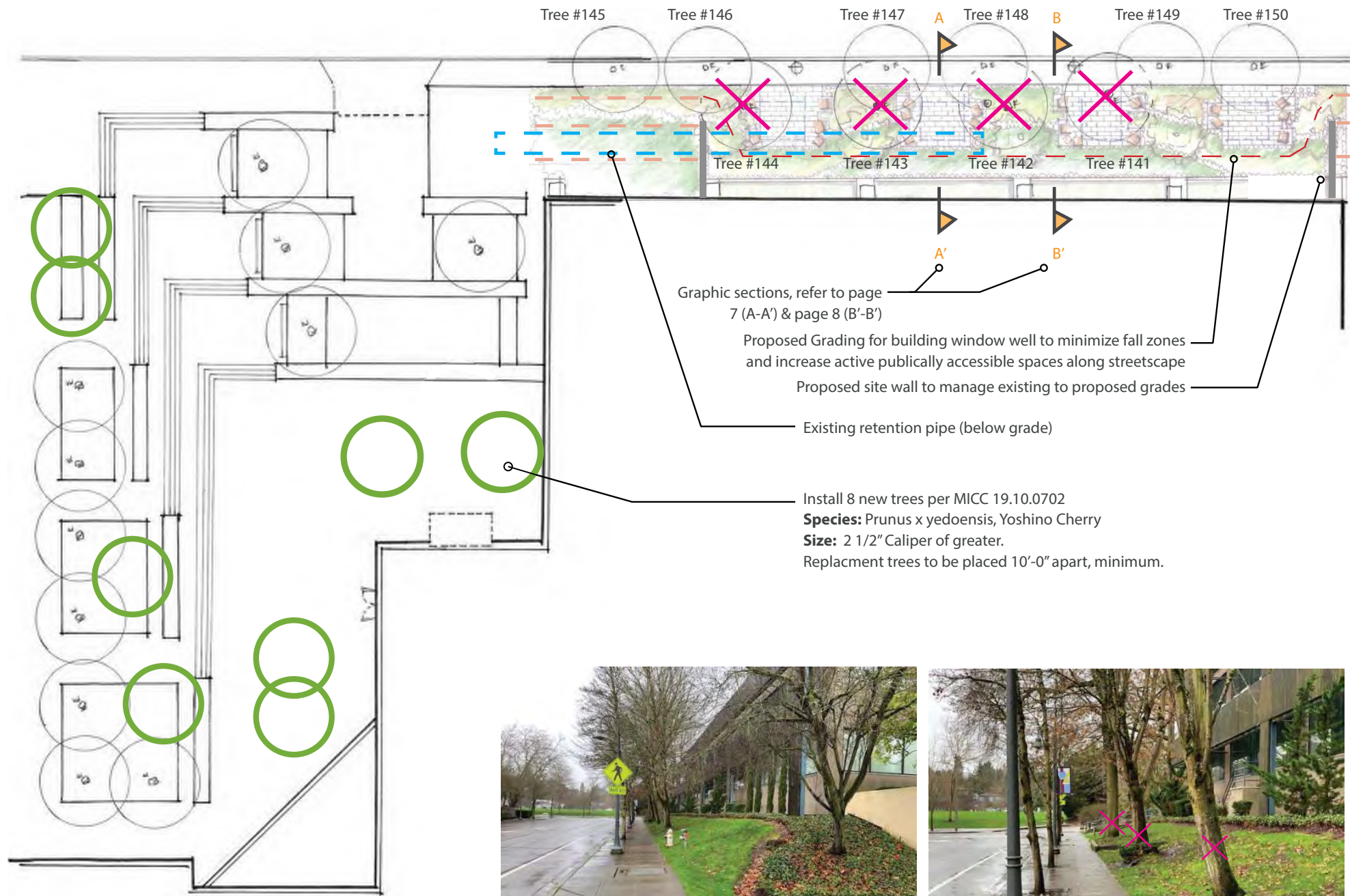
EXTERIOR
EAST SIDE PROPOSED LAYOUT
KEY NOTES REFERENCED ON PAGE 11

- REMOVE 4 EXISTING TREES (10-24" dia) TO ALLOW THE STREET TREES TO GROW AND OBTAIN NATURAL CANOPY AND FIGURE.
- THE ROOTS OF THE EXISTING TREES POSE A POSSIBLE DETRIMENT TO THE EXISTING RETENTION PIPE (72" DIA. X 72'-0" IN LENGTH) WHICH LIES 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.
- STAGGERED BOLLARD WILL BE PLACE 2 AT EACH SEATING AREA.

IN ORDER TO ADD TRANSPARENCY TO THE BUILDING BASED ON GRADES, THE 4 TRESS MUST BE REMOVED. WHEN THE TREES ARE REMOVED IT CREATES AN OPPORTUNITY FOR THE BUILDING TO ENGAGE THE STREET.

EXTERIOR
EAST FACADE EXISTING

EXTERIOR TREE REMOVAL RELOCATION PLAN



Graphic sections, refer to page 7 (A-A') & page 8 (B'-B')



Proposed Grading for building window well to minimize fall zones and increase active publicly accessible spaces along streetscape
Proposed site wall to manage existing to proposed grades

Existing retention pipe (below grade)

Install 8 new trees per MICC 19.10.0702
Species: Prunus x yedoensis, Yoshino Cherry
Size: 2 1/2" Caliper of greater.
Replacement trees to be placed 10'-0" apart, minimum.



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. Replacement trees to be placed 10'-0" apart, minimum.
- 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 x72' in length) which lies under the existing berm adjacent to the trees to be removed.
5. Due to grading needed to create the windows into the existing below grade level of the building, the impacts to the existing grades, refer to site plan, will be detrimental to the health of the trees 141, 142, 143, and 144. Maintaining the existing trees is constructably infeasible to meet the design for the building and site. Root removal and excavation below the existing root crown will be required to complete construction, refer to Section on Sheet 8.

