



DESIGN COMMISSION REGULAR HYBRID MEETING AGENDA

Wednesday, January 3, 2024 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
Pla 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 822 5868 1966, Passcode 871334**.

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 **822 5868 1966, Passcode 871334**

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 October 4, 2023

Recommended Action: Approve the minutes.

2. Design Standard Review (DSR) 23-013

Review and discuss Islandian Condominiums HOA proposal to replace and repaint the building siding, windows, exterior sliding glass doors, and deck railings.

Recommended Action: Provide feedback to be considered in the project design.

3. Design Standard Review (DSR) 23-014

Review and discuss the Monaco Villa Condominiums repair and remediation project to restore the envelope to watertight condition and enhance the aesthetics of the current building by repainting the exterior and replacing the windows, sliding glass doors, exterior doors, and railings.

Recommended Action: Provide feedback to be considered in the project design.

OTHER BUSINESS

4. Planning Manager's Report

ADJOURNMENT



DESIGN COMMISSION HYBRID MEETING MINUTES

Wednesday, October 4, 2023

CALL TO ORDER

Vice Chair Anthony Perez called the virtual meeting to order at 6:05 PM from a remote location.

ROLL CALL

Vice Chair Anthony Perez, Commissioners Megan Atkinson, Traci Granbois, Claire McPherson, and Christopher Patano

Absent: Chair Suzanne Zahr and Commission Catherin Lategan were excused.

STAFF PRESENT

Ryan Harriman, Planning Manager
Deborah Estrada, Deputy City Clerk
Grace Manahan, Assistant Planner

APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Design Commission Meeting Minutes for November 2, 2022:

A motion was made by Atkinson; seconded by Patano to:

Approve the November 2, 2022, minutes.

Approved 5-0

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

Planning Manager, Ryan Harriman, introduced the project, explaining that the applicant applied for a study session to review a proposal to construct a new 10-unit apartment building at 2900 78th Avenue SE. He further explained that 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.

Kelly Hallstrom and Schuyler Tutt with Medici Architects were present. Tutt explained the proposal in more detail.

Andre (last name unknown) was present on behalf of the applicant, Jason Imani.

There was **consensus** from commissioners present to move forward without an additional Study Session.

OTHER BUSINESS

3. Planning Manager's Report

Planning Manager, Ryan Harriman, reported on the following:

- Jurassic Parliament Training October 18
- Applications for the 2024 Docket Comprehensive Plan Update
- Hired a Limited Term full time planner.

4. Announcements & Communications -

The next meeting, if needed, is November 1.

ADJOURNED

The meeting adjourned at 9:38 pm

Item (1)

Deborah Estrada, MMC, Deputy City Clerk

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



STAFF REPORT

DESIGN COMMISSION STUDY SESSION

Project No:	DSR23-013
Description:	A Study Session with the Design Commission to discuss a proposal to repaint the building, remove all existing siding at north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding. Install new windows, exterior sliding glass doors and exterior storage room doors in current locations to match current operation. Demo all unit deck railings and install new glass railings.
Applicant/ Owner:	James Ramil (Evolution Architecture) / Islandian Condominiums HOA.
Site Address:	3055 80th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 3629120000
Zoning District	Town Center (TC), TCMF-3 Subarea
Staff Contact:	Grace Manahan – Assistant Planner
Exhibits:	<ol style="list-style-type: none"> 1. Development Application 2. Project Narrative 3. Topic of Discussion for Reviewers 4. Plan Set

I. INTRODUCTION:

On November 01, 2023, the applicant applied for a study session with the Design Commission to review a proposal to repair and remediate the Islandian Condominiums. The scope includes the repainting of the building, removing existing siding, installation of new windows, exterior sliding glass doors, exterior storage room doors and unit deck railings. 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.

The subject property is located at 3055 80th Ave SE, in the Town Center (TCMF-3) zone. The neighboring properties to the north, south, and east are also within Multiple Family (MF-2) zone. The neighboring properties to the west are within the Town Center (TC-3) zone.

The subject property is developed with the existing Islandian Condominiums. Neighboring development includes office buildings to the north and south, and the United States Postal Service to the west.

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 19.15.220 – Design review and the design commission.

The code official has determined that this application shall require design commission review and approval pursuant to MICC 19.15.220(C)(1)(c)(ii).

B. MICC 19.11.015 - Town Center subareas.

The subject property is located within TCMF-3 subarea which allows a broad of land uses and building up to three stories in height and shall comply with chapter 19.22, Town center development and design standards.

The purpose of the TCMF-3 subarea is to provide for primarily multifamily residential housing of up to three stores. Street oriented housing, live/work units and limited retail uses are allowed at the street level.

Pursuant to MICC 19.11.020(A)(1), the existing use as multiple-family dwellings is an allowed use within the TCMF-3 zone.

C. MICC 19.11.070 - Greenery and outdoor spaces.

B.2 - Landscaping standards

The applicant is responsible for demonstrating compliance with the standards pertaining to landscape design. The current application materials do not provide enough information to determine whether the existing site contains landscape design that addresses all areas of the site not covered by structures or used by automobiles.

D. MICC 19.11.090 - Lighting.

The applicant is responsible for demonstrating compliance with the standards pertaining to lighting. The current application materials do not provide enough information to determine whether the proposed work will alter the site's current lighting.

E. MICC 19.11.100 - Building design.

B.1 – Fenestration

Per the city code, the proposed improvements to the upper story façade utilize a change in material to reduce the perceived mass building and include deck railings that are able to visually connect upper story activity with the street.

F. MICC 19.11.110 - Materials and color.

- G. *Building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials.
- H. *Regional focus.* The proposed materials and colors generally reflect the city's regional setting.
- I. *Attention to all sides.* The proposed materials and colors included in the design will be generally used consistently on all sides of the building.
- J. *Concrete walls.* The proposed concrete walls will be architecturally treated.
- K. *Harmonious range of colors.* The proposed colors and materials highlight the balconies, doors, windows, and changes in building planes. The applicant is responsible for demonstrating that the proposed variations in materials and colors are generally limited to what is required for contrast or to accentuate architectural features.
- L. *Bright colors.* The proposed design does not include bright or fluorescent colors.

- M. *Undesired materials.* There is no proposed beveled metal siding, mirrored glass, or vinyl siding.
- N. Variation of materials. The proposed design utilizes variations of materials to assist in the creation of a visually interesting experience.

III. RECOMMENDATION

There is no recommended motion at this time, as this is a Design Commission study session.

DSR23-013 – Study Session

January 3, 2024

Description (brief):

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

Please review the attached project narrative for more information.

Description (full):

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

The building will receive all new windows, exterior sliding glass doors and exterior storage room doors within the area of work, which excludes the covered walkways and corridors. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be white and visually increase the presence of the windows slightly.

All unit deck railings will be demolished. We will install new fascia mounted framed glass railings at all locations to expand the views and increase the daylight into the units. The aluminum rails will be powder coated in a dark grey to coordinate with the trim color.

Currently the building is monochromatic, and the new colorway will make use of two grey tones and a warm wood tone. The main body will be light grey while the strong horizontal elements and elevator shaft will be a dark grey to provide contrast. The balcony area will be wrapped in a warm wood tone color to provide visual warmth for the residents.

The design upgrades adhere to the codes and standards set forth by the City of Mercer Island and they are a significant improvement on the current design.

Purpose of the study session:

To meet with the design commission to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.

