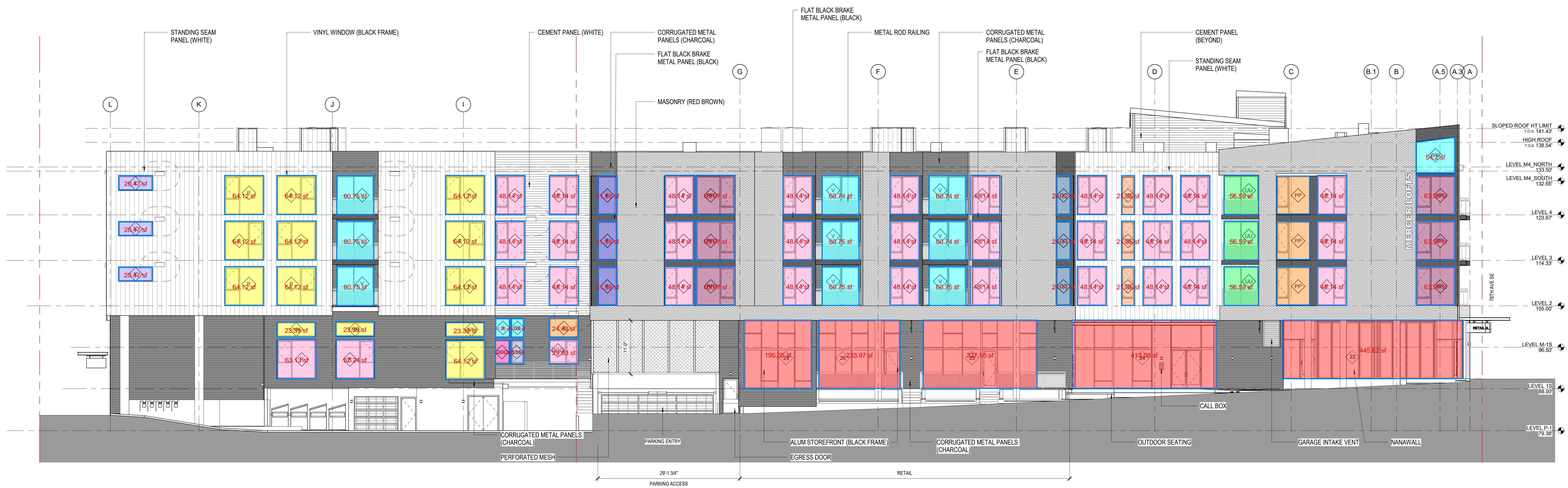




2 EAST ELEVATION @GIRD D
 1/8" = 1'-0"

1 EAST ELEVATION (78TH AVE SE)
 1/8" = 1'-0"



3 SOUTH ELEVATION (SE 29TH ST)
 1/8" = 1'-0"

**MERCER ISLAND
 MIXED USE**
 2845 29TH AVE SE
 MERCER ISLAND, WA 98040

DRAWING ISSUE

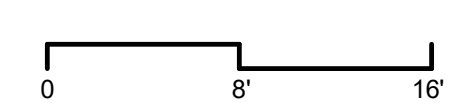
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD

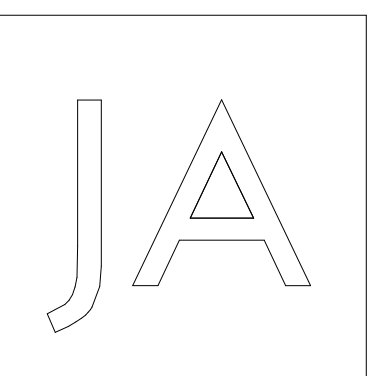
SHEET TITLE
**OVERALL
 ELEVATIONS E AND
 S**

SHEET NO.

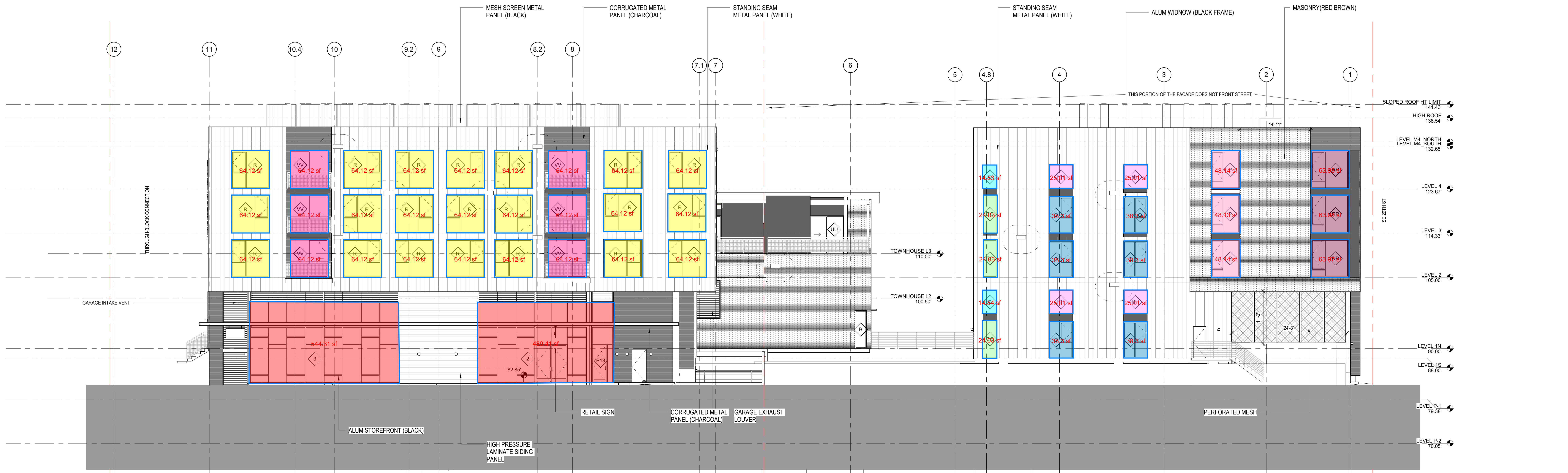
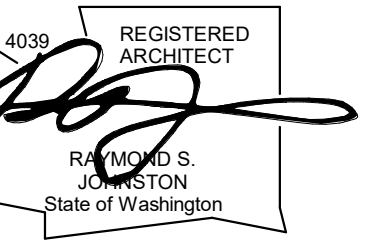
A300

Drawn: _____
 Checked: _____
 Author: _____
 Checker: _____





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1 WEST ELEVATION (77TH AVE SE)
 1/8" = 1'-0"



3 NORTH ELEVATION @ GRID 7
 1/8" = 1'-0"

2 NORTH ELEVATION (THROUGH-BLOCK CONNECTION)
 1/8" = 1'-0"

**MERCER ISLAND
 MIXED USE**
 2345 87TH AVE SE
 MERCER ISLAND, WA 98040

DRAWING ISSUE

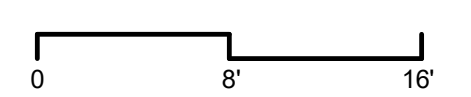
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1

SHEET TITLE
**OVERALL
 ELEVATIONS W AND
 N**

SHEET NO.

A301

Drawn: _____
 Checked: _____
 Author: _____
 Checker: _____



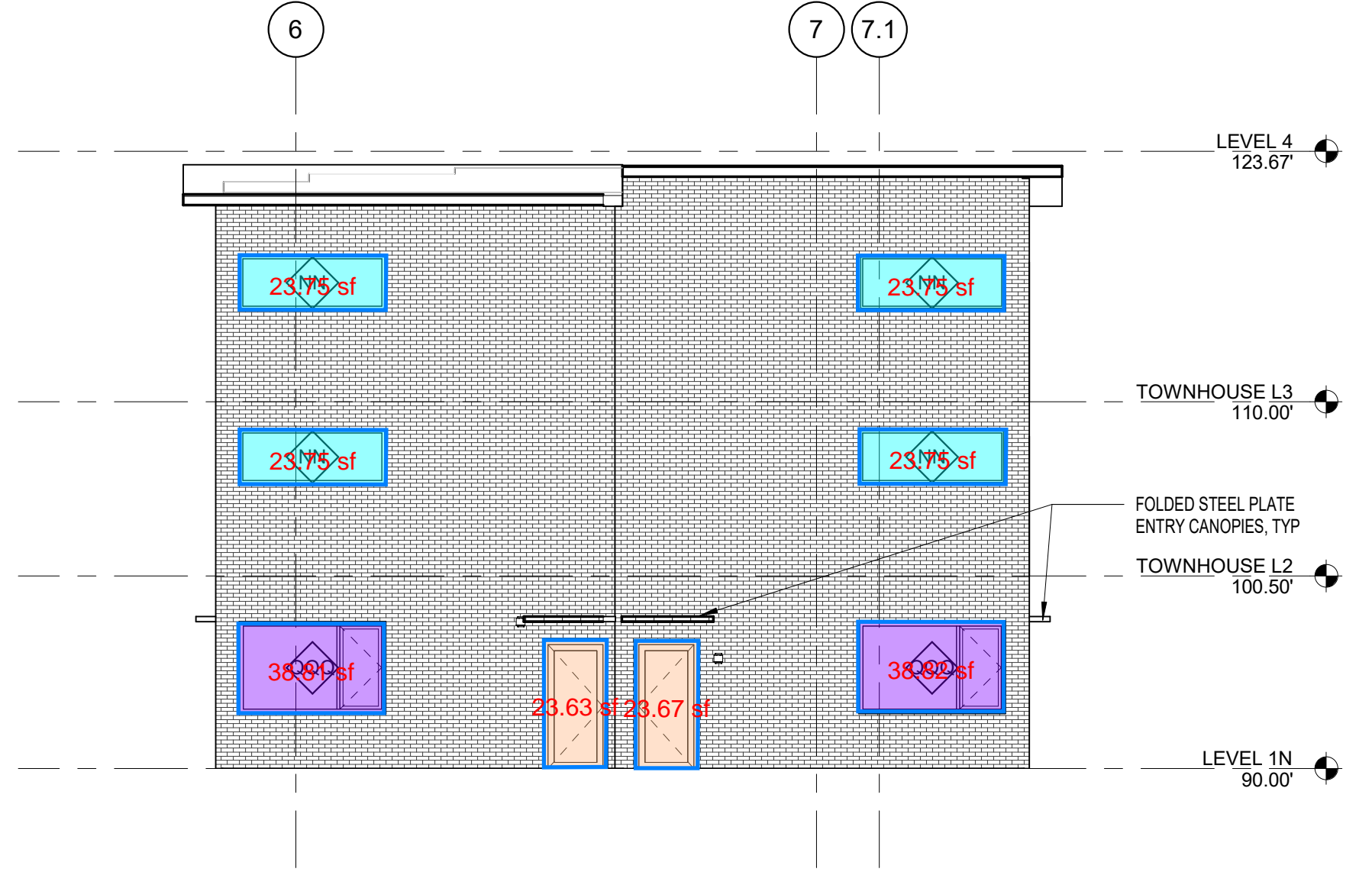
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1