EXTERIOR EAST FACADE

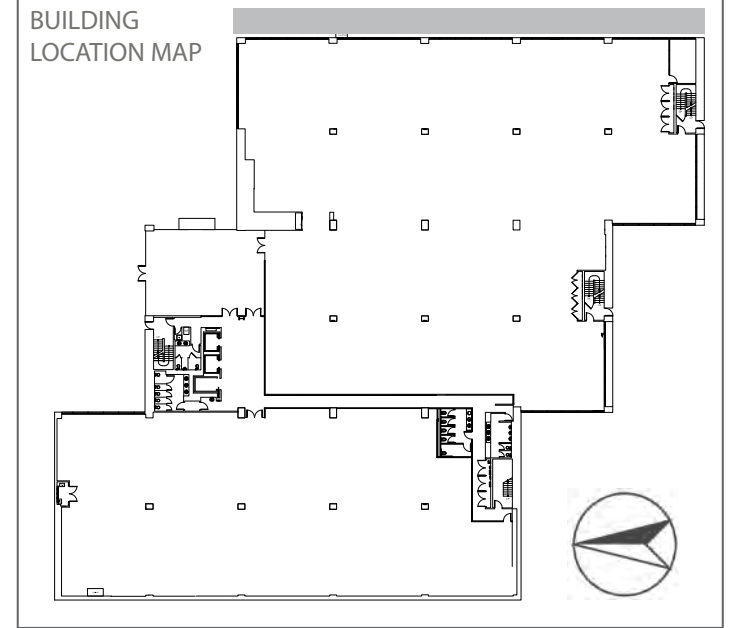
8 PAINTING
PAINTING THE BUILDING
A DARK TONE ADDS A
GROUNDING CONTRAST
AND COMPLEMENTS THE
LIGHT COLORED
SCREEN WALL.

1 SCREEN WALL
EXISTING WOOD
SLATS ON SCREEN WALL WILL BE
REFINISHED WITH 2 COLORS.
THE INNER FACE BEING THE LIGHTER OF
THE 2 COLORS TO ENHANCE LIGHT
REFLECTIBILITY IN THE INTERIOR OF
THE BUILDING.

BUILDING PAINT COLOR



WOOD SLATS ON SCREEN WALL.



THESE ELEMENTS WILL GREATLY IMPROVE THE BUILDING.

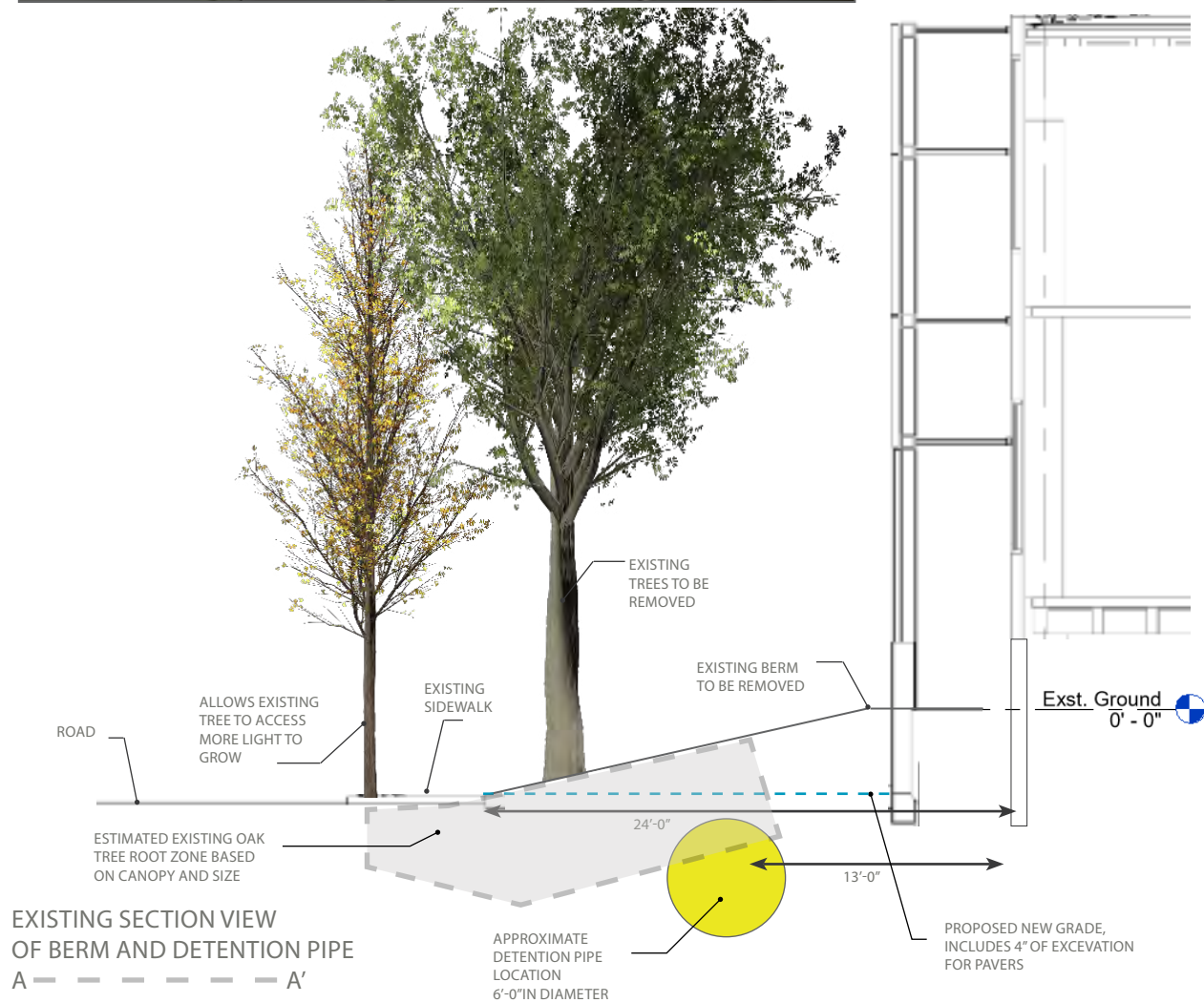
- PAINTING OF SCREEN WALL BREAKS UP THE MONOTONE OF THE BUILDING. GIVING A DYNAMIC LOOK TO UPDATE THE ELEMENTS.
- CUTTING IN NEW WINDOWS AT LOWER LEVEL AND LOWERING OF THE BERM WORK IN CONJUNCTION TO PROVIDE AN INCREASED TRANSPARENCY AT THE GROUND LEVEL AS WELL AS BETTER ENGAGEMENT WITH THE PUBLIC ROW. REDUCING 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 BOLLARD LIGHTING WILL BE ADDED TO HARDSCAPE AREAS FOR PEDESTRIAN ILLUMINATION AROUND EACH AREA.



