

# PRELIMINARY DESIGN REVIEW SUBMITTAL

JANUARY 19TH, 2022

3077 78TH AVE SE  
MERCER ISLAND, WA 98040

## ARCHITECT

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## CONTENTS

P. 1	Cover Page
P. 2	Project Data and Zoning Summary
P. 3	Project Narrative
P. 4	Zoning Map
P. 5	Aerial View and Context
p. 6 - 8	Streetscape (Existing)
P. 9	Site Plan
P. 10	Building Plan
P. 11	Landscape Plan
P. 12	Landscape Palette
P. 13	Average Building Elevation
P. 14	Building Section
P. 15 - 16	Elevations
P. 17 - 21	Building Perspectives
P. 22	Site Lighting Plan
P. 23	Site Survey



EAST - BEFORE



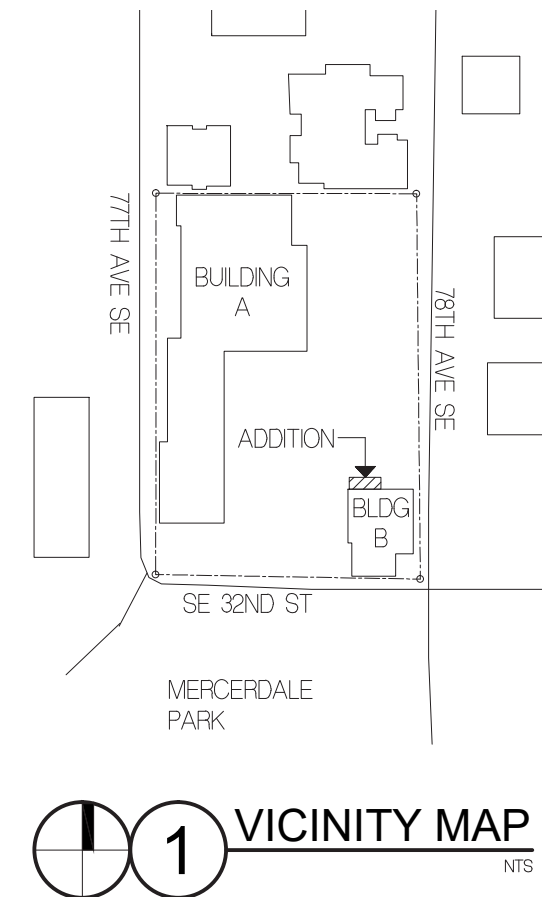
WEST - BEFORE



EAST - AFTER



WEST - AFTER



## PROJECT DATA

PROJECT DESCRIPTION:

194 SF ADDITION OF NEW WALK IN COOLER AND UNHEATED STORAGE CLOSET. EXISTING DUMPSTER ENCLOSURE TO BE MOVED NORTH AND MODIFIED TO NOT IMPEDE EXISTING DRIVE ISLE AND ACCESSIBLE PARKING REQUIRED CLEARANCES. NEW COOLER AND STORAGE AREA TO BE CLAD WITH SAME METAL SIDING AS EXISTING BUILDING. PATINATED STEEL DUMPSTER SIDING TO REMAIN.

PROJECT ADDRESS:

3077 78TH AVE SE  
MERCER ISLAND, WA 98040

PARCEL NUMBER:

531510-1105

LEGAL DESCRIPTION:

LOTS 4, 5, 6, BLOCK 12, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO KING COUNTY FOR 77TH AVENUE SOUTHEAST. SITUATE KINK, STATE OF WASHINGTON

CRITICAL AREA DESIGNATION  
LIQUIFACTION PRONE

## LAND USE CODE OUTLINE

ZONING CLASSIFICATION:

TOWN CENTER, TC-3 SUBAREA  
GOVERNED BY UNIFIED LAND DEVELOPMENT CODE 19:11

EXISTING AND PROPOSED USE:

BUILDING A: MIXED USE (NO CHANGE)  
BUILDING B: RESTAURANT/LOUNGE (NO CHANGE)

MAXIMUM STRUCTURE HEIGHT:

18.85' MAX OFF FINISH GRADE (NO CHANGE)

LIGHT & GLARE:

ALL EXTERIOR LIGHTING TO BE SHIELDED FROM ADJACENT USES.

IMPERVIOUS SURFACE:

NO NEW IMPERVIOUS SURFACE ADDED

LOT COVERAGE:

BUILDING A: 36,444 SF (NO CHANGE)  
BUILDING B: 2,465 + 194 NEW = 2,659 SF  
LOT SIZE: 122,301 SF  
LOT COVERAGE: 39,103 / 122,301 = 31.9%

PARKING:

181 STALLS PROVIDED (NO CHANGE)

## BUILDING CODE SUMMARY

CODE EDITIONS:

2018 INTERNATIONAL BUILDING CODE  
WASHINGTON STATE REGULATIONS FOR BARRIER-FREE ACCESS, ICC/ANSI A1171-2009

TYPE OF CONSTRUCTION:

(EXISTING)	BUILDING A:	TYPE V-B, SPRINKLERED (NOT TO CHANGE)
(EXISTING)	BUILDING B:	TYPE V-B, NON SPRINKLERED (NOT TO CHANGE)

OCCUPANCY:

(EXISTING)	BUILDING A:	M-MERCANTILE, B-BUSINESS (NOT TO CHANGE)
(EXISTING)	BUILDING B:	A2-ASSEMBLY, THE BUILDING AREA HAS BEEN CALCULATED USING NON-SEPERATED OCCUPANCIES (SECTION IBC 508.3) (NOT TO CHANGE)

PROPOSED OCCUPANT LOAD: 86



## PAGLIACCI PIZZA PROJECT NARRATIVE

### PROJECT BACKGROUND

This project proposes to construct a new 194 square foot addition to the north end of the existing 2,465 square foot single story retail building occupied by Pagliacci Pizza Restaurant (identified as Building B). A dumpster enclosure currently occupies the space and will be shifted north to accommodate the expansion. Building B is located at the southeast corner of the Rite Aid Shopping Center. In addition to Building B, the Center's 122,301 square foot parcel is also improved with a retail and office building (Building A) that contains a mixture of retail and office tenants. Building A will remain untouched.

The southeast corner of the parcel is encumbered by several easements, including a power transmission pole easement at the SE corner and 30" landscape easement along the public sidewalk. Building B jogs to accommodate the power transmission pole easement. Several of the canopies and entry sidewalks encroach upon the landscape easement as per prior approvals from the City of Mercer Island.

The parcel is located at the south end of Mercer Island's Town Center Zone (TC). Mercerdale Public Park is located across the street to the south. A Multifamily Zone (MF-2) is kitty corner across the street. A single-story post office and fire station are to the east. A four-story residential/retail mixed use building is to the north. A two-story office building and structured parking owned by Farmers Insurance is to the west. On site, Building A is 41,492 square feet and comprised of single- and two-story construction. Approximately 10,000 square feet of Building A is second story office use. The site is almost flat with only a .07% slope.

The site currently has 181 parking stalls. The expansion is less than 10% of the total gross square footage. No changes to the parking lot are proposed.

Wilcox Construction will be the contractor and build the expansion for Pagliacci Pizza. Construction is anticipated to start around March of 2022 and be complete in the summer of 2022.

The subject property is addressed as 3023 78th Ave SE, Mercer Island, WA. The lot's King County tax parcel identification number is 531510-1105. The legal description is Lots 4, 5, 6, Block 12, Mcgilvra's Island Addition, According To The Plat Recorded In Volume 16 Of Plats, Page(S) 58, Records Of King County, Washington, Except The West 10 Feet Thereof Conveyed To King County For 77th Avenue Southeast. Situate King County, State Of Washington. Pagliacci's address is 3077 78th Ave SE, Mercer Island, WA 98040.

### BUILDING DESIGN

Building B (existing Pagliacci Pizza Restaurant) is a single-story wood framed building with exposed glu-lam beams supporting the roof. The building is clad in a mixture of brick veneer, wood, and patinaed and painted metal panels as well as aluminium windows. The foundation is pile supported. The site is located within an environmental critical area: liquefaction prone site. A wood clad canopy extends over the right of way on 78th Avenue SE.

When Building B was permitted in 2014, Mercer Island's Town Center Development Standards (MITCDS) required that the style of architectural design be "pedestrian in scale" including providing 6' deep canopies along 78th Ave SE. (19.11.010.b.4). MITCDS also required that one story buildings, adjacent to the right of way, be a minimum of eighteen feet tall (19.11.040.b.2).

Our design met the criteria. The design drew inspiration from Mercer Island's stock of mid-century post and beam buildings and incorporated a tall brick element to add height and organize the form.