SHEET TITLE
**ELEVATIONS
 COURTYARD**

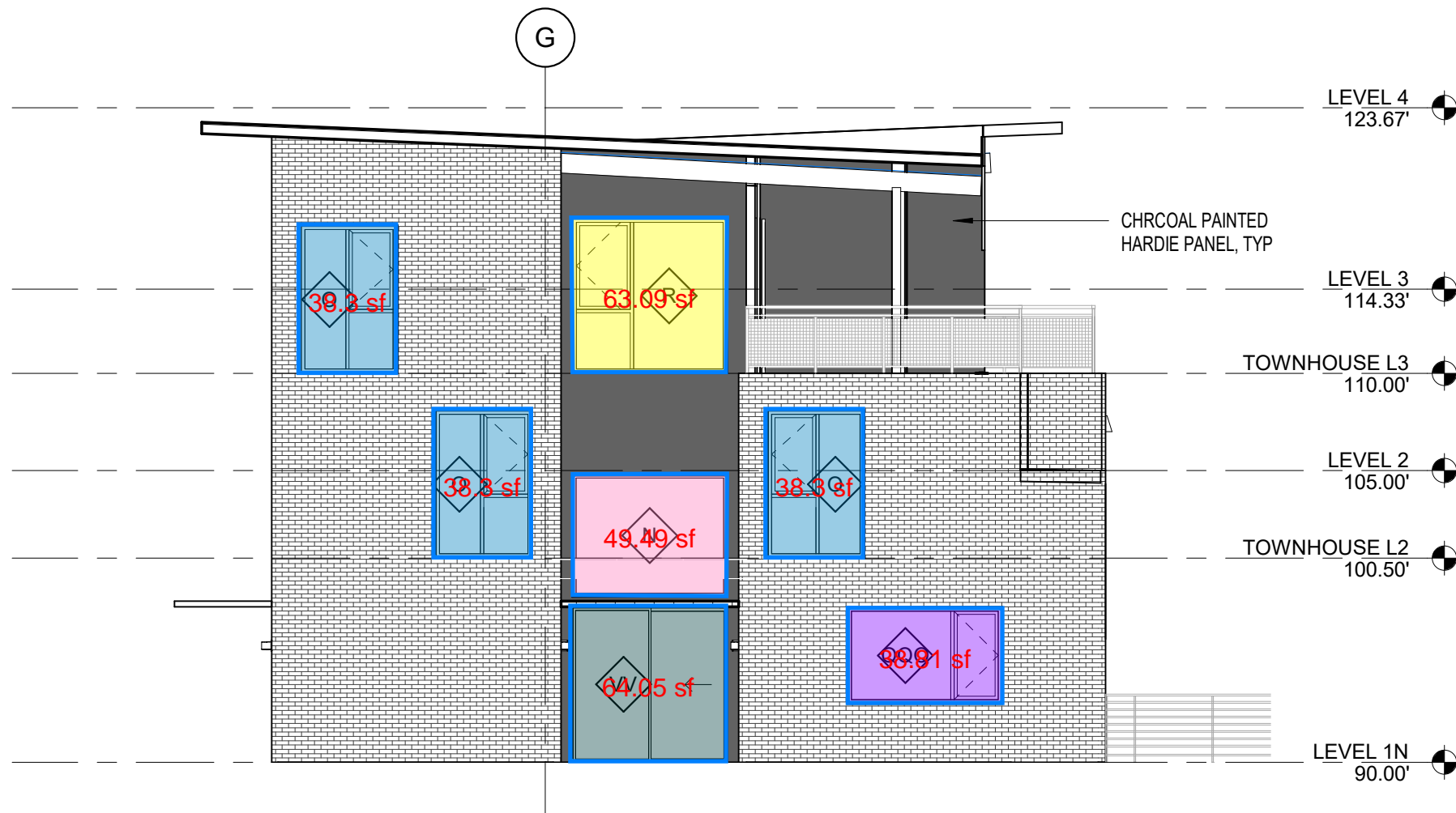
SHEET NO.

A302

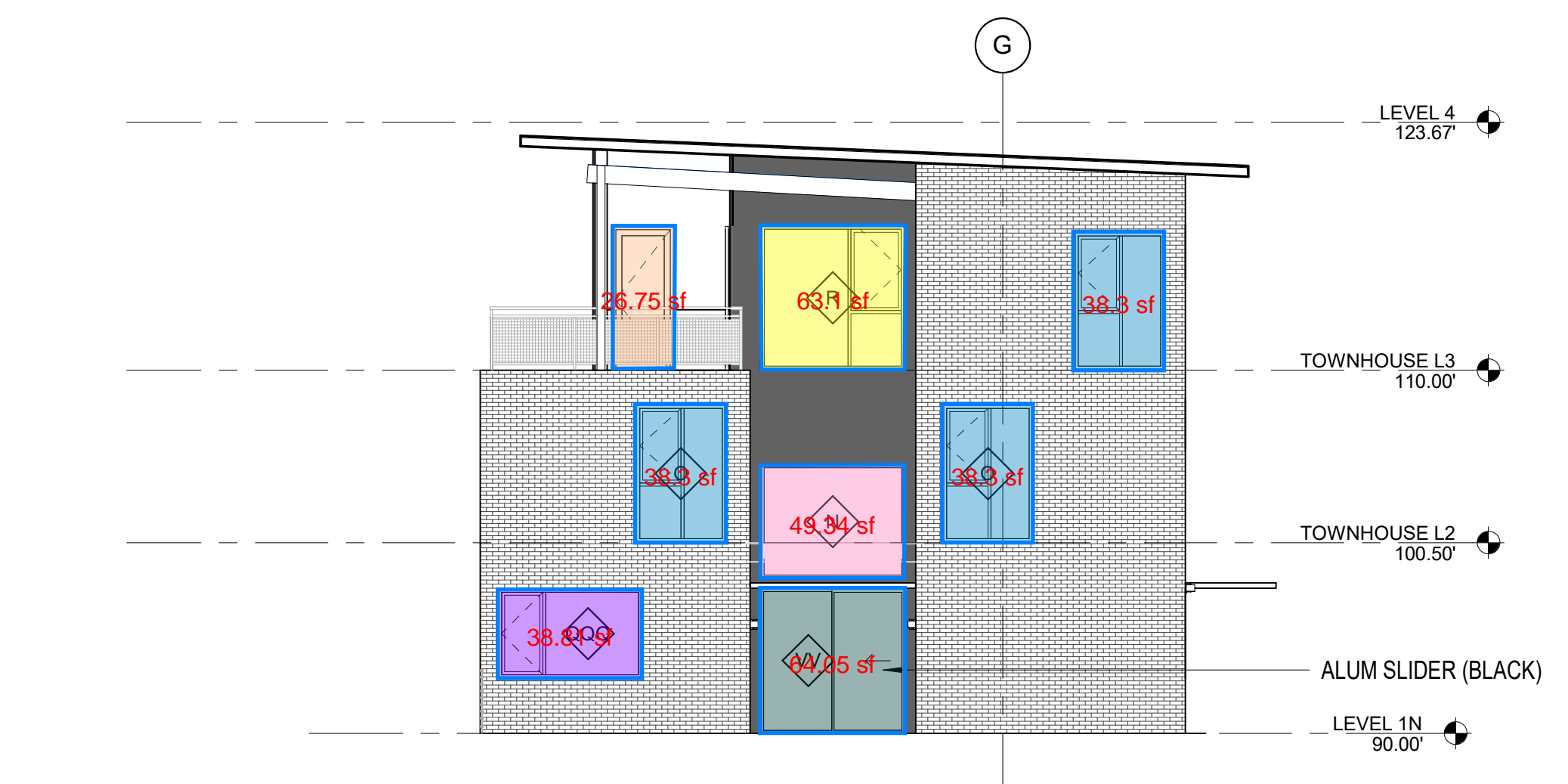
Drawn
 Checked
 Author
 Checker



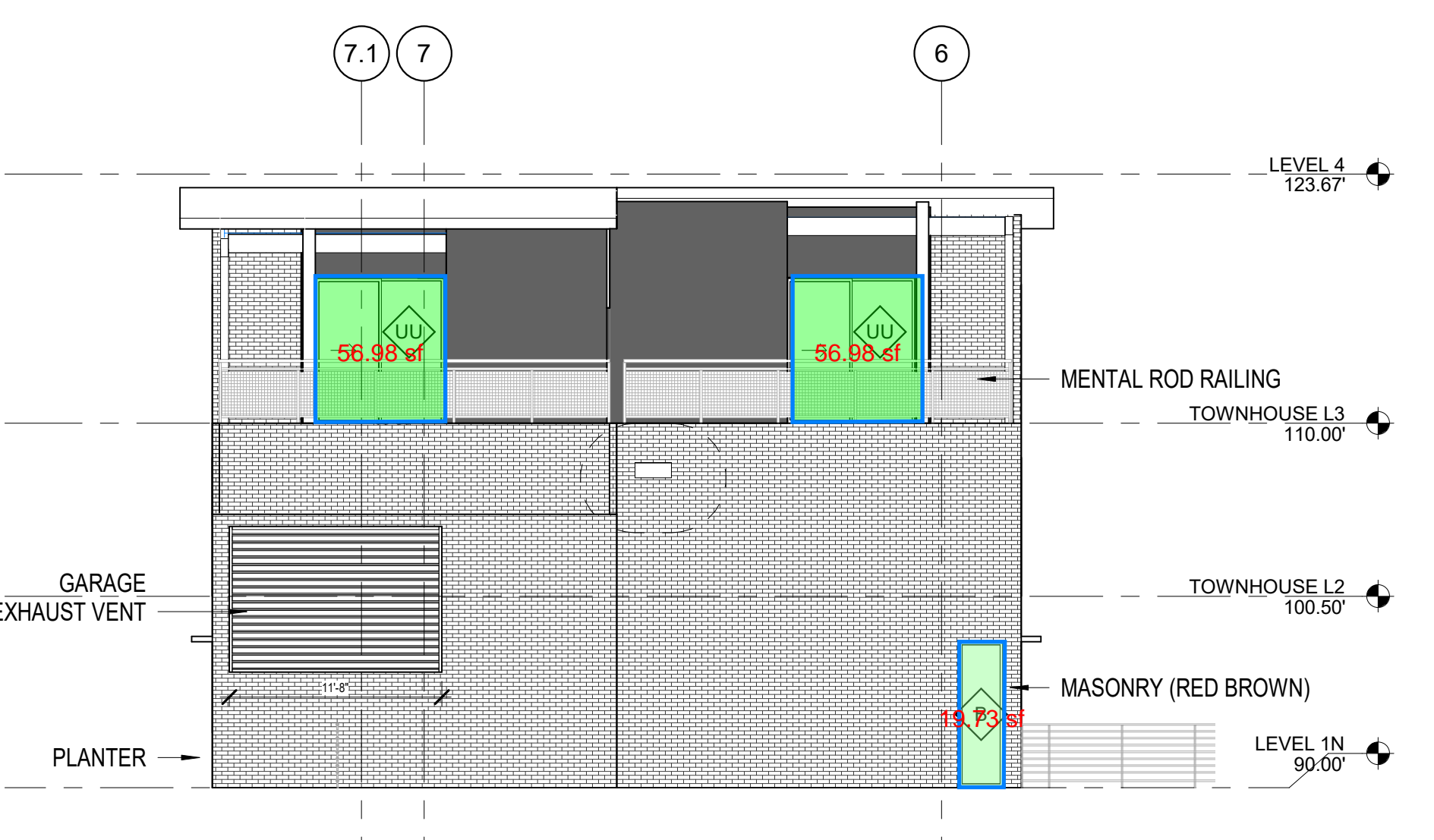
5 TOWNHOUSE - EAST
 1/8" = 1'-0"