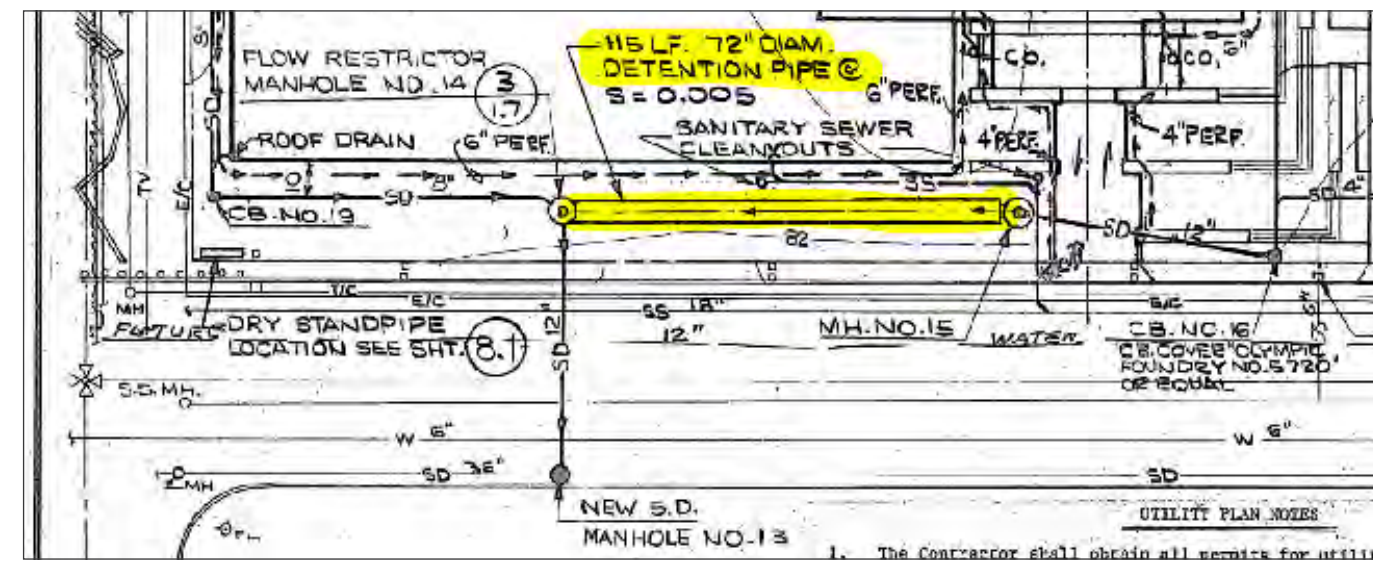
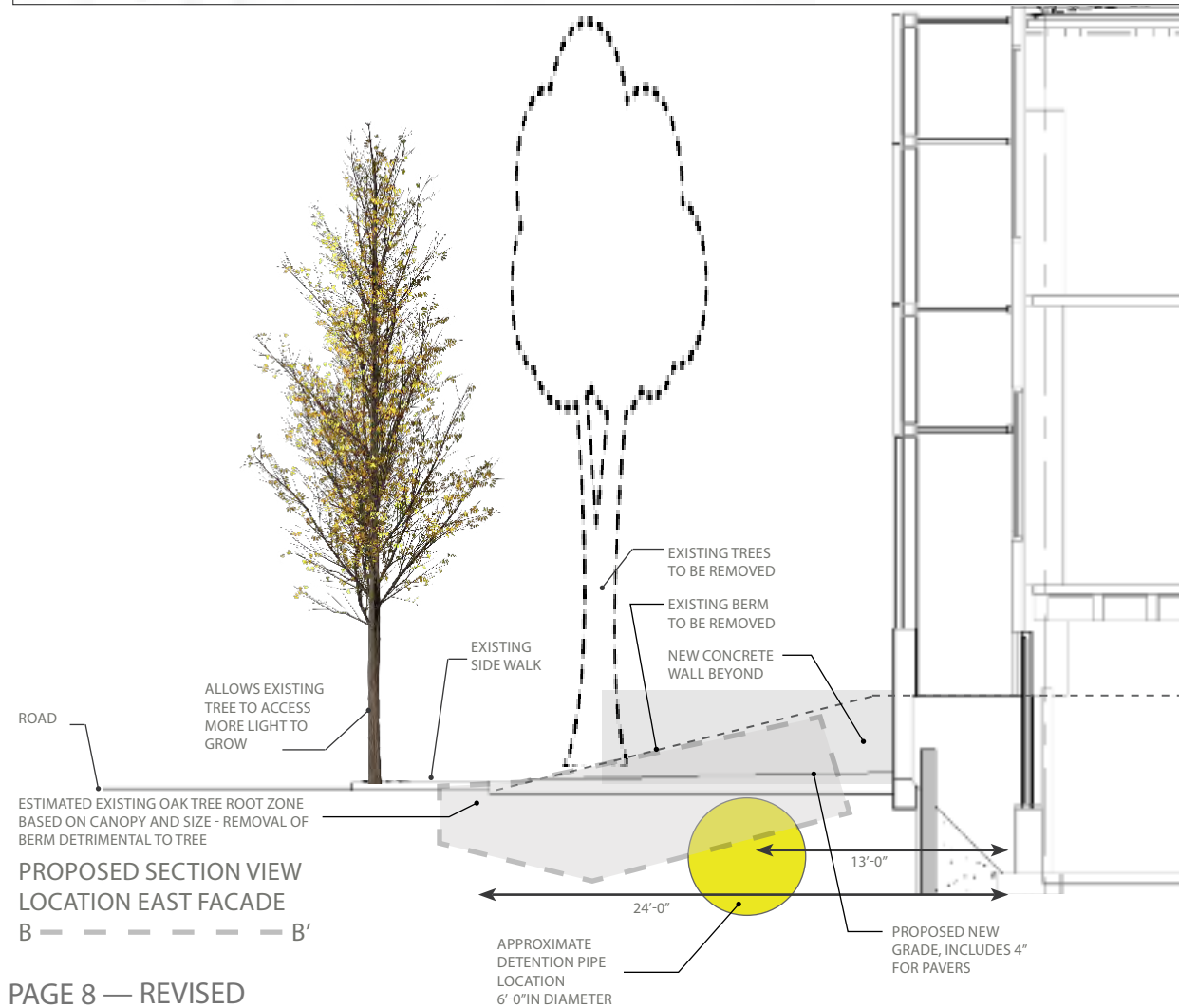
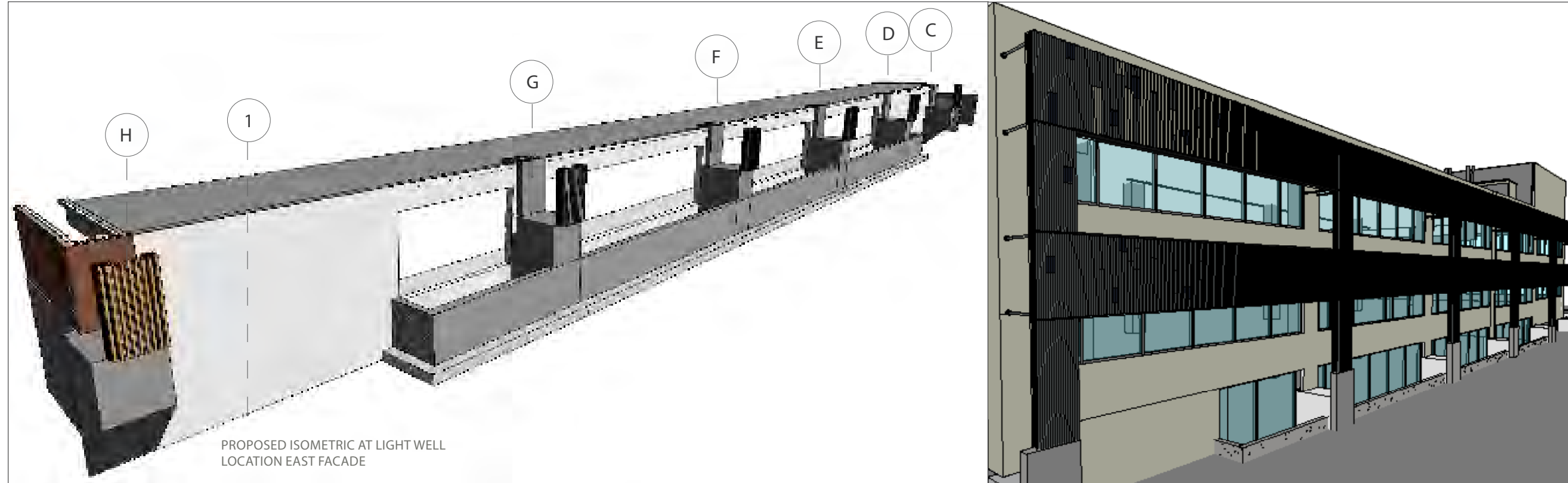
EXTERIOR EAST FACADE