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COMMUNITY PLANNING & DEVELOPMENT

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PHONE: 206.275.7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT#

RECEIPT #

FEE

Item (2)

Date Received:

Received By:

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 3055 80Th Ave SE, Mercer Island, WA 98040		ZONE
COUNTY ASSESSOR PARCEL #'S 362912-0000		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER (required) Islandian Condominiums HOA	ADDRESS (required) 3055 80Th Ave SE, Mercer Island, WA 98040	CELL/OFFICE (required) 206-914-3633 E-MAIL (required) rnorman@northlandgroup.com
PROJECT CONTACT NAME James Ramil	ADDRESS 3100 Airport Way S #65 Seattle, WA 98134	CELL/OFFICE 202-746-3235 E-MAIL jamesr@evolutionarchitecture.net
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

October 23, 2023

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

Remove all existing siding at north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding. Install new windows, exterior sliding glass doors and exterior storage room doors in current locations to match current operation. Demo all unit deck railings and install new glass railings. Paint building.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
<input type="checkbox"/> Critical Area Review 1	<input type="checkbox"/> SEPA Review	<input type="checkbox"/> Short Plat- Preliminary
<input type="checkbox"/> Critical Area Review 2	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Short Plat- Alteration
		<input type="checkbox"/> Short Plat- Final Plat
DESIGN REVIEW		<input type="checkbox"/> Long Plat- Preliminary
<input type="checkbox"/> Design Review – Signs	LEGISLATIVE	<input type="checkbox"/> Long Plat- Alteration
<input type="checkbox"/> Design Review – Code Official	<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Long Plat- Final Plat
<input checked="" type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Comprehensive Plan Docket Application	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Commission Review – Exterior Alteration	<input type="checkbox"/> Comprehensive Plan Application (If Docketed)	
<input type="checkbox"/> Design Commission Review – Major New Construction	<input type="checkbox"/> Rezone	
	OTHER LAND USE	
	<input type="checkbox"/> Accessory Dwelling Unit	
	<input type="checkbox"/> Code Interpretation Request	
	<input type="checkbox"/> Conditional Use (CUP)	WIRELESS COMMUNICATION FACILITIES
<input type="checkbox"/> Deviations to Antenna Standards – Code Official	<input type="checkbox"/> Noise Exception Type I - IV	<input type="checkbox"/> New Wireless Communication Facility
<input type="checkbox"/> Deviations to Antenna Standards – Design Commission	<input type="checkbox"/> Other Permit/Services Not Listed	<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption
<input type="checkbox"/> Public Agency Exception	SHORELINE MANAGEMENT	<input type="checkbox"/> Small Cell Deployment
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Height Variance
<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Substantial Development Permit	
<input type="checkbox"/> Seasonal Development Limitation Waiver – Wet Season Construction Approval	<input type="checkbox"/> Shoreline Variance	
	<input type="checkbox"/> Shoreline Conditional Use Permit	
	<input type="checkbox"/> Shoreline Permit Revision	



October 23, 2023

Islandian Condominiums
c/o Northland Group, RA LLC
3040 78th Ave SE #81
Mercer Island, WA 98040

RE: Islandian Condominiums – Project Narrative
Property Addresses: 3055 80th Ave SE, Mercer Island, WA 98040

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

The building will receive all new windows, exterior sliding glass doors and exterior storage room doors within the area of work, which excludes the covered walkways and corridors. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be white and visually increase the presence of the windows slightly.

All unit deck railings will be demolished. We will install new fascia mounted framed glass railings at all locations to expand the views and increase the daylight into the units. The aluminum rails will be powder coated in a dark grey to coordinate with the trim color.

Currently the building is monochromatic, and the new colorway will make use of two grey tones and a warm wood tone. The main body will be light grey while the strong horizontal elements and elevator shaft will be a dark grey to provide contrast. The balcony area will be wrapped in a warm wood tone color to provide visual warmth for the residents.

The design upgrades adhere to the codes and standards set forth by the City of Mercer Island and they are a significant improvement on the current design.

Thank you for your insight and time on this important repair and remediation project.

James Ramil, RA
Evolution Architecture



October 23, 2023

Islandian Condominiums
c/o Northland Group, RA LLC
3040 78th Ave SE #81
Mercer Island, WA 98040

RE: Islandian Condominiums – Topic of Discussion for Reviewers
Property Addresses: 3055 80th Ave SE, Mercer Island, WA 98040

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition—the majority of the work is behind the cladding. The project is straightforward and does not change the base design language or massing of the building. We only have one item we would like to discuss—is the repair and enhancement acceptable as is or will you require changes.

Time is of the essence for the Islandian Condominiums homeowners as this project has been over two years in the making and they would like to have their homes repaired as soon as possible.

Evolution Architecture appreciates the time and consideration of the Design Commission, and we look forward to the study session.