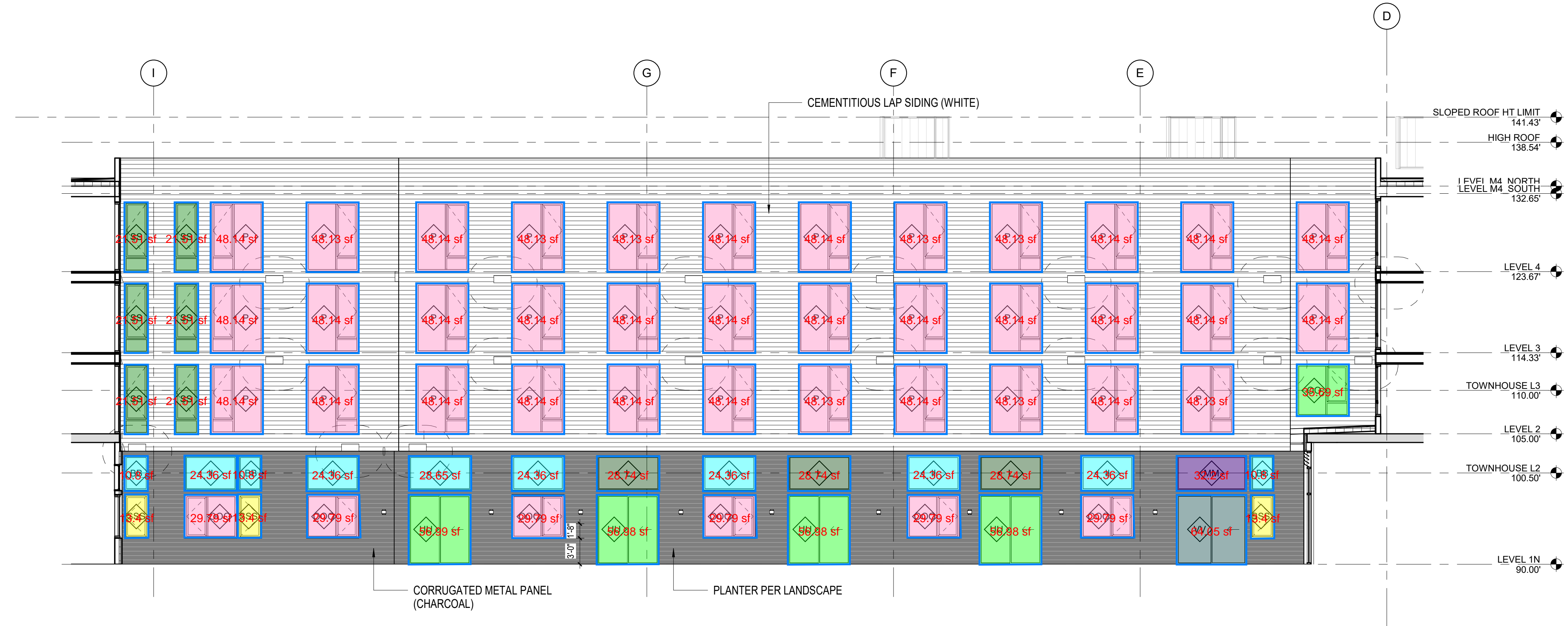
6 TOWNHOUSE - NORTH
 1/8" = 1'-0"



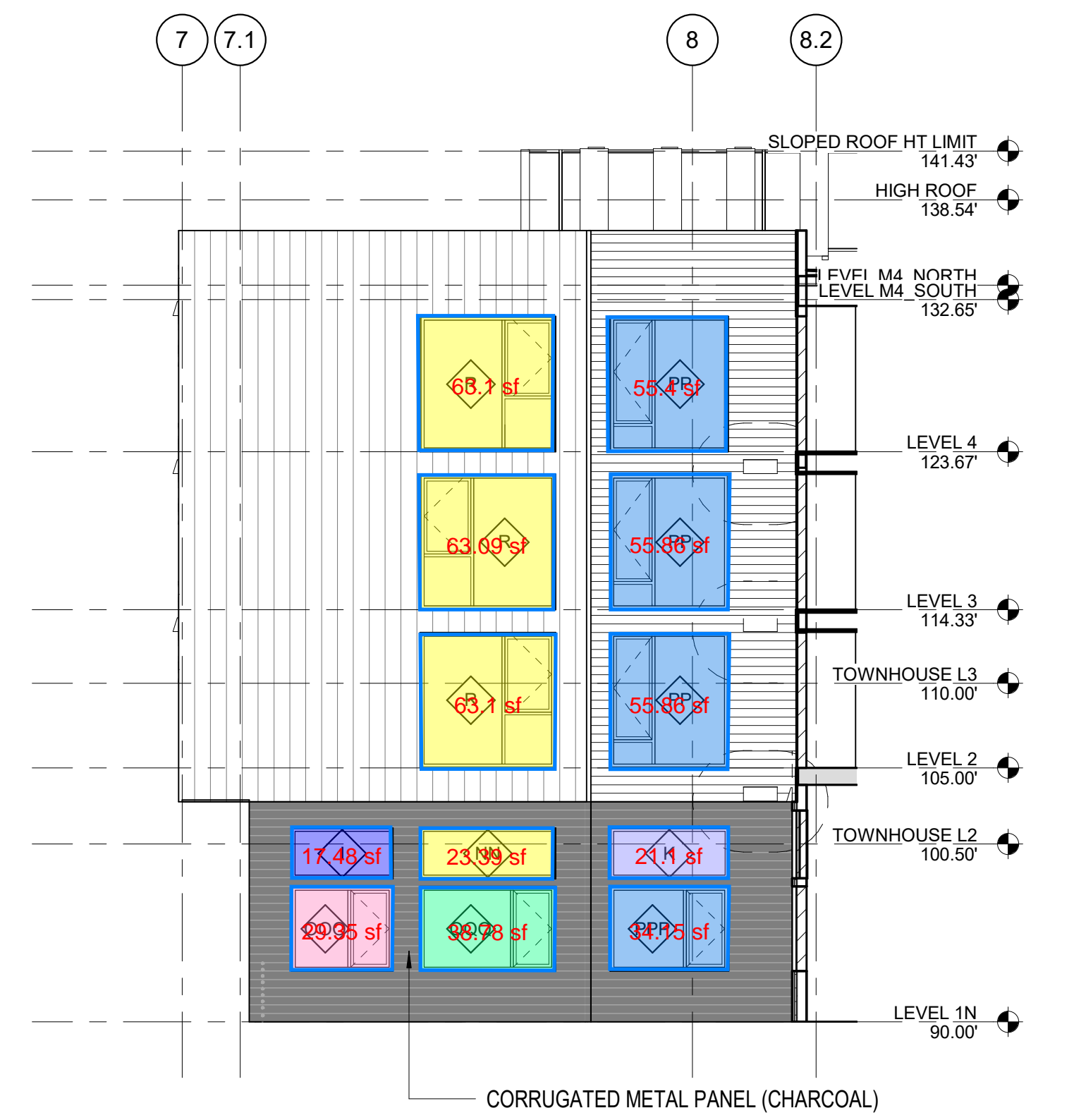
7 TOWNHOUSE - SOUTH
 1/8" = 1'-0"



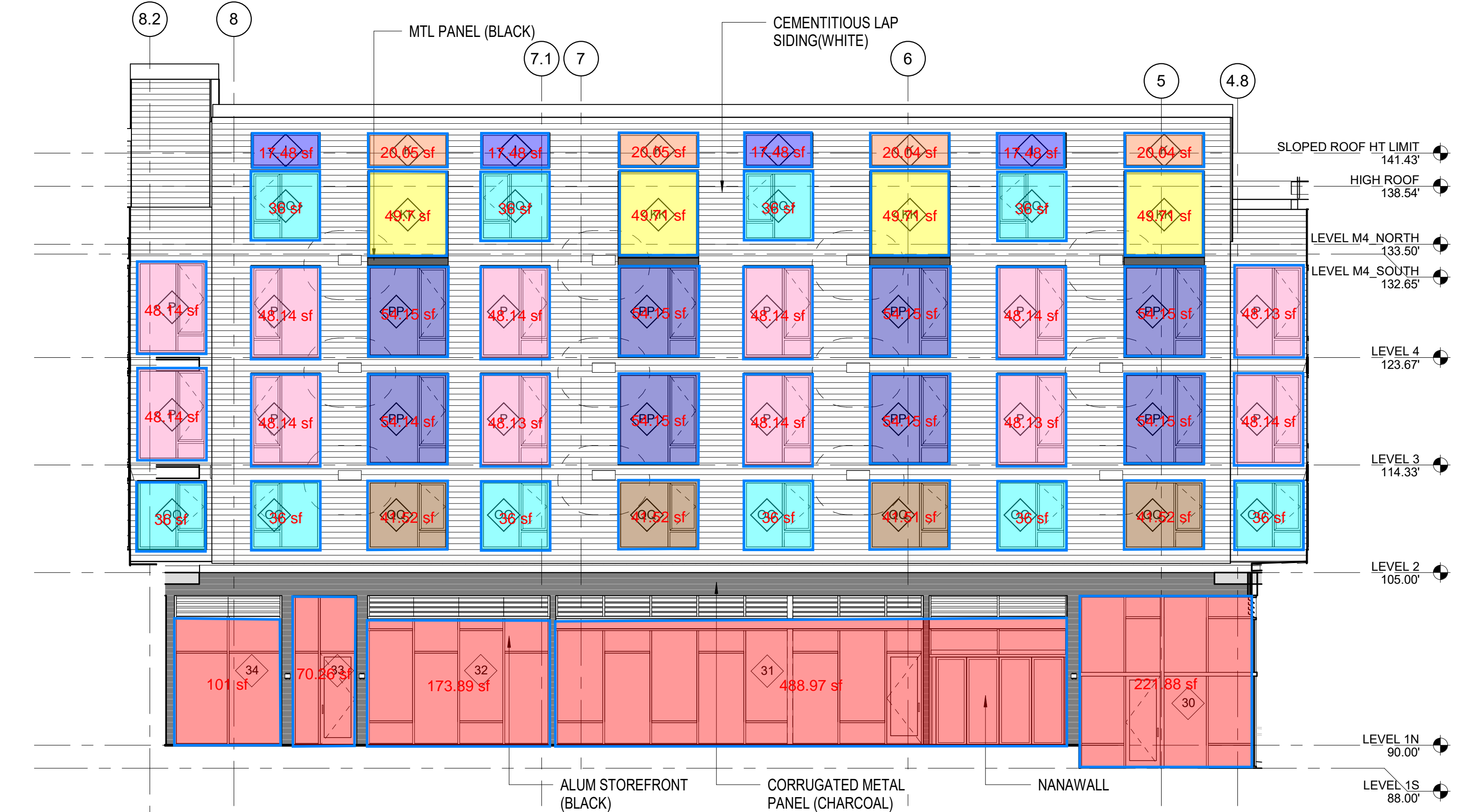
8 TOWNHOUSE - WEST
 1/8" = 1'-0"



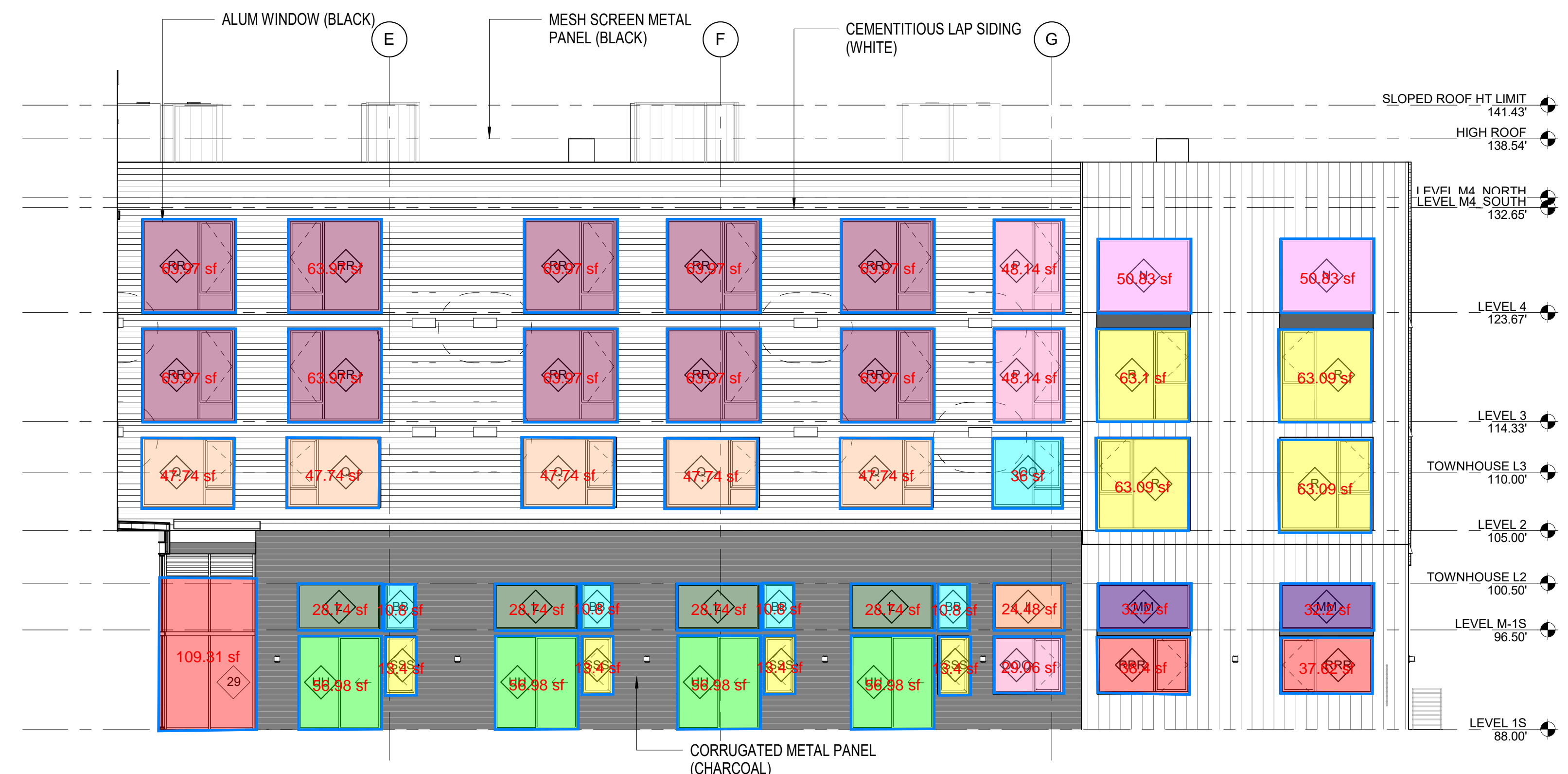
1 COURTYARD ELEVATION - NORTH
 1/8" = 1'-0"



