



AMERICAN FOREST  
MANAGEMENT

**ARBORIST REPORT  
2885 78th Ave SE.  
Mercer Island, WA**



**January 16<sup>th</sup>, 2020**

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Tree Locator Map – attached

Tree Summary Table - attached

## **1. Introduction**

American Forest Management, Inc. was contacted by Lu Zhang, Associate at Johnston Architects and asked to compile an arborist report for a parcel located in the City of Mercer Island, WA proposed for re-development by Xing Hua Group LTD. Our assignment is to prepare a written report on present tree conditions, and the potential impacts to existing trees related to development of the 43,705 square foot property, parcel #531510-1326.

This report encompasses all of the criteria set forth under the City of Mercer Island's tree regulations (Chapter 19.10 of the Mercer Island City Code).

Date of Field Examination: **January 8th, 2020**

## **2. Description**

Two 'large' trees were located on the property, defined by the City of Mercer Island as "any tree with a diameter of 10 inches or more, or any tree that meets the definition of an exceptional tree". The landscape on the subject property consists mostly of ornamental trees and shrubs planted in a parking area.

Additionally, 32 neighboring trees overhang the subject property lines, 17 of which are above 10 inches in diameter. Each tree has been identified on the attached tree condition summary table and site survey.

The recommended Limits of Disturbance (LOD) measurement can be found on the tree summary table and delineated on the site plan. The LOD measurements are based on species, size, age, condition, drip-line or crown spread and prior improvements.

## **3. Methodology**

The subject tree's diameters were measured by diameter tape. Their total overall height was measured using a digital clinometer, and they were visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown of each tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds, and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.
- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.
- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

The four condition categories are described below:

Excellent – free of structural defects, no disease or pest problems, no root issues, excellent structure/form with uniform crown or canopy, foliage of normal color and density, above average vigor, it will be wind firm if isolated, suitable for its location

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

2885 78th Ave SE

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location.

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

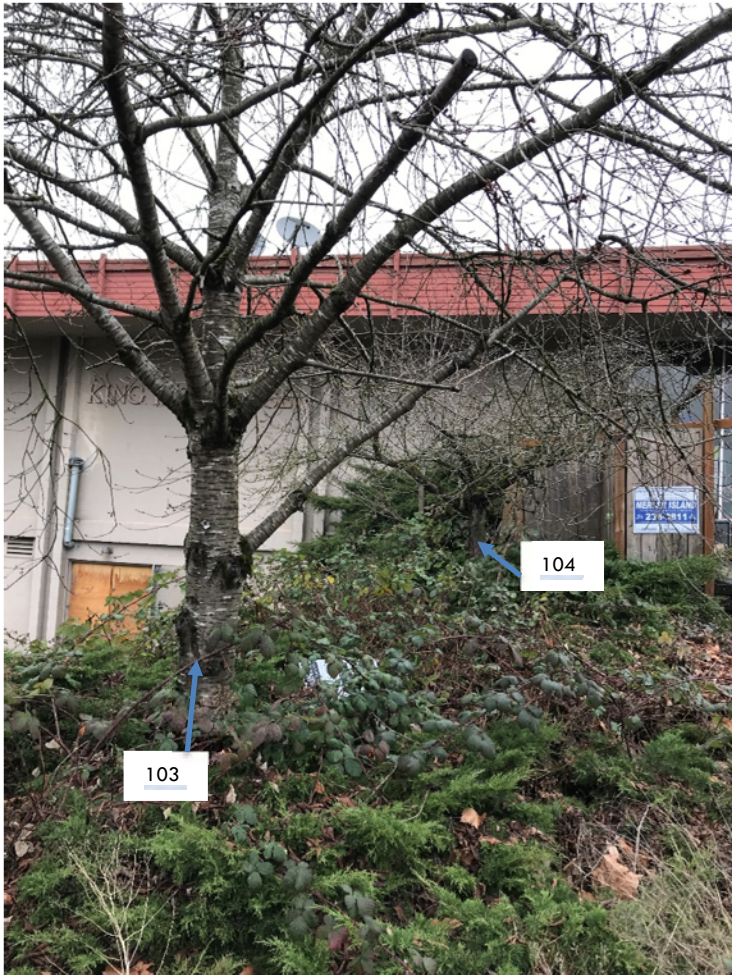
The attached Tree Summary Table provides specific information on tree sizes and drip-line measurements.