James Ramil, RA
Evolution Architecture

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

06.13.2023
DESIGN REVIEW

4435 REGISTERED ARCHITECT



RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

RENDERINGS

A-901

EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

THIS IS CURRENTLY SHINGLE SIDING; CHANGED TO LAP IN THE PROPOSED



REAR RAILING WALLS ARE DAMAGE AND BEING REMOVED AND REPLACED WITH A GLASS RAIL SYSTEM



CURRENTLY SHINGLE SIDING; TO REMAIN, BUT PAINTED A DIFFERENT COLOR



THIS IS CURRENTLY SHINGLE SIDING; CHANGED TO LAP IN THE PROPOSED

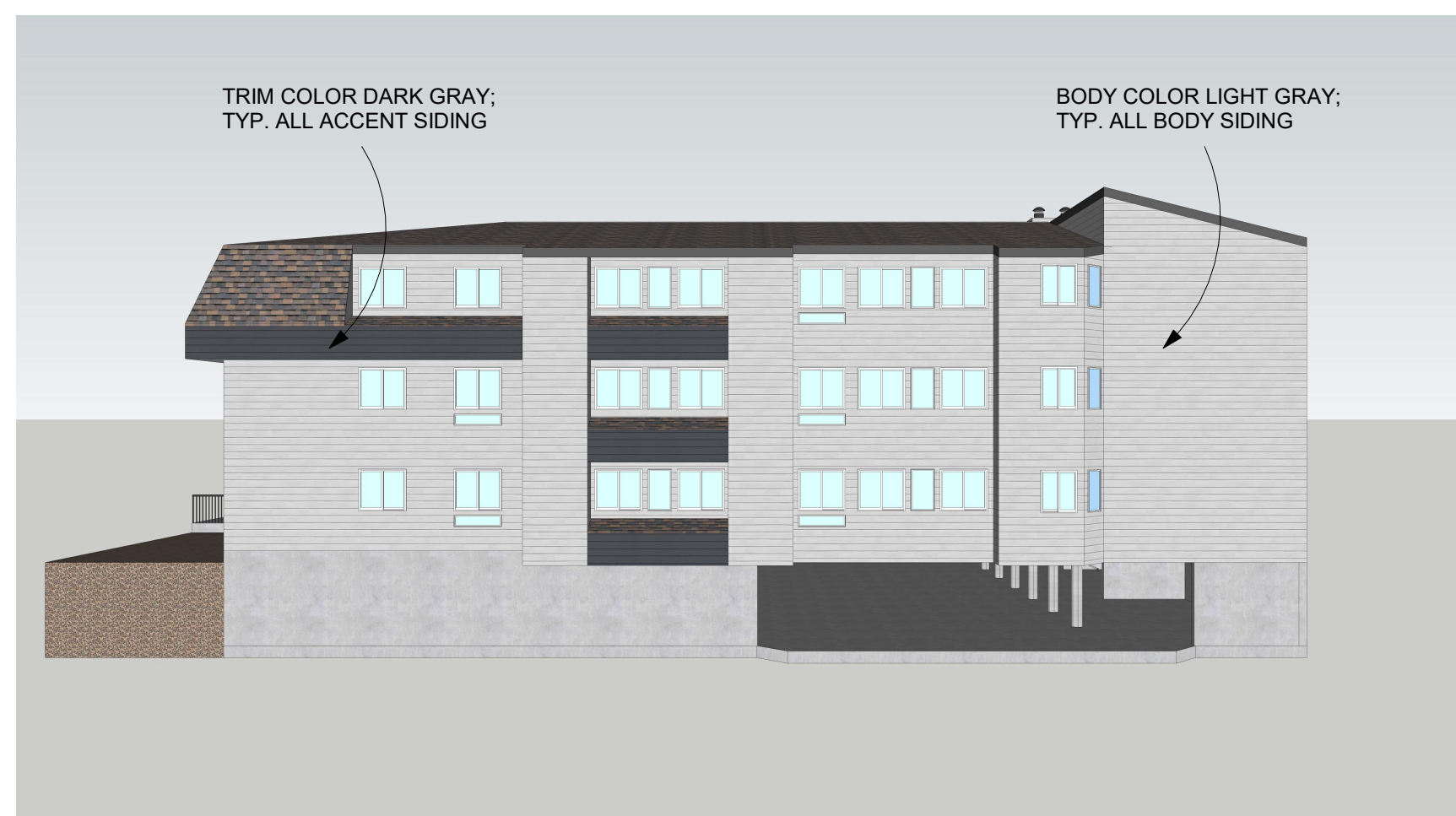
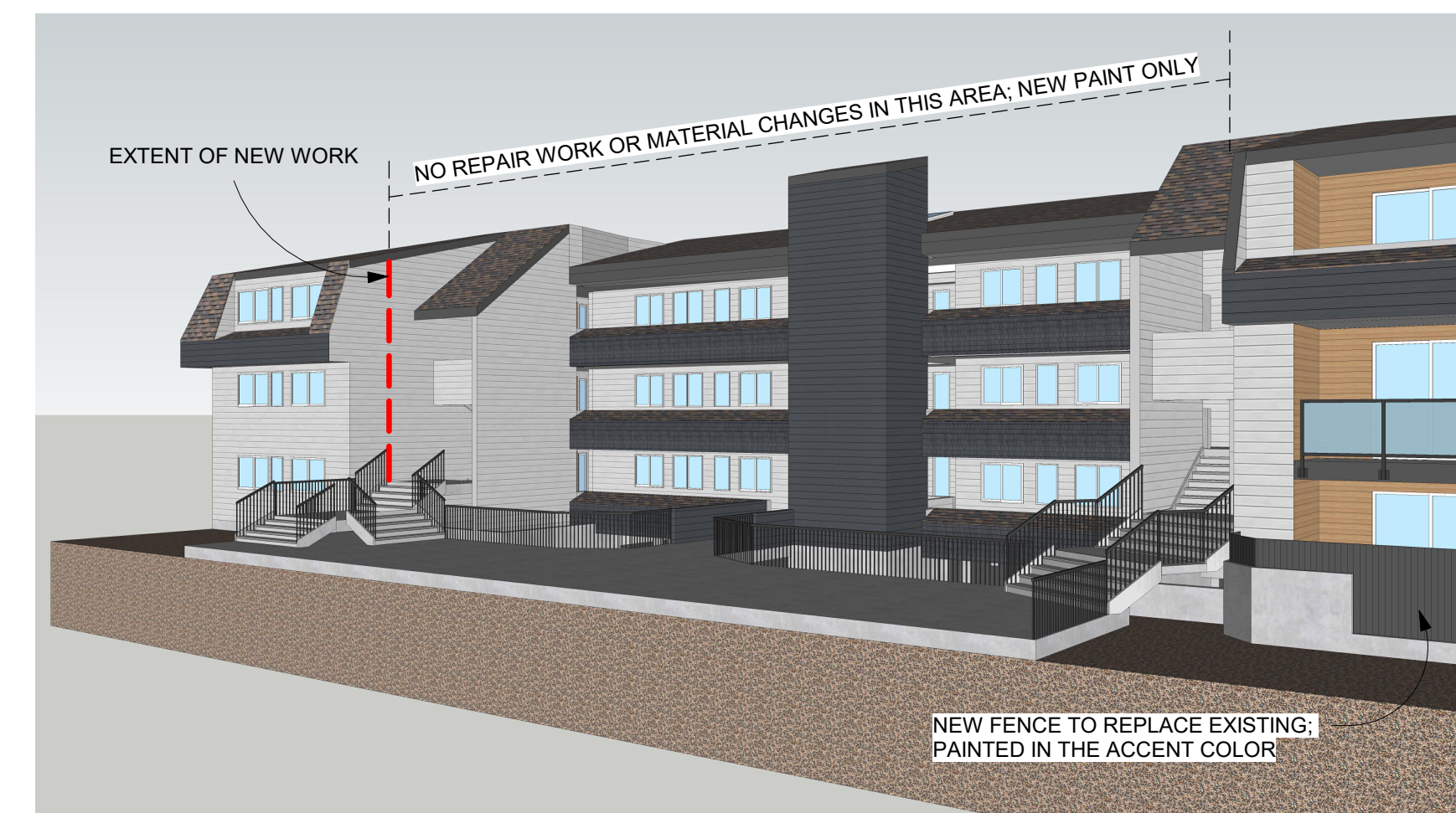
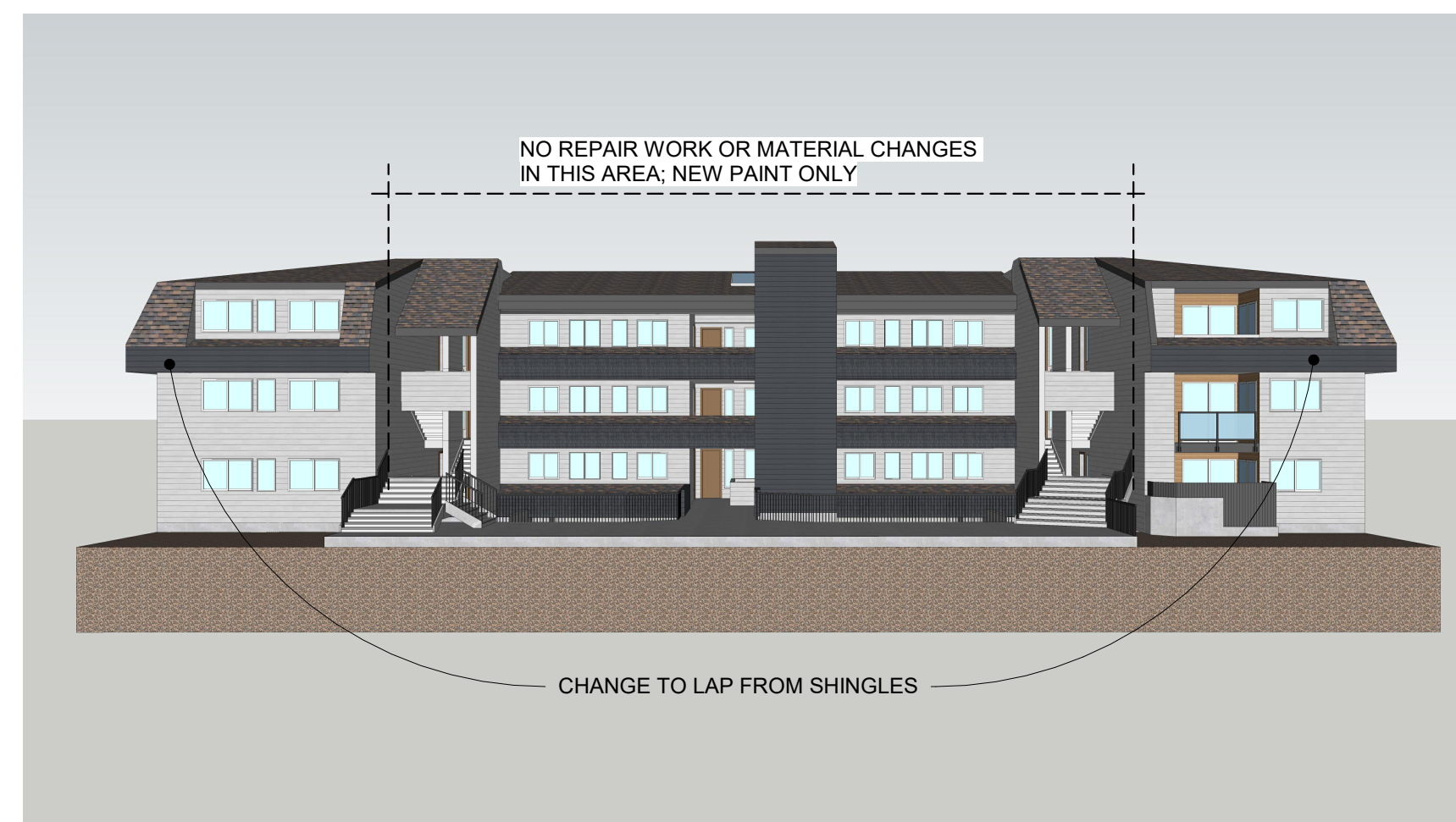