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

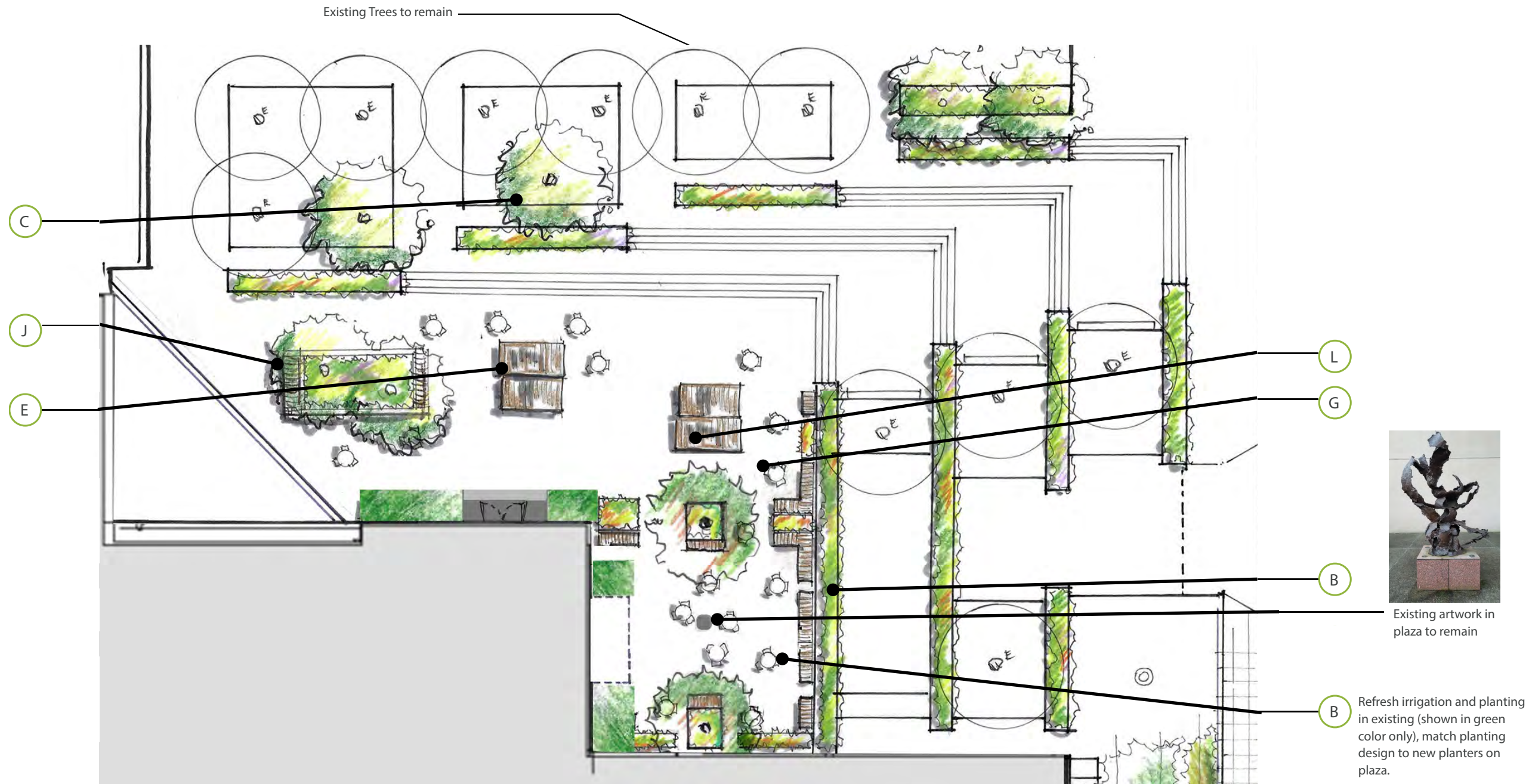
EXTERIOR EAST FACADE - EXTERIOR EXISTING CONDITION