The restaurant's dining room and entry anchor the lower height post and beam roof which extends out to create deep overhangs along the east and west elevations. The walls in this area are mix of windows and doors, predominately glass like the post office building across the street. The fenestration adjacent to the street is intended to make the pedestrian experience more appealing and "pedestrian in scale". The tall brick element is topped with clearstory windows to bring natural light into the building interior. Brick is ubiquitous on Mercer Island and blends the building into the Town Center experience. The new walk-in cooler will be located on the north side of the building which abuts the parking lot and is essentially Building B's "back of house" elevation. The cooler will be clad in painted metal panels to match abutting walls. The existing dumpster enclosure will keep its patinaed panels, be relocated 8' further north, reduced in size and modified so as not to impede the accessible parking stall or the parking lot drive aisle.

### LANDSCAPE DESIGN

The project proposes to add a new 36" wide by 57" long planting strip (12 square feet) east of the dumpster enclosure in order to obscure the dumpster area from view. The end of the strip is angled so as not to encroach upon the accessible parking stall.

Plantings: The planting strip will be planted with 2 species of plants already in use around Building B. The building's existing plantings are natives and cultivars that add color and texture to the landscape. All are plants that thrive in the pacific northwest.

Water – An existing automatic irrigation system will be extended to the new planting strip. A deep profile of mulch will be specified in the plans.

Tree Retention – All existing trees are retained.

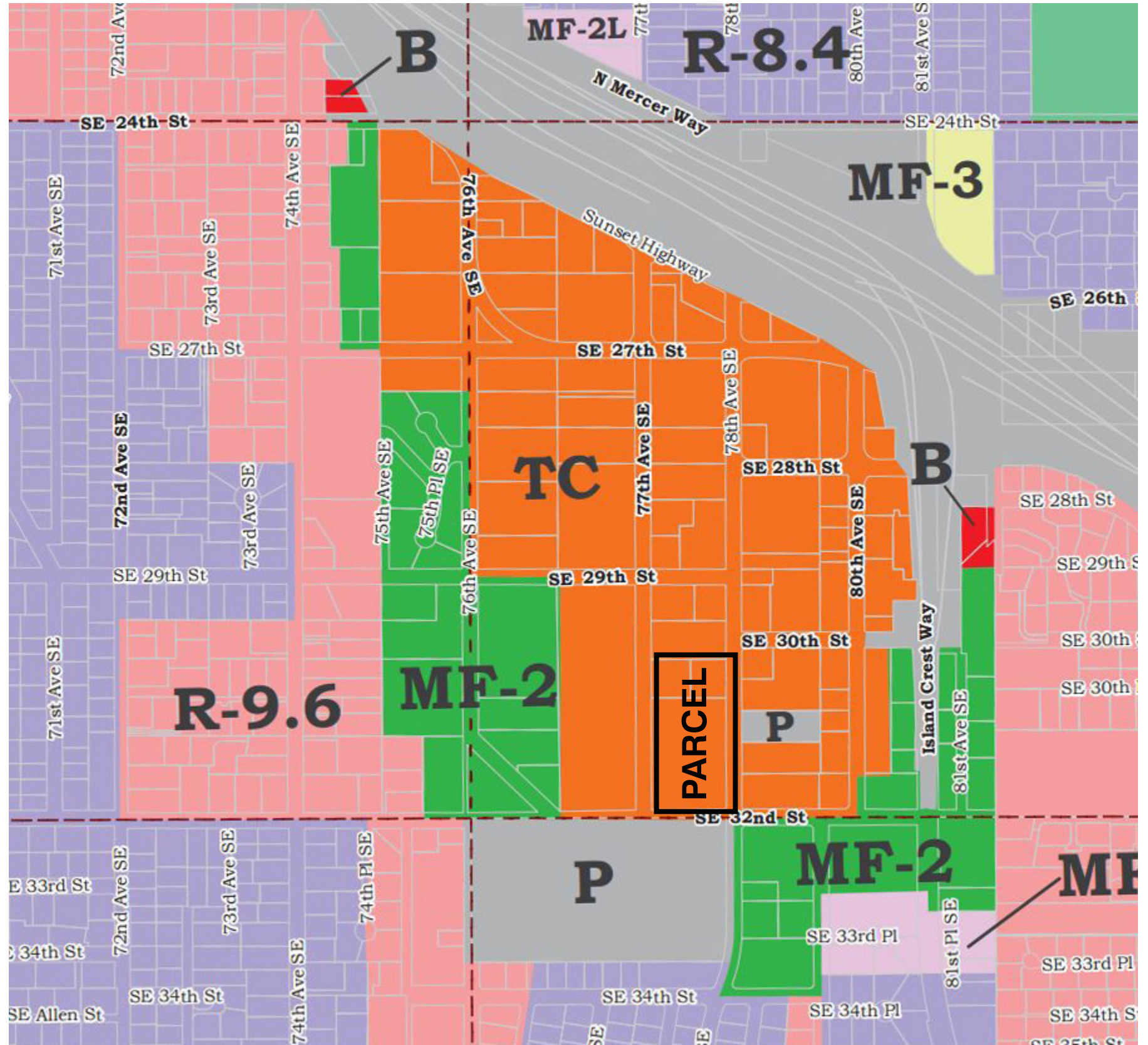
### CIVIL DESIGN

The scope of work for this project consists of very limited onsite improvements. The cooler and new dumpster/recycling area will be constructed on existing slab on grade. A 14 square foot triangular area of existing planter v will be replaced with new concrete in order to extend the existing sidewalk on the west side of the building north to the asphalt parking area. The project also proposes to replace existing asphalt with a new planting strip. No additional stormwater detention or water quality is required for this project as we are under the code thresholds for new/replaced hard surface.

All existing utilities to the building including domestic water, sanitary sewer, electrical, gas, and communication will remain as installed and will not be altered. The erosion control measures for the new construction will include a silt fence to be installed around the perimeter of the construction area with inlet protection at all storm drain inlets potentially affected by the stormwater runoff generated by the new construction.



- (B) BUSINESS
- (C-O) COMMERCIAL OFFICES
- (PRZ) PLANNED BUSINESS ZONE
- (R-12) RESIDENTIAL
- (R-15) RESIDENTIAL
- (R-8.4) RESIDENTIAL
- (R-9.6) RESIDENTIAL
- (MF-2) MULTI-FAMILY
- (MF-2L) MULTI-FAMILY
- (MF-3) MULTI-FAMILY
- (TC) TOWN CENTER
- (P) PUBLIC INSTITUTION







AERIAL VIEW

ENLARGED AERIAL VIEW



BUILDING A

BUILDING B

ADDITION

AERIAL VIEW AND CONTEXT



PROPOSED ADDITION  
LOCATED BEYOND

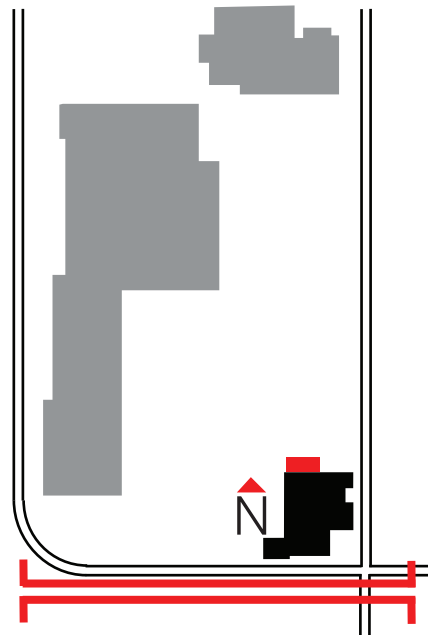


SE 32ND ST. LOOKING NORTH TOWARDS SITE



SE 32ND ST. LOOKING SOUTH OPPOSITE OF SITE

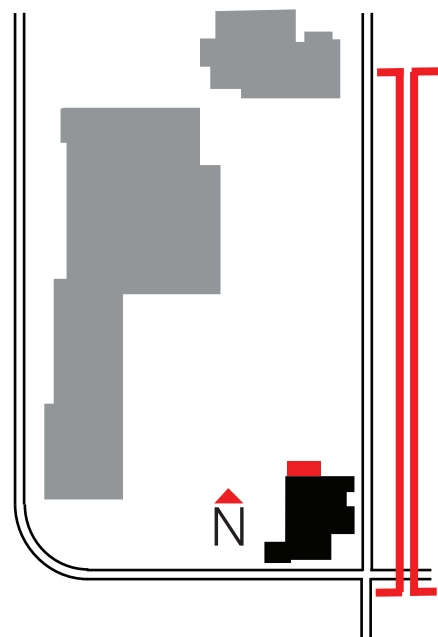
STREETSCAPE (EXISTING PHOTOS)







78TH AVE. SE LOOKING EAST OPPOSITE OF SITE



78TH AVE. SE LOOKING WEST TOWARDS SITE

STREETSCAPE (EXISTING PHOTOS)