REAR FACADE IS ENTIRELY LAP SIDING PAINTED BEIGE

SCOPE OF PROPOSED CHANGES:

- THE MAIN BODY OF BUILDING IS LAP SIDING AND WILL REMAIN LAP SIDING AND WILL BE PAINTED A LIGHT GRAY COLOR.
- THERE ARE SOME VERY LIMITED AREAS THAT WILL CHANGE FROM SHINGLE SIDING TO LAP SIDING AS CALLED OUT IN THE PROPOSED SCHEME BELOW.
- CERTAIN HORIZONTAL AND VERTICAL ELEMENTS WILL BE PAINTED IN A DARK GRAY ACCENT COLOR.
- THE WINDOWS AND DOORS BEING RELACED IN THE AREA OF WORK WILL HAVE A WHITE FRAME.
- THE BALCONY WALLS WILL BE REMOVED AND A GLASS RAILING SYSTEM INSTALLED WITH STANCHIONS AND FRAMES IN DARK GRAY.

CURRENT VIEW FROM STREET AND REAR FACADES




PROPOSED MATERIAL AND COLOR SCHEME

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET

4435 REGISTERED ARCHITECT



RALPH W. ALLEN
STATE OF WASHINGTON

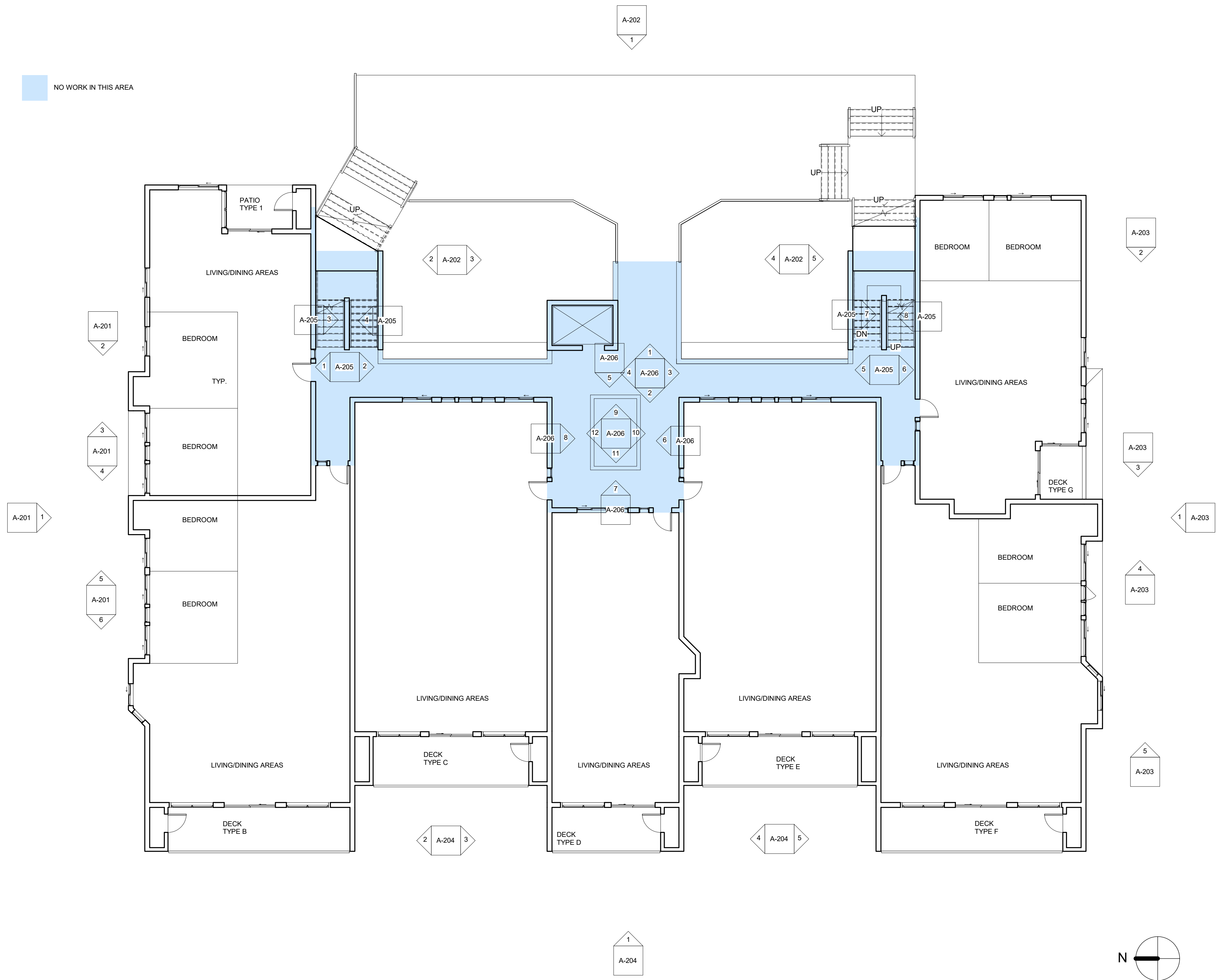
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