EXTERIOR EAST FACADE - EXTERIOR PROPOSED CONDITION



EXTERIOR MAIN ENTRY PLAZA PLAN



KEY NOTES
LOCATED ON PAGE 11

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 OUTDOOR SPACE FOR PEDESTRIANS TO INTERACT OR ENJOY.
- "MAIN ENTRY PORTAL" IN RESPONSE TO THE DESIGN COMMISSION STUDY SESSION A CANOPY PORTAL FLANKED BY LANDSCAPE BEDS WAS ADDED TO DELINEATE THE MAIN ENTRY OF THE BUILDING. DRAW THE FEATURE ON THE OUTSIDE OF THE BUILDING.

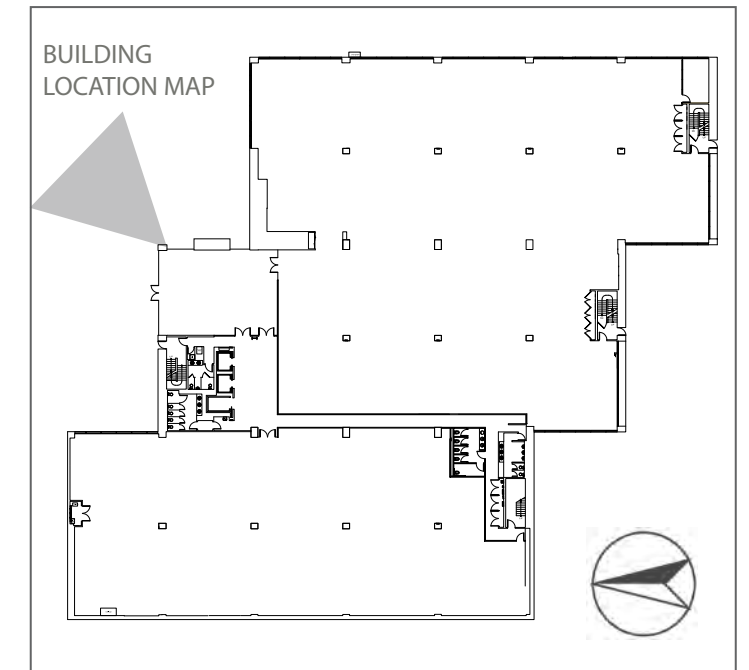
EXTERIOR ENTRANCE

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

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



1 SCREEN WALL NEW PAINT DESIGN ON EXISTING SCREEN WALLS. WOOD SLATS PAINTED IN 2 TONES.



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.

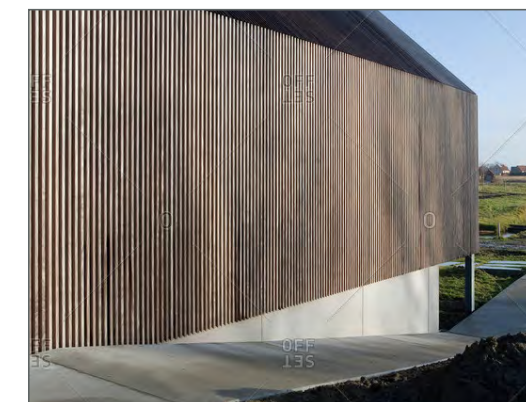
- MODIFICATIONS TO THE MAIN ENTRY BLOCK PROVIDE A NEW FRESH UPDATED LOOK AND INCLUDE:

- 2 SCREEN WALL TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A OFFICE LOBBY EXPERIENCE.
- NEW CURTAIN WALL AT EXISTING TWO STORY OPEN AREA
- 6 OPERABLE GLAZING - THE NEW VERTICAL BI-FOLD DOOR WILL CREATE OPERABILITY IN THE CURTAIN WALL SYSTEM. POROSITY BETWEEN THE PLAZA AND FINISHED LOBBY WILL SIGNIFICANTLY ENHANCE THE SENSE OF PLACE IN THE BUILDING ENTRY.
- PROPOSE TO PROVIDE ADDITIONAL LANDSCAPING AND BENCH SEATING AREAS TO PROVIDE COLLABORATIVE OUTDOOR SPACE FOR PEDESTRIANS TO INTERACT OR ENJOY.

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 (Flowering Cherry)



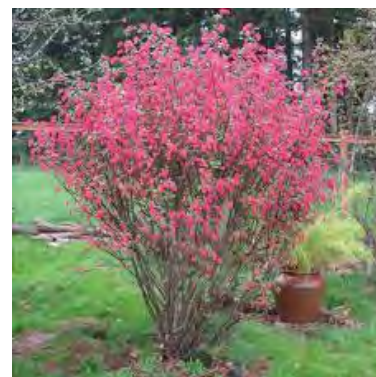
D Bollard lights



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, CorTen 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