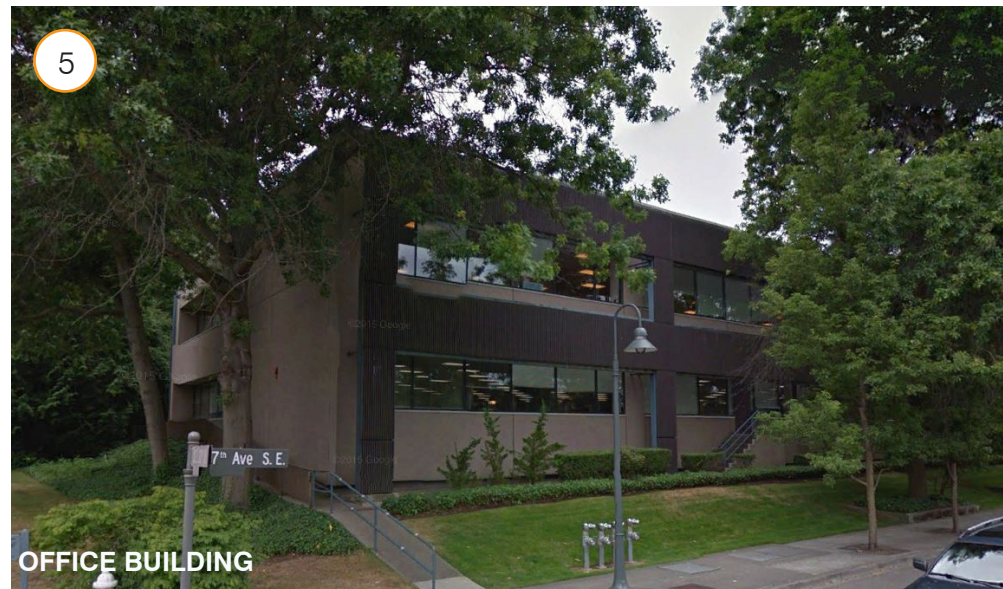
COVENANT CHURCH



MALL



POST OFFICE



OFFICE BUILDING



FIRE STATION

AERIAL VIEW/KEY



MERCERDALE PARK



3011 NEWELL COURT BUILDING

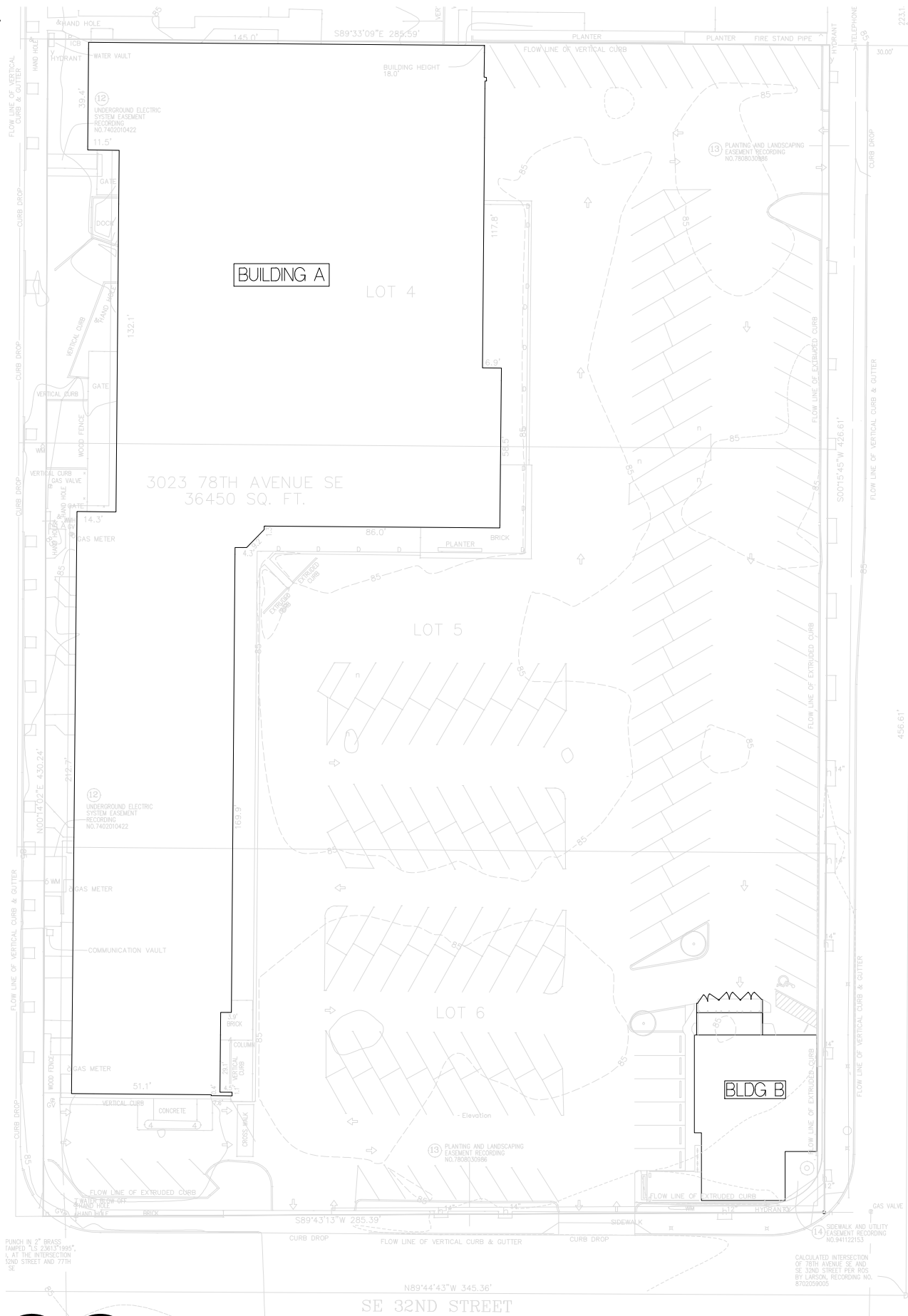


# LEGEND

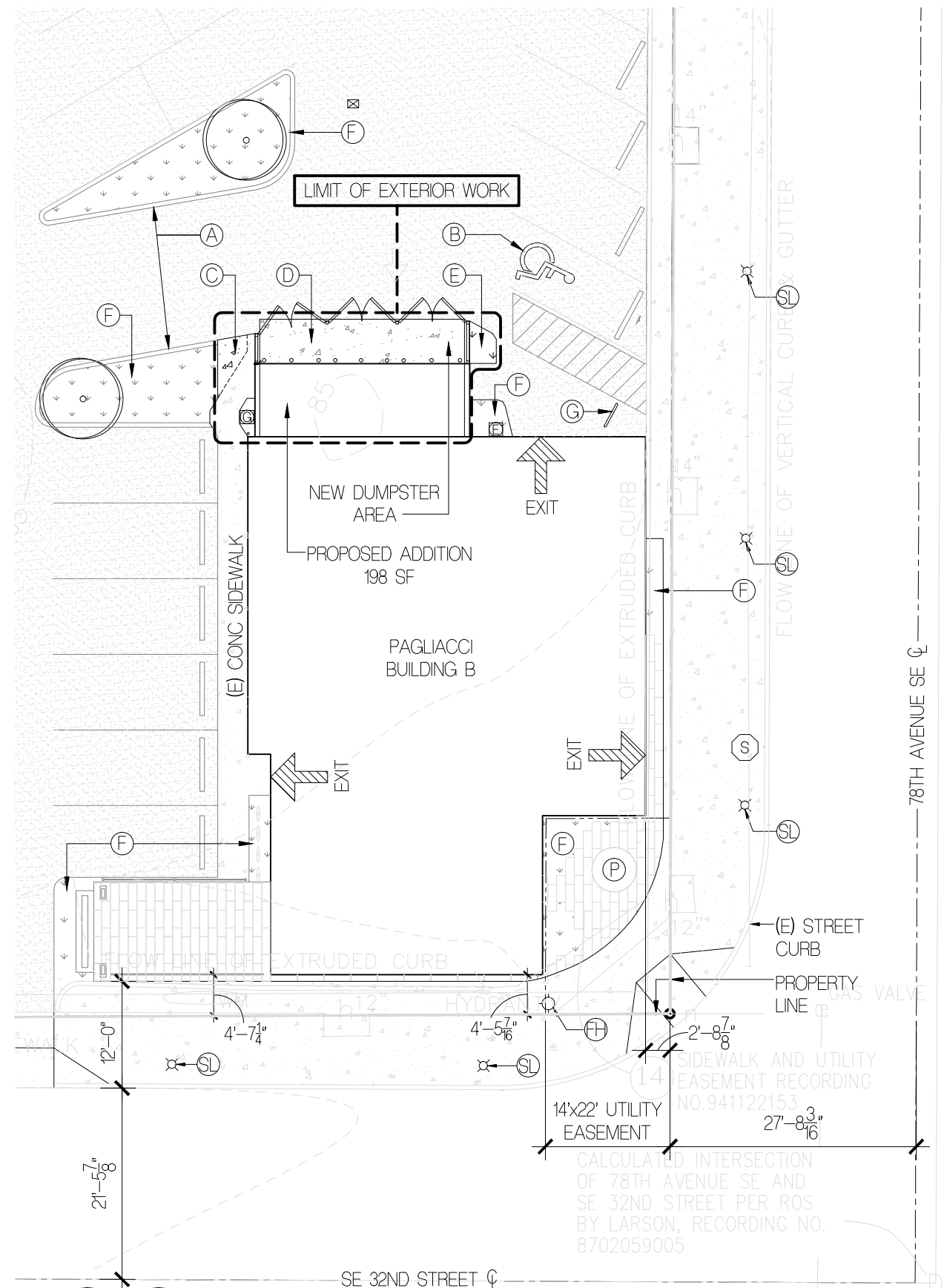
- PROPERTY CORNER
- - - PROPERTY LINE
- ⊙ FIRE HYDRANT
- ⊠ CATCH BASIN
- ⊙ GAS METER
- ⊞ ELECTRIC METER
- Ⓟ POWER POLE
- ▭ NEW CONCRETE
- ▭ EXISTING CONCRETE
- ▭ NEW LANDSCAPING
- ▭ EXISTING LANDSCAPING
- ▭ EXISTING ASPHALT
- TREE
- ⊙ STREET LIGHT POLE
- Ⓢ STOP SIGN
- ⋯ (E) 1' CONTOUR LINES