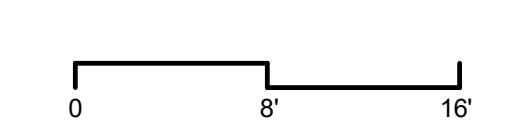
2 COURTYARD ELEVATION - WEST
 1/8" = 1'-0"

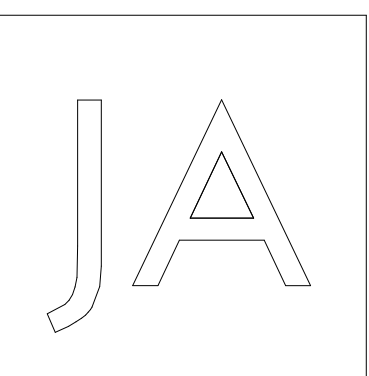


3 COURTYARD ELEVATION - EAST
 1/8" = 1'-0"

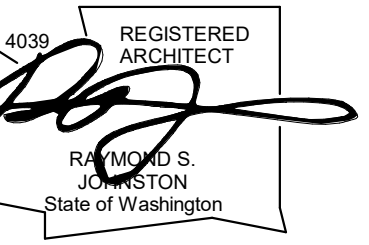


4 COURTYARD ELEVATION - SOUTH
 1/8" = 1'-0"





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**MERCER ISLAND
 MIXED USE**
 2845 30TH AVE SE
 MERCER ISLAND, WA 98040

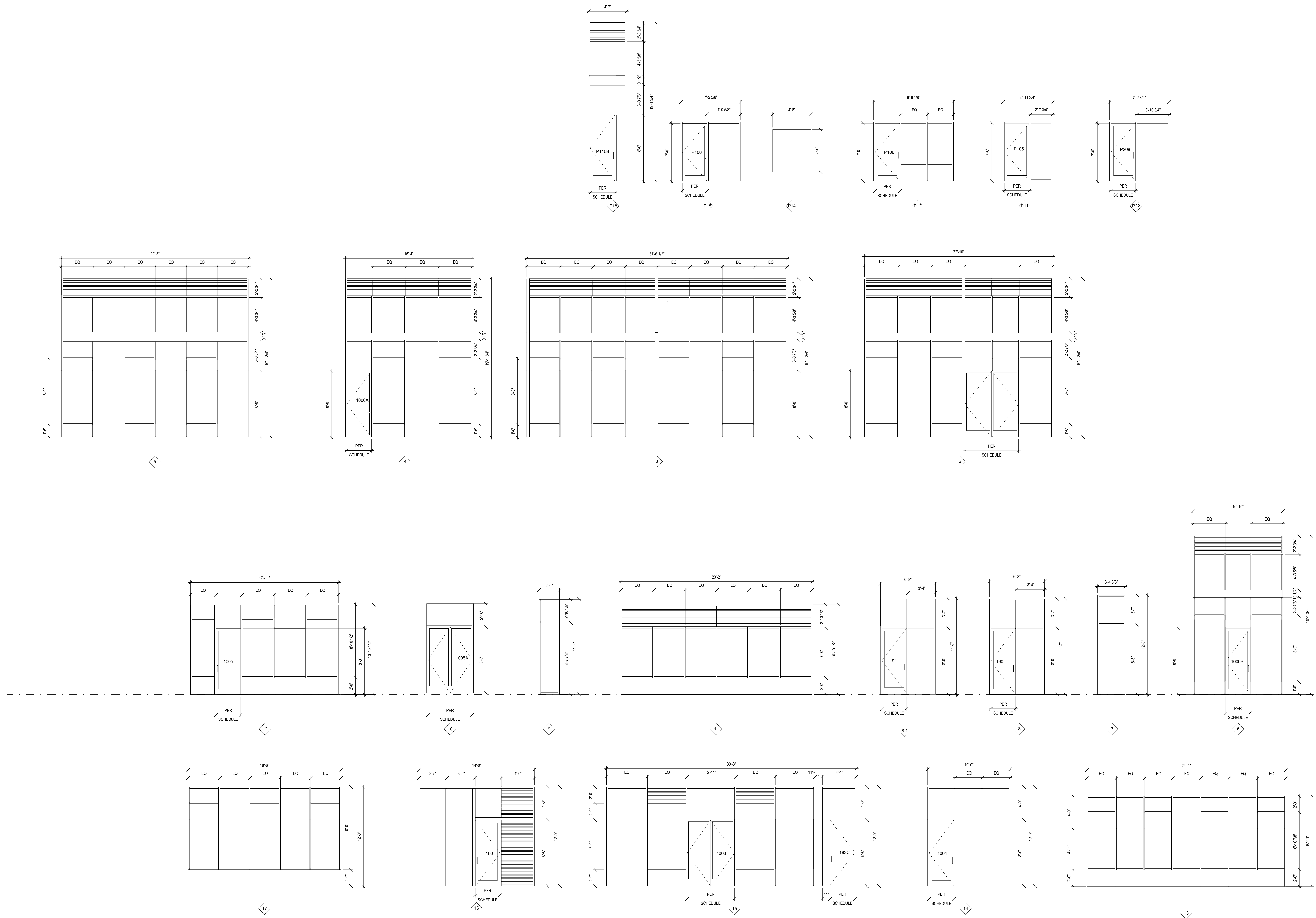
Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1

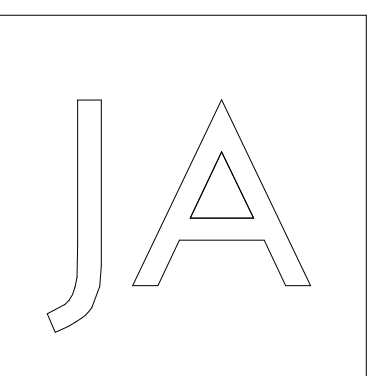
SHEET TITLE
**STOREFRONT
 LEGEND**

SHEET NO.

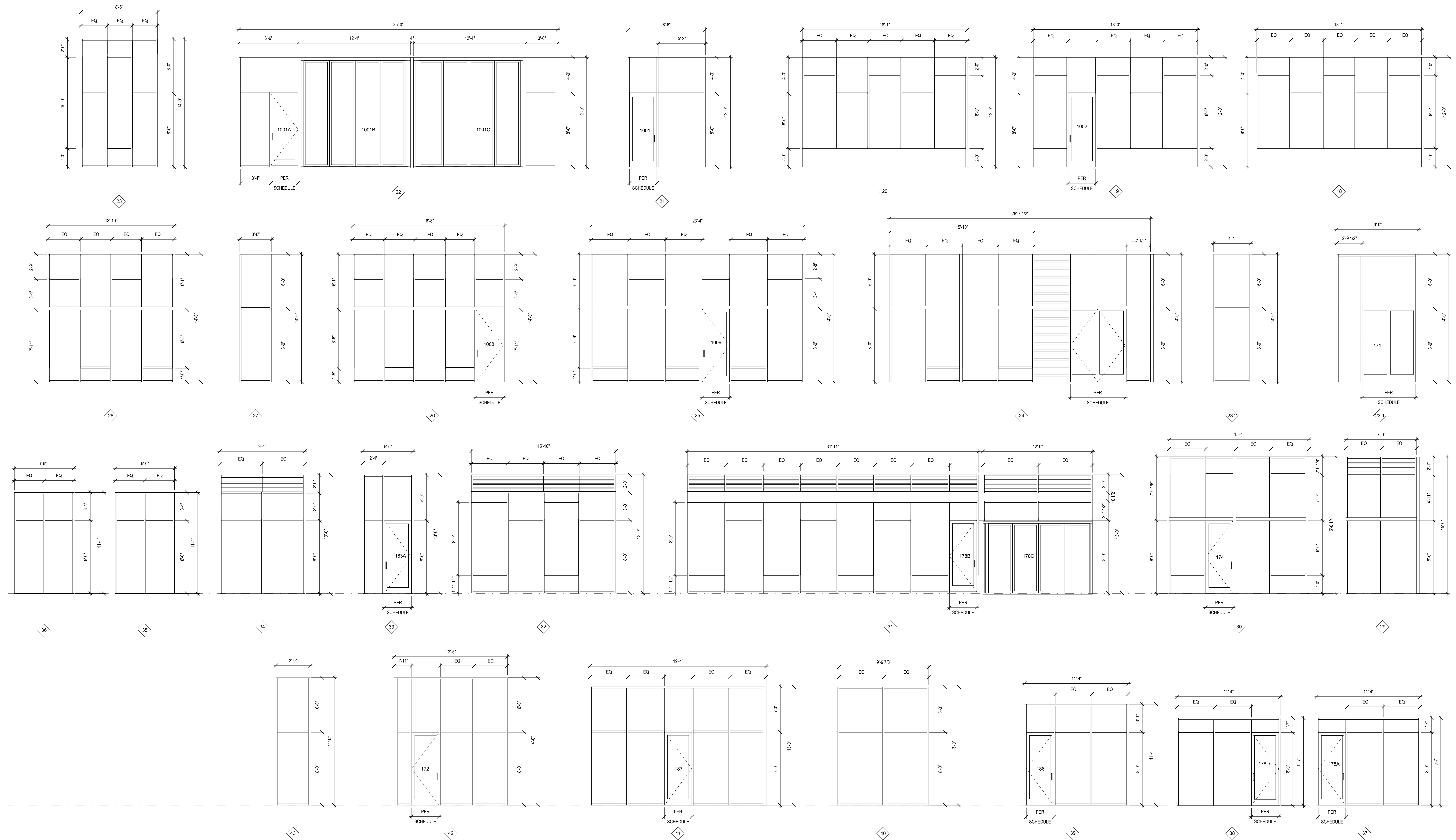
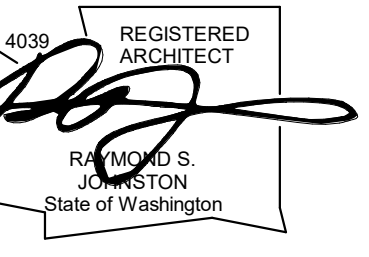
A800

Drawn
 Checked





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**MERCER ISLAND
 MIXED USE**
 2845 187th AVE SE
 MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
06/26/2020	LAND USE SET REV #1
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
09/30/2021	BUILDING PERMIT CORR #1

SHEET TITLE
**STOREFRONT
 LEGEND**

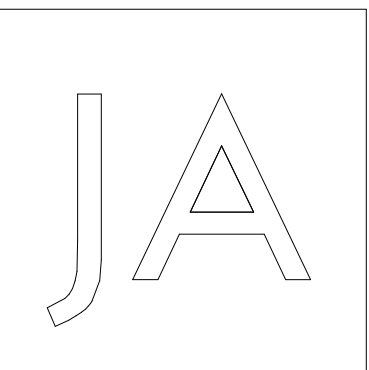
SHEET NO.