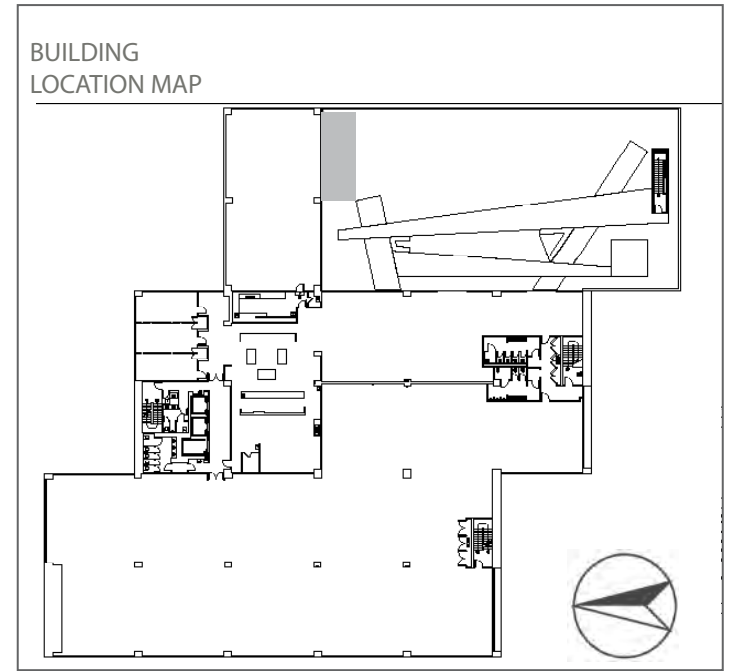


K BLOC Seating and Table
Source: Vestre - Bloc
Pricing: Per Plan Count



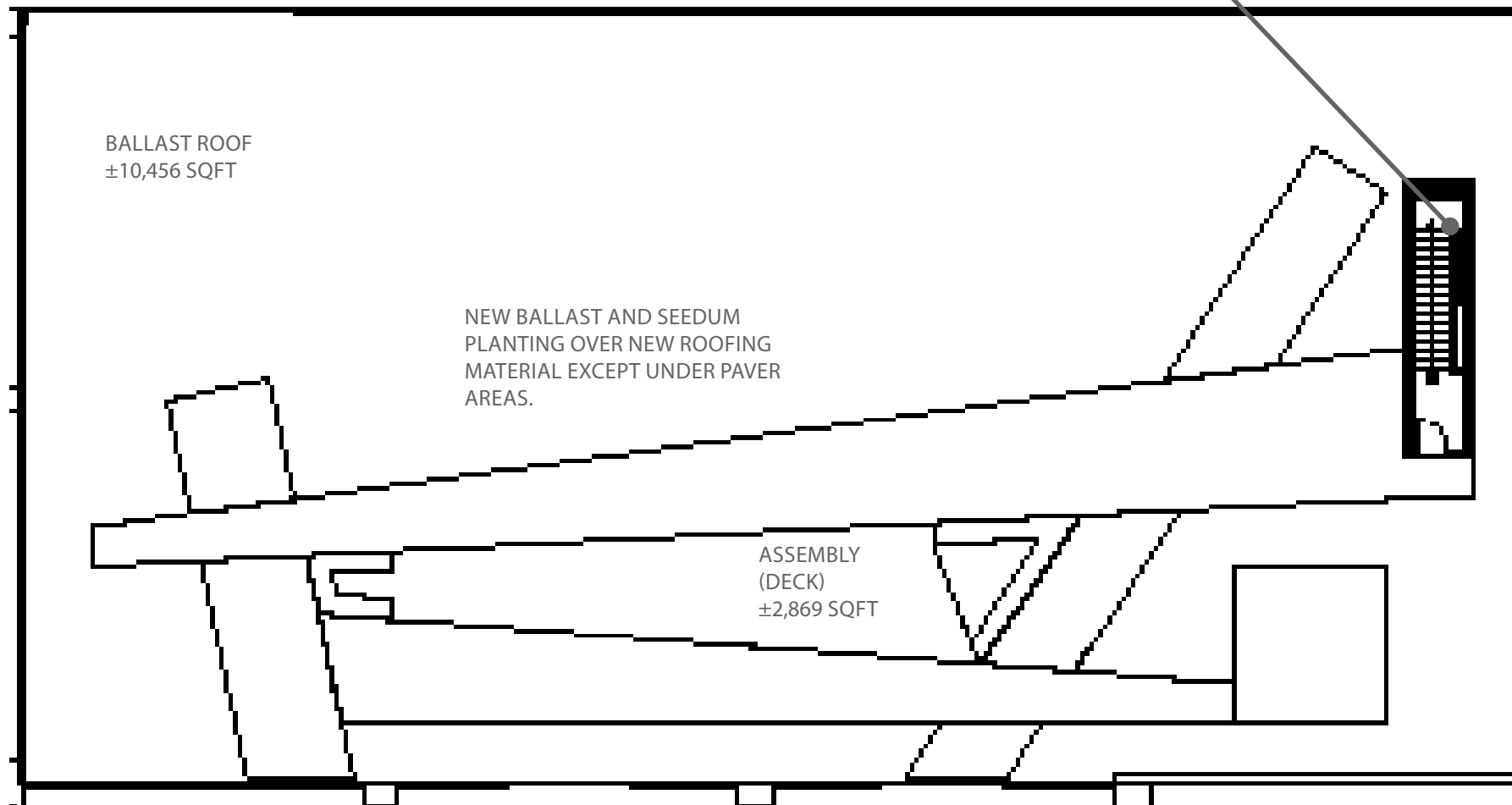
L Standard height tables & chairs - movable
Source: Forms & Surface - Avivo
Pricing: Assume 12 table sets with chairs (4)

EXTERIOR REPLACEMENT - ADDED EXIT STAIR



9

NEW DOG HOUSE
EXTENDING ALREADY EXISTING
STAIRCASE TO THE ROOFTOP.



ROOF TERRACE
TOP VIEW

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
VISIBLE FROM STREET LEVEL.



PROPOSED

- SCREEN WALL TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A AMENITY EXPERIENCE
- 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.

EXTERIOR ROOF DECK - PERSPECTIVES



EXISTING
PARAPET EXISTING HEIGHT IS BELOW 42" REQUIRED.