# SITE KEY

- Ⓐ (E) 16' DRIVE AISLE CLEARANCE TO REMAIN
- Ⓑ (E) ACCESSIBLE PARKING TO REMAIN
- Ⓒ EXISTING SIDEWALK TO EXTEND TO PARKING AREA
- Ⓓ CONTAINERS FOR RECYCLING, COMPOST, GARBAGE & LINENS TO HAVE SELF-CLOSING DOORS @ TOP
- Ⓔ NEW 3' WIDE PLANTER
- Ⓕ (E) PLANTER & TREES TO REMAIN
- Ⓖ (E) BIKE RACK TO REMAIN
- Ⓛ STREET LIGHT
- Ⓩ FIRE HYDRANT

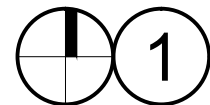


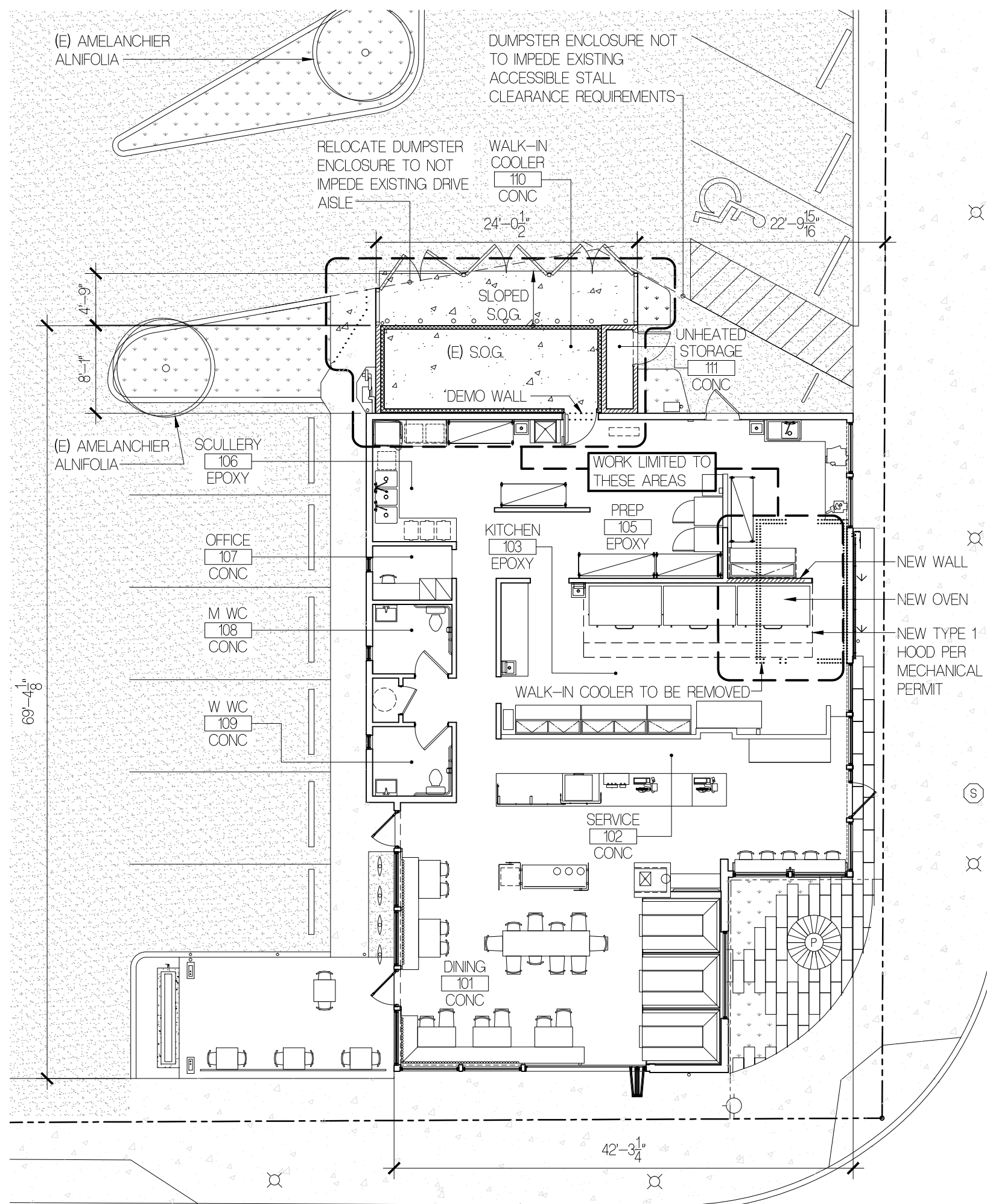
**SITE PLAN**  
1" = 50'