LEVEL 1 FLOOR
PLAN

A-101

NO WORK IN THIS AREA



1 LEVEL 1
1/8" = 1'-0"

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

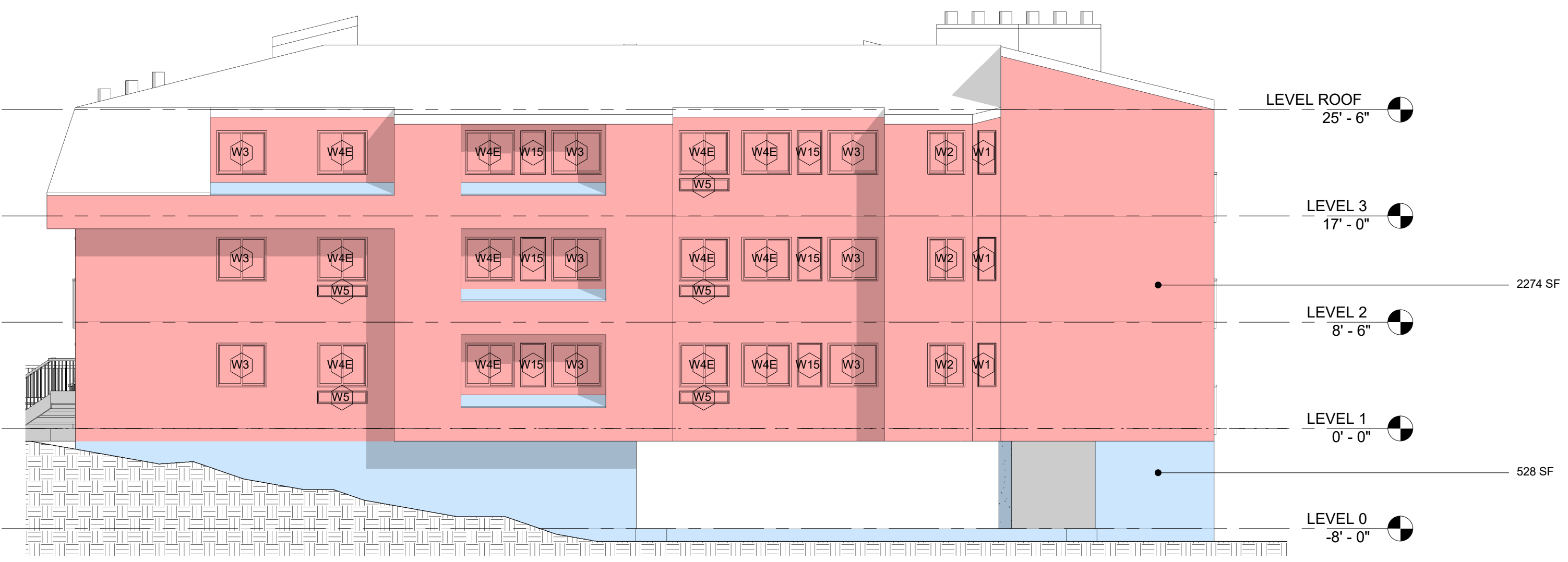
ELEVATIONS NORTH

A-201

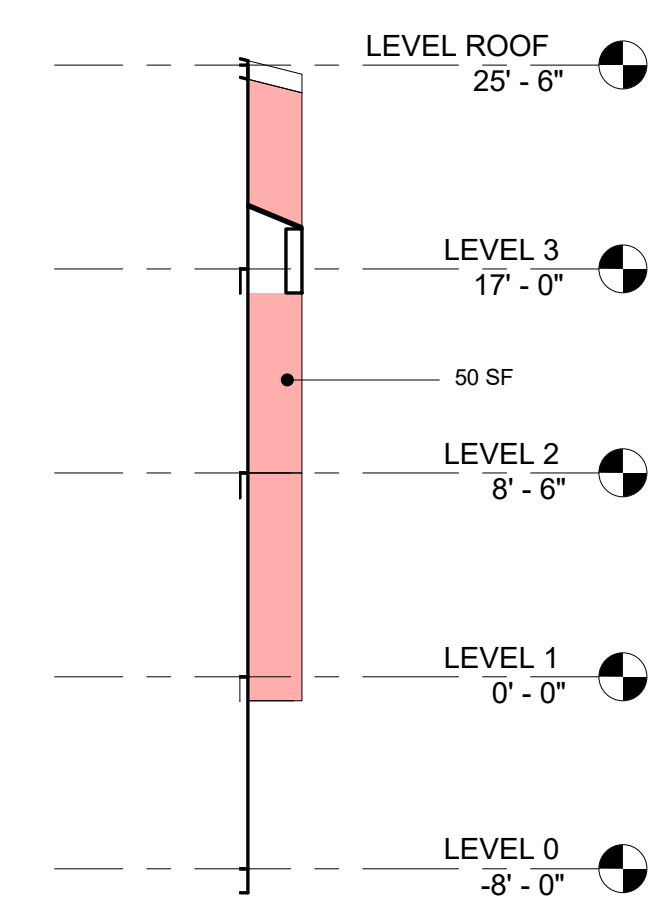
EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

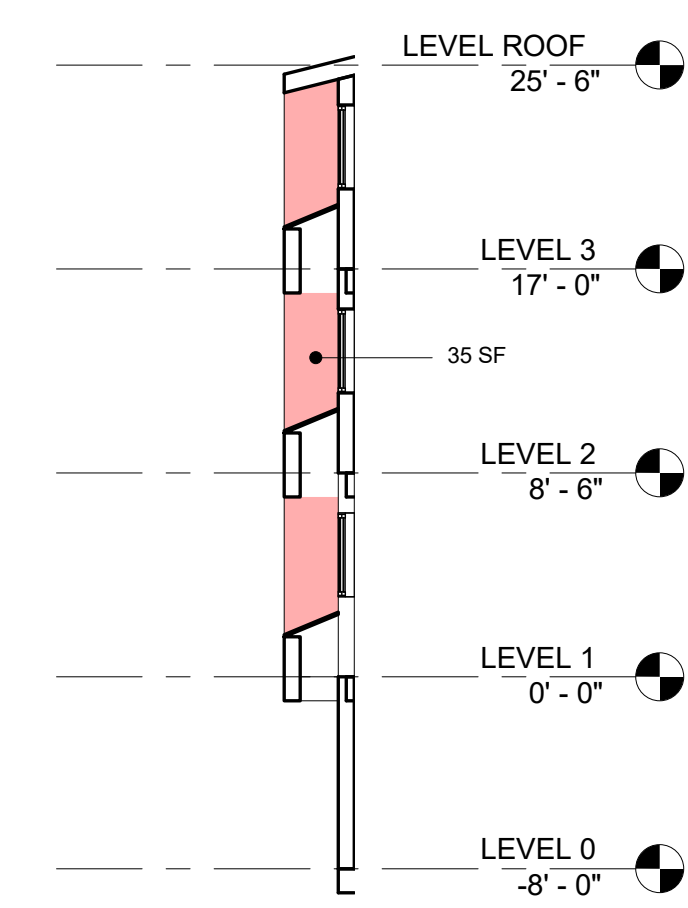
NO WORK IN THIS AREA (Blue box)
WORK IN THIS AREA (Red box)



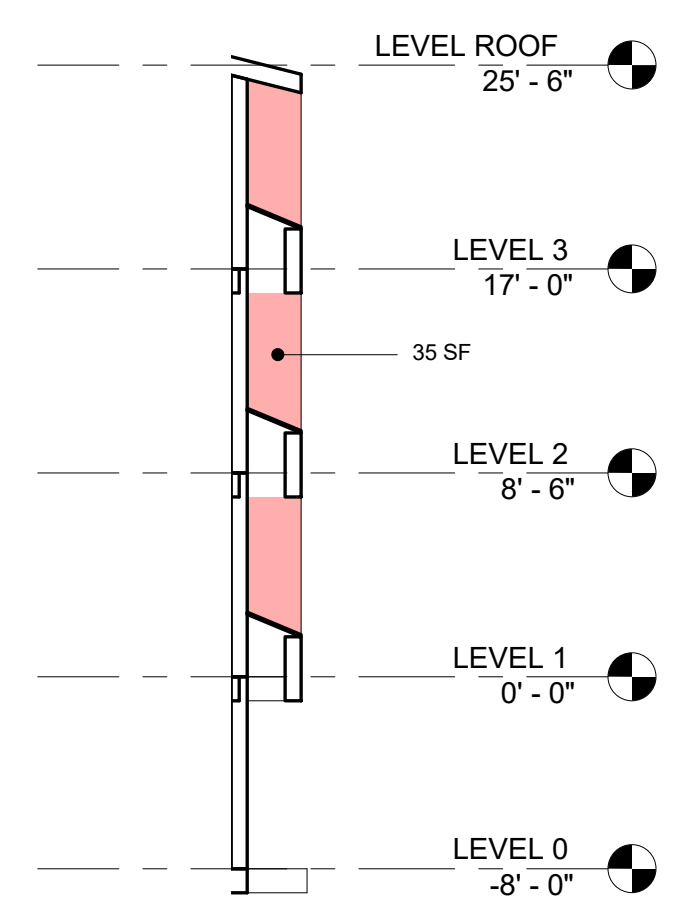
1 NORTH ELEVATION
1/8" = 1'-0"



