

2900 78th Ave SE, Mercer Island WA 98040



PROJECT ADDRESS

2900 78th Ave SE
Mercer Island, WA 98040

REDMOND PERMIT NUMBERS

2207-281, DSR22-014

PROJECT TEAM

ARCHITECT Medici Architects
Schuyler Tutt
11711 SE 8th St. Suite 100
Bellevue, WA 98005
(425) 453-9298
schuyler@mediciarchitects.com

OWNER 2900 Development LLC
3010 77th Ave SE
Mercer Island, WA 98040

CIVIL ENGINEER Tebaldi Engineering, LLC
Chris Tebaldi
4625 126th Ave E
Edgewood, WA 98372
(206) 450-5096
chris@tebaldiengineering.com

ARBORIST Seattle Tree Consulting
Doug Smith
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Seattle, WA 98102
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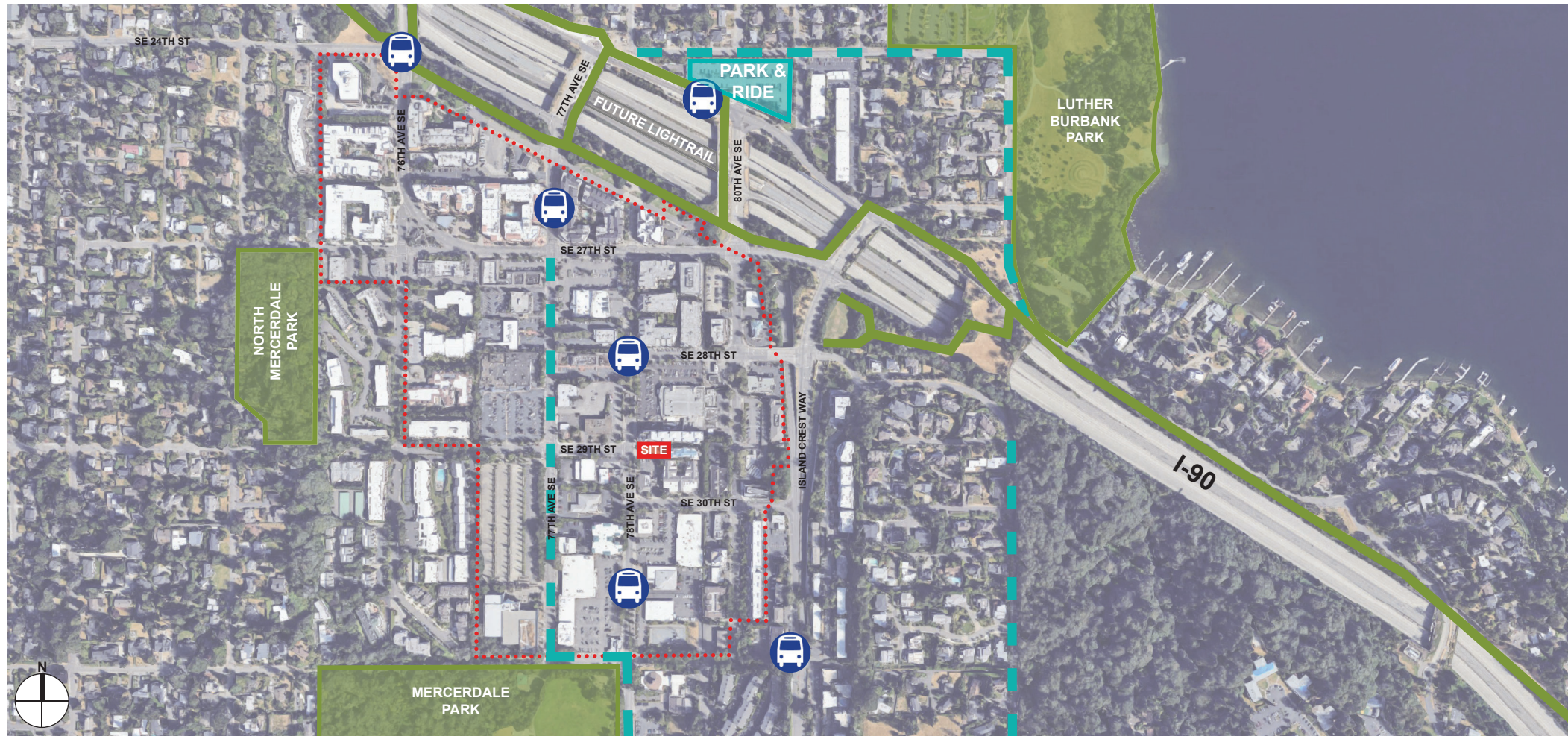
LANDSCAPE ARCHITECT JGM Landscape Architects
Craig Lewis
12610 NE 104th St
Kirkland, WA 98033
(425) 454-5723
craig@jgm-inc.com

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VICINITY MAP AND DESIGN OBJECTIVES







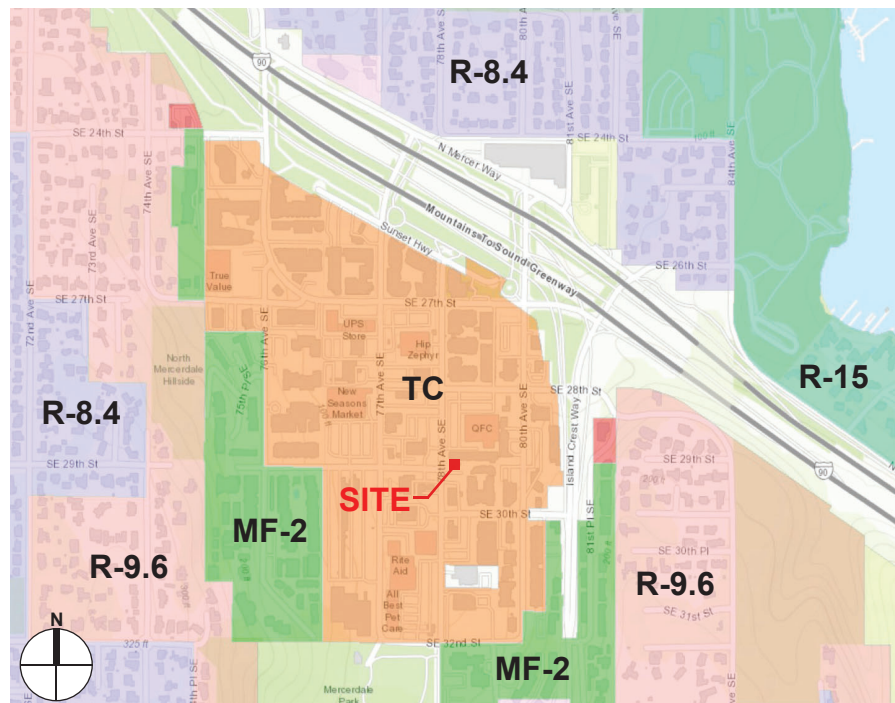
PROJECT DESCRIPTION

(10) unit apartment building over an at-grade, open parking garage. Public open space, on-site loading and ROW improvements are included in this proposal.

DEVELOPMENT OBJECTIVES

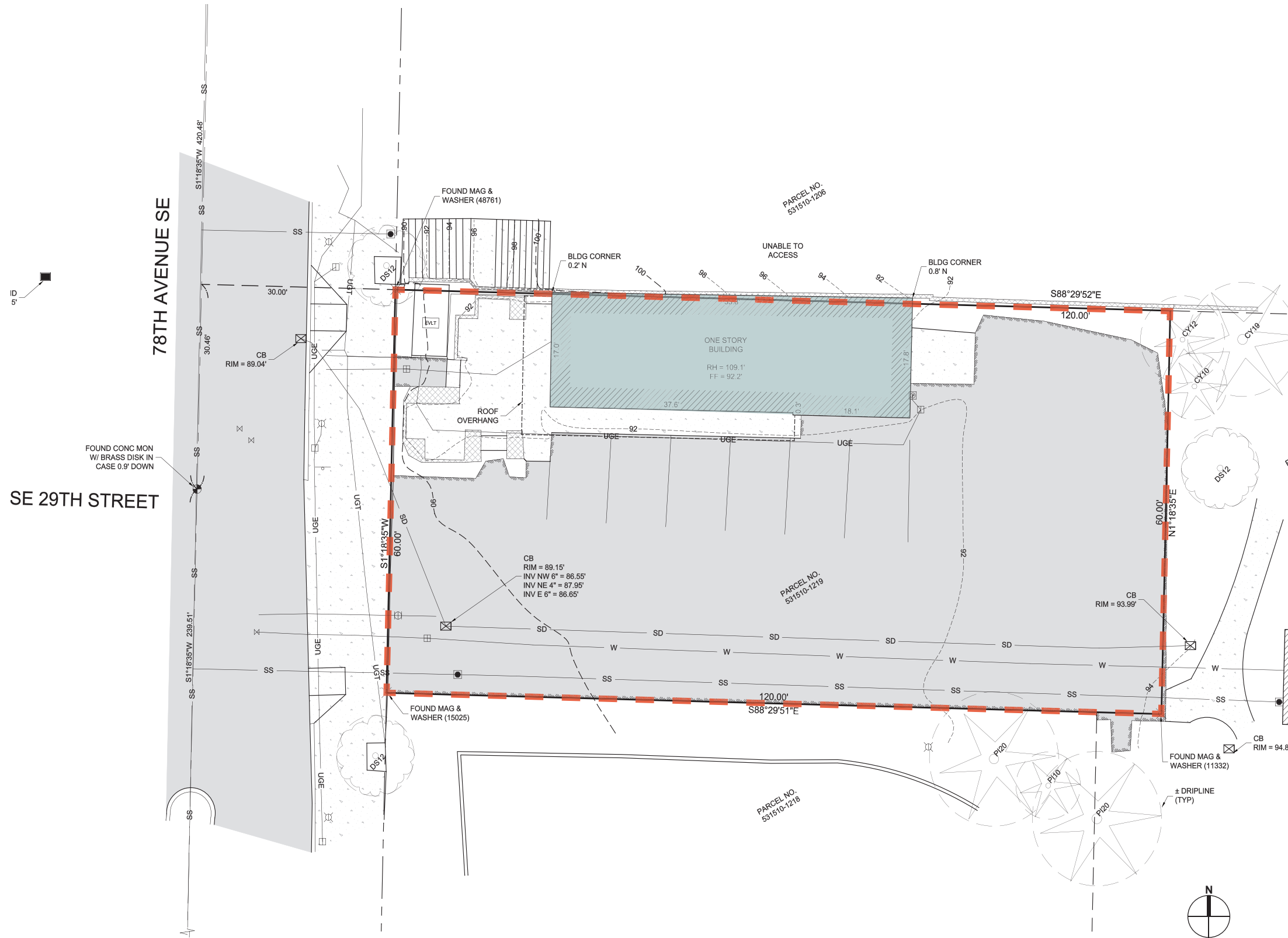
To create a downtown townhome development which provides a transition between multi-family structures, businesses, and single family uses. The project seeks to maximize density potential while integrating landscape and fostering a safe and active street with street facing units and front porches adjacent to the public right of way.