A801

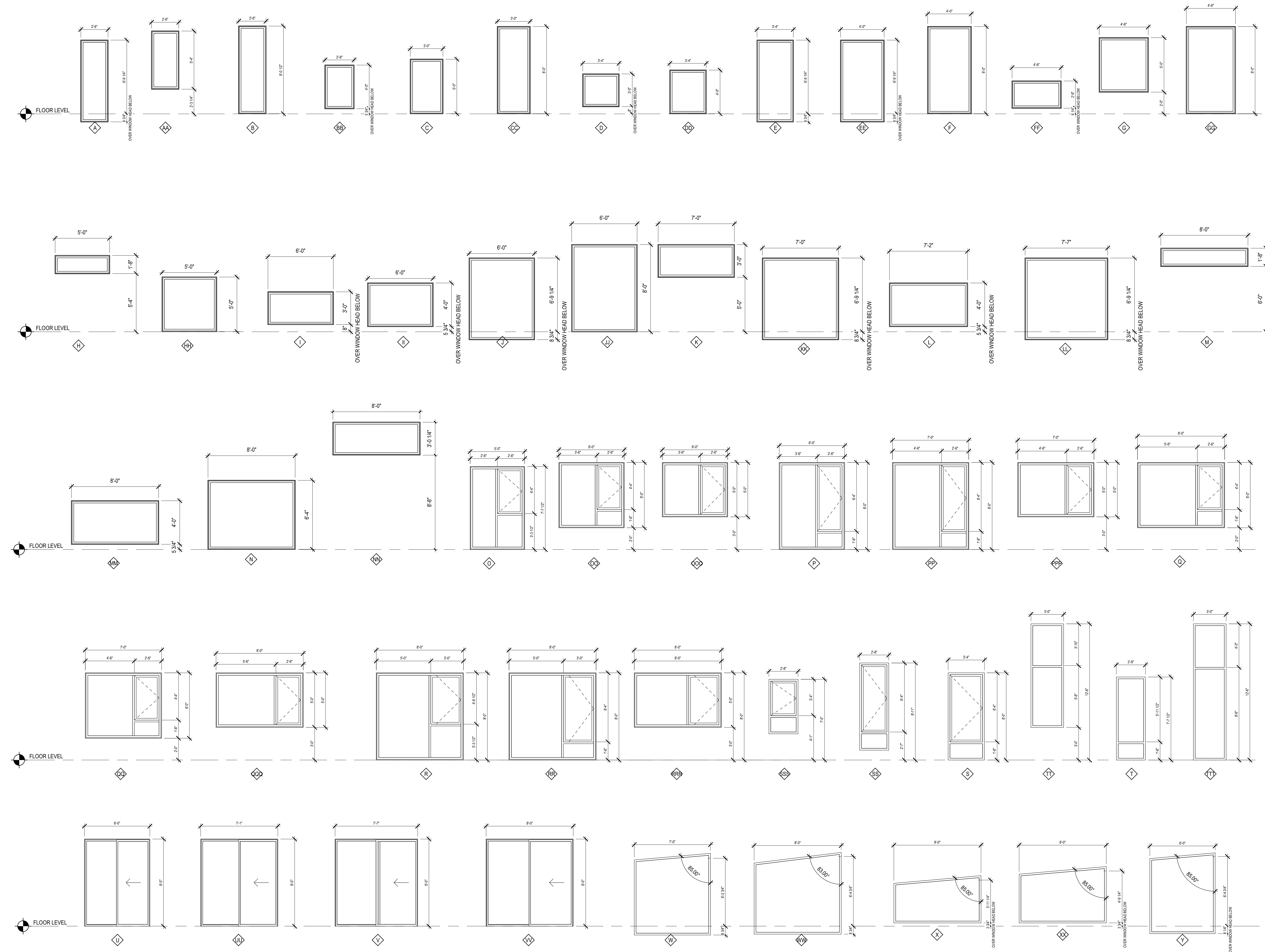
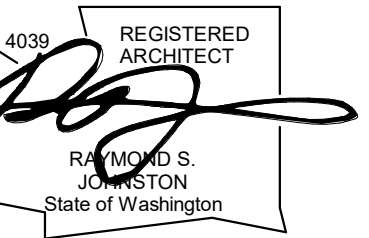
Drawn
 Checked

GENERAL - GLAZING NOTES

1. CONTRACTOR MUST VERIFY EXISTING DOOR AND FRAME SIZES PRIOR TO REPLACEMENT.
2. ALL WINDOW DIMENSIONS AND SIZES SHOWN APPLY TO OPENINGS - VERIFY WINDOW OPENING SIZES WITH MANUFACTURER.
3. ELEVATIONS VIEWED FROM EXTERIOR SIDE.
4. SEE ELEVATIONS FOR FLOOR LEVEL ELEVATIONS.
5. SEE ELEVATIONS FOR WINDOW OPERATION.
6. PER 2006 IBC SECTION 2603 HAZARDOUS LOCATIONS - PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS: GLAZING IN SWINGING DOORS; GLAZING WITHIN 2' OF DOORS WHERE BOTTOM EDGE OF GLAZING IS 48" AFF; GLAZING PANELS 6"SF WHERE BOTTOM IS 18" AFF AND TOP IS 30" AFF.
7. ALL EGRESS WINDOWS SHALL MEET THE REQUIREMENTS OF 2006 IBC SECTION 1026.
8. PROVIDE OUTSIDE AIR INLETS AS REQUIRED BY ENERGY CODE REQUIREMENTS. CONTRACTOR TO VERIFY PROPOSED OUTSIDE AIR INLET LOCATIONS WITH ARCHITECT AND ENVELOPE CONSULTANT.
9. U-VALUES: FOR ALL WINDOW TYPES (NEW): U-VALUE = .28.
10. REQUIRED SHGC RATING FOR ALL GLAZING ON DRAWINGS: 0.35.



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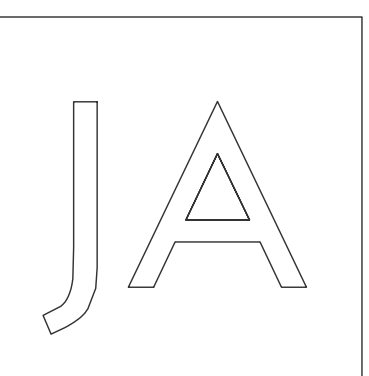
WINDOW TYPE SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	AREA	COMMENTS
A	FIXED	2'-6"	7'-6"	19 SF	
B	FIXED	2'-6"	8'-0 1/2"	20 SF	
BB	FIXED	2'-8"	4'-0"	11 SF	
C	FIXED	3'-0"	3'-0"	9 SF	
CC	FIXED	3'-0"	6'-0"	24 SF	
D	FIXED	3'-4"	3'-0"	10 SF	
E	FIXED	3'-4"	7'-6"	26 SF	
EE	FIXED	4'-0"	7'-6"	30 SF	
F	FIXED	4'-0"	8'-0"	32 SF	
HH	FIXED	5'-0"	5'-0"	25 SF	
I	FIXED	6'-0"	3'-0"	18 SF	
II	FIXED	6'-0"	4'-0"	24 SF	
J	FIXED	6'-0"	7'-6"	45 SF	
K	FIXED	7'-0"	3'-0"	21 SF	
KK	FIXED	7'-0"	7'-6"	53 SF	
L	FIXED	7'-2"	4'-0"	29 SF	
LL	FIXED	7'-2"	7'-6"	57 SF	
MM	FIXED	8'-0"	4'-0"	32 SF	
N	FIXED	8'-0"	6'-4"	51 SF	
NN	FIXED	8'-0"	3'-0"	24 SF	
O	FIXED-CASEMENT OF FIXED	5'-0"	7'-7 1/2"	38 SF	
OO	FIXED-CASEMENT OF FIXED	6'-0"	6'-0"	36 SF	
OOO	CASEMENT OF FIXED	6'-0"	3'-0"	18 SF	
P	FIXED-CASEMENT OF FIXED	6'-0"	8'-0"	48 SF	
PP	FIXED-CASEMENT OF FIXED	7'-0"	8'-0"	56 SF	
PPP	CASEMENT OF FIXED	7'-0"	3'-0"	21 SF	
Q	FIXED-CASEMENT OF FIXED	8'-0"	8'-0"	64 SF	
QQ	FIXED-CASEMENT OF FIXED	7'-0"	6'-0"	42 SF	
QQQ	CASEMENT OF FIXED	8'-0"	3'-0"	24 SF	
R	FIXED-CASEMENT OF FIXED	8'-0"	8'-0"	64 SF	
RR	FIXED-CASEMENT OF FIXED	8'-0"	8'-0"	64 SF	
RRR	CASEMENT OF FIXED	8'-0"	3'-0"	24 SF	
S	CASEMENT OF FIXED	3'-4"	8'-0"	27 SF	
SS	CASEMENT OF FIXED	2'-8"	8'-0"	21 SF	
SSS	CASEMENT OF FIXED	2'-8"	3'-0"	13 SF	
T	CASEMENT OF FIXED	2'-8"	7'-7 1/2"	20 SF	
TTT	CASEMENT OF FIXED	3'-0"	12'-0"	36 SF	
U	SLIDER DOOR	6'-0"	8'-0"	48 SF	
UU	SLIDER DOOR	7'-1"	6'-0"	42 SF	
V	SLIDER DOOR	7'-2"	8'-0"	57 SF	
VV	SLIDER DOOR	8'-0"	8'-0"	64 SF	
W	FIXED TRAPEZOIDAL	7'-0"	7'-6"	53 SF	
WW	FIXED TRAPEZOIDAL	8'-0"	7'-6"	60 SF	
X	FIXED TRAPEZOIDAL	8'-0"	4'-4"	35 SF	
XX	FIXED TRAPEZOIDAL	8'-0"	5'-2"	41 SF	
Y	FIXED TRAPEZOIDAL	6'-0"	7'-5"	45 SF	

WINDOW SCHEDULE
1/4" = 1'-0"

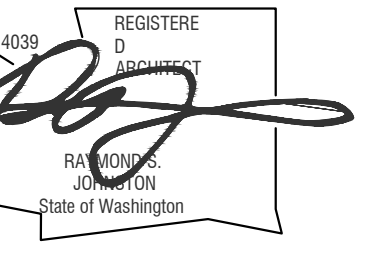
MERCER ISLAND
MIXED USE
2685 97TH AVE SE
MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
11/12/2020	BUILDING PERMIT / 75% CD
12/04/2020	LAND USE SET REV #2
01/25/2021	BUILDING PERMIT / 90% CD
03/30/2021	LAND USE SET REV #3
09/30/2021	BUILDING PERMIT CORR #1