#### 4. Observations

##### ON-SITE TREES

Trees #101, 102, 112, 113, 114, and 115 are flowering pears (*Pyrus caleriana*) planted in the northwest portion of the property as perimeter trees around the building at 2750 SE 77th St. These range in size from 6 - 9.6 inches in diameter at 4.5 feet above grade (DBH). None of these are considered 'Large' trees by the City of Mercer Island.





Trees #103 and 104 are flowering cherries (*Prunus* sp.) with DBHs of 10 and 7 inches respectively. These trees have been apparently neglected as they are in declining condition with dead material in their canopies and are surrounded by invasive blackberry and ivy. #103 is considered a 'Large' tree by The City.

Tree #105 is a western red cedar with a DBH of 22 inches growing near the southwest edge of the subject property bordering what is identified as the Bitney Parcel. This tree is in good condition, but shows some stress in the canopy with somewhat thin foliage.



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NEIGHBORING OR RIGHT OF WAY (ROW) TREES

Trees #219-229, 234, 235, and 236 along the right of way (ROW) on the west, south, and east sides of the subject parcel have been approved for removal by Mercer Island Design Commission on January 22nd 2019. These trees would be in the middle of the sidewalk in the proposed condition, in conflict with current town center streetscape standards.



Neighboring trees #201-218 are found to the north of the subject property and are intended to be retained. Tree #201 is a flowering pear street tree near 77<sup>th</sup> Ave SE. This tree is far enough away from the proposed development to remain unaffected.

Trees #206, 211, and 218 are red maples (*Acer rubrum*) found further north in the McDonald's parking lot. The proposed development is south of their critical root zones and will not negatively impact their structure or viability. Of these only #206 is considered 'Large' with a DBH of 11.6 inches.

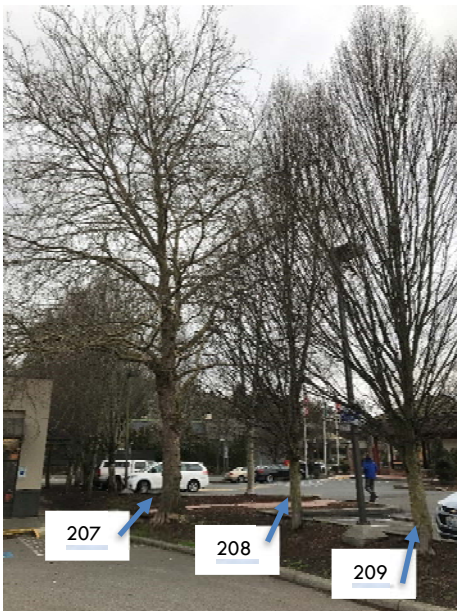


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Trees #207 and 217 are 'Large' London planes (*Platanus x. acerifolia*) growing near the north property line. The critical root zone of #217 (14 inch DBH) extends approximately two feet into an area planned for a 'suspended' concrete pavement system. #207 (23.1 inch DBH) is located near, or possibly on the property line and has large surface roots which are disrupting the walkway and steps immediately to its west.