-  PUBLIC TRAIL
-  BIKE FRIENDLY
-  TOWN CENTER ZONE
-  BUS STOP



To create a residential development that seeks to infill an under-utilized lot and provide much needed housing within the urban core. The project seeks to maximize density potential while integrating urban landscape and fostering a safe and active street with street facing units adjacent to the public right of way.

ZONING DATA AND CODE ANALYSIS



PROJECT ADDRESS

2900 78th Ave SE
Mercer Island, WA 98040

PARCEL

531510-1219

ZONE

TC-4

LOT AREA

7,200 SF .17 acre

LOT COVERAGE

N/A

IMPERVIOUS

N/A

MAXIMUM HEIGHT

With min. 10% affordable housing
51 feet and 4 stories maximum

SETBACKS

0' rear setback, 0' side setbacks
front setback 15' from face of curb to face of building

PARKING

1.0 - 1.4 STALLS PER RESIDENTIAL UNIT

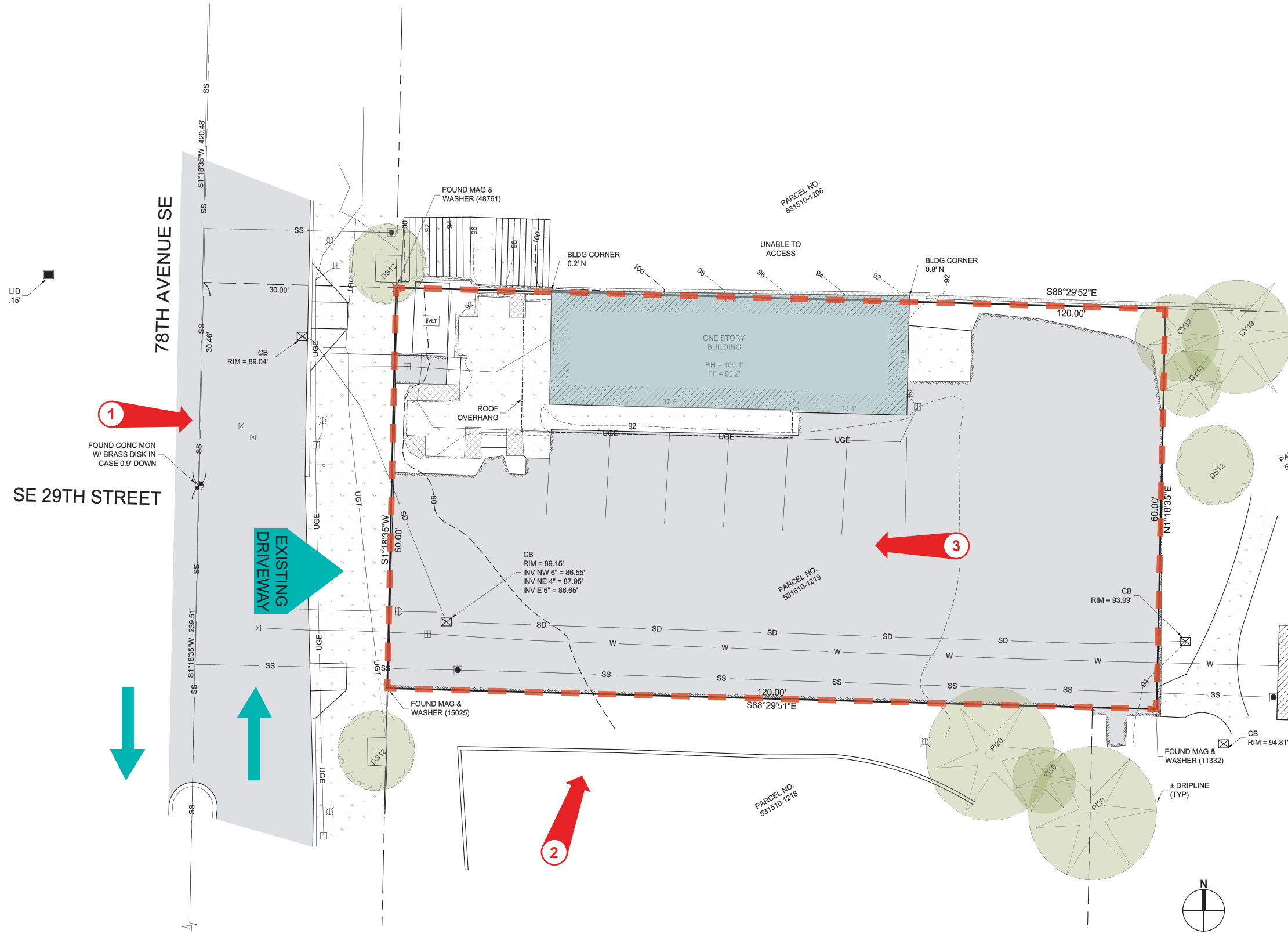
LANDSCAPE

Landscape areas must equal at least 25% of site
(1,800 sf)

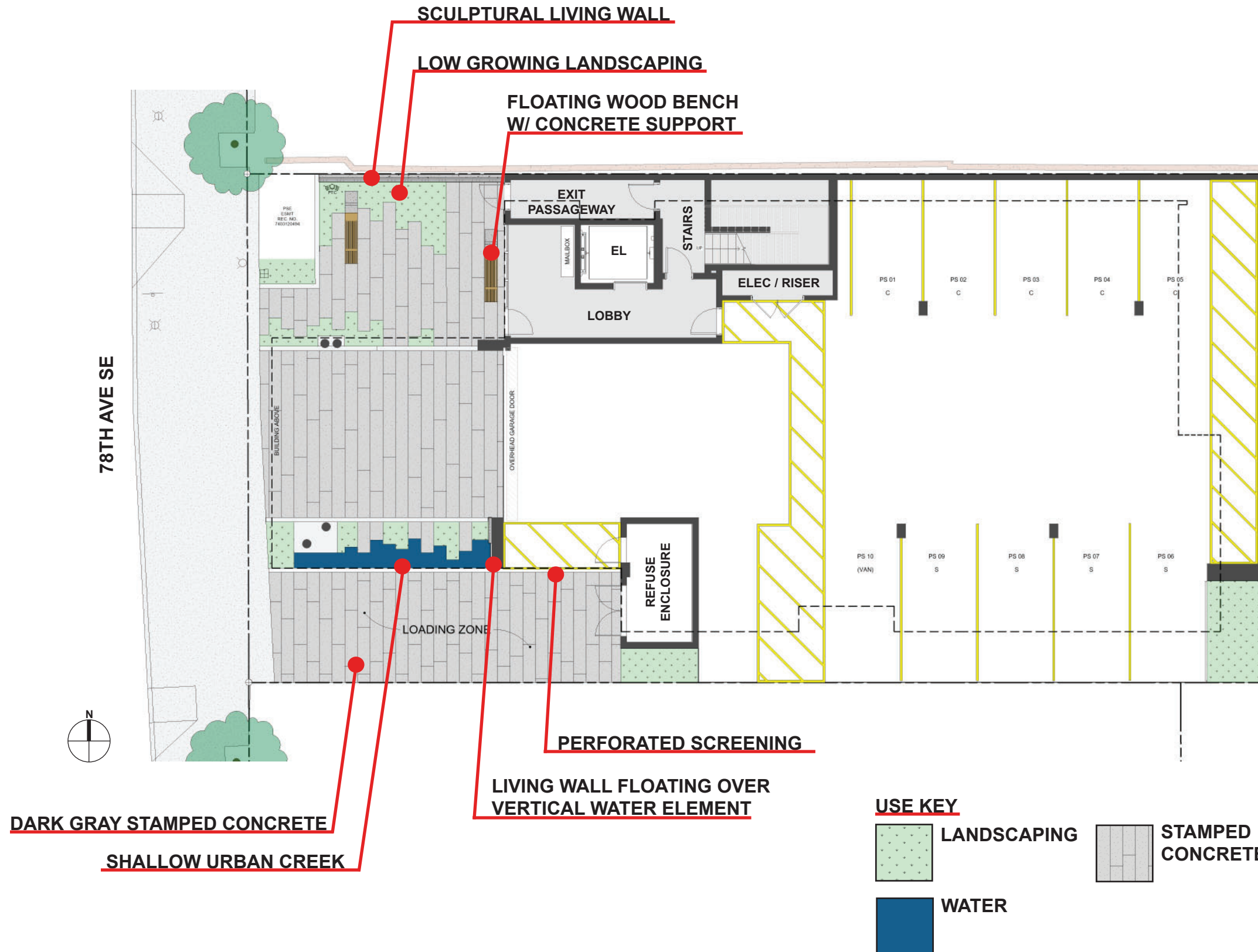
SITE FEATURES

PUBLIC OPEN SPACE MIN. 3% OF GFA &
MIN. OF 3 MINOR SITE FEATURES

EXISTING CONDITIONS



PROPOSED SITE PLAN



LANDSCAPE REQUIREMENTS

LOT SIZE 7,200 SF
 LOT DIMENSIONS 60' x 120'

LANDSCAPE SUFRACES SHALL EQUAL AT LEAST 25% OF THE SITE.
 $7,200 \text{ SF} * 25\% = 1,800 \text{ SF}$

GROUND LEVEL PLANTING ARE CALCULATED AT A RATE OF 100%

PROPOSED AREA: 295 SF

GREEN ROOFS ARE CALCULATED AT A RATE OF 50%.