SHEET TITLE
WINDOW LEGEND
SHEET NO.
A802
Drawn
Checked



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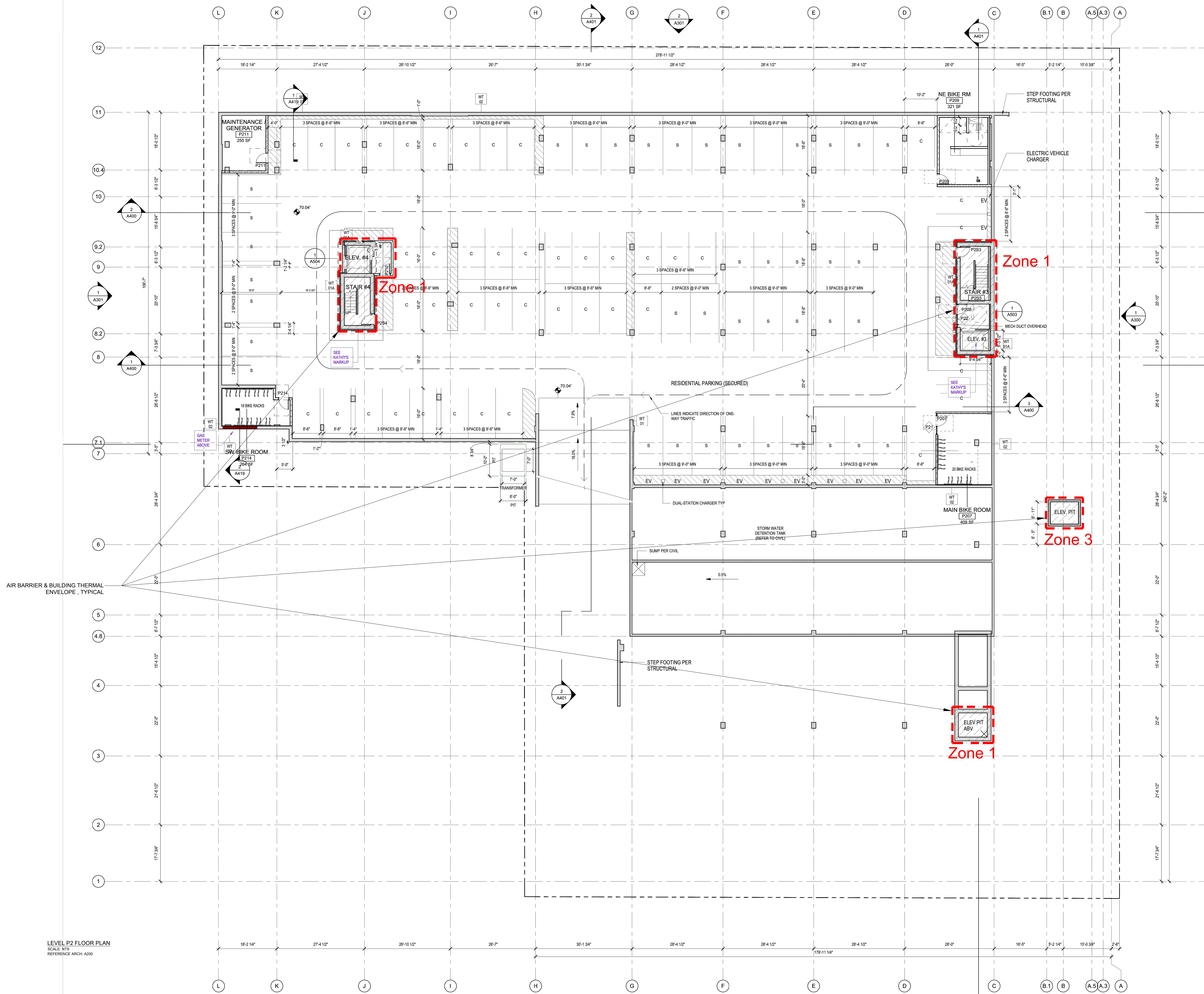
**MERCER ISLAND
 MIXED USE**
 2805 30TH AVE SE
 MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

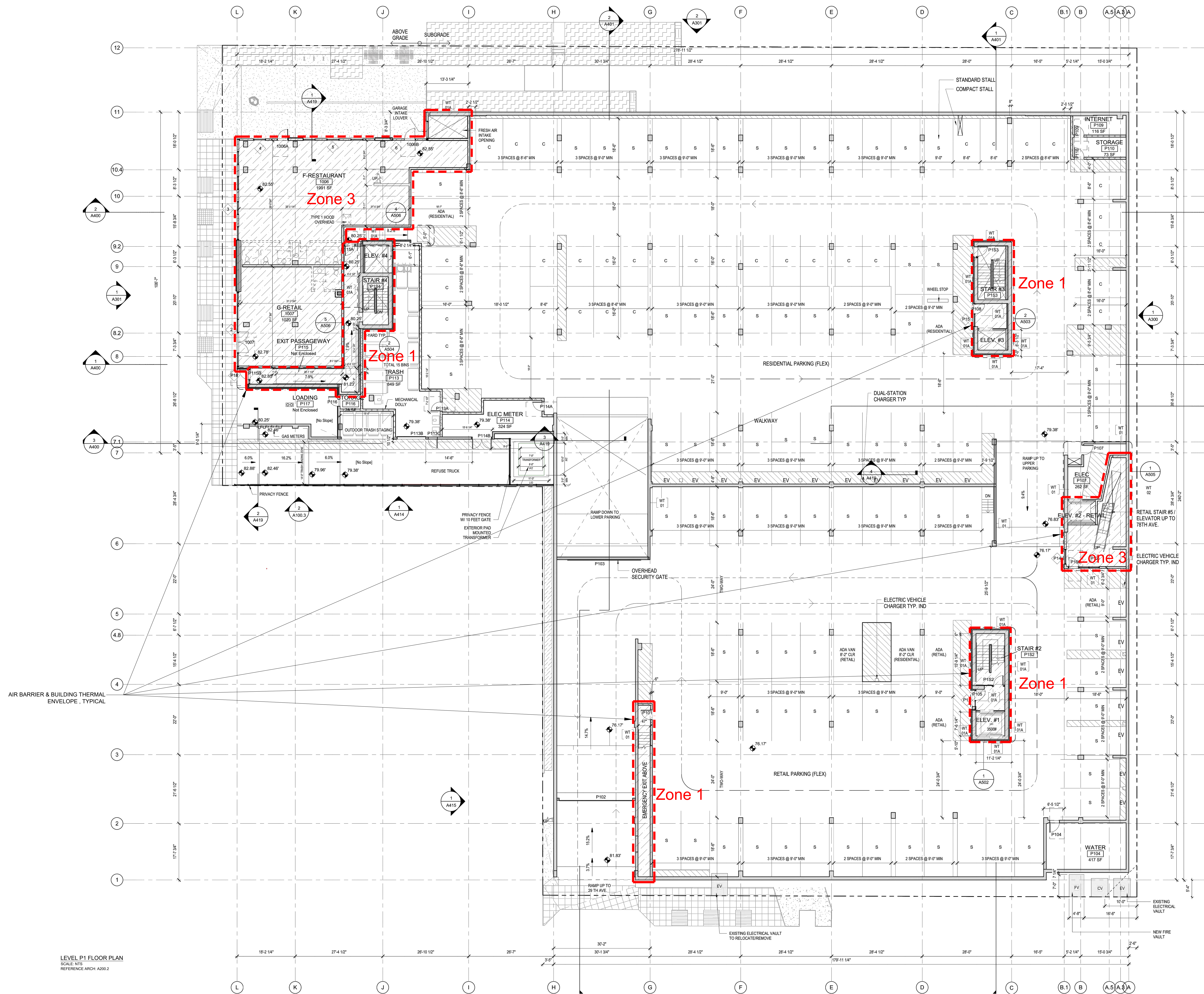
SHEET NO.
BE801

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon



LEVEL P2 FLOOR PLAN
 SCALE: NTS
 REFERENCE ARCH: A200

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET



LEVEL P1 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A300.2

DRAWING ISSUE

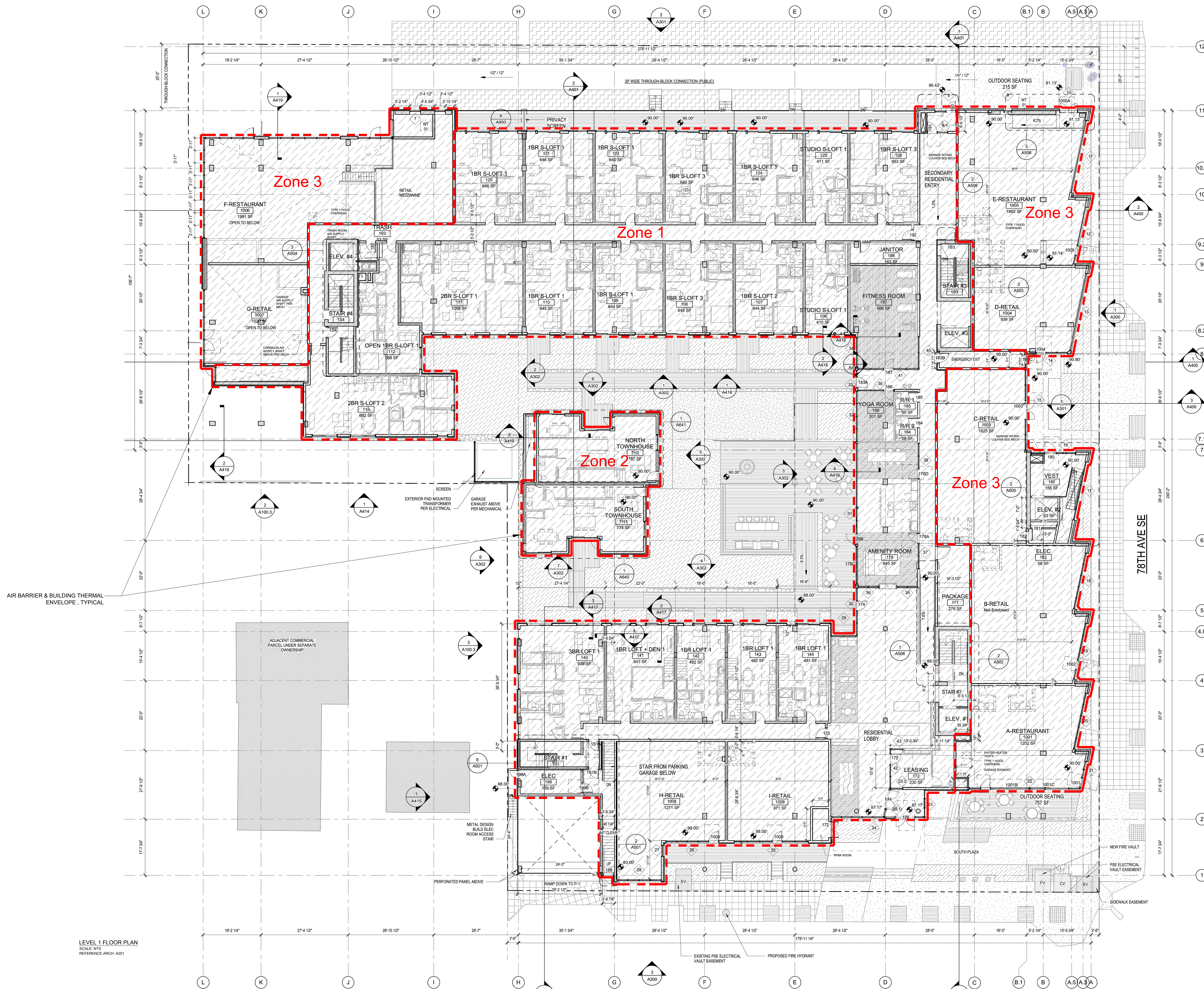
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE

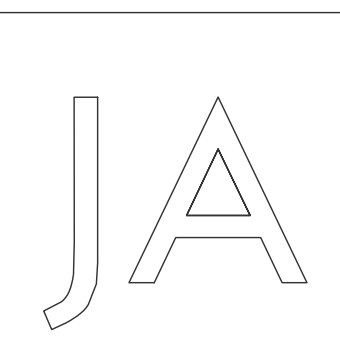
AIR BARRIER
DIAGRAMS

SHEET NO.