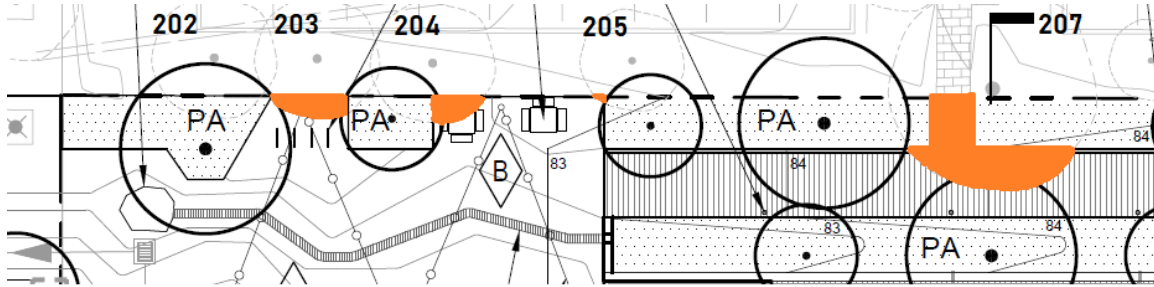


The remainder of the trees north of the subject property are European hornbeam (*Carpinus betulus*). This species is commonly planted in urban settings as it is fairly tolerant of development pressures. These trees are in good condition and are unlikely to have significant roots which extend to into the development area to the south.



**5. Discussion / Recommendations**

The proposed re-development is extensive and will not allow for tree retention within the subject property lines. The right of ways on the west, south, and east perimeters will be redesigned and the street trees will be replaced per current Town Center Streetscape standards. The priority for tree retention are the trees north of the subject property. A six foot wide planting area is proposed along the majority of this property line. Ground disturbance in this area including any trenching for utilities, or compaction caused by heavy equipment traffic or materials storage shall be prohibited in this area. Pavement installation is proposed within the critical root zones of trees #203, 204, and 207 as shown in orange on the diagram below.



Expanding the adjacent planting areas around #203 and 204 and avoiding soil disturbance in this area will minimize the impacts to these trees. The concrete steps joining the brick path to the north will likely need to be replaced, and a new concrete path is proposed within the critical root zone of #207. There are large structural roots in the area of the steps. A diagram showing removal and replacement of these steps should be developed to instruct crews of the process for completing this work without damaging the structural roots.





## Recommendations

- Obtain all necessary permits from the City of Mercer Island prior to commencing development work that will impact the off site trees.
- Concrete or pavement to be removed from within the driplines of retained trees shall be broken into manageable pieces and removed by hand. Resurfacing existing pavement is preferable to removal and replacement.
- Any roots of trees to be retained which are exposed during demolition or construction should be regularly irrigated to prevent them from drying out until they can be recovered with soil.
- Create a site plan showing all proposed improvements near retained trees, and follow all tree protection measures outlined below.

Per MICC 19.10:

### B. Commercial or Multifamily Zoning Designations – Tree Removal.

1. In the PI, B, C-O, PBZ, TC, MF-2, MF-2L, and MF-3 zoning designations a tree permit is required and will be granted if it meets any of the following criteria:

- a. It is necessary for public safety, removal of hazardous trees, or removal of diseased or dead trees;
- b. It is necessary to enable construction work on the property to proceed and the owner has used reasonable best efforts to design and locate any improvements and perform the construction work in a manner consistent with the purposes set forth in MICC 19.10.005;
- c. It is necessary to enable any person to satisfy the terms and conditions of any covenant, condition, view easement or other easement, or other restriction encumbering the lot that was recorded on or before July 31, 2001; and subject to MICC 19.10.090(B);
- d. It is part of the city's forest management program or regular tree maintenance program and the city is the applicant;
- e. It is desirable for the enhancement of the ecosystem or slope stability based upon professional reports in form and content acceptable to the city arborist.

2. Design Commission Review Required in Commercial Zones. A tree permit for a development proposal, resulting in regulated improvements located in a commercial zone, that has previously received design commission approval must first be reviewed and approved by the city's design commission prior to permit issuance by the city. (Ord. 18C-05 § 1 (Att. A); Ord. 17C-15 § 1 (Att. A)).

## **6. Tree Protection Measures**

The following general guidelines are recommended to ensure that the designated areas set aside for the preserved trees are protected and construction impacts are kept to a minimum. Tree protection should adhere to best management practices for tree and soil protection during development activity.

1. Tree protection fencing shall be erected around retained trees and positioned as shown on the attached map 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.
2. Any existing improvements to be removed within the drip-lines or tree protection zones shall be removed by hand or utilizing a tracked mini-excavator.
3. Excavation limits should be laid out in paint on the ground to avoid over excavating.