PROPOSED AREA: $3,250 \text{ SF} * 50\% = 1,625 \text{ SF}$

ARTISTIC GREEN WALLS ADJACENT TO GROUND LEVEL PUBLIC SPACES QUALIFY AS A LANDSCAPED SURFACE AT A RATE OF 125%

PROPOSED AREA: $235 \text{ SF} * 125\% = 293 \text{ SF}$

TOTAL PROPOSED LANDSCAPE: 2,213 SF / 30% OF SITE

PUBLIC OPEN SPACE

SITE DESIGN

LOT SIZE 7,200 SF
 LOT DIMENSIONS 60' x 120'

MINOR SITE FEATURES

SHALL HAVE AT LEAST 3 MINOR SITE FEATURES TO COMPLIMENT BUILDING DESIGN AND CREATE VISUAL FOCAL POINTS.

PROPOSED SITE FEATURES INCLUDE:

- SPECIAL PAVING
- WATER FEATURE
- SCULPTURAL LIVING WALL

PUBLIC OPEN SPACE REQUIREMENTS

SIZE: MINIMUM 3% GFA
 WIDTH: 20'

AMENITIES

SIDEWALK LEVEL AMENITIES FOR PUBLIC USE TO INCLUDE FEATURES SUCH AS SEATING, LIGHTING, WATER FEATURES, SPECIAL PAVING, LANDSCAPING, ARTWORK AND SPECIAL RECREATIONAL FEATURES.

PROPOSED AMENITIES INCLUDE:

- 12' OF LINEAR SEATING
- LIGHTING OF DESIGN ELEMENTS
- VERTICAL AND HORIZONTAL WATER FEATURE
- STAMPED CONCRETE PAVING

SEATING

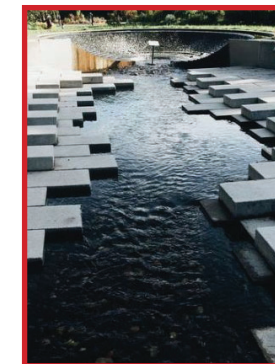
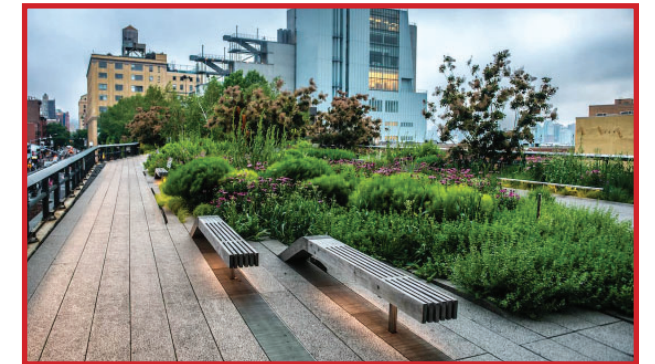
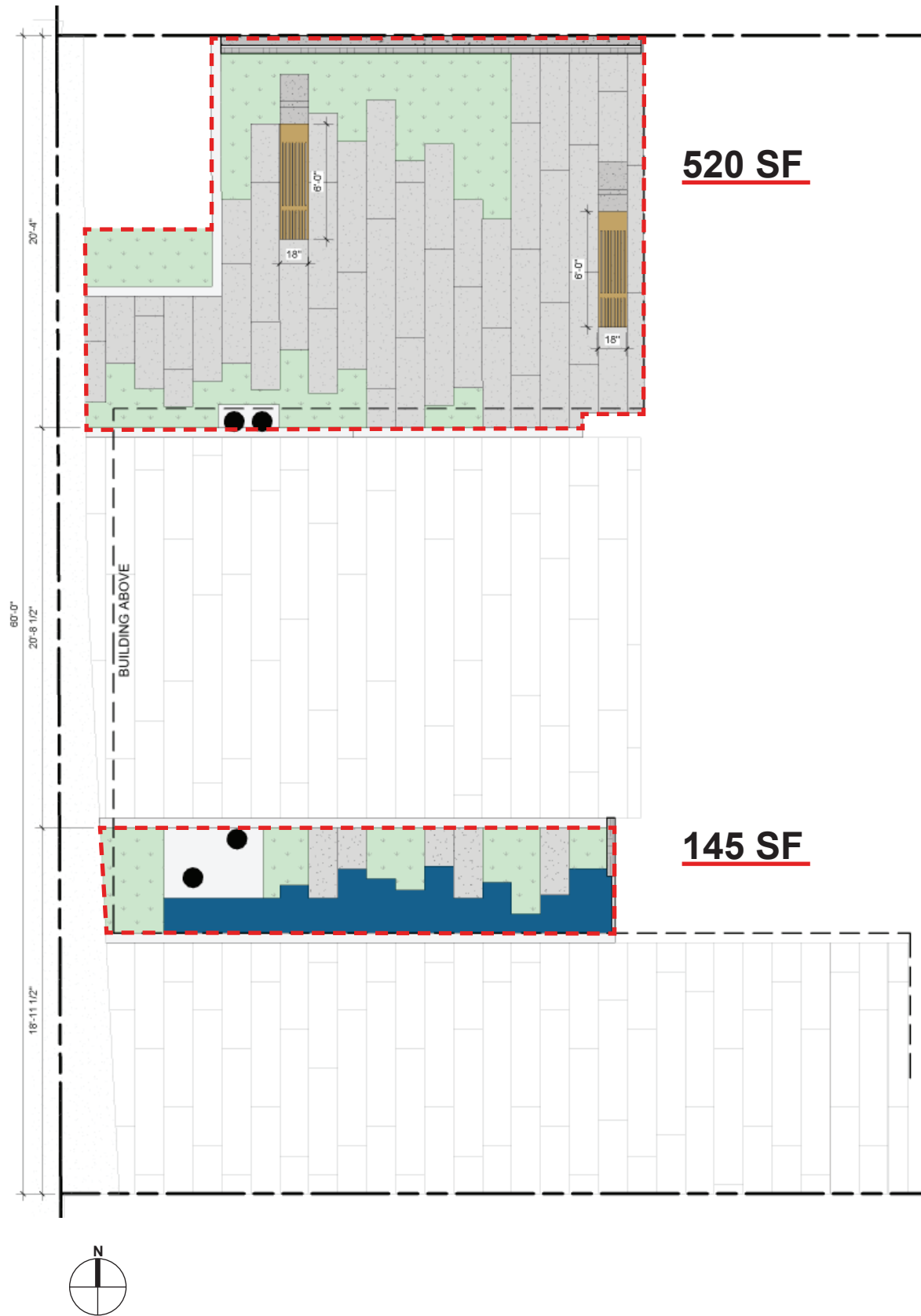
- HALF TO HAVE SEAT BACKS
- WOOD SURFACE
- 18" DEEP
- 2' LINEAR PER 100 SF OF OPEN SPACE

PROPOSED: 12' LINEAR (6' WITH BACK)

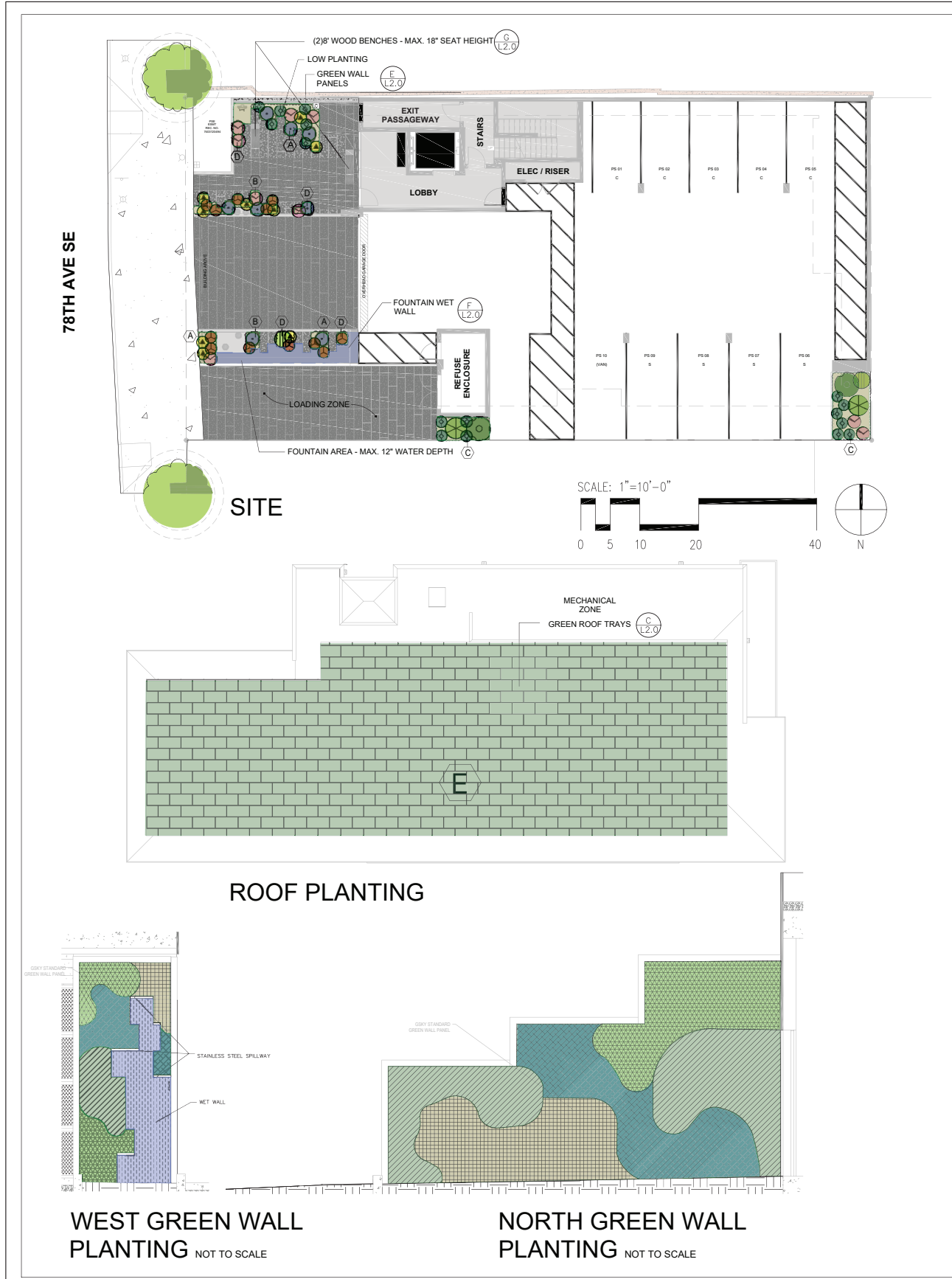
LANDSCAPE

SIZE: MIN. 25%, MAX 60%

PROPOSED: 26.9% (179 SF)



