DESIGN COMMISSION
REGULAR HYBRID MEETING AGENDA
Wednesday, October 4, 2023 at 6:00 PM

DESIGN COMMISSIONERS
Chair: Suzanne Zahr
Vice Chair: Anthony Perez
Commissioners: Megan Atkinson, Traci Granbois, Claire McPherson, Catherine Lategan, and Christopher Patano

LOCATION
Mercer Island Community & Event Center and Zoom
Luther Burbank Meeting Room 103
8236 SE 24th Street | Mercer Island, WA 98040
(206) 275-7706 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for Design Commission meetings should notify the Deputy City Clerk’s Office 3 days prior to the meeting at (206) 275-7791 or by emailing deborah.estrada@mercerisland.gov.

Registering to Speak: Individuals wishing to speak live during appearances, must register with the Deputy City Clerk by 4pm on the day of the Design Commission meeting. Register at (206) 858-3150 or email deborah.estrada@mercerisland.gov. Each speaker will be allowed three (3) minutes to speak.

If providing comments using Zoom, staff will permit temporary video access when it is your turn to speak. Please activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to design.commission@mercergov.org.

Join by Telephone at 6:00 pm: Call 253.215.8782 and enter Webinar ID 862 8359 6284, Passcode 581756.

Join by Internet at 6:00 pm:
1) Click this Link
2) If the Zoom app is not installed on your computer, you will be prompted to download it.
3) If prompted for Webinar ID, enter 862 8359 6284, Passcode 581756

Join in person at 6:00 pm: Mercer Island Community & Event Center – 8236 SE 24th Street, Mercer Island

CALL TO ORDER & ROLL CALL, 6 PM

PUBLIC APPEARANCES
This is the opportunity for anyone to speak to the Commission about issues of concern.

REGULAR BUSINESS

1. Design Commission Meeting Minutes for November 2, 2022
   Recommended Action: Approve minutes.

2. DSR22-014 – Review a proposal to construct a new 10-unit apartment building at 2900 78th Avenue SE.
   Recommended Action: Discussion only

OTHER BUSINESS

3. Planning Manager’s Report

4. Announcements & Communications

ADJOURNMENT
CALL TO ORDER
Vice Chair Anthony Perez called the virtual meeting to order at 6:01 PM from a remote location.

ROLL CALL
Vice Chair Anthony Perez, Commissioners Megan Atkinson, Traci Granbois, Catherine Lategan, Claire McPherson (6:04), Christopher Patano, and Suzanne Zahr.

STAFF PRESENT
Ryan Harriman, Planning Manager
Jeff Thomas, CPD Interim Director
Deborah Estrada, Deputy City Clerk

APPEARANCES
There were no public appearances.

PUBLIC HEARING
Vice Chair Perez opened the public hearing at 6:04 PM. There being no one present to speak, the public hearing was closed at 6:05 PM

REGULAR BUSINESS

Election of Officers
Commissioner Lategan nominated Vice Chair Anthony Perez for Chair, which he declined.

Commissioner Perez nominated Suzanne Zahr to be Chair, which she accepted.

Motion by Perez; seconded by Lategan to:
Approve Commissioner Zahr as Chair of the Design Commission.
Passed: 6-0-1 (Atkinson, Lategan, McPherson, Patano, Perez, and Zahr)
Abstain: 1 (Granbois)

Commissioner Zahr nominated Perez to be Vice Chair, which he accepted.

Motion by Patano; seconded by Atkinson to:
Approve Commissioner Perez as Vice Chair for the Design Commission.
Passed: 6-0-1 (Atkinson, Lategan, McPherson, Patano, Perez, and Zahr)
Abstain: 1 (Granbois)
Approve the minutes of the May 12, 2022, Regular Meeting.

Motion by Lategan; seconded by Perez to:
Approve the minutes of the May 12, 2022, Regular Meeting.
Passed: 6-0-1 (Atkinson, Granbois, Lategan, McPherson, Patano, and Perez)
Abstain: 1 (Zahr)

File No. DSR21-012: permit Type IV

Motion by Perez; seconded by Atkinson to:
Adopt the staff findings and conclusions contained within this staff report and APPROVE the proposed development subject to the recommended conditions of approval also contained in this staff report and approve, with one additional condition, Number 8, is that the applicant provide a continuous visual barrier in line with the proposed cedar fence to the adjacent southern building border.