**PARTIAL SITE PLAN**  
1/16" = 1'-0"

SITE PLAN

 **FLOOR PLAN**  
3/32" = 1'-0"





# PLANTING LEGEND

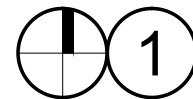
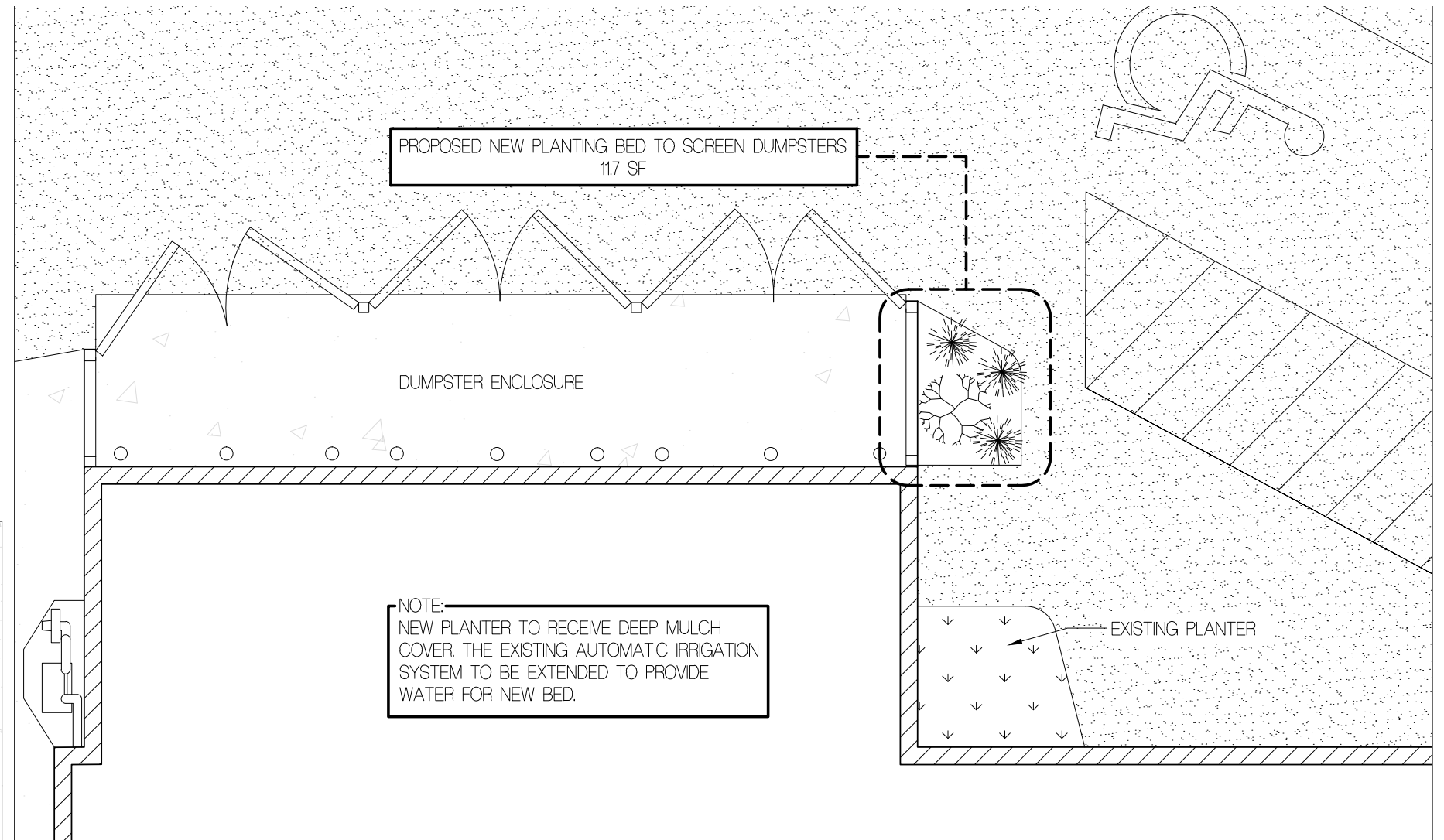
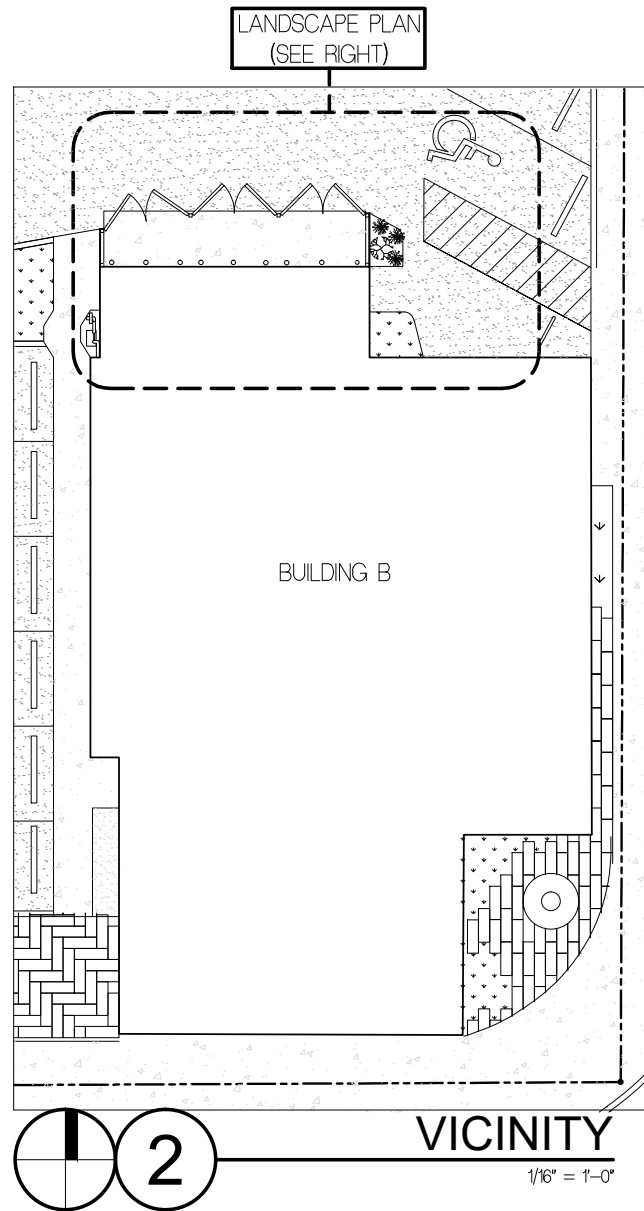
 CORNUS ALBA 'ELEGANTISSIMA' VERIEGATED REDTWIG DOGWOOD (1)

 MISCANTHUS SINENSIS DWARF MAIDEN GRASS (3)

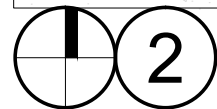
 EXISTING PLANTERS NOT TO CHANGE

 EXISTING ASPHALT

 EXISTING CONCRETE



LANDSCAPE PLAN  
1/4" = 1'-0"



VICINITY  
1/16" = 1'-0"



PLANTING PALATE; VARIATIONS IN COLOR AND TEXTURE FOR EACH SEASON



Veriegated Redtwig Dogwood



Dwarf Maiden Grass "Little Kitten"





# AVERAGE BUILDING ELEVATION

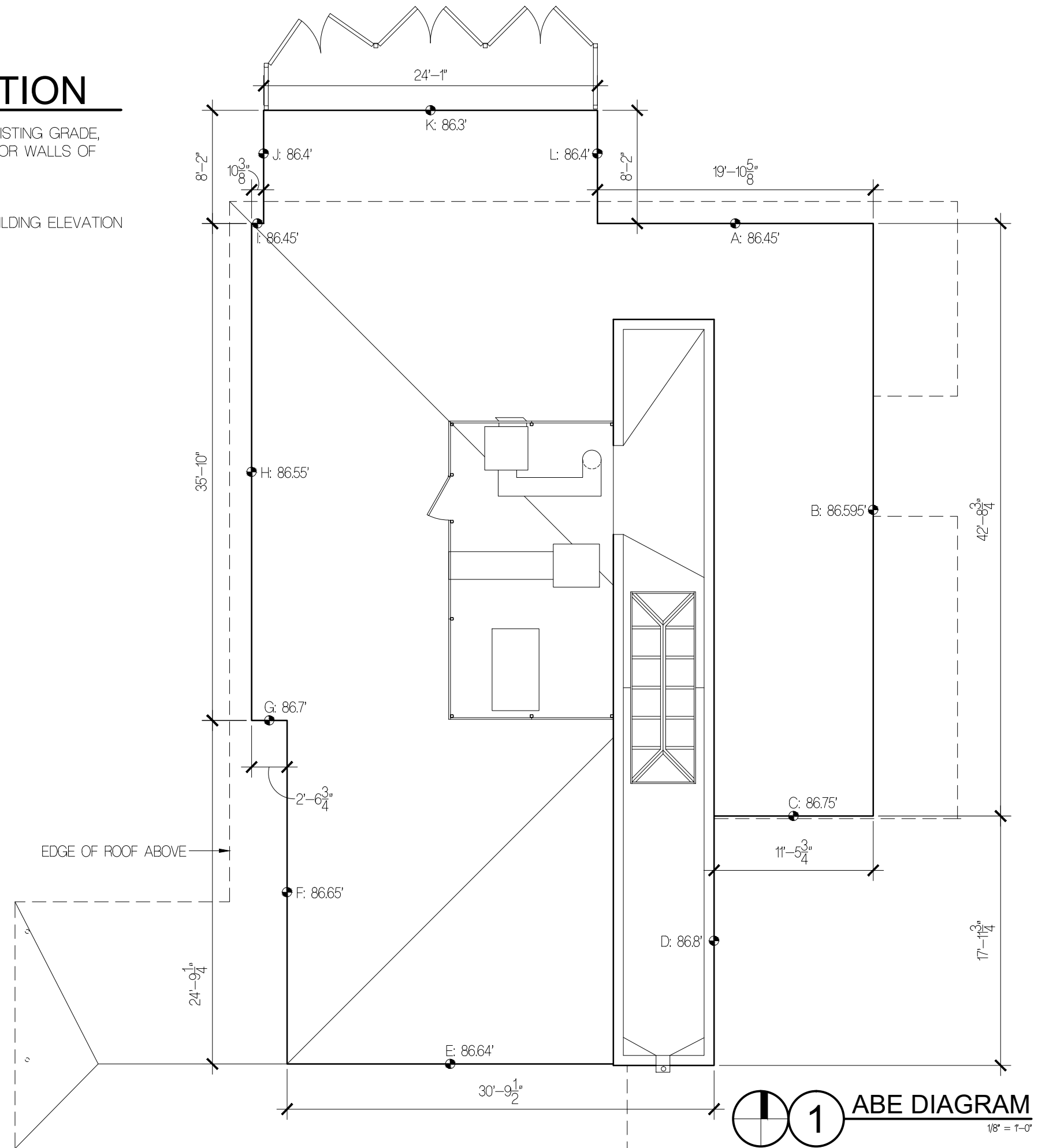
THE ELEVATION ESTABLISHED BY AVERAGING THE ELEVATION OF THE EXISTING GRADE, PRIOR TO ANY DEVELOPMENT ACTIVITY, AT THE CENTER OF ALL EXTERIOR WALLS OF THE BUILDING.