LANDSCAPE PLAN



PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
(X)	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE - SAVE AND PROTECT.			
SHRUBS				
(G)	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	2	YES
(L)	RHODODENDRON YAKUSHIMANUM 'YAKU PRINCESS' / RHODODENDRON	24" HT., 5-GAL POT	2	YES
(M)	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	16	YES
(N)	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	2	YES
(O)	CORNUS STOLONIFERA 'KELSEYI'/DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	13	YES
(P)	AQUILEGIA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	9	YES
(Q)	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	8	NO
(R)	PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS	12" HT., 2-GAL POT MAX. HT. 20"	9	YES
GREEN WALL PLANTS				
(S)	GALAX URCEOLATA	GSKY STANDARD GREEN WALL PANEL		
(T)	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN	GSKY STANDARD GREEN WALL PANEL		
(U)	AGAPANTHUS 'PETER PAN' / LILY-OF-NILE	GSKY STANDARD GREEN WALL PANEL		
(V)	IRIS TECTORUM / ROOF IRIS	GSKY STANDARD GREEN WALL PANEL		
GROUNDCOVERS				
(A)	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT	1'-0" O.C.	NO
(B)	CORNUS CANADENSIS / BUNCHBERRY	4-INCH POT	1'-0" O.C.	YES
(C)	MAHONIA REPENS / CREEPING MAHONIA	4-INCH POT	1'-0" O.C.	YES
(D)	GALIUM ODORATUM / SWEET WOODRUFF	4-INCH POT	1'-0" O.C.	YES
(E)	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2'X4'-1/2" DEEP GREENROOF TRAYS	4,131 S.F.	YES

NOTES

1. ALL NEW PLANTING SHALL BE INSTALLED AS PER CITY OF MERCER ISLAND INSTALLATION STANDARDS AND PLANS.
2. ALL NEW ON-GRADE PLANTING AREAS SHALL RECEIVE MINIMUM 12" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF BARK MULCH.
3. ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUT OFF DEVICE.
4. PROPOSED APARTMENT BUILDING WILL BE PERMITTED UNDER A SEPARATE BUILDING PERMIT.

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND RECREATION PLANNING
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REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Luigi A. Rossi
CERTIFICATE NO. 442

DATE: 5-15-2024
LAST UPDATE:
CAD FILE:

DRAWING TITLE
PLANTING PLAN

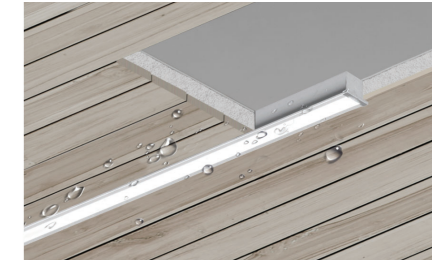
SHEET NUMBER
L1.0

LIGHTING PLAN

ALCON LIGHTING
 LED OUTDOOR SIGN LIGHT
 COLOR TEMP: 2700K
 MODEL: 31031
 COLOR: BLACK
 @ LIVING WALL



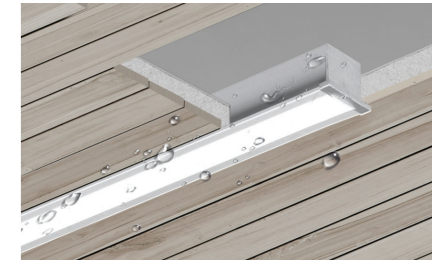
ALCON LIGHTING
 0.8-INCH LINEAR WET RECESSED LED
 COLOR TEMP: 2700K
 MODEL: 12100-8-R
 COLOR: BLACK
 @ BENCH



ALCON LIGHTING
 SPRUCE LED CONTEMPORARY PATH LIGHT
 COLOR TEMP: 2700K
 MODEL: 9066
 COLOR: BLACK
 @ PATHWAY



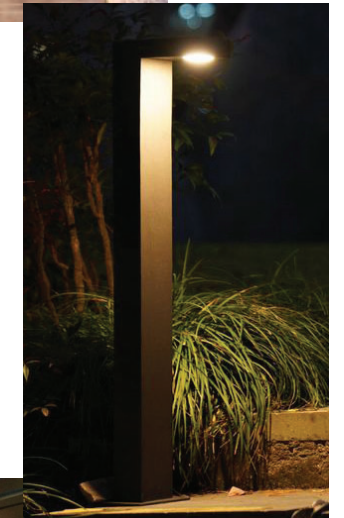
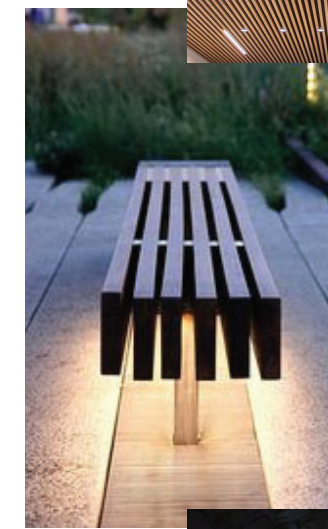
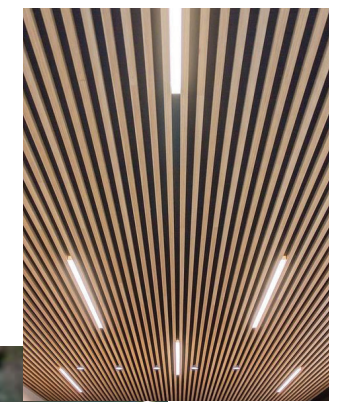
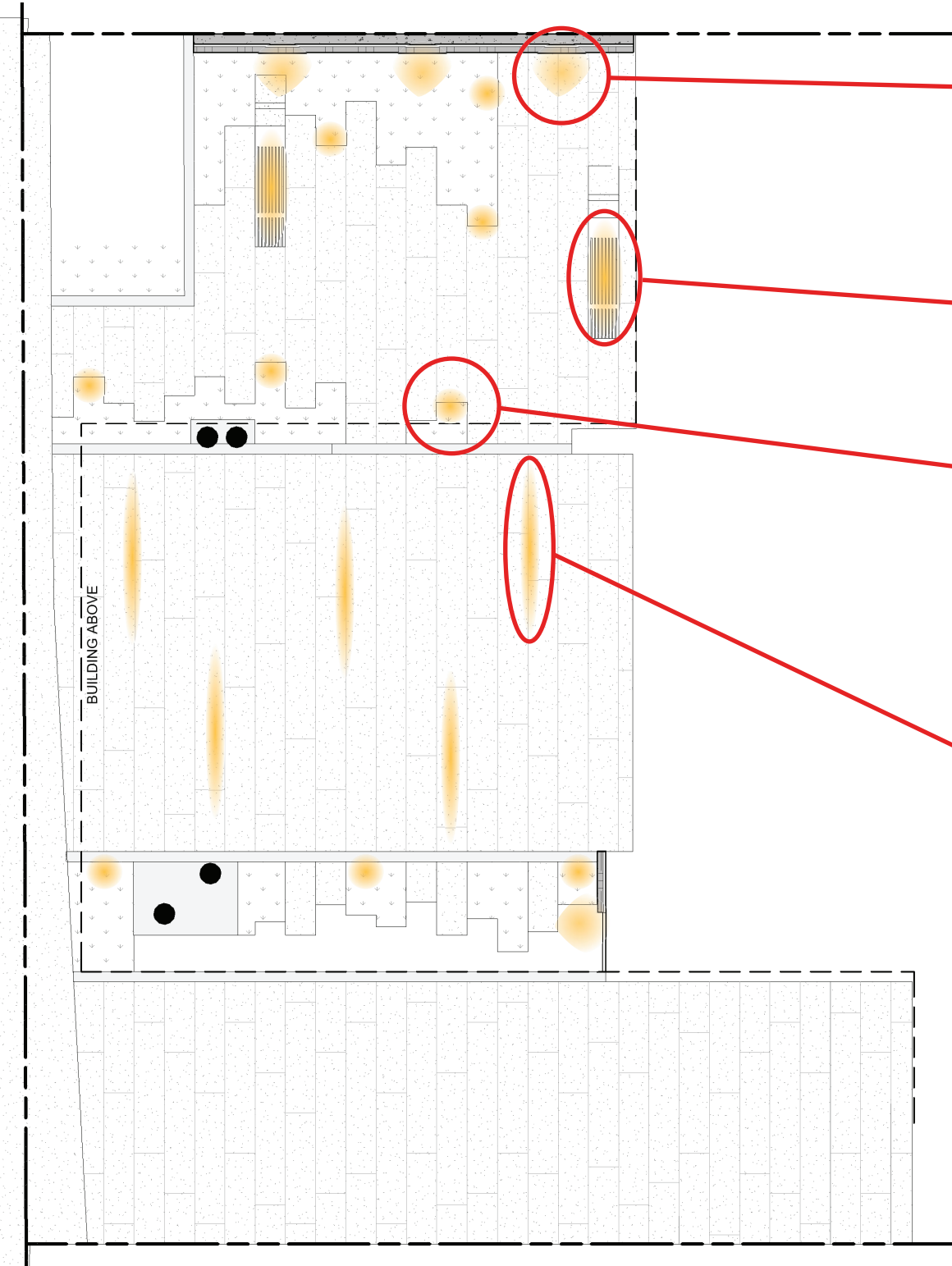
ALCON LIGHTING
 2.4-INCH LINEAR WET RECESSED LED
 COLOR TEMP: 2700K
 MODEL: 12100-24-R
 COLOR: BLACK
 @ CANTILEVER SOFFIT