Motion to Lategan; seconded by Perez to amend the original motion to:
Replace “building” with “border.”
Passed: 7-0: (Atkinson, Granbois, Lategan, McPherson, Patano, Perez, and Zahr)

Passed: 7-0; (Atkinson, Granbois, Lategan, McPherson, Patano, Perez, and Zahr)

OTHER BUSINESS

Ryan Harriman, Planning Manager, introduced himself.

Announcements & Communications - None

Next Schedule Meeting – tentatively scheduled for December 7, 2022.

ADJOURNMENT
The meeting adjourned at 7:16 PM
I. INTRODUCTION:
On December 13, 2022, the applicant applied for a study session with the Design Commission to review a proposal for a 10-unit residential apartment building located at 2900 78th Avenue SE. Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a); this study session fulfills this requirement.

On July 26, 2022, the Applicant submitted a complete site development permit application, 2207-281, which the City subsequently determined vests the application to the design and development regulations in place at that time.

The subject property is located 2900 78th Ave SE, in the Town Center zone. The neighboring properties to the north, south, and east are also within the Town Center zone and the TC-4 subarea. The intersection of SE 29th Street and 78th Avenue SE is located to the west of the subject property.

The subject property is developed with a commercial building, formerly Baskin Robbins. Neighboring development includes a senior living facility to the east, multi-story mixed use building to the north, and a parking lot for a financial institution to the south.

The Applicant will need to submit a formal design review application for proposed development, which will require approval by the Design Commission prior to issuance of any construction permits. Following completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

II. STAFF ANALYSIS AND CRITERIA FOR REVIEW
A. **MICC 19.11.015 - Town Center subareas.**
The subject property is located within TC-4 subarea which allows a broad of land uses and building up to four stories in height. The proposed development is four stories and does not exceed the maximum height of 51-feet. Pursuant to MICC 19.11.015(B)(2), the purpose of the TC-4 subarea is to be a transition between the taller buildings in the TC-5 subarea and the lower structures in the TC-3 and TCMF-3 subareas. A broad mix of land uses is allowed. Buildings may be up to four stories in height.

B. **MICC 19.11.020 - Land uses.**
Pursuant to MICC 19.11.020, the proposed development is listed as a permitted use. On July 26, 2022, the Applicant applied for a site development permit, 2207-281. The application vests the proposed development to the regulations in place at the time the application. The application is vested to the former version of Chapter 19.11 MICC, which did not require commercial development to be located on the first floor of a proposed development.

C. **MICC 19.11.030 - Bulk regulations.**
- Base Building Height Allowed: 27 Feet
  - proposed: 51-feet
- Based Building Stories Allowed: 2
  - proposed: 4 stories
- Max Allowable Building Height: 51 Feet
  - proposed: 51-feet
- Max Allowable Building Stories: 4
  - proposed: 4 stories
- Ground Floor Adjacent to Streets: 15 Feet
  - proposed: 15-foot ground floor level along 78th Ave SE
- Setback From Property Lines: No Minimum
  - proposed: North – 0-feet/ East – 0-feet/ South – 12-feet/ West – 15-feet from face of curb
- Required Upper Story Setback: Meets average daylight plane standards as described in subsection (A)7

D. **MICC 19.11.040 - Affordable housing.**
The incentives and regulations offered in MICC 19.11.040 are used by the City as one means of meeting its commitment to encourage housing affordable to all economic groups, and to meet its regional share of affordable housing requirements. The purpose of MICC 19.11.040 is to: (1) implement through regulations the responsibility of the city under state law to provide for housing opportunities for all economic segments of the community, (2) help address the shortage of housing in the city for persons of moderate-income households, (3) promote development of affordable housing that would not otherwise be built in the city, and (4) offer incentives to encourage construction of affordable housing units in Town Center.

To qualify for the addition two stories that is allowed within the TC-4 subarea, the Applicant proposes to provide affordable housing that is equal to 10 percent of the total units in the development. The total number of units proposed is 10, which means that 1 (10%) of those units will be affordable. As the proposed development moves forward and agreement between the city and owner will be established per MICC 19.11.040.F.

E. **MICC 19.11.050 - Green building standards.**
Pursuant to MICC 19.11.050, any major new construction shall meet the LEED Gold standard. Projects that are primarily residential (at least 50 percent of the gross floor area is composed of residential uses) may
instead meet the Built Green 4 Star standard. The applicant shall provide proof of LEED or Built Green certification within 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such rating. Failure to submit a timely report regarding LEED or Built Green ratings by the date required is a violation of this Code.