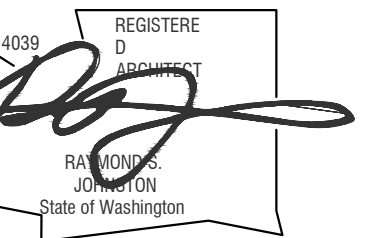
BE803



LEVEL 1 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A201



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**MERCER ISLAND
 MIXED USE**
 2805 10TH AVE SE
 MERCER ISLAND, WA 98040

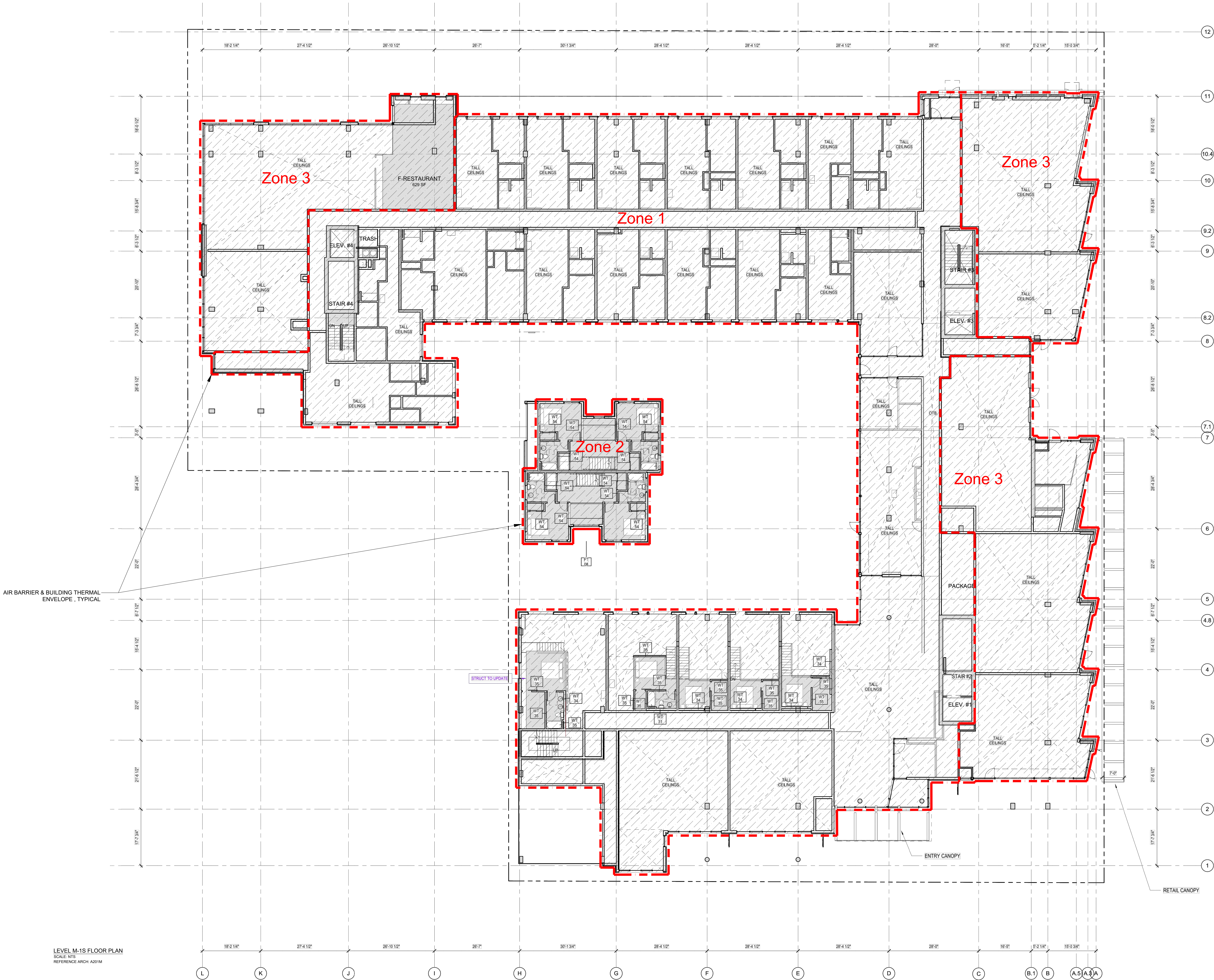
Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

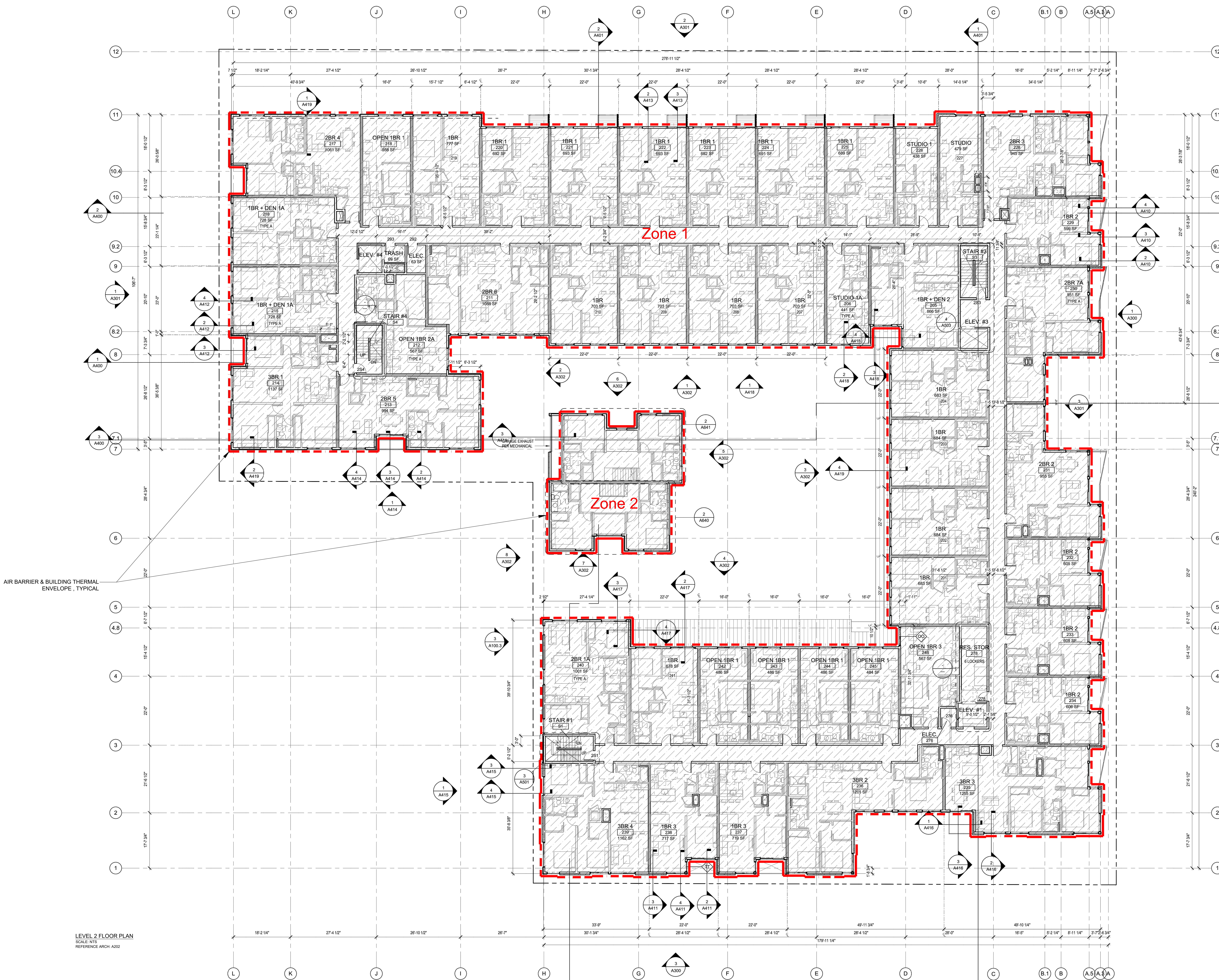
SHEET NO.

BE804

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon



LEVEL M-1S FLOOR PLAN
 SCALE: NTS
 REFERENCE ARCH: A201M



AIR BARRIER & BUILDING THERMAL ENVELOPE, TYPICAL

LEVEL 2 FLOOR PLAN
SCALE: NTS
REFERENCE ARCH: A202

**MERCER ISLAND
MIXED USE**
2805 107th AVE SE
MERCER ISLAND, WA 98040

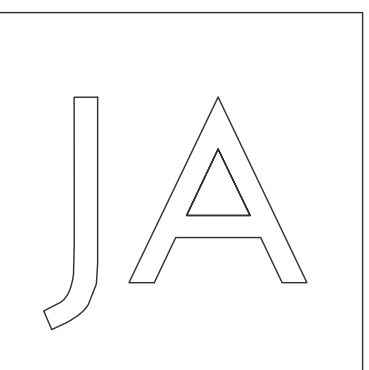
DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

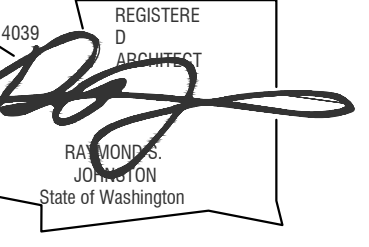
SHEET TITLE
**AIR BARRIER
DIAGRAMS**

SHEET NO.
BE805

Drawn: David H. Wright Sr.
Checked: Patrick McMahon



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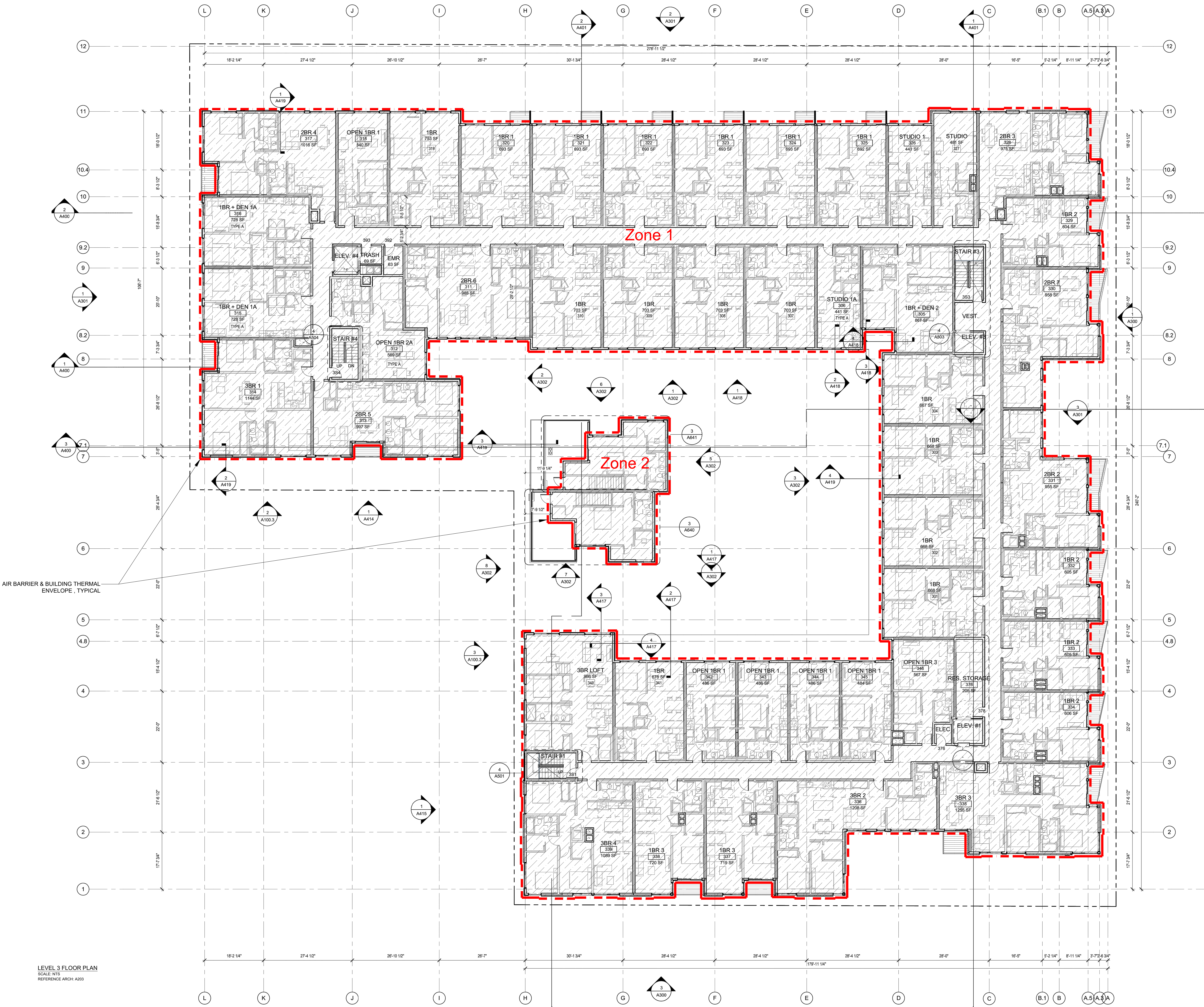
**MERCER ISLAND
 MIXED USE**
 2805 10TH AVE SE
 MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