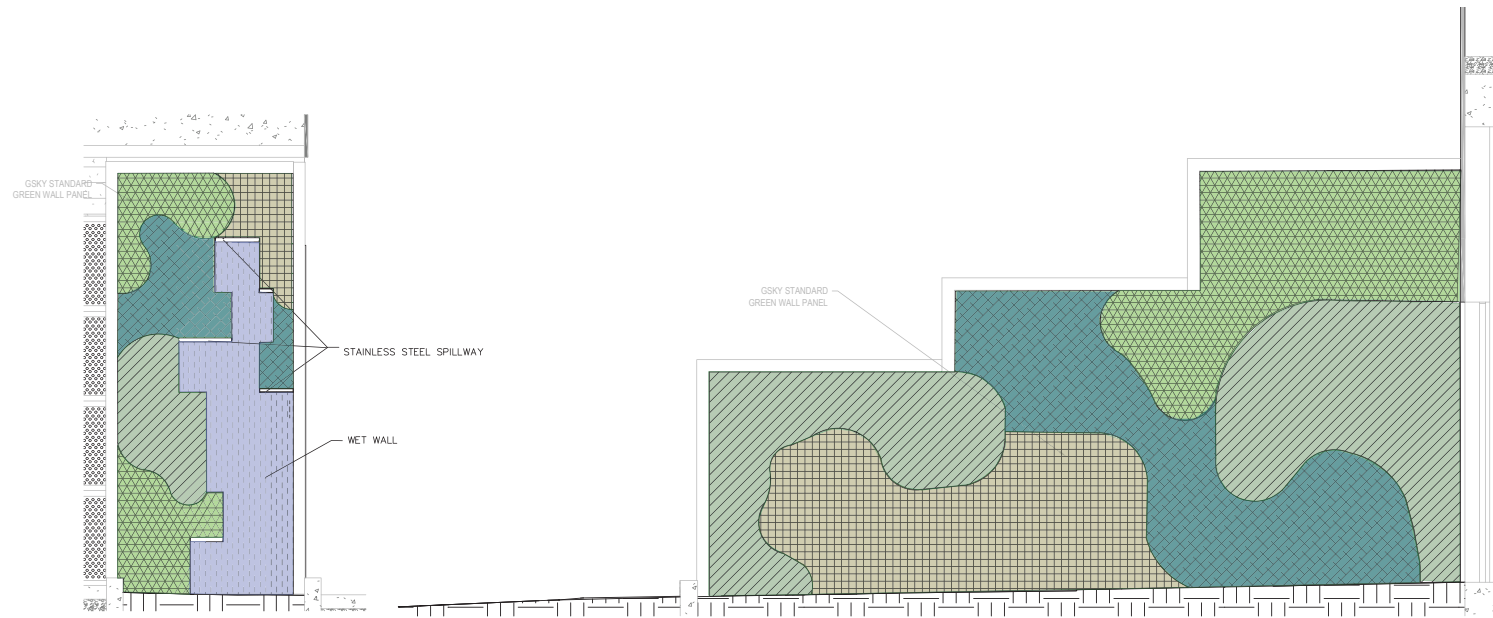
ALCON LIGHTING
 RECESSED ROUND LED
 COLOR TEMP: 2700K
 MODEL: 14144-R
 COLOR: BLACK
 @ ENTRY AWNING



ALCON LIGHTING
 SQUARED ARCHITECTURAL 4-INCH
 COLOR TEMP: 2700K
 MODEL: 11137
 COLOR: BLACK
 @ UNIT DECKS

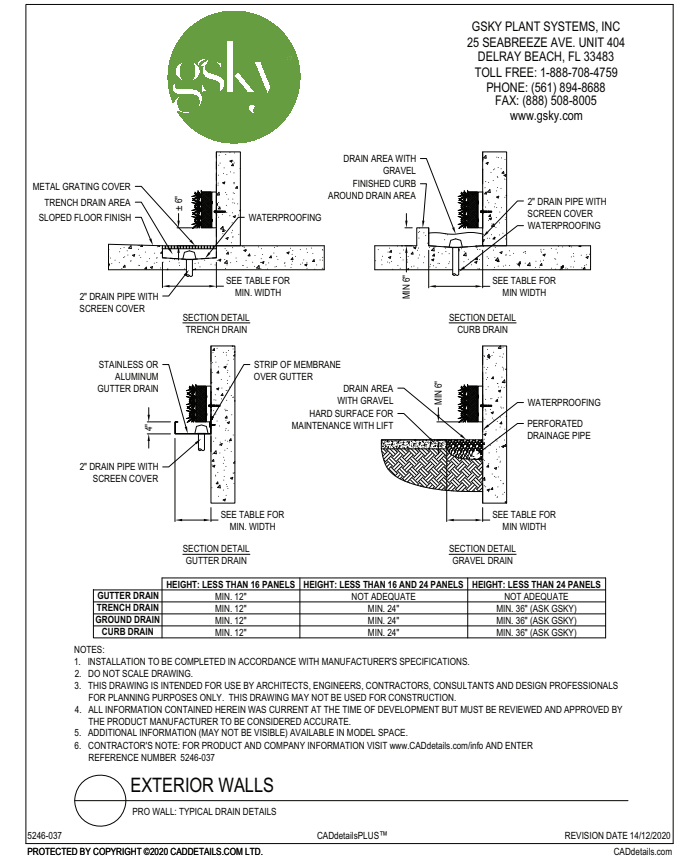
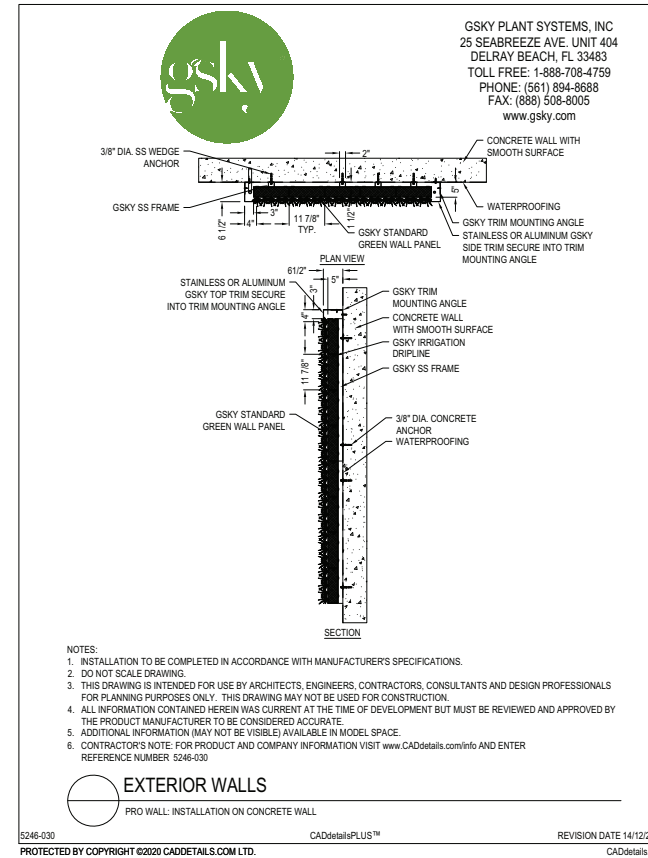


LIVING WALL



WEST GREEN WALL PLANTING NOT TO SCALE

NORTH GREEN WALL PLANTING NOT TO SCALE



GREEN WALL PLANTS

	GALAX URCEOLATA
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN
	AGAPANTHUS 'PETER PAN' / LILY-OF-NILE
	IRIS TECTORUM / ROOF IRIS