F. MICC 19.11.060 - Site design.
The Applicant proposes to incorporate three minor site features into the proposed development. These features include:

- Water fountain within the public open space
- Bike rack on the public sidewalk near the walkway to the building entrance
- Clock located on the building above the public open space will be incorporated into the facade and become a piece of art.

Since this proposed development exceeds three stories in height, at least one of the major site features is required. Due to the small size of the lot, it is not feasible to provide a Through-block connection so this project is proposing to incorporate a public open space that meets the requirements of MICC 19.11.040(D). The public open space shall be an informal gathering area for not only residents, but for anyone passing by.

The proposed public open space is 465 SF which is 3.2 percent of the proposed GFA (minimum requirement is 3 percent), and the width is 20 feet which extends from the north property line to the driveway.

The proposed public open space incorporates these design elements into the design:

- It is located at the same level as the sidewalk, will serve as a focal point, and is integrated with the pedestrian connection between the building and the public right of way.
- It includes amenities such as 8 linear feet of seating, a water fountain, landscape lighting, landscaping, a green wall, and decorative paving.
- Pedestrian oriented frontage is provided on the west (ROW) and the south (building entry) edges of the open space.
- 25 percent of the open space is landscaped with groundcover and shrubs.
- Apart from a small awning above the entry door, the public open space is open to the sky.
- The public open space will be always available to the public.

G. MICC 19.11.070 - Greenery and outdoor spaces.
B.1 - Landscaped area requirement
The landscaped surfaces shall equal at least 25 percent of the development site. This site is 7,200 SF so at least 1,800 SF (25 percent) shall be landscaped. Because of the small site, a combination of ground level planting, green walls, and a green roof will be utilized to meet this requirement.

- Ground Level Planting: The available space is very limited. The public open space and the planter strip south of the driveway combine for a total of 250 SF of available space for planting of shrubs and ground cover.
- Green Wall: A green wall will be incorporated into the public open space along the north property line that will cover up the blank wall of the adjacent property. This will be approximately 226 SF, which at a rate of 75 percent, 169.5 SF will count towards the landscape requirement.
- Green Roof: This will be the largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement. These elements combine for a total of 2,044.5 SF in landscaped area, or 28.4% of the site.

B.2 - Landscaping standards
All new plantings shall be selected from a city approved list. Per the landscape plans, all new plantings shall meet the City of Mercer Island’s installation standards and plans. And all new planting areas shall be irrigated with an automatic irrigation system.
H. MICC 19.11.080 - Screening.
As required per code, the solid waste enclosure will be screened around the perimeter, concealed on the top, and will have self-closing doors. The proposed walls of the enclosure will be comprised of CMU blocks for durability and will have a roof and fascia that correspond to the color palette of the main building. The height of the enclosure will be approximately 10-feet. Self-closing doors will be provided as a man-door on the parking garage side and a double door that can be opened from the loading zone side.

I. MICC 19.11.090 - Lighting.
Lighting standards are contained in MICC 19.11.090. Lighting should be designed to be pedestrian scale, LED or low wattage, shielded, and integrated into the overall design. The proposed design meets the standards in this section by including LED lighting will be provided at all building entrances, within the parking garage, as landscape lighting, and at all private deck spaces.

J. MICC 19.11.100 - Building design.
B.1 – Fenestration
In the TC-4 along 78th Ave SE, it is required that at least 75 percent of the length of the ground floor façade between the height of 2-feet and 7-feet shall be comprised of windows and doors with views of retail, office, or lobby spaces. Due to the 60-foot width of the street frontage, easement, loading zone and garage access requirements that must fit within this area, fenestration in this area is very limited. As proposed, the building width at the garage level is 46-feet-6-inches and the width of the windows at the lobby (only conditioned spaced at the ground floor) is 13-feet. In addition, the secure garage entrance will have a 20-feet wide roll-up, open grille security door that will all additional transparency at the ground floor level. The total width of transparency at this level is 70 percent. The remainder of this ground floor façade is comprised of structural components and an exit passageway door.

B.2 - Street-facing façade elements
Per 19.11.100.B.2, new construction requires at least (7) façade elements as described in this section or as approved by the design commission. This project is proposing:
1) A combination of Trespa Lumen panels that highlight the building massing over the public open space and will change appearance as they absorb the light differently throughout the day.
2) Clerestory windows above the curtainwall of the lobby
3) Recessed balconies for individual residential units.
4) Accent material to highlight the recessed balconies.
5) Artistic clock that will be integrated into the design of the facade above the public open space.
6) Slanted structural columns that support the cantilevered upper floors.
7) Powder coated steel sheets that create the perimeter of the raised gravel bed along the north property line turn downward at the front corner of the facade and will blend seamlessly with color coordinated exit passageway door, so it won't detract from the overall design.