4. Excavations within the drip-lines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed within the "limits of disturbance".
5. To establish sub grade for foundations, curbs and pavement sections near the 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 with alcohol.
6. Areas excavated within the drip-line of retained trees should be thoroughly irrigated daily during dry periods.
7. Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times. Simply finish landscape within 10' of retained trees with a 2" to 4" layer of organic mulch.

## **7. Tree Replacement Requirement**

Any tree removed will need to be replaced per MICC 19.10.070 Tree replacement. Replacement tree specifications are as follows:

### **1. Location.**

Replacement trees shall be located in the following order of priority from most important to least important:

On-site replacement adjacent to or within critical tree areas as defined in Chapter 19.16 MICC;

On-site replacement outside of critical tree areas adjacent to other retained trees making up a grove or stand of trees;

- c. On-site replacement outside of critical tree areas; and
- d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

### **2. Species.**

Replacement trees shall primarily be those species native to the Pacific Northwest. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected is unlikely to survive for a period of at least 10 years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.

### **3. Size.**

- a. Coniferous trees shall be at least six feet tall; and
- b. Deciduous trees shall be at least one and one-half inches in caliper.

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*There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.*

*Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.*

Please call if you have any questions or I can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Mark", with a long horizontal flourish extending to the right.

Benjamin Mark  
ISA Certified Arborist #PN-6976A  
Tree Risk Assessment Qualified (TRAQ)

**Tree Summary Table**

For: Xing Hua Parcel #531510-1326  
Group Ltd.