GALAX URCEOLATA



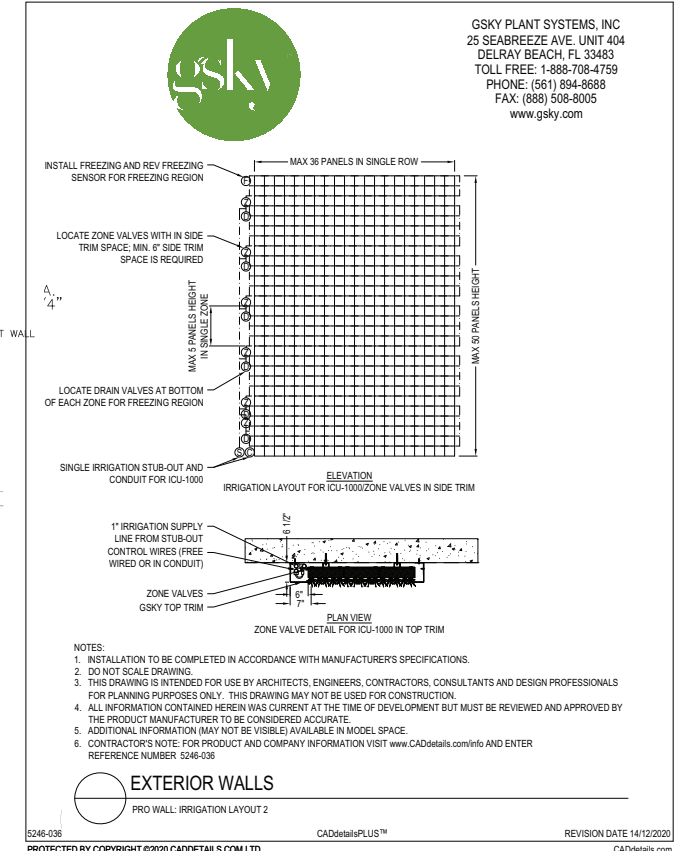
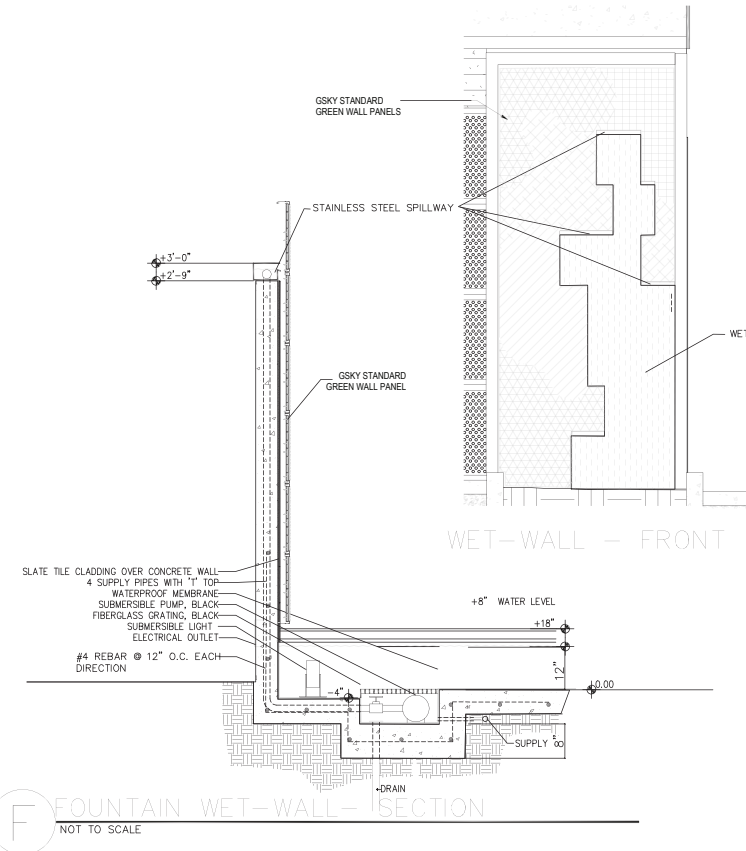
ADIATUM ALEUTICUM



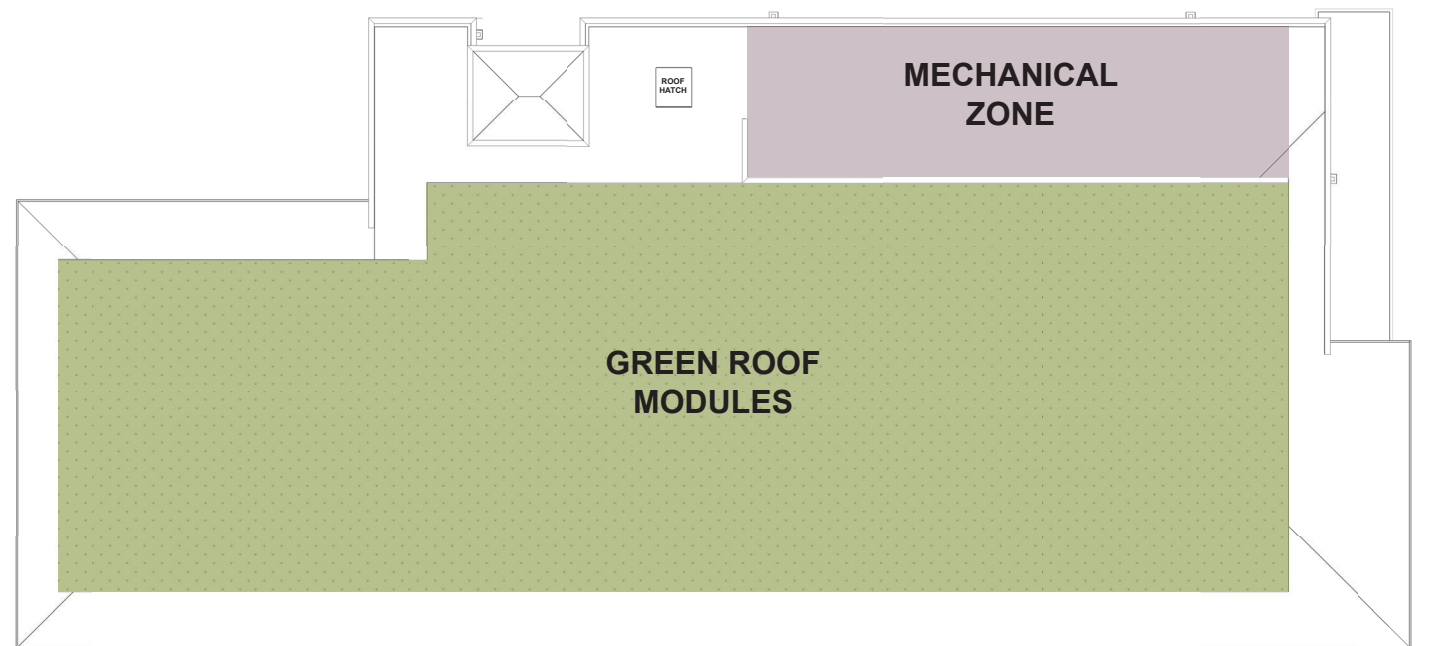