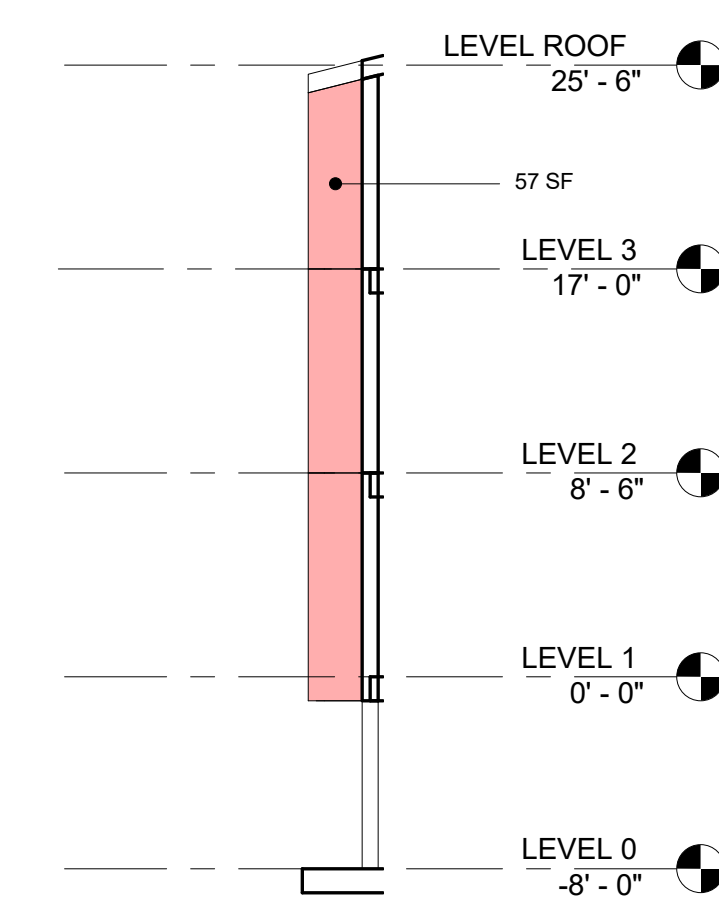
2 INDENT 1A
1/8" = 1'-0"



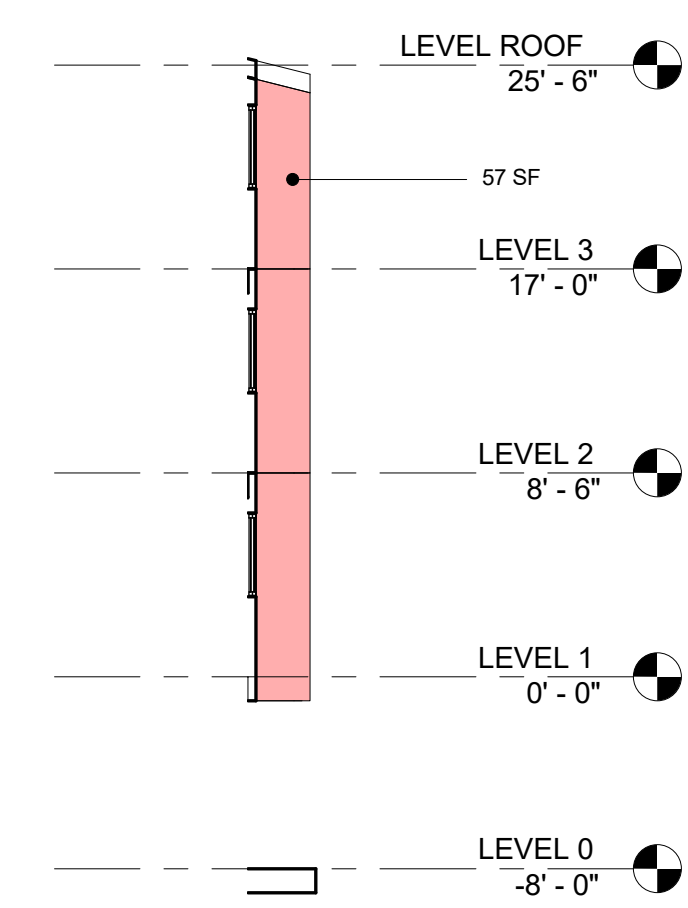
3 INDENT 2A
1/8" = 1'-0"



4 INDENT 2B
1/8" = 1'-0"



5 INDENT 3A
1/8" = 1'-0"



6 INDENT 3B
1/8" = 1'-0"

A-201	2,508	SF WORK
	528	SF NO WORK
A-202	1,243	SF WORK
	3,299	SF NO WORK
A-203	2,267	SF WORK
	427	SF NO WORK
A-204	4,396	SF WORK
	1,280	SF NO WORK
A-205	0	SF WORK
	3,286	SF NO WORK
A-206	0	SF WORK
	4,587	SF NO WORK