$$\frac{(\text{MIDPOINT ELEVATIONS}) \times (\text{LENGTH OF WALL SEGMENTS})}{(\text{TOTAL LENGTH OF WALL SEGMENTS})} = \text{AVERAGE BUILDING ELEVATION}$$

WALL SEGMENT	MIDPOINT ELEVATION (A)	LENGTH (a)	AVERAGE (A * a)
A	86.45'	19.875'	1,718.19'
B	86.595'	42.729'	3,700.12'
C	86.75'	11.475'	995.46'
D	86.8'	17.979'	1,560.58'
E	86.64'	30.791'	2,667.73'
F	86.65'	24.77'	2,146.32'
G	86.7'	2.562'	222.13'
H	86.55'	35.833'	3,101.35'
I	86.45'	0.864'	74.69'
J	86.4'	8.166'	705.54'
K	86.3'	24.083'	2,078.36'
L	86.4'	8.166'	705.54'
		227.3'	19,676.01'

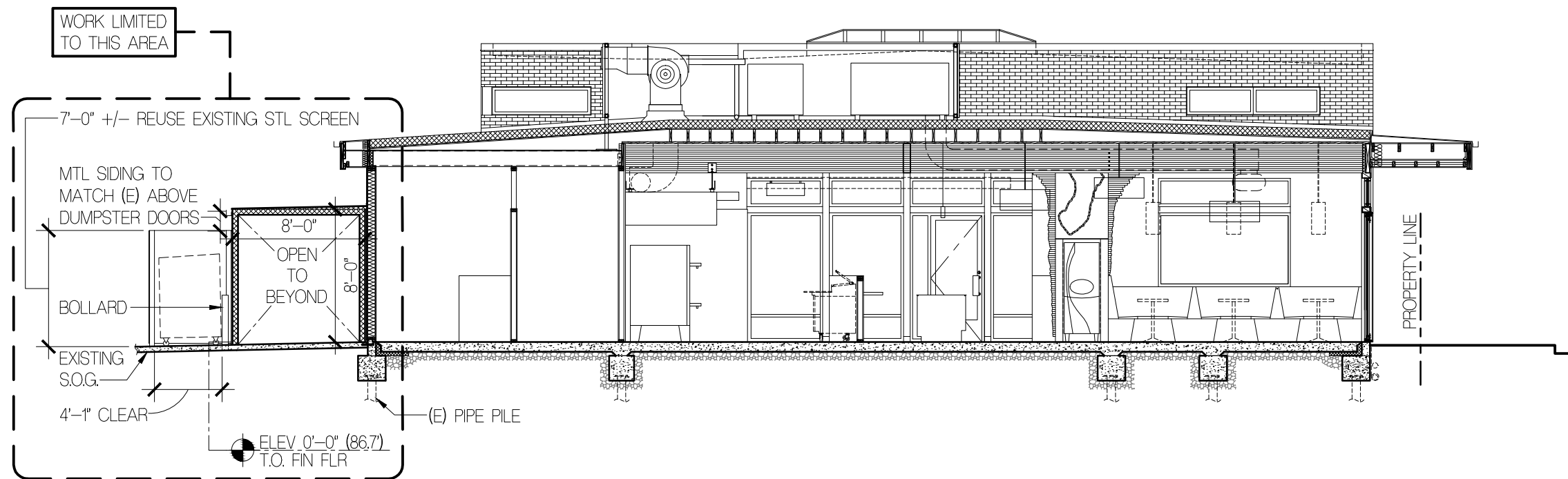
$$19,676.01' / 227.3' = 86.56 \text{ AVERAGE BUILDING ELEVATION}$$

BUILDING HEIGHT NOT TO CHANGE



1 ABE DIAGRAM  
1/8" = 1'-0"

AVERAGE BUILDING ELEVATION PLAN



1

WALK-IN COOLER - SECTION

1/8" = 1'-0"





BRICK



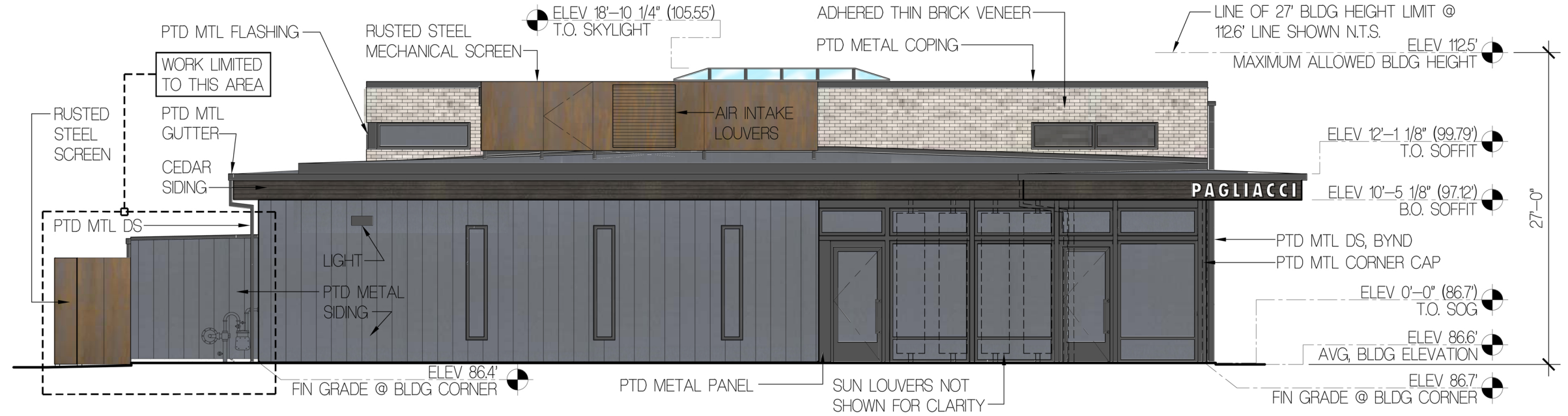
STAINED CEDAR SIDING



PAINTED METAL SIDING



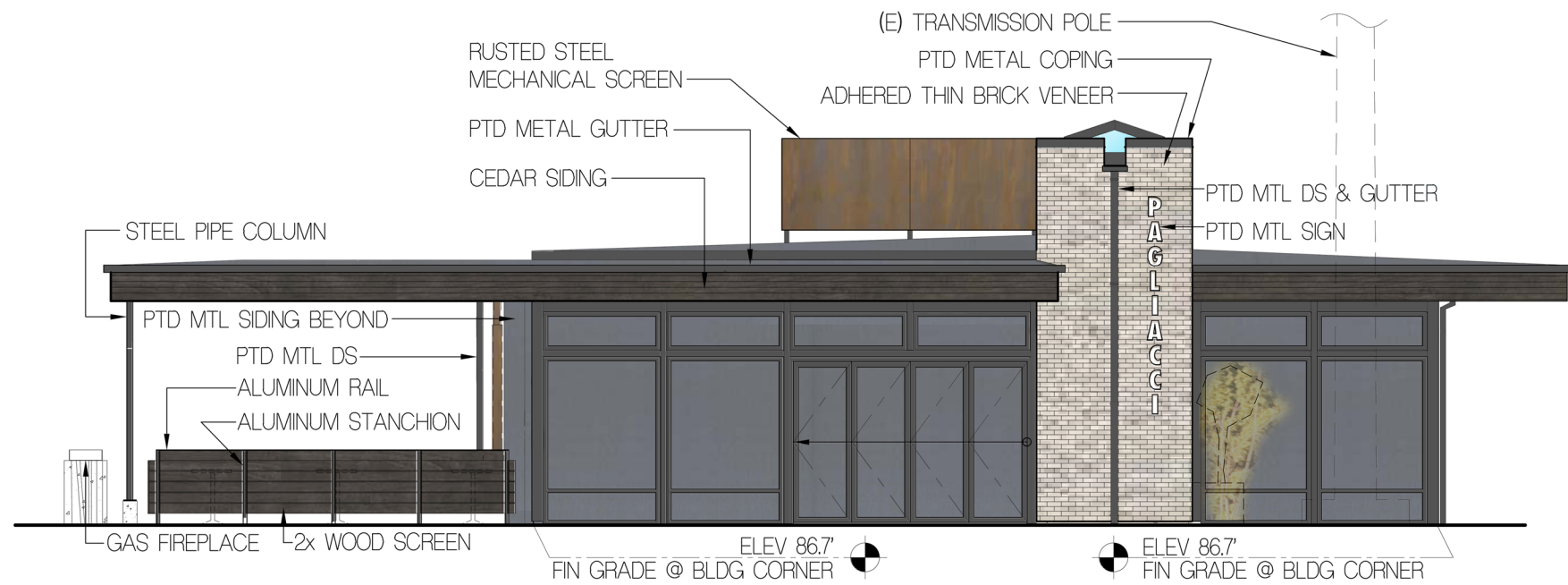
PATINATED STEEL



2

WEST

1/8" = 1'-0"