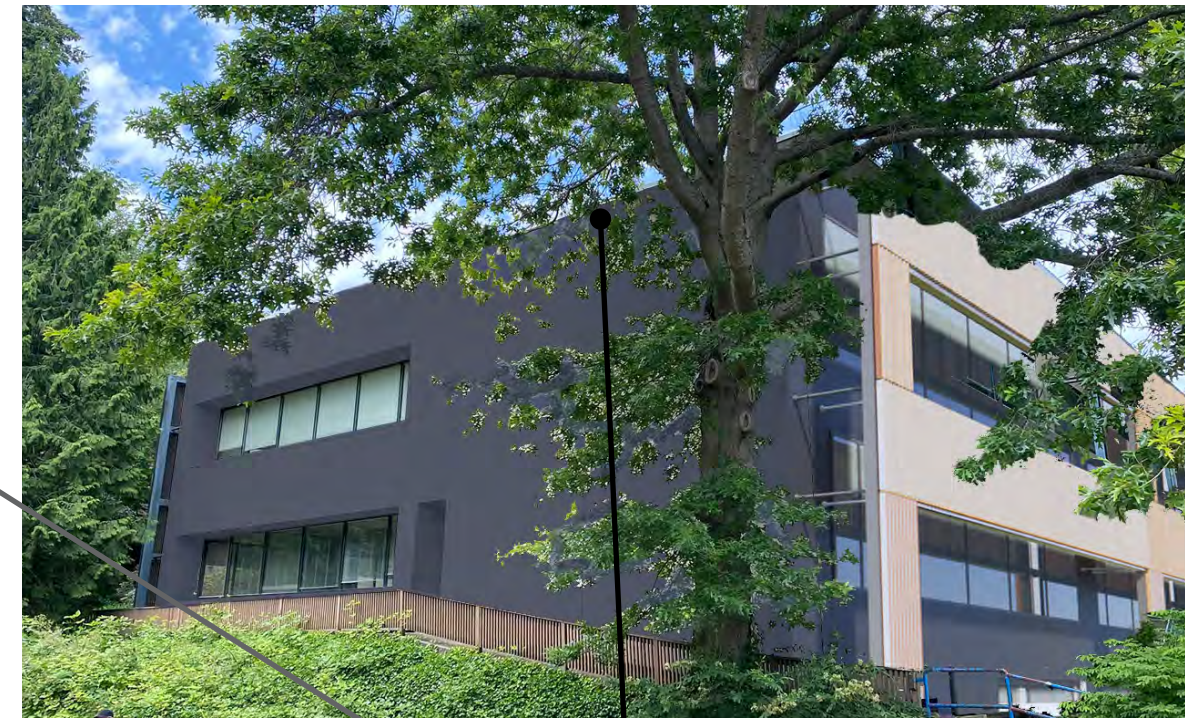


EXISTING
THE EXISTING VIEW OF THE ROOF DECK. THE TREES HIDE MOST OF THE BUILDING.



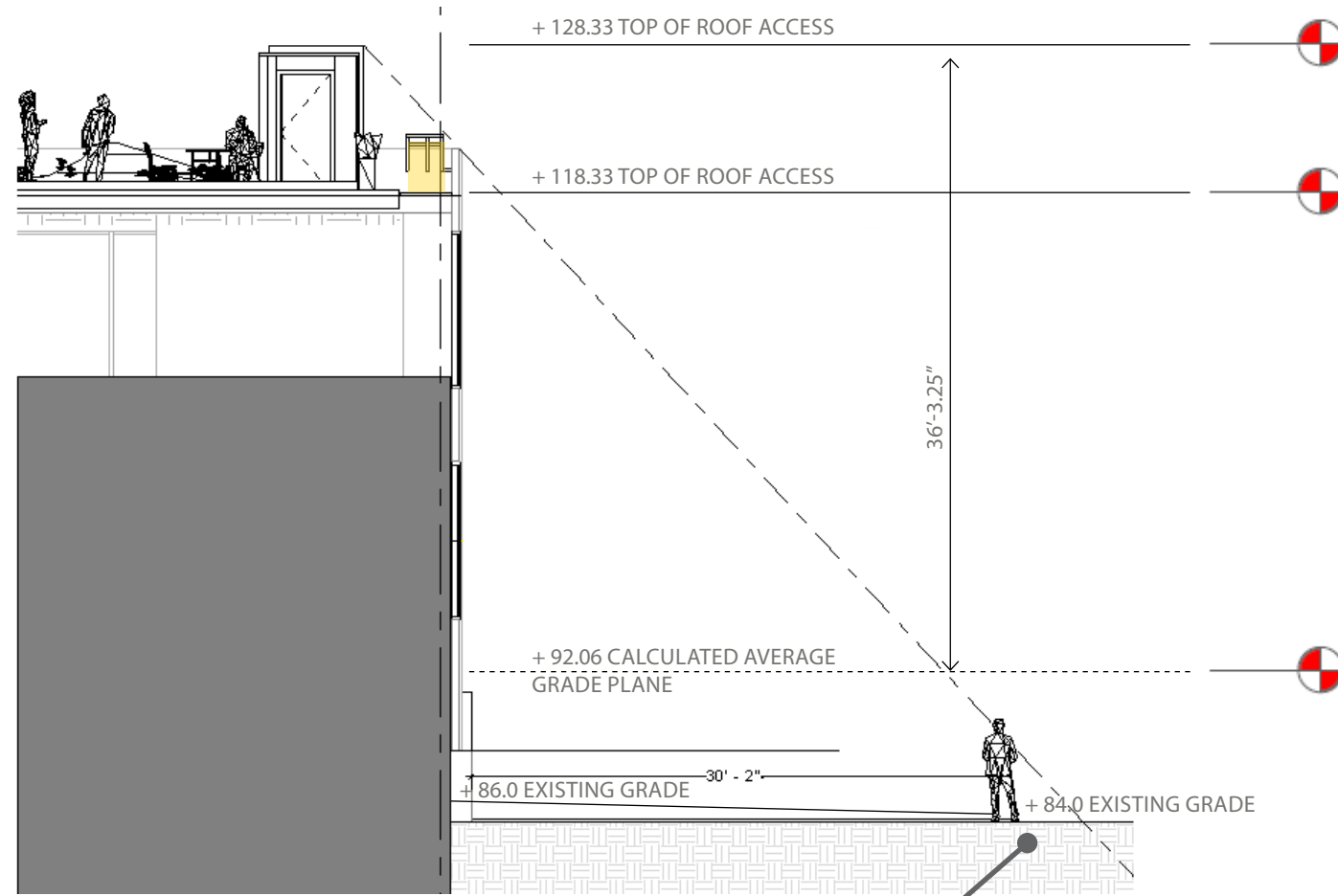
PROPOSED

- EXTEND THE PARAPET TO 42" HIGH WITH A SIMPLE CLEAN PARAPET HANDRAIL.
- PROVIDE A BARRIER AROUND THE DESIGNATED WALKWAYS AND INCORPORATE IT AS AN ARCHITECTURAL DETAIL AROUND NORTH SIDE OF DOG HOUSE.
- ADDING PLANTERS AS AN ADDITION BARRIER ALONG THE DESIGNATED WALK WAYS.