TOTAL SF WORK:
10,414 SF

TOTAL SF NO WORK:
13,407 SF

1,243 SF WORK
3,299 SF NO WORK

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET

4435 REGISTERED ARCHITECT
Ralph W. Allen
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE	
REV	DESCRIPTION

2114601

ELEVATIONS EAST

A-202

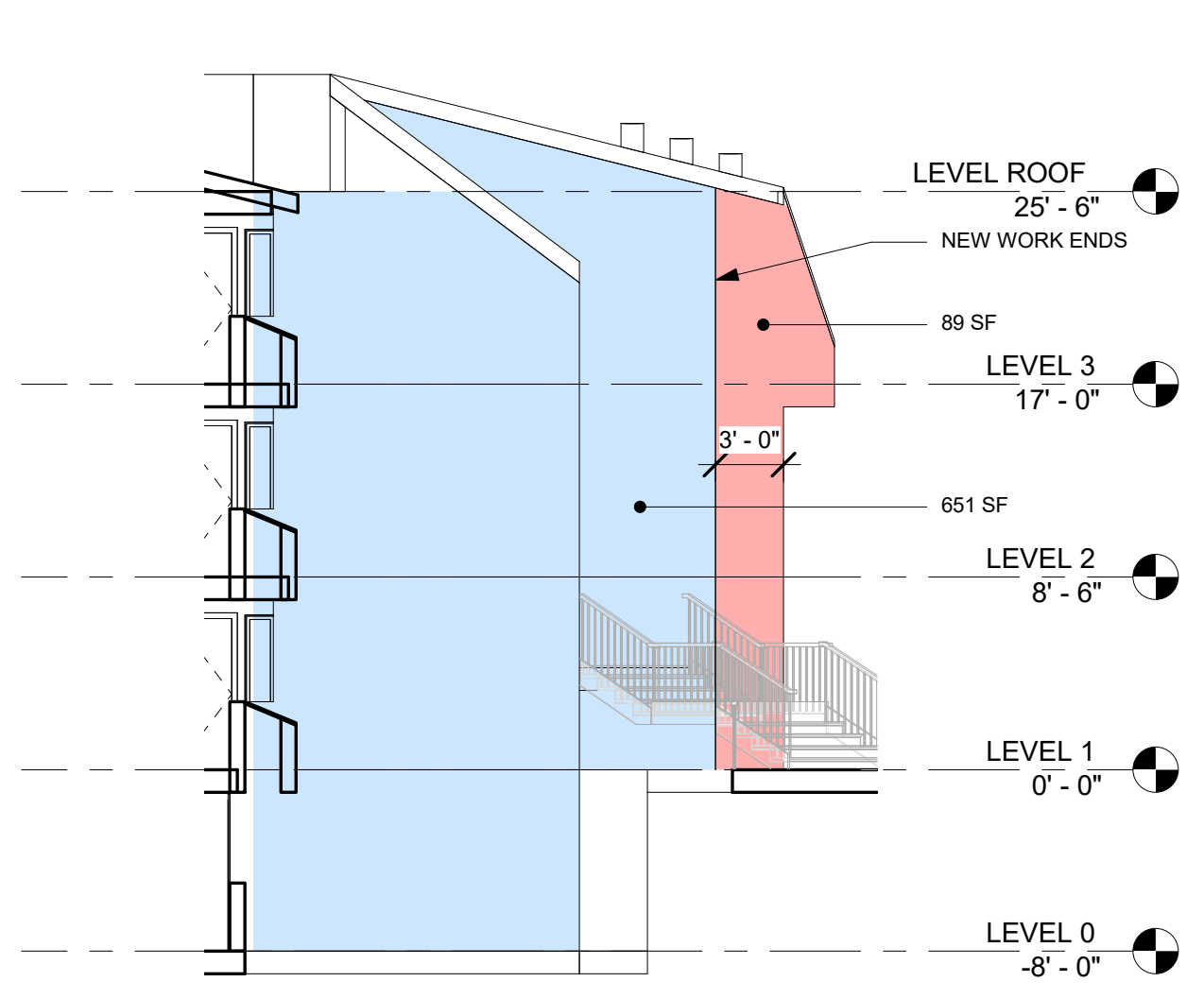
EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