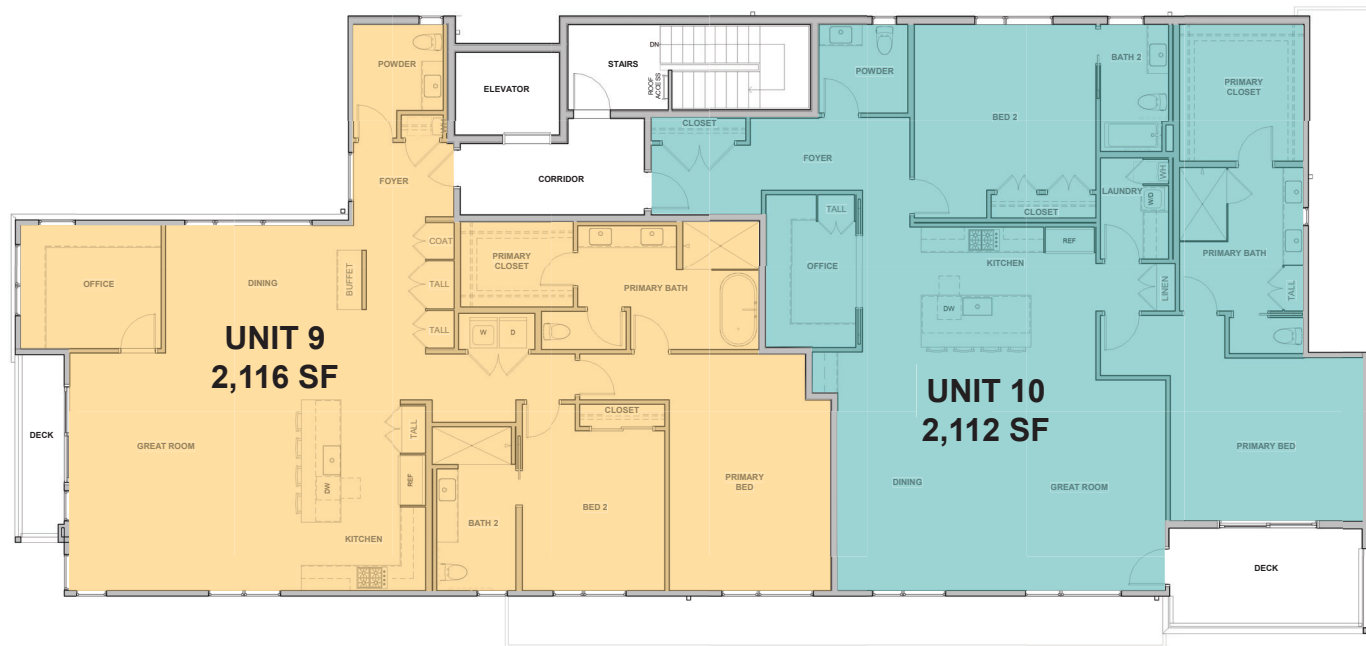
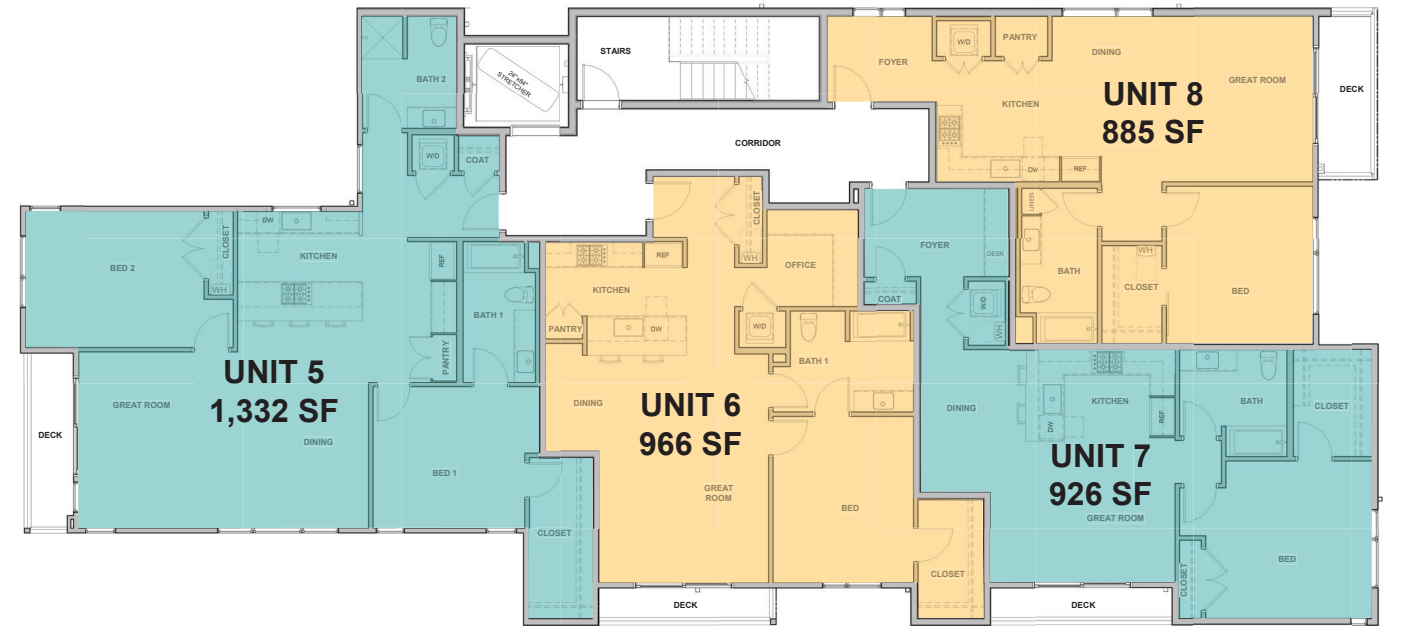
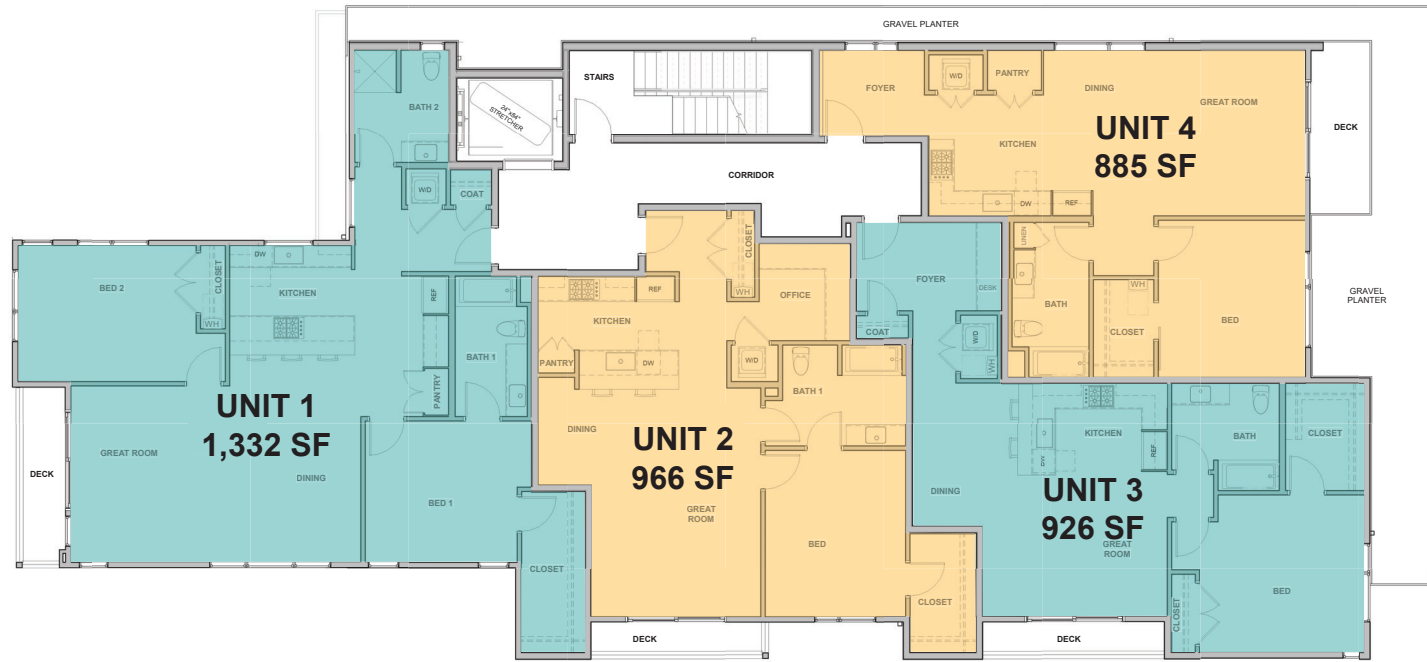
AGAPANTHUS