9 ROOF ACCESS
THIS EXTENSION OF THE EXISTING STAIRCASE TO THE ROOFTOP IS NOT VISIBLE 30' FROM THE SOUTH FACE OF THE BUILDING.. IT WILL BE COVERED BY EXSITING TREES.

EXTERIOR ROOF DECK - LINE OF SIGHT



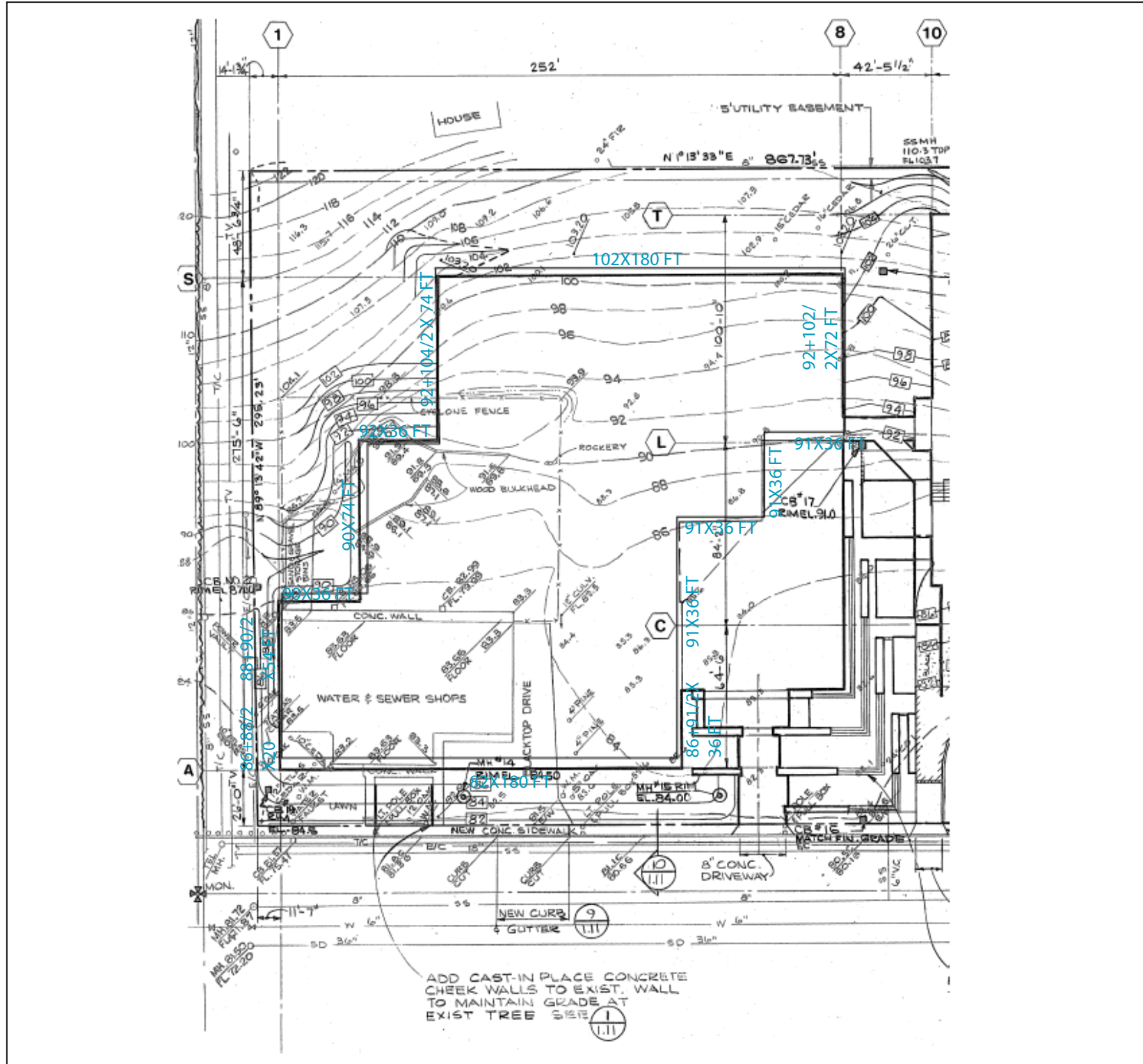
CROSS SECTION
VIEW FROM BELOW
ONLY VISIBLE AFTER 30'

SCALE
ACCURATE PORTRAYAL OF THE ROOF ACCESS
REPRESENTING VISIBILITY.

PERSPECTIVE
VIEW FROM BELOW AT 32'; STANDING BEHIND THE
HUMAN WHO IS AT 30'
LARGE OAK TREE HIDDING MODIFICATIONS

- PROPOSED
- THE FINISHED MATERIAL ON THE SOUTH SIDE OF THE ROOF ACCESS MATCHES THE BUILDING, ALLOWING IT TO BLEND INTO THE EXISTING FACADE.
 - THE NEW PARAPET GUARDRAIL IS NOT VISIBLE AT THE PERIMETER'S EDGE. HIGHLIGHTED IN YELLOW.

EXTERIOR SITE PLAN



AVERAGE GRADE PLANE		
ELEVATION	DISTANCE	TOTAL
82	180	14760
87	20	1740
89	54	4806
90	36	3240
90	74	6660
98	74	7252
102	180	18360
97	72	6984
91	36	3276
91	36	3276
91	36	3276
91	36	3276
88.5	36	3186
1187.5	870	80092
AVG GRADE PLANE	92.05977011	

AVERAGE GRADE PLANE CALCULATIONS