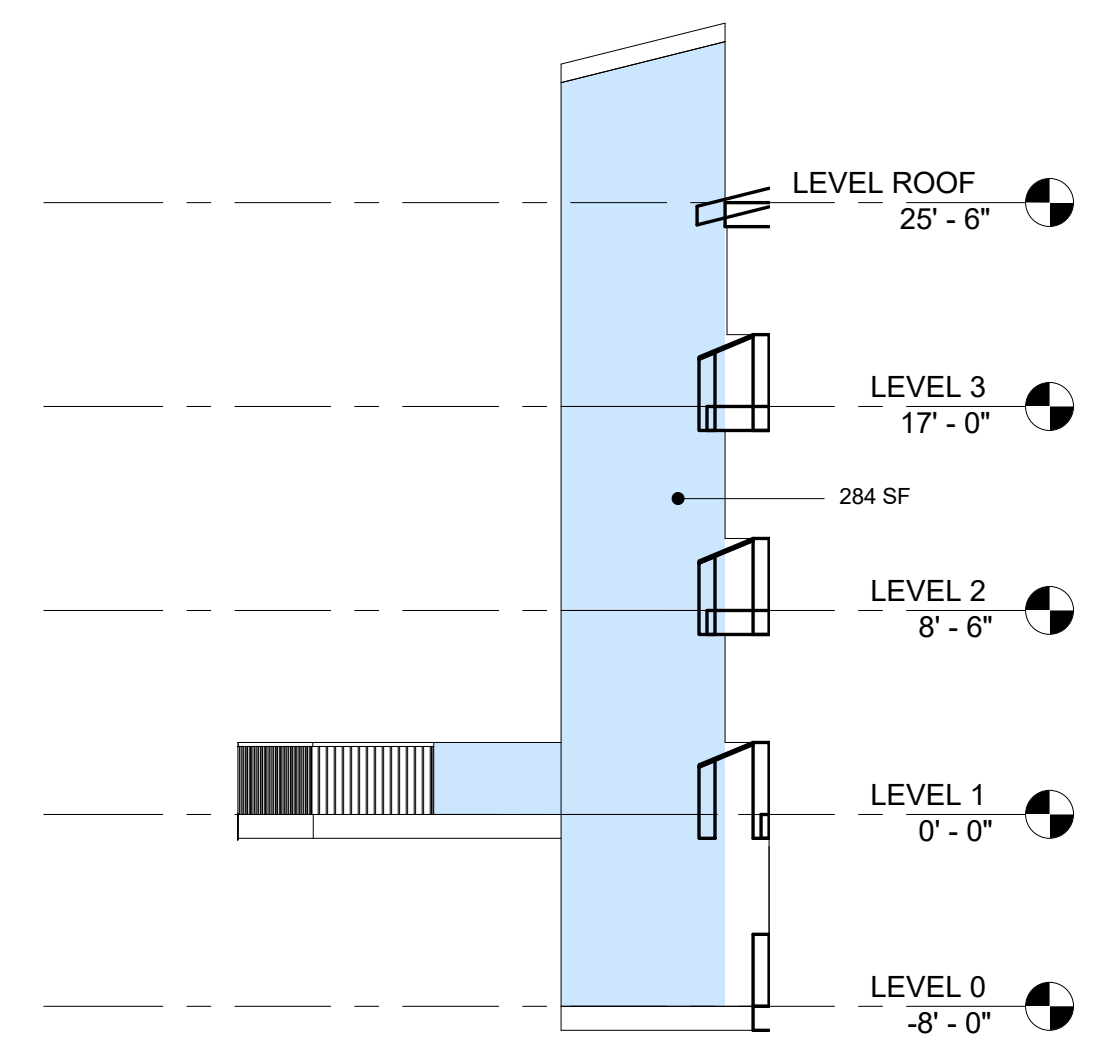
NO WORK IN THIS AREA
WORK IN THIS AREA



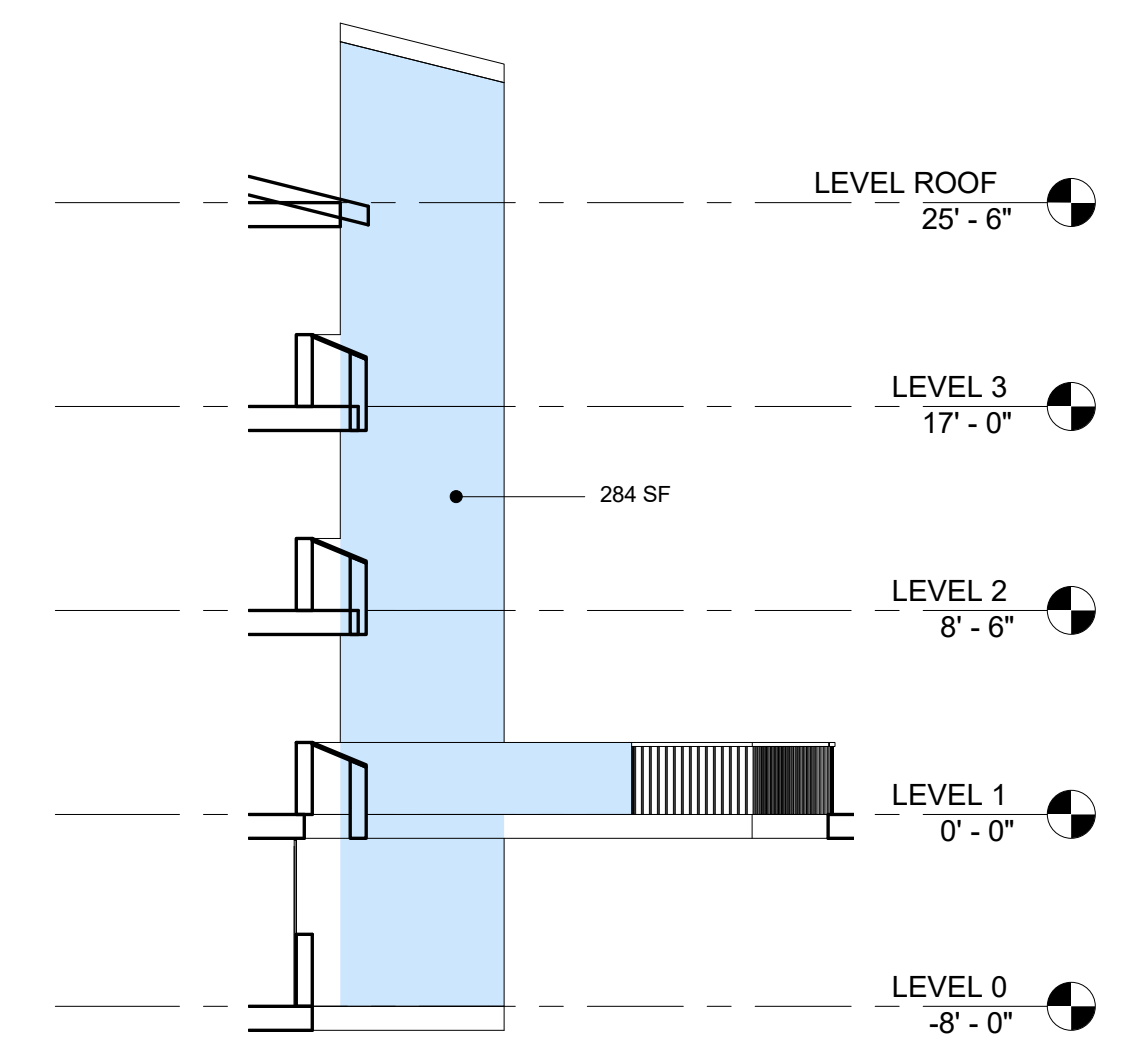
1 EAST ELEVATION
1/8" = 1'-0"



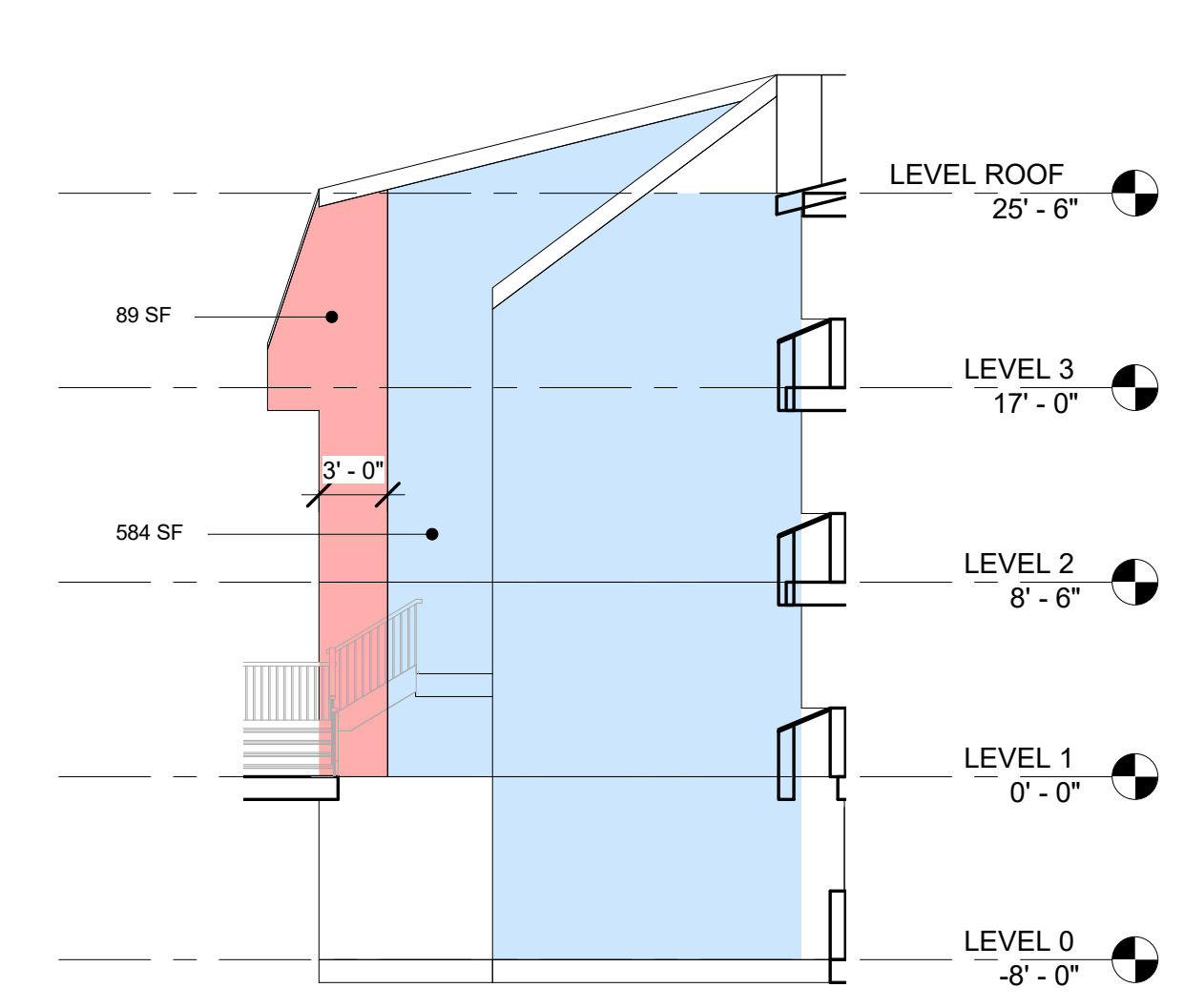
2 EAST INDENT 1A
1/8" = 1'-0"



3 EAST INDENT 1B
1/8" = 1'-0"



4 EAST INDENT 2A
1/8" = 1'-0"



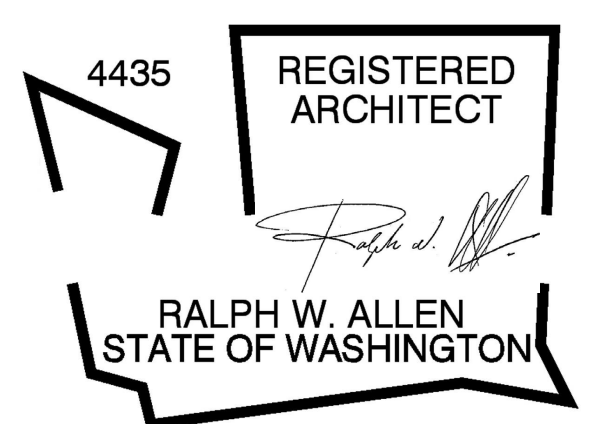
5 EAST INDENT 2B
1/8" = 1'-0"

2,267 SF WORK
427 SF NO WORK

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