B.3 - Major façade modulation
The street-facing façade is modulated into two major vertical massing. The cantilevered massing that stacks on all upper floors is 27-feet wide. The second major massing is recessed 28-feet from the face of the cantilevered mass and features a mixture of materials that highlight this form as a distinct massing that sits on top of the lobby structure. This massing also features a parapet roofline whereas the cantilevered massing shows a flat roof with overhangs.
At least (3) minor façade modulations shall be incorporated in the design of the building. Some of these minor modulations include:

1) Recessed balconies for each residential unit.
2) Bumpouts are highlighted by a change in material.
3) Fenestration patterns break up the opaque massing.

K. MICC 19.11.110 - Materials and color.
The proposed color palette was chosen to not detract from the surrounding elements. The main materials are white aluminum and gray Trespa panels, the vertical form above the public open space is accented with Trespa’s Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky.

On the portion of the massing that is more obscured from public view on the north and east elevations, the main material is comprised of fiber cement panels to match the color of the gray Trespa panels. These panels are then accented with black infill panels to help break up the massing of the blank wall which has limited window opening due to its proximity to the property line.

The recessed elevator shaft and private balcony spaces use a v-groove style fiber cement siding in Urbane Bronze that complements the other materials.

At the ground floor level, the parking garage is constructed out of concrete which is used as an architectural accent at the garage entrance and is used to separate the parking garage use from the lobby/residential use.

L. MICC 19.11.120 - Street standards.
The ROW improvements along 78th Ave SE shall include widening the public sidewalk to 15 feet. This measurement is from the face of curb to the back of sidewalk. This frontage shall also follow the Mercer Island Town Center Streetscape Manual and incorporate design elements such as city approved street lights, street sign, and bike rack. Existing street trees are located on both sides of the property, but none will be added due to the 60-foot width of the property, and it's required access points.

M. MICC 19.11.130 - Parking, vehicular and pedestrian circulation.
Parking standards are established in MICC 19.11.130. The minimum number of required parking stalls for residential use is 1 to 1.4 per unit. All parking for this project will be located in an at-grade, open parking garage below the proposed residential units. The configuration of this garage allows for a total of 11 parking stalls, which includes one van accessible stall. Will the proposed 10 units, this is 1.1 stalls per unit.
The proposed parking garage conforms to the standards set forth in Appendix A which includes standard stalls having dimensions of 9-feet x 18.5-feet, compact stalls with dimensions of 8.5-feet x 16-feet, and a two-way drive aisle with a width of 24-feet.

Due to the compact nature of the site and so all required dimensions can be met, this project is proposing an increase of compact stalls above the allowed 50 percent. Out of a total of 11 off-street parking stalls, the Applicant proposes seven or 63 percent of these stalls be compact.

The required off-street loading zone is accessed from 78th Ave SE and has a separate curb cut at the south end of the property. From the back of the sidewalk, the loading zone has a depth of 40-feet-10-inches, a width of 13-feet and has a vertical clearance of 34-feet-8-inches. These dimensions have been discussed with the City and have been approved by Recology.
III. RECOMMENDATION
There is no recommended motion at this time, as this is a Design Commission study session.
December 12, 2022

**Project Name:** 2900 78th Ave SE Apartments  
**Project Address:** 2900 78th Ave SE, Mercer Island, WA 98040  
**Parcel #:** 531510-1219

To Whom It May Concern,

The project at 2900 78th Ave SE proposes to demolish existing structures, uses, and improvements, and construct a new 4-story multi-family building with shared garage parking. The proposal intends to conform to Town Center Development and Design standards, while taking advantage of the maximum height and stories increase by providing community benefits as outlined within chapter 19.11. The site fronts the intersection of 78th Ave SE and SE 29th Street, with vehicular access coming from 78th Ave SE.

The attached plans address code compliance items for review and discussion.

- The proposed development provides a public open-space facing 78th Ave SE, and utilizes the existing easement for uncovered surface parking and a solid waste enclosure.
- The proposed development provides stacked multi-family residences with primary pedestrian and vehicular access from 78th Ave SE.
- The proposed development conforms to the 2018 IBC for R2 residences.