1

SOUTH

1/8" = 1'-0"

ELEVATIONS





BRICK



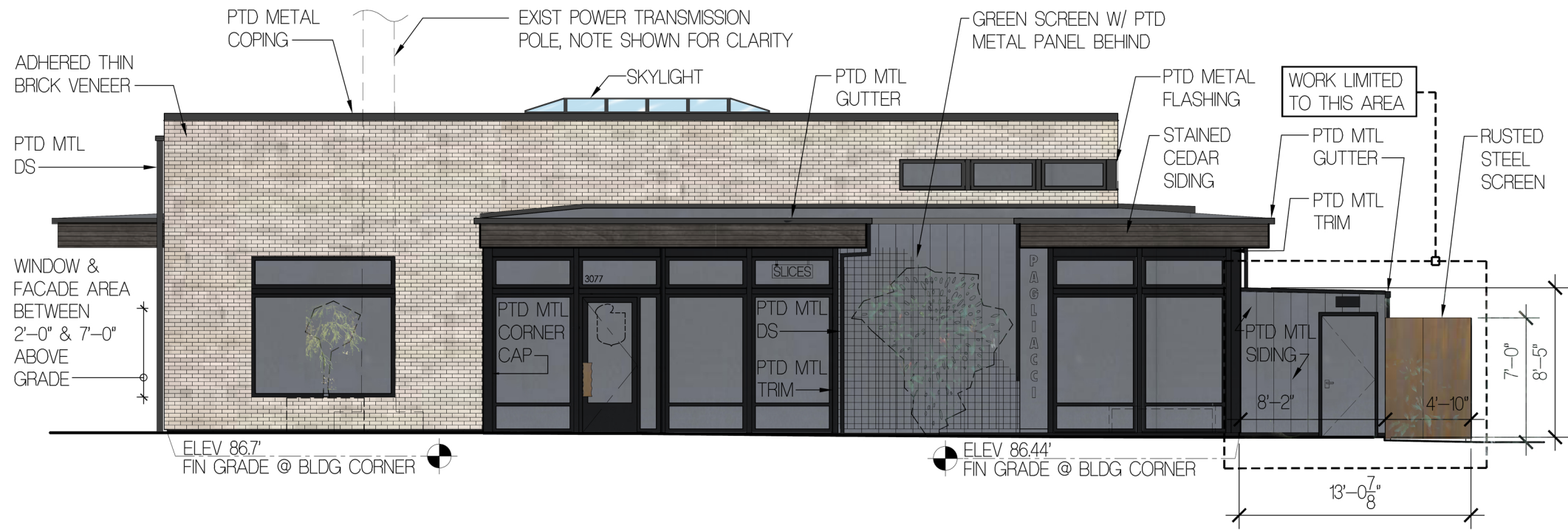
STAINED CEDAR SIDING



PAINTED METAL SIDING



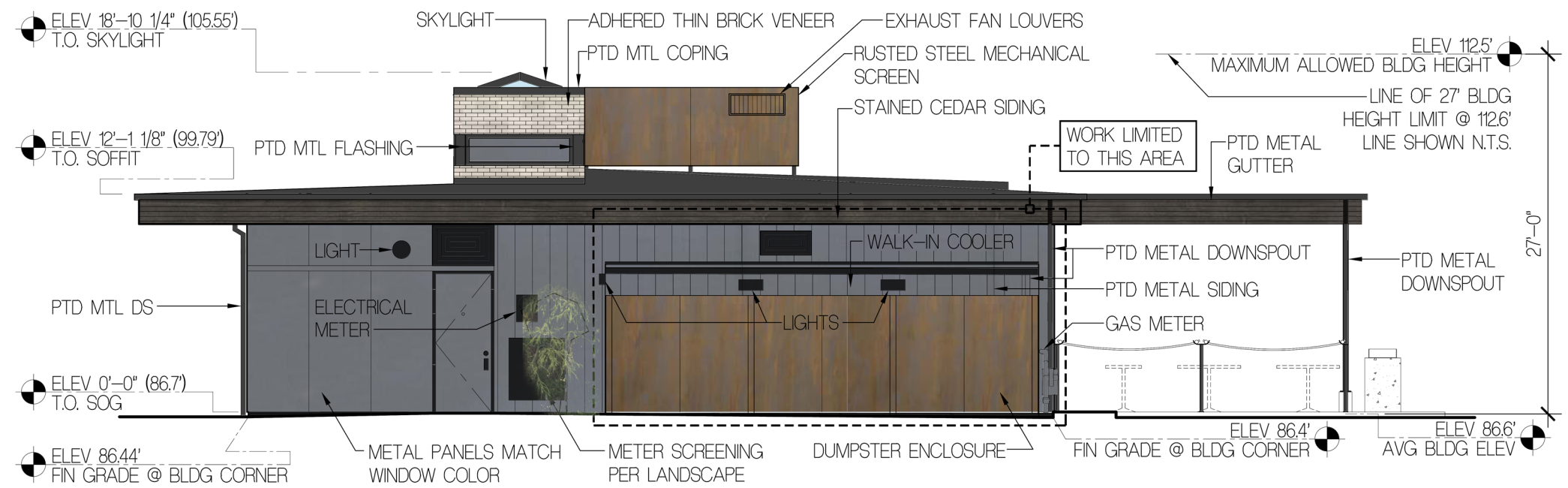
PATINATED STEEL



**EAST**

1/8" = 1'-0"

4



**NORTH**

1/8" = 1'-0"