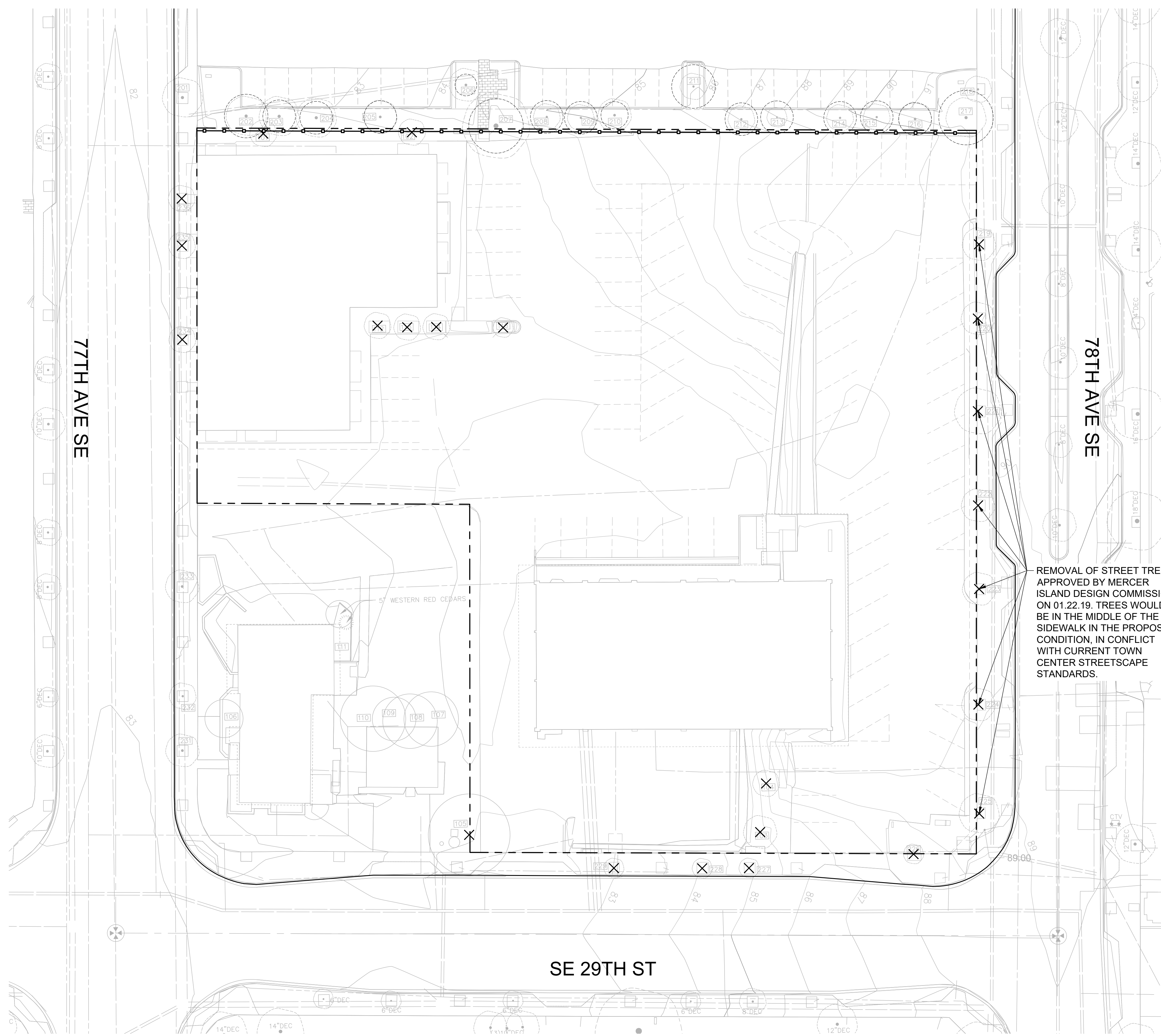
**American Forest Management, Inc.**

Date: 1/8/2020  
Inspector: Mark

Tree/ Tag#	Exceptional Tree Common	To Be Removed Genus	DBH	Height	Drip-Line (feet) .... Limit of Disturbance (feet)				Condition	Viable?	Removal?	Required Replacement	Comments
					N	S	E	W					
					101	Flowering pear	<i>Pyrus calleryana</i>	9.6					
102	Flowering pear	<i>Pyrus calleryana</i>	7		x	x	x	x	Good	Yes	YES	1	
103	Flowering cherry	<i>Prunus sp.</i>	10		x	x	x	x	Fair	Yes	YES	1	Fair-poor condition, surrounded by invasive species
104	Flowering cherry	<i>Prunus sp.</i>	7		x	x	x	x	Fair	Yes	YES	1	Dead branches in canopy
105	Western red cedar	<i>Thuja plicata</i>	22		x	x	x	x	Good	Yes	YES	2	
112	Flowering pear	<i>Pyrus calleryana</i>	7		x	x	x	x	Good	Yes	YES	1	
113	Flowering pear	<i>Pyrus calleryana</i>	7		x	x	x	x	Good	Yes	YES	1	
114	Flowering pear	<i>Pyrus calleryana</i>	8		x	x	x	x	Good	Yes	YES	1	
115	Flowering pear	<i>Pyrus calleryana</i>	6		x	x	x	x	Good	Yes	YES	1	
<b>Neighboring / Street Trees</b>													
201	Flowering pear	<i>Pyrus calleryana</i>	13	48	12	10	8...4	10	Fair	Yes	NO		77th Ave SE Street tree. Thin canopy
202	European hornbeam	<i>Carpinus betulus</i>	13.1	58		9...8			Good	Yes	NO		
203	European hornbeam	<i>Carpinus betulus</i>	13	56		8...6			Good	Yes	NO		
204	European hornbeam	<i>Carpinus betulus</i>	17.1	58		8...6			Good	Yes	NO		
205	European hornbeam	<i>Carpinus betulus</i>	12.5	52		8...6			Good	Yes	NO		
206	Red maple	<i>Acer rubrum</i>	11.6	35		4...6			Good	Yes	NO		
207	London Plane	<i>Platanus x. acerifolia</i>	23.1	74		22...10			Good	Yes	NO		4' from curb
208	European hornbeam	<i>Carpinus betulus</i>	8.6	30		9...6			Good	Yes	NO		
209	European hornbeam	<i>Carpinus betulus</i>	9.6	31		8...6			Good	Yes	NO		
210	European hornbeam	<i>Carpinus betulus</i>	11	30		5...6			Good	Yes	NO		
211	Red maple	<i>Acer rubrum</i>	9	28		13...8			Good	Yes	NO		
212	European hornbeam	<i>Carpinus betulus</i>	9.2	29		8...6			Good	Yes	NO		