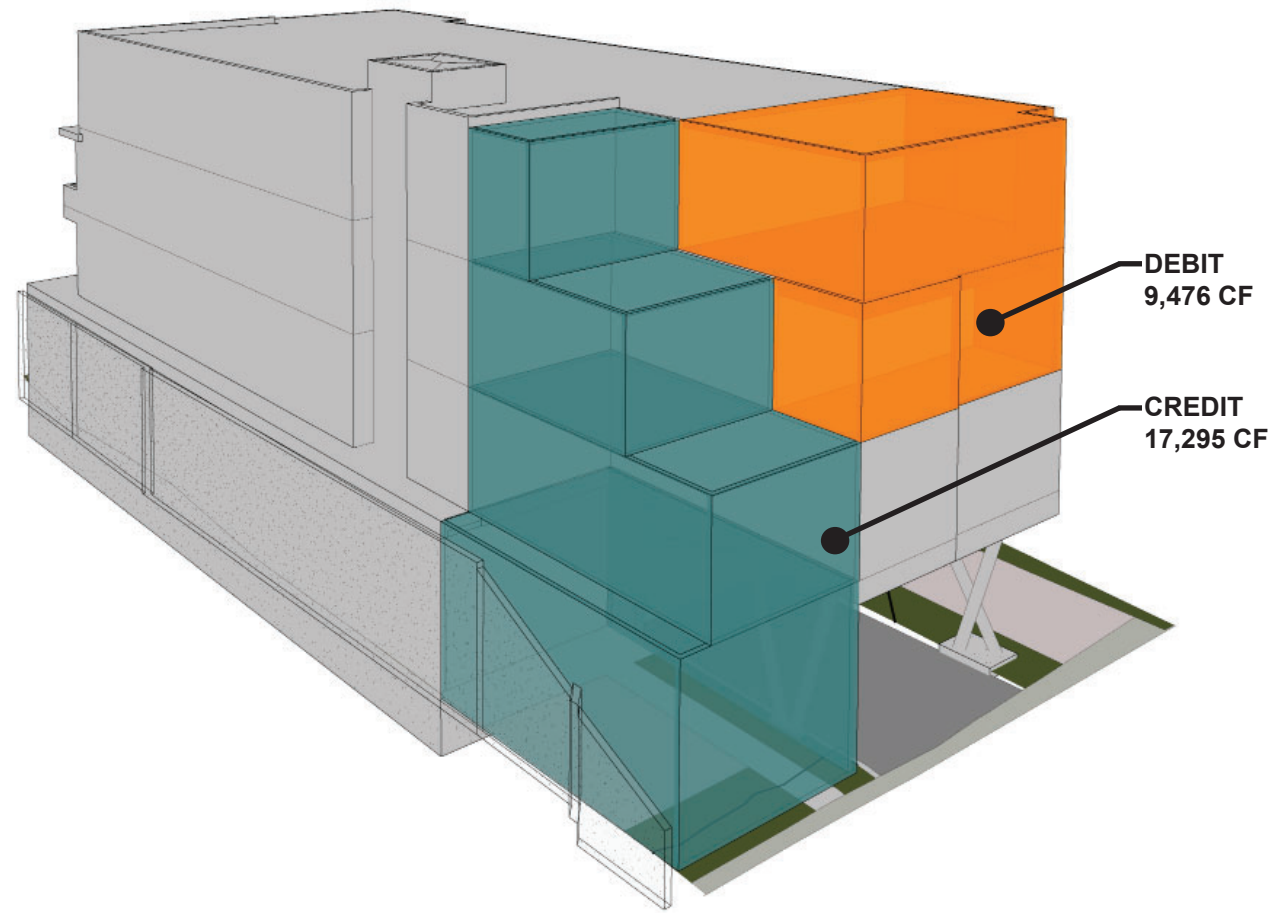
IRIS TECTORUM



FLOOR PLANS

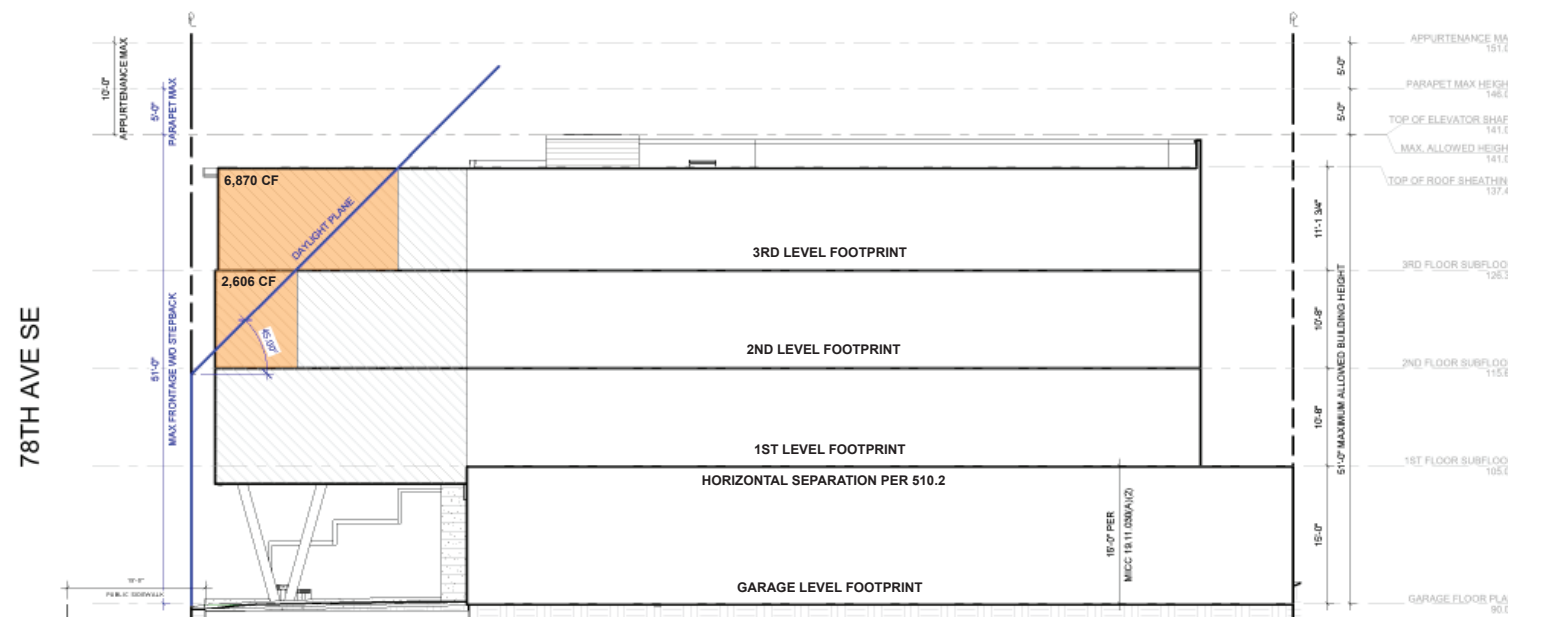
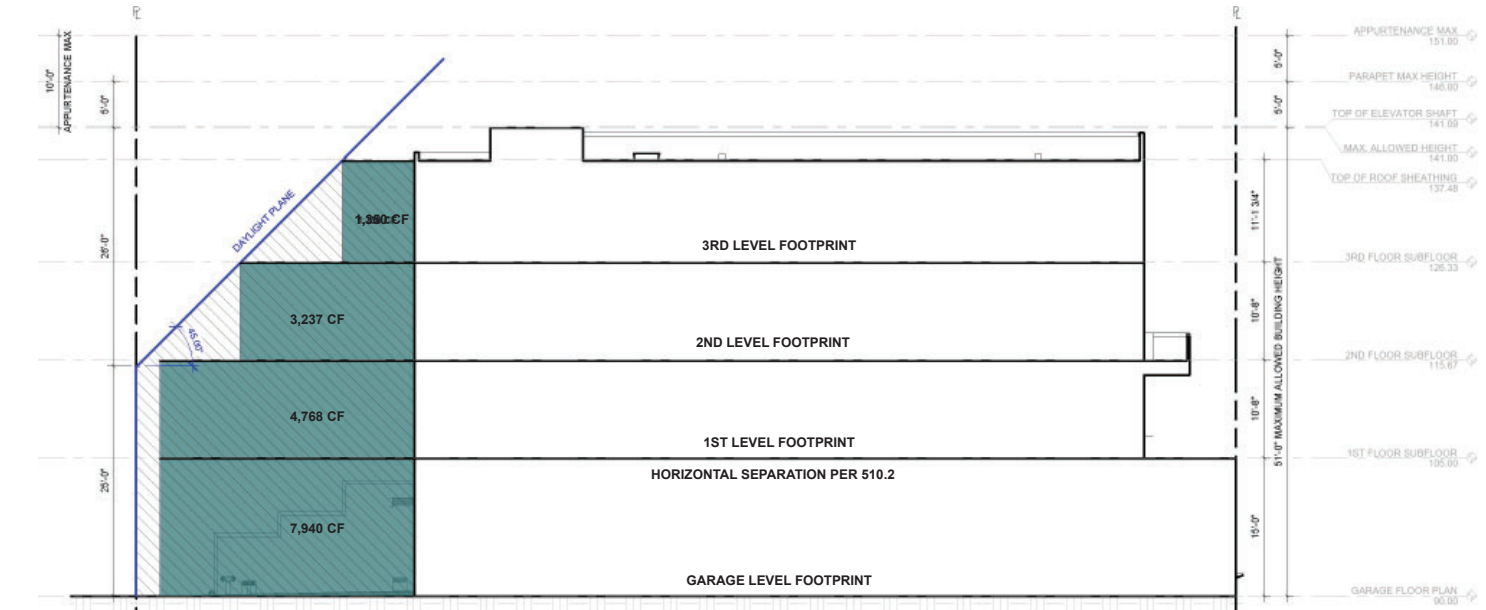


MASSING & DAYLIGHT PLANE



AVERAGE DAYLIGHT PLANE CALCULATION

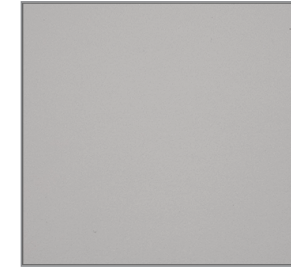
	DEBIT VOLUME			CREDIT VOLUME	
	2ND FLOOR:	2,606		GARAGE:	7,940
	3RD FLOOR:	6,870		1ST FLOOR:	4,768
	DEBIT TOTAL:	9,476 CF		2ND FLOOR:	3,237
				3RD FLOOR:	1,350
				CREDIT TOTAL:	9,476 CF
				DIFFERENCE:	17,295
					- 9,476
				TOTAL	
				CREDIT VOLUME:	7,819 CF



ELEVATIONS: WEST



1 ABET LAMINATI GRIGIO PLOMO



5 RESYSTA DARK TAUPE



2 ABET LAMINATI NERO



6 CONCRETE BOARD FORMED



3 NEOLITH ARCTIC WHITE SILK



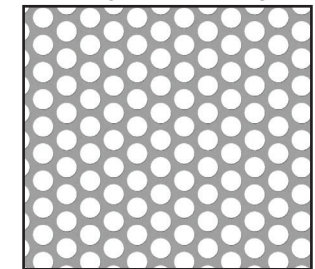
7 LIVING WALL VARIED SPECIES



4 POWDER COATED BLACK



8 METAL PERFORATED CIRCLES



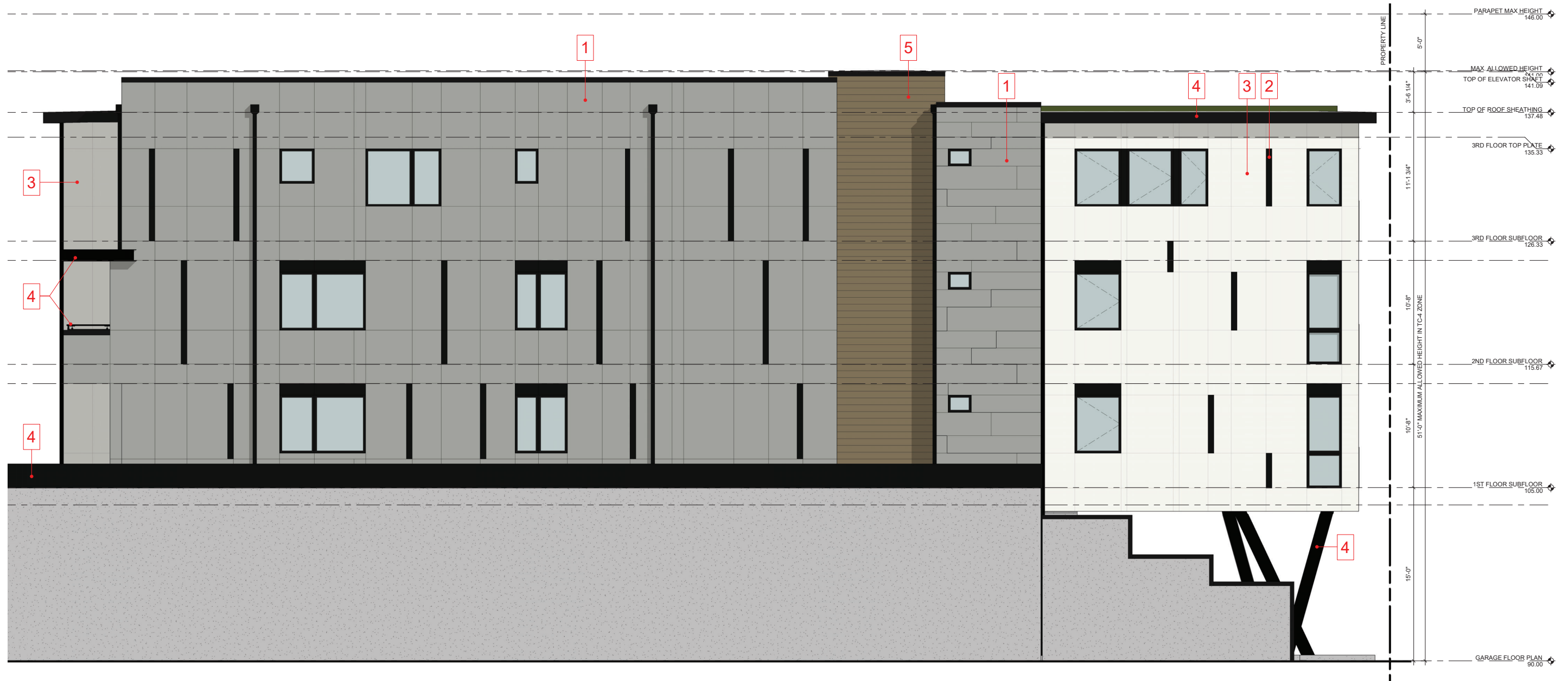
ELEVATIONS: SOUTH



ELEVATIONS: EAST



ELEVATIONS: NORTH



PERSPECTIVE



SW PERSPECTIVE



NW PERSPECTIVE



NE PERSPECTIVE



SE PERSPECTIVE

NW PERSPECTIVE



SW PERSPECTIVE