3



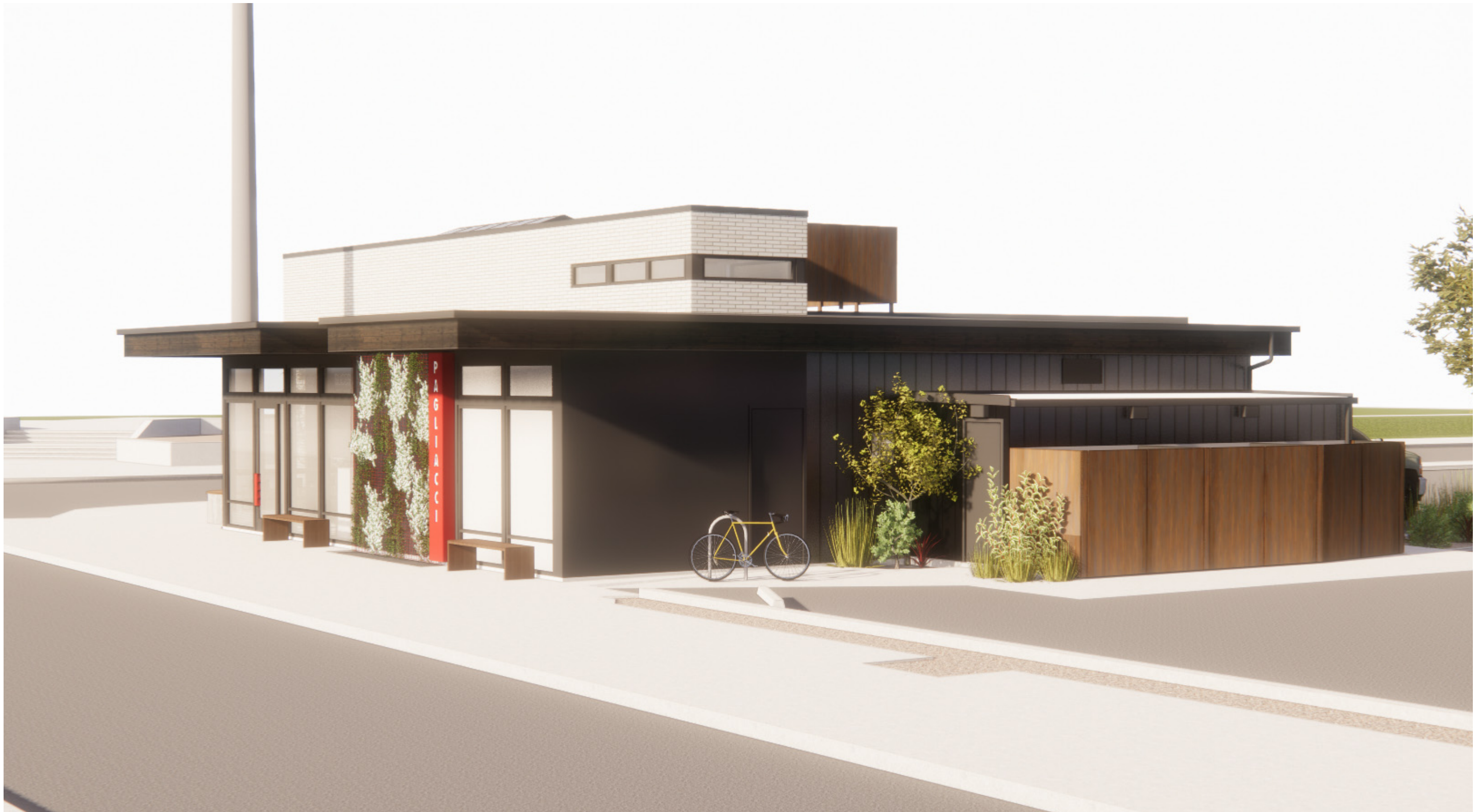


BUILDING PERSPECTIVES - S.E. CORNER

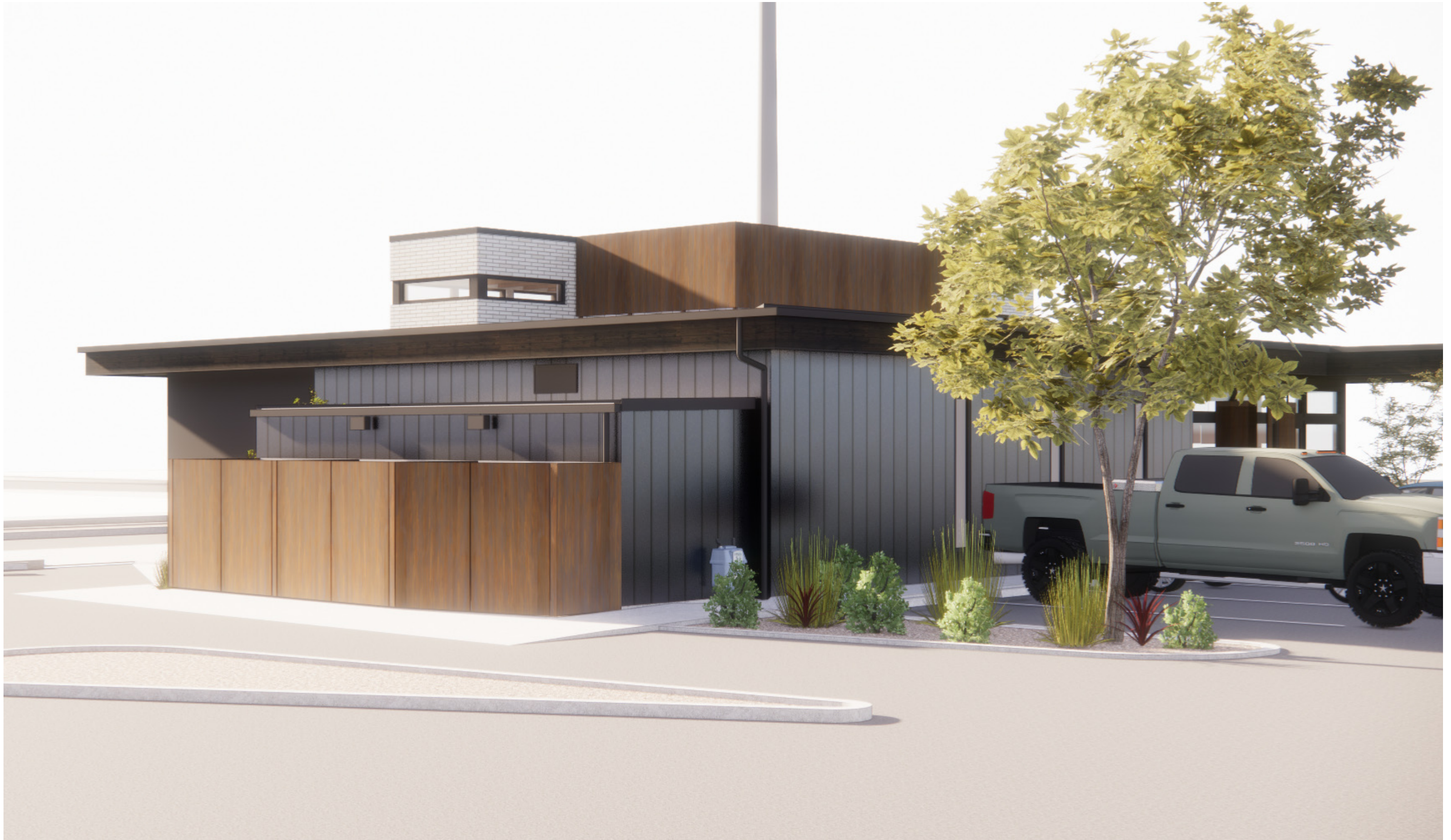




















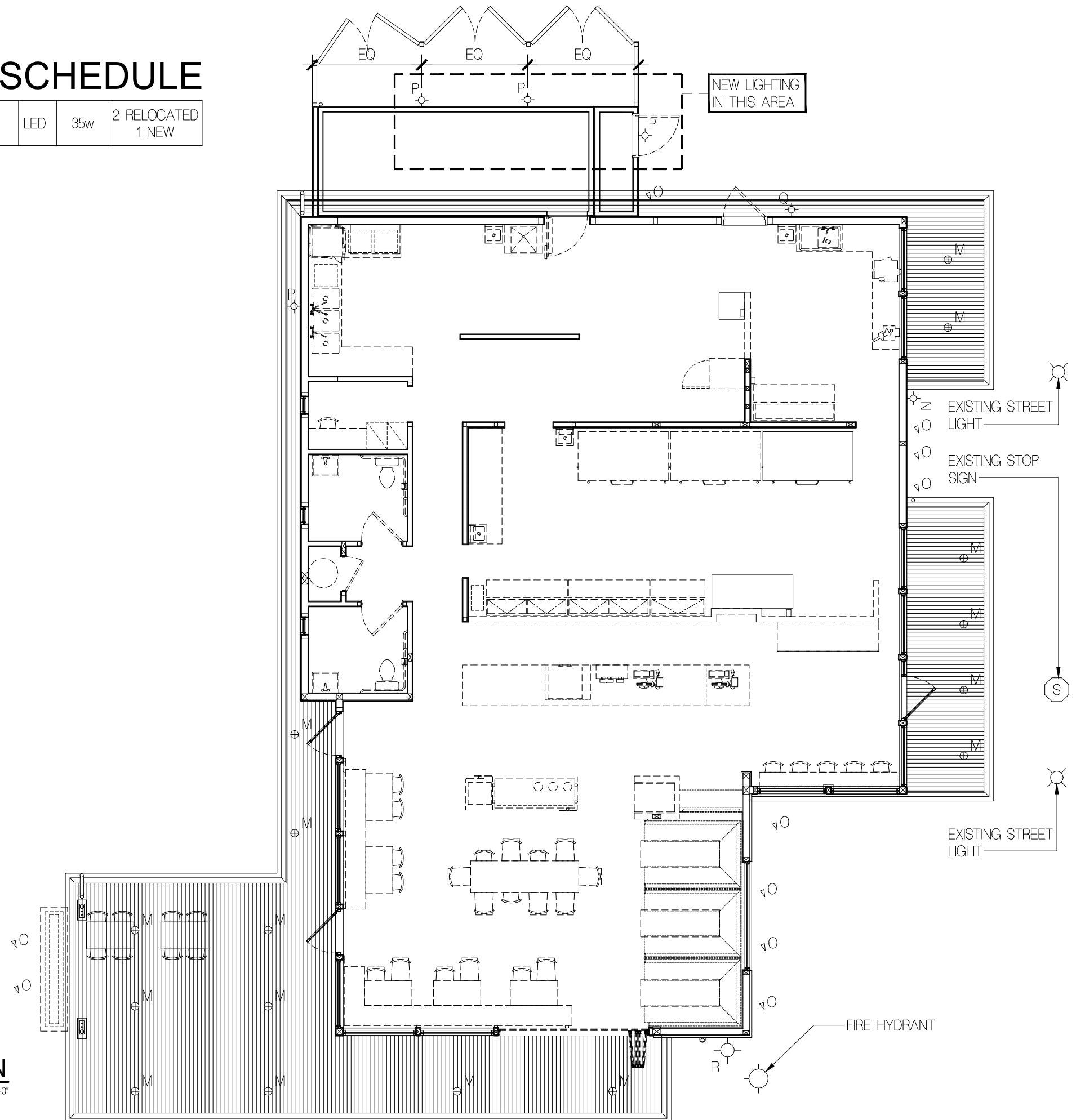


# NEW EXTERIOR LIGHTING SCHEDULE

P	WALL MOUNTED DOWNLIGHT	LITHONIA	CSXWLED-1-30B350/30K-SR2-DBLXD	LED	35w	2 RELOCATED 1 NEW
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## LIGHTING SYMBOLS

-  SURFACE MOUNTED CEILING LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  OUTDOOR RECESSED LIGHT
-  LANDSCAPE LIGHTING



**1 SITE LIGHTING PLAN**  
1/8" = 1'-0"

SITE LIGHTING PLAN