213	European hornbeam	<i>Carpinus betulus</i>	5.1	29		4...6			Good	Yes	NO		
214	European hornbeam	<i>Carpinus betulus</i>	7.8	30		6...6			Good	Yes	NO		
215	European hornbeam	<i>Carpinus betulus</i>	8.5	30		5...6			Good	Yes	NO		
216	European hornbeam	<i>Carpinus betulus</i>	11	34		8...6			Good	Yes	NO		
217	London Plane	<i>Platanus x. acerifolia</i>	14	61		22...10		17...10	Good	Yes	NO		
218	Columnar red maple	<i>Acer rubrum 'Armstrong'</i>	8	44	5	6...12	6	5	Good	Yes	NO		
219	Red maple	<i>Acer rubrum</i>	10.6	34	x	x	x	x	Good	Yes	YES	2	
220	Red maple	<i>Acer rubrum</i>	10.2	38	x	x	x	x	Good	Yes	YES	2	
221	Red maple	<i>Acer rubrum</i>	14.7	40	x	x	x	x	Good	Yes	YES	2	
222	Columnar red maple	<i>Acer rubrum 'Armstrong'</i>	10	39	x	x	x	x	Good	Yes	YES	1	
223	Columnar red maple	<i>Acer rubrum 'Armstrong'</i>	9.6	37	x	x	x	x	Good	Yes	YES	1	Narrow form.
224	Red maple	<i>Acer rubrum</i>	11.5	39	x	x	x	x	Good	Yes	YES	2	
225	Red maple	<i>Acer rubrum</i>	12.8	40	x	x	x	x	Good	Yes	YES	2	
226	Columnar red maple	<i>Acer rubrum 'Armstrong'</i>	7	34	x	x	x	x	Good	Yes	YES	1	
227	Flowering pear	<i>Pyrus calleryana</i>	5	25	x	x	x	x	Good	Yes	YES	1	
228	Flowering pear	<i>Pyrus calleryana</i>	5.5	21	x	x	x	x	Fair	Yes	YES	1	
229	Flowering pear	<i>Pyrus calleryana</i>	6.2	21	x	x	x	x	Fair	Yes	YES	1	
234	Flowering pear	<i>Pyrus calleryana</i>	10	34	x	x	x	x	Fair	Yes	YES	1	
235	Flowering pear	<i>Pyrus calleryana</i>	9	34	x	x	x	x	Fair	Yes	YES	1	
236	Flowering pear	<i>Pyrus calleryana</i>	8	38	x	x	x	x	Fair	Yes	YES	1	
32													

Drip-Line and Limits of Disturbance measurements from face of trunk

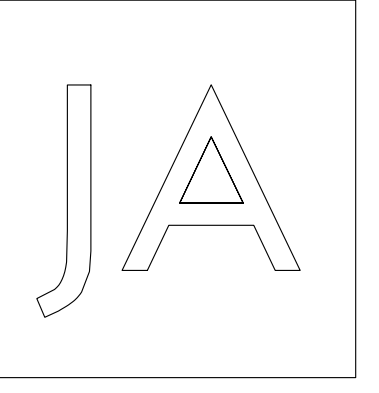
Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines



**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.



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



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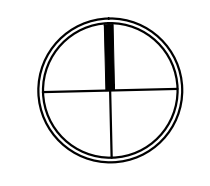
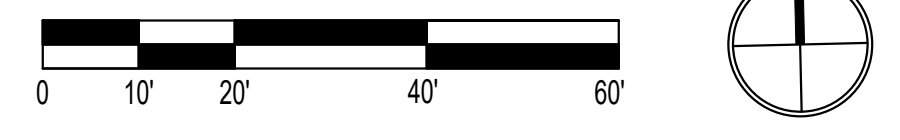
**MERCER ISLAND MIXED USE**