In the TC-4 zone, this project is proposing to utilize the maximum allowed height of 51’ and the maximum allowed stories of 4. In order to achieve this requirement the proposed development is proposing these additional features:

- Per MICC 19.11.040(B) – At least ten percent of the total units must be affordable, so one of the (10) proposed units will be designated for affordable housing.
- Per MICC 19.11.060(B) – Any major new construction exceeding three stories shall include at least one major site feature. Due to the small lot size, this project is proposing to incorporate a public open space that meets the requirements of MICC 19.11.040(D).

The proposed public open space is 465 SF which is 3.2% of the proposed GFA, and is 20’ in width which extends from the north property line to the driveway. Because of the existing at-grade PSE easement in the NW corner of the site, a walkway and planter strip connect the public open space to the public ROW before opening up to the remainder of the space. This public open space shall be at the same level as the public sidewalk and as the building wraps around it, it helps to create a focal point at this intersection. While the proposed public open space is limited, it still incorporates design elements such as (8) linear feet of bench, 120 SF (25.8% of the open space) of planting and a water fountain that is part of the proposed minor site features. The surface of the public open space will feature decorative paving that distinguishes it from the public sidewalk as well as the walkway to the building entry.

As required for any new construction project, the site will feature a minimum of (3) minor site features. As mentioned above, a water fountain will be incorporated in the public open space adjacent to the bench. Per the landscaping plans, a bike rack is proposed on the public sidewalk next to the walkway and public open space, and a clock is proposed on the recessed portion of the building directly above the building entry and public open space.
The proposed building is designed to maximize the small site by stacking three floors of units above an open parking garage that’s entrance is centered at the intersection. The parking garage allows for a total of 11 parking stalls for the site, which includes one ADA van stall. Utilizing that number of stalls, the development is able to incorporate (10) units with floors 1 and 2 be identical floor plans with (4) unit each, and the 3rd floor having (2) larger units. To provide adequate sizing of these units, the floor plates are cantilevered above the driveway entry and are supported by the PT slab as wells as 12” angled steel columns that create visual interest.

The push and pull of the building masses along with the articulation of the balconies help create modulation that is highly visible from the street while the change in materials help to accentuate those forms. While the main materials are white aluminum cladding and gray Trespa, the vertical form above the public open space is accented with Trespa’s Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky.

Per MICC 19.11.070, landscaped surfaces should equal 25% of the site. To meet this requirement on such a small site, the proposed development is proposing a few options.

- **Ground Level Planting** – The available space is very limited. Between the public open space and the planter strip south of the driveway there is 250 SF of available space for planting of shrubs and ground cover.
- **Green Wall** – A green wall will be incorporated into the public open space along the north property line that will cover up the blank wall of the adjacent property. This will be approximately 226 SF, which at a rate of 75%, 169.5 SF will count towards the landscape requirement.
- **Green Roof** – This will be largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement.

Adding these up brings a landscaping total of 2,044.50 SF, or 28.4% of the site.

Thank you,

Kelly Hallstrom
Project Manager
GARAGE FLOOR PLAN

1ST LEVEL FOOTPRINT
2ND LEVEL FOOTPRINT
3RD LEVEL FOOTPRINT

HORIZONTAL SEPARATION PER 510.2

7,940 CF
4,768 CF
3,237 CF
1,350 CF

DEBIT VOLUME
2ND FLOOR:
3RD FLOOR:
DEBIT TOTAL:
9,476 CF

CREDIT VOLUME
GARAGE LEVEL:
1ST FLOOR:
2ND FLOOR:
3RD FLOOR:
CREDIT TOTAL:
17,295 CF

DIFFERENCE
17,295
- 9,476
TOTAL CREDIT VOLUME:
7,819 CF

AVERAGE DAYLIGHT PLANE CALCULATION

DEBIT VOLUME
9,476 CF

CREDIT VOLUME
17,295 CF

DIFFERENCE
17,295
- 9,476
TOTAL CREDIT VOLUME:
7,819 CF

DAYLIGHT PLANE - DEBIT VOLUME
DAYLIGHT PLANE - CREDIT VOLUME

AVG. DAYLIGHT PLANE - DEBIT VOLUME
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AVG. DAYLIGHT PLANE - DEBIT VOLUME
AVG. DAYLIGHT PLANE - CREDIT VOLUME
Roof Plan

**Key Notes**

- 338 Dashed line of building below.
- 339 1-hour rated roof assembly; RC 26 04. See Assembly Detail on A0.5a.
- 340 2-hour rated roof assembly at stairs and elevator shaft; RC 2751. See Assembly Detail on A0.5a.