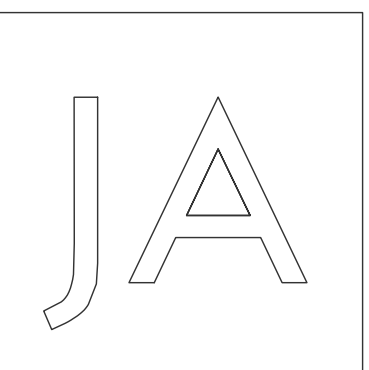
SHEET NO.
BE806

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon

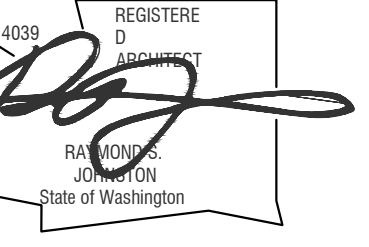


AIR BARRIER & BUILDING THERMAL ENVELOPE, TYPICAL

LEVEL 3 FLOOR PLAN
 SCALE: NTS
 REFERENCE ARCH: A203



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**MERCER ISLAND
 MIXED USE**
 2805 30TH AVE. SE
 MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

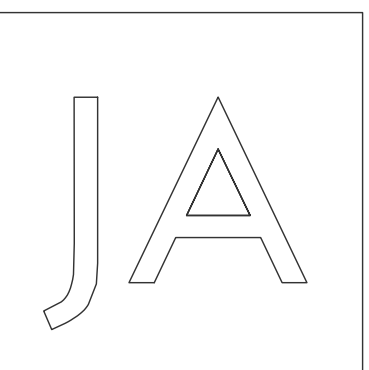
SHEET NO.
BE807

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon

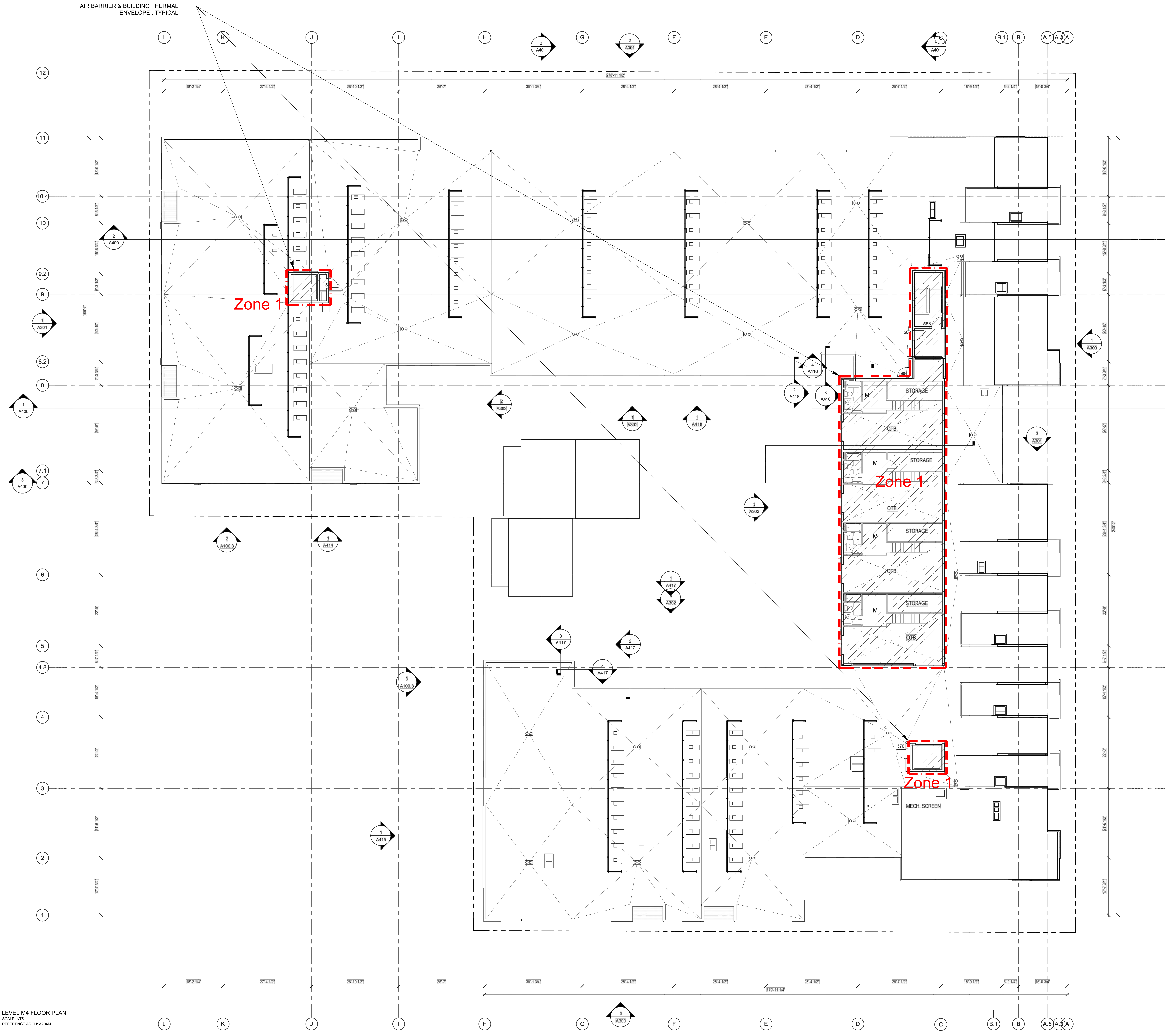
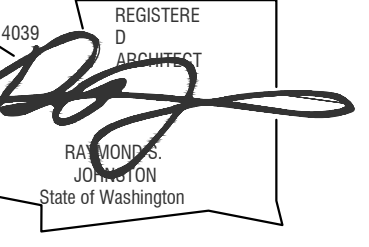
AIR BARRIER & BUILDING THERMAL ENVELOPE, TYPICAL



LEVEL 4 FLOOR PLAN
 SCALE: NTS
 REFERENCE ARCH: A204



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LEVEL M4 FLOOR PLAN
 SCALE: NTS
 REFERENCE ARCH. A204M

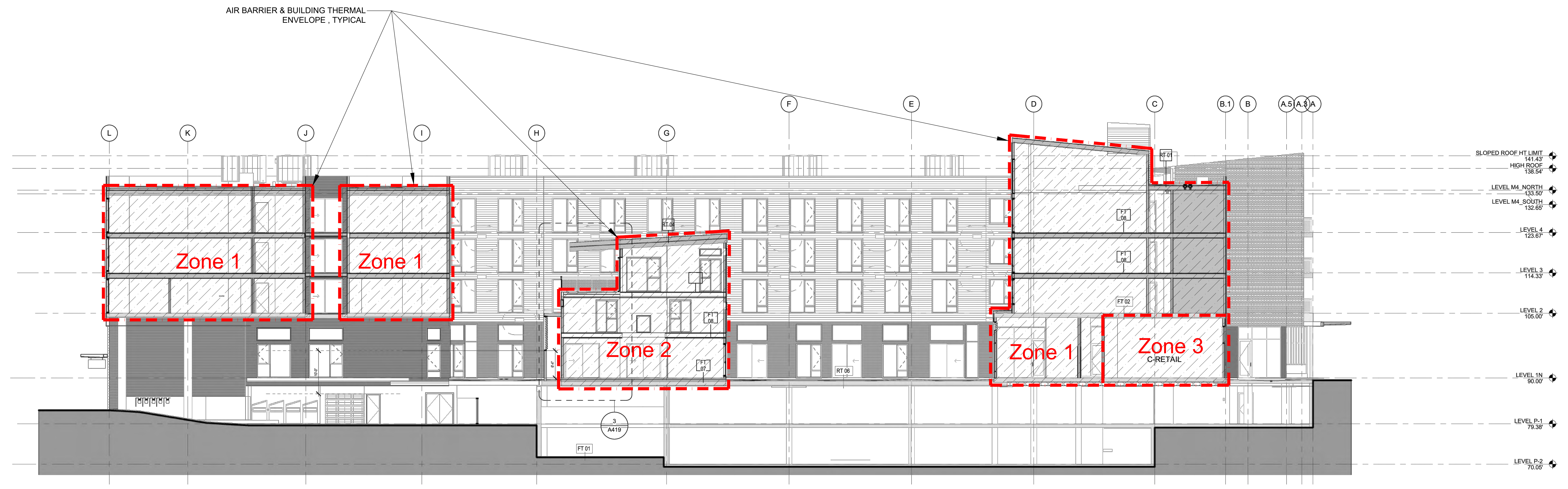
**MERCER ISLAND
 MIXED USE**
 2835 107TH AVE. SE
 MERCER ISLAND, WA 98040

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

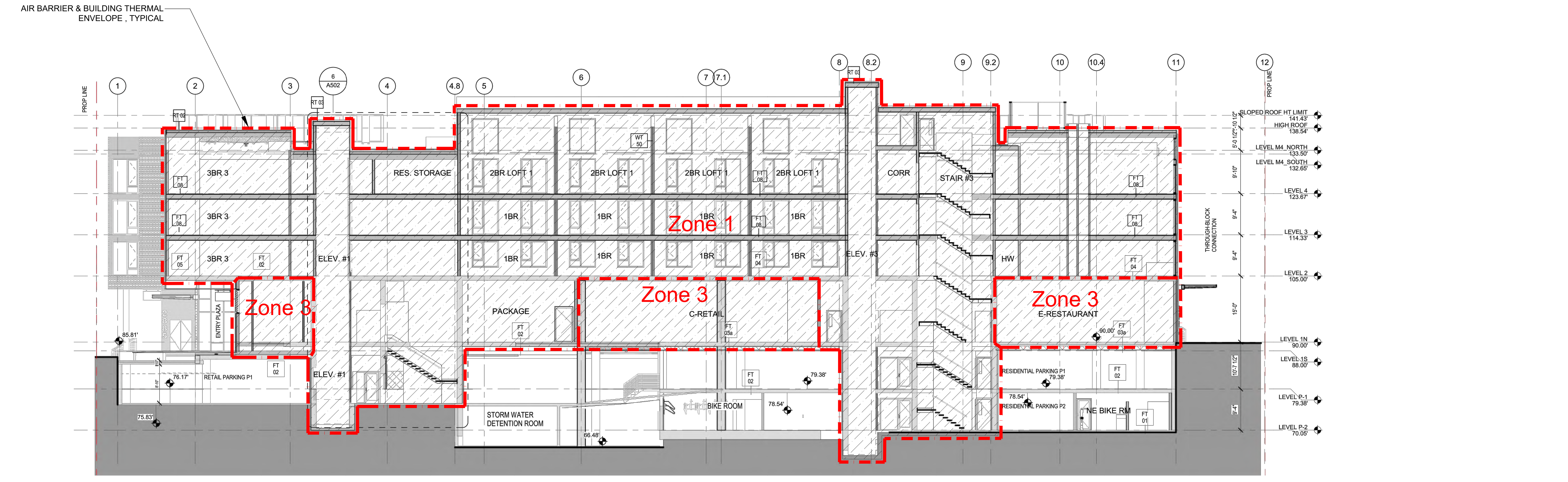
SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

SHEET NO.
BE808

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon



3- BLDG SECTION THRU LOADING - LOOKING NORTH
 SCALE: NTS
 REFERENCE ARCH: A400



1 - BLDG SECTION THRU EAST PORTION - LOOKING WEST
 SCALE: NTS
 REFERENCE ARCH: A401

**MERCER ISLAND
 MIXED USE**
 2805 NORTH AVENUE
 MERCER ISLAND, WA 98040

DRAWING ISSUE

Date	Description
12/24/2019	LAND USE SET
03/31/2020	50% CD
09/03/2020	75% CD
11/04/2020	PHASE 1 PERMIT SET

SHEET TITLE
**AIR BARRIER
 DIAGRAMS**

SHEET NO.
BE809

Drawn: David H. Wright Sr.
 Checked: Patrick McMahon