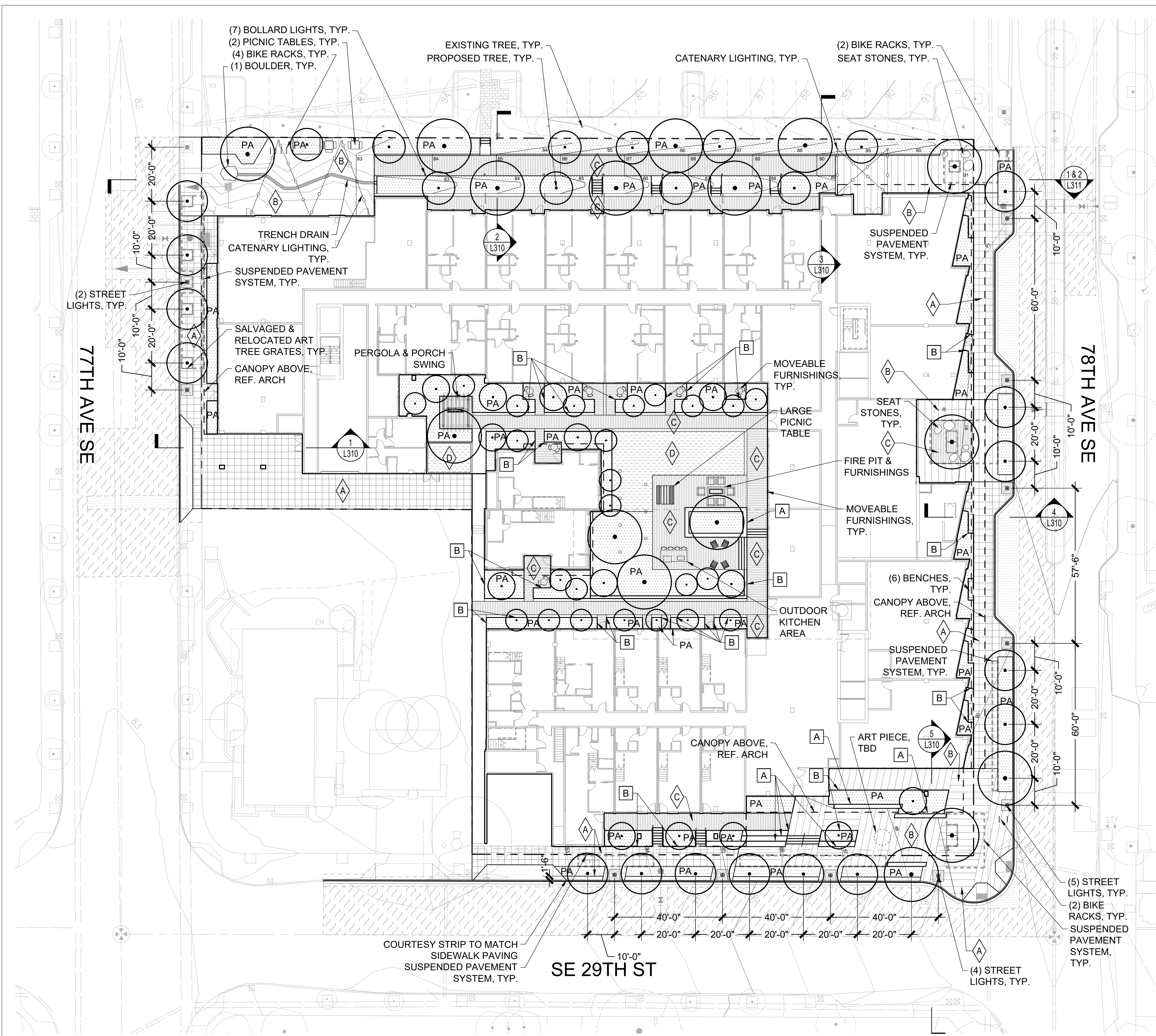
XING HUA GROUP LTD.  
2885 78TH AVE SE  
MERCER ISLAND, WA