**Roof Ventilation**

- Roof hatch ventilation
- Dormer below
- Roof ventilation
- General zone of sedum trays

**General Zone of Sedum Trays**

- 24" ROOF TRUSSES + MIN. 2" RIGID INSULATION
- 1/4" PER 12" MINIMUM SLOPE

**Roof Construction**

- Parallel chord trusses

**Roof Area**

- XXX SF

**Ventilation Required**

- (XXX SF x 144 SI) / 150* = XXX.X SI REQUIRED

**Proposed Ventilation**

- (4) 2-1/2" DIA. HOLES PER 24": 9.8 SI / LF - 25% = 7.35 SI / LF
- PROVIDE: 87 LF EAVE VENTILATION = 639.45 SI
- TOTAL MIN. VENTILATION PROVIDED = 1239.45 SI IS GREATER THAN 1237.9 REQ.

* PER IRC R806.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN BETWEEN 40-50% OF REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER PORTION OF ROOF, PER IRC SECTION R806.2.2

- 2" WIDE RIDGE VENT: 18 SI / LF = 18 SI / LF
- PROVIDE: 0 LF RIDGE VENTILATION = 0 SI
- ROOF HAT VENT: 50 SI / VENT = 50 SI / VENT
- PROVIDE: 12 ROOF HAT VENTS = 600 SI
**ELEVATION NOTES**

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.

2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.

3. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.

4. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED.

5. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.

6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CALK ALL EXTERIOR JOINTS & PENETRATIONS.

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8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.

9. WINDOWS AND DOORS SHALL BE PROVIDED.

**MATERIALS**

1. **FIBER CEMENT**  
   - **SOUTH FACADE**  
   - **WEST FACADE**  
   - **ELEVATOR SHAFT**

2. **SW 7067 - CITYSCAPE**  
   - **SOUTH FACADE**  
   - **WEST FACADE**

3. **TRESPA - LUMEN**  
   - **NORTH FACADE**  
   - **ELEVATOR SHAFT**

4. **SW 6258 - TRICORN BLACK**  
   - **NORTH FACADE**  
   - **ELEVATOR SHAFT**

**DATE:** 4/29/2023

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7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER’S INSTRUCTIONS.

8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER’S INSTRUCTIONS.

9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.
3/15/23

Kelly Hallstrom
2900 Development LLC
3010 77th Ave SE, Ste 108
Mercer Island 98040

Dear Kelly Hallstrom:

The department’s Building team has generated the following review comments on the plan set submitted with your DSR22-014. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

1. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is addressed in MICC 17.14.101 Section 105.3.4. As of the date of this letter, a complete application for a building permit has not been received for the scope described in this DSR. Washington State is anticipated to adopt 2021-cycle construction codes on July 1, 2023. This review was performed referring to 2018-cycle codes in effect at the time of the DSR application, but a future building permit for this work will be reviewed under the codes in effect at the time of a complete building permit application.

2. The numbering of stories used on sheets A0.1b and all A4.x sheets is not consistent with definition for Story Above Grade Plane. WSBC definition for Story Above Grade Plane is any story in which the next story above is more than 6’ above grade plane. Re-numbering the stories to conform to this definition, the garage floor plan is the 1st story
above grade plane, and the 3rd floor is the 4th story above grade plane. Table 1006.3.3(1) does not permit a 4th story above grade plane with access to only one exit.

3. If a second exit is provided, this site and building configuration will present challenges in addressing exit separation required by WSBC 1007. For instance, if the maximum diagonal dimension of the building is 120 feet, exits would need to be separated by a minimum of 60 feet, which is the width of the lot at the ROW. There are exceptions for reduced separation, but these should be clearly demonstrated.

4. An accessible route of travel will be required from the sidewalk to accessible building entrances, and 60% of entrances shall be accessible.

5. Considering the number of Stories Above Grade Plane, WSBC 1011.12 requires a stairway to the roof. The exception to this section will not apply if elevator equipment is located in the elevator penthouse, and a stair penthouse will contribute to the height of the structure.

6. Previous discussion of this proposal as part of PRE21-032 and PRE22-027 referred to occupiable roof deck. The documents submitted along with DSR22-014 do not appear to include this use, but the roofing systems and thus exterior elevations are not clear. The roof elevation on A4.x sheets is noted as top of roof sheathing and does not include consideration for slope for drainage. A ¼” per foot slope will create at least a 1’ difference in height between north and south elevations, and the roof planting plan L1.0 appears to show a hip framed roof.