**DRAWING ISSUE**

Date	Description
12.24.19	LAND USE PERMIT

**1 EXISTING TREE 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**

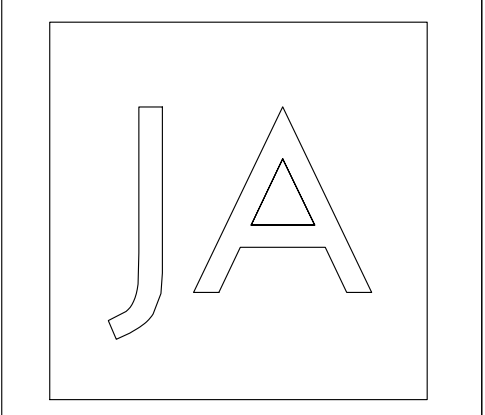
SYMBOL	TYPE	FINISH / COLOR / NOTES
	CIP CONC. PVMT. PER TOWN CENTER STANDARD	CIP CONCRETE PAVEMENT, 30" X 30" TOOLED OR SAWCUT JOINTS, LT. BROOM FINISH PERPENDICULAR TO CURB WITH MIN. THICKNESS OF 4".
	SPECIALTY CIP CONC. PVMT.	CIP CONCRETE PAVEMENT, SAWCUT JOINTS, SCORING PER PLANS, LT. BROOM FINISH
	PRECAST UNIT PAVERS	12" X 60" ARCHITECTURAL PRECAST PAVERS, AS AVAILABLE FROM STEPSTONE.
	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
	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
	WALL TYPE A	18"-24" SEAT WALL, STEEL FRAME WITH WOOD TOP (BACKED AND BACKLESS).
	WALL TYPE B	WEATHERED STEEL PLANTER WALL, 1/4" THICK, 18" TALL MIN, 30" MAX.



SiteWorkshop  
Landscape Architects  
3800 Woodland Park Ave N  
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Seattle, WA 98103  
t. 206.285.3026



NOT FOR CONSTRUCTION

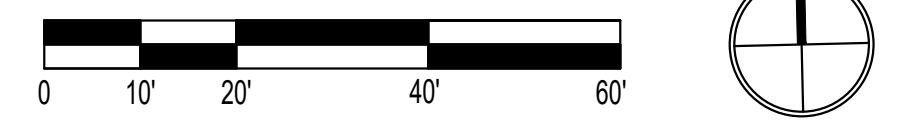
**MERCER ISLAND MIXED USE**

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

DRAWING ISSUE

Date	Description
12.24.19	LAND USE PERMIT

**1 LANDSCAPE 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**

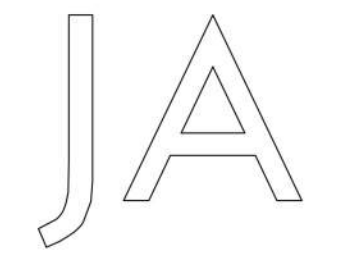
SYMBOL	TYPE	FINISH / COLOR / NOTES
	CIP CONC. PVMT. PER TOWN CENTER STANDARD	CIP CONCRETE PAVEMENT, 30" X 30" TOOLED OR SAWCUT JOINTS, LT. BROOM FINISH PERPENDICULAR TO CURB WITH MIN. THICKNESS OF 4".
	SPECIALTY CIP CONC. PVMT.	CIP CONCRETE PAVEMENT, SAWCUT JOINTS, SCORING PER PLANS, LT. BROOM FINISH
	PRECAST UNIT PAVERS	12" X 60" ARCHITECTURAL PRECAST PAVERS, AS AVAILABLE FROM STEPSTONE.
	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
	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
	WALL TYPE A	18"-24" SEAT WALL, STEEL FRAME WITH WOOD TOP (BACKED AND BACKLESS).
	WALL TYPE B	WEATHERED STEEL PLANTER WALL, 1/4" THICK, 18" TALL MIN, 30" MAX.



SiteWorkshop  
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 Seattle, WA 98103  
 t 206.285.3026



**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

**1 LANDSCAPE COLOR SITE PLAN**

SCALE: 1" = 20'



SHEET TITLE

**LANDSCAPE COLOR SITE PLAN**

SHEET NO.

**L102**

Drawn SB  
 Checked CB