7. The elevator penthouse is shown extending to the max allowed height. If occupiable roof deck is added to the scope of the proposal, this elevator penthouse height will increase to serve the area.

8. The applicant should clarify if they are providing a private garage (or garages) which are limited to 1,000 sf and Group U occupancy, or a public parking garage (either enclosed parking garage or open parking garage). The classification of the lower garage level in WSBC 406 could be significant in the design of the exterior openings, fire protectives, egress and number of exits, allowable areas, etc.

9. Construction type as categorized in WSBC 602 is not noted on the drawings. This will have substantial impact on required separation distances, fire resistance ratings of exterior walls, and allowable exterior openings. Exterior wall fire resistance ratings and openings must meet requirements of WSBC 705 and Table 705.8.
10. Parapets are not clearly shown or dimensioned on the current drawings. WSBC 705.11 requires parapets in certain conditions. If exceptions apply this should be clearly demonstrated. This could affect overall structure height.

11. Construction type as categorized in WSBC 602 is not noted on the drawings. This could have impact on the allowable building area and allowable building height above grade plane.

12. Mechanical areas are identified on the north side of the garage, and appliances with requirements for exterior ventilation are shown on floor plans along the north side wall. This wall is a zero lot line. WSMC 401.4 regulates locations of air intake openings and WSMC 501.3 regulates locations of exhaust discharge. Both sections have requirements that refer to property lines.

13. A rooftop mechanical zone is identified on A3.0. The rooftop mechanical units and any associated screening or required fall protection for the maintenance of the units is not included and has not been reflected on exterior elevations. These components are likely to be visible on the elevations.

14. The stair exit enclosure currently passes through unoccupied mechanical space. Special detailing will be required to document the separation assemblies if this configuration is retained. Additional square footage for separate mechanical space and continuous stair shaft would be required if it is not retained.

15. The door to the mechanical room is shown into an interior exit stairway. Openings to interior exit stairways are limited in WSBC 1023.4 to exit access and egress from the enclosure. Unoccupied areas can not open to the exit enclosure.

16. WSBC 1030 requires emergency escape and rescue openings. Exceptions to this section may not apply and minimal distance to property line will make this a challenge.

Gareth Reece
Sr. Plans Examiner
City of Mercer Island – Community Planning and Development
ZONING REQUIREMENTS

JURISDICTION: CITY OF MERCER ISLAND
PARCEL ASSESSOR'S #: 531510-1219

LEGAL DESCRIPTION:
THE WEST 120 FEET OF THE NORTH HALF OF LOT 4, BLOCK 14, MCGILVRA'S ISLAND
ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS,
PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

MINIMUM LOT SIZE:
7,200 SF = 0.17 ACRE

MAXIMUMS:
MAX. FAR:
2.3 (X SF) MUST MEET THE STANDARDS OF SUBSECTION 23.45.530, GREEN BUILDING STANDARDS
MAX. HEIGHT:
27' BASE HEIGHT
51' MAX HEIGHT (REQUIRES MIN. 10% AFFORDABLE HOUSING)
MAX. STORIES:
2 BASE STORIES
4 MAX STORIES (REQUIRES MIN. 10% AFFORDABLE HOUSING)
GROUND FLOOR HEIGHT:
15' MINIMUM / 27' MAXIMUM

SIDEWALK:
MICC 19.11.030(A)(6)
ALONG 78TH AVE SE, ALL STRUCTURES SHALL BE SET BACK SO THAT SPACE IS PROVIDED FOR A SIDEWALK BETWEEN THE STRUCTURE AND THE FACE OF THE STREET CURB.

DAYLIGHT PLANE:
MICC 19.11.030(A)(7)
BLOCK FRONTAGES ALONG STREETS MUST INTEGRATE AVERAGE MINIMUM UPPER BUILDING SETBACK. FROM A HEIGHT OF 25 FEET AT THE FRONT PROPERTY LINE, BUILDINGS SHALL STEP BACK AT A 45-DEGREE ANGLE UP TO THE MAXIMUM HEIGHT LIMIT.
SINCE THE DAYLIGHT PLANE STANDARDS APPLY A MINIMUM AVERAGE, PORTIONS OF BLOCK FRONTAGES MAY PROJECT BEYOND THE DAYLIGHT PLANE CONCEPT DESCRIBED IN SUBSECTION (A)(7)(a) OF THIS SECTION, PROVIDED THE APPLICABLE BLOCK FRONTAGE AS A WHOLE COMPLIES WITH THE MINIMUM AVERAGE.

VEHICULAR PARKING:
MICC 19.11.130
REQUIRED:
1 TO 1.4 STALLS PER UNIT (10 UNITS = MIN. 10 STALLS)
PROVIDED:
VAN ACCESSIBLE:
1
STANDARD:
3
COMPACT:
7
TOTAL:
11

SPECIFICATION:
All structures shall be set back so that space is provided for a side walk between the structure and the face of the street curb.

REVISIONS:
Since the daylight plane standards apply a minimum average, portions of block frontages may project beyond the daylight plane concept described in subsection (a)(7)(a) of this section, provided the applicable block frontage as a whole complies with the minimum average.
**GARAGE FLOOR PLAN**

- **90.00** 1ST FLOOR SUBFLOOR
- **105.00** 2ND FLOOR SUBFLOOR
- **115.67** TOP OF ROOF SHEATHING
- **137.48** MAX. ALLOWED HEIGHT
- **126.33** 3RD FLOOR SUBFLOOR
- **141.00** PARAPET MAX HEIGHT
- **146.00** APPURTENANCE MAX
  - **5'-0"** MAX FRONTAGE W/O STEPBACK
  - **10'-0"** 11'-1 3/4"
  - **10'-8"** 10'-8"
  - **15'-0"** 15'-0"
  - **141.09** TOP OF ELEVATOR SHAFT
  - **146.00** 5'-0" 5'-0"
  - **51'-0"** MAXIMUM ALLOWED BUILDING HEIGHT

**PUBLIC SIDEWALK**

- **15'-0"** 78TH AVE SE

**APPURTENANCE MAX**

- **10'-0"**

**AVERAGE DAYLIGHT PLANE CALCULATION**

- **DEBIT VOLUME**
  - 1ST FLOOR: 2,606 CF
  - 2ND FLOOR: 6,870 CF
  - DEBIT TOTAL: 9,476 CF

- **CREDIT VOLUME**
  - GARAGE LEVEL: 7,940 CF
  - 1ST FLOOR: 4,768 CF
  - 2ND FLOOR: 3,237 CF
  - 3RD FLOOR: 1,350 CF
  - CREDIT TOTAL: 17,295 CF

- **DIFFERENCE**
  - 17,295 - 9,476 = 7,819 CF

**DAYLIGHT PLANE - DEBIT VOLUME**

**DAYLIGHT PLANE - CREDIT VOLUME**

**ZONING DIAGRAMS**

- PROJECT CLIENT: 2900 76TH AVE SE
- ADDRESS: 2900 Development LLC
- JOB ADDRESS: 2900 76TH AVE SE
- PROJECT / CLIENT:
- ZONING DIAGRAMS:
- DESIGN REVIEW:
- MODERNIZATIONS:
- PROJECT FOR CONSTRUCTION:

**DRAWING NAME:** A21 021

**DATE:** 12/13/22

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**PLOT SCALE:** 1:1

**PROJECT No.:** A21-021

**DATE:** 10/4/23

**PHASE:** PRELIMINARY
1/4" = 1'-0"  
338 DASHED LINE OF BUILDING BELOW.
339 1-HOUR RATED ROOF ASSEMBLY; RC 26 04. SEE ASSEMBLY DETAIL ON A0.5a
340 2-HOUR RATED ROOF ASSEMBLY AT STAIRS AND ELEVATOR SHAFT; RC 2751. SEE ASSEMBLY DETAIL ON A0.5a.

**ROOF VENTILATION**
- PROPOSED VENTILATION:
  - (4) 2-1/2" DIA. HOLES PER 24": 9.8 SI / LF - 25% = 7.35 SI / LF
  - PROVIDE: 87 LF EAVE VENTILATION = 639.45 SI
- TOTAL MIN. VENTILATION PROVIDED = 1239.45 SI IS GREATER THAN 1237.9 REQ.
- PER IRC R806.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN BETWEEN 40-50% OF REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER PORTION OF ROOF, PER IRC SECTION R806.2.2
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- ROOF HAT VENT: 50 SI / VENT = 50 SI / VENT
- PROVIDE: 12 ROOF HAT VENTS = 600 SI

**SYMBOL LEGEND**
- RIDGE VENT
- EAVE VENT
- BUILDING BELOW
- ROOF HAT VENT
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9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.
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Owner Approval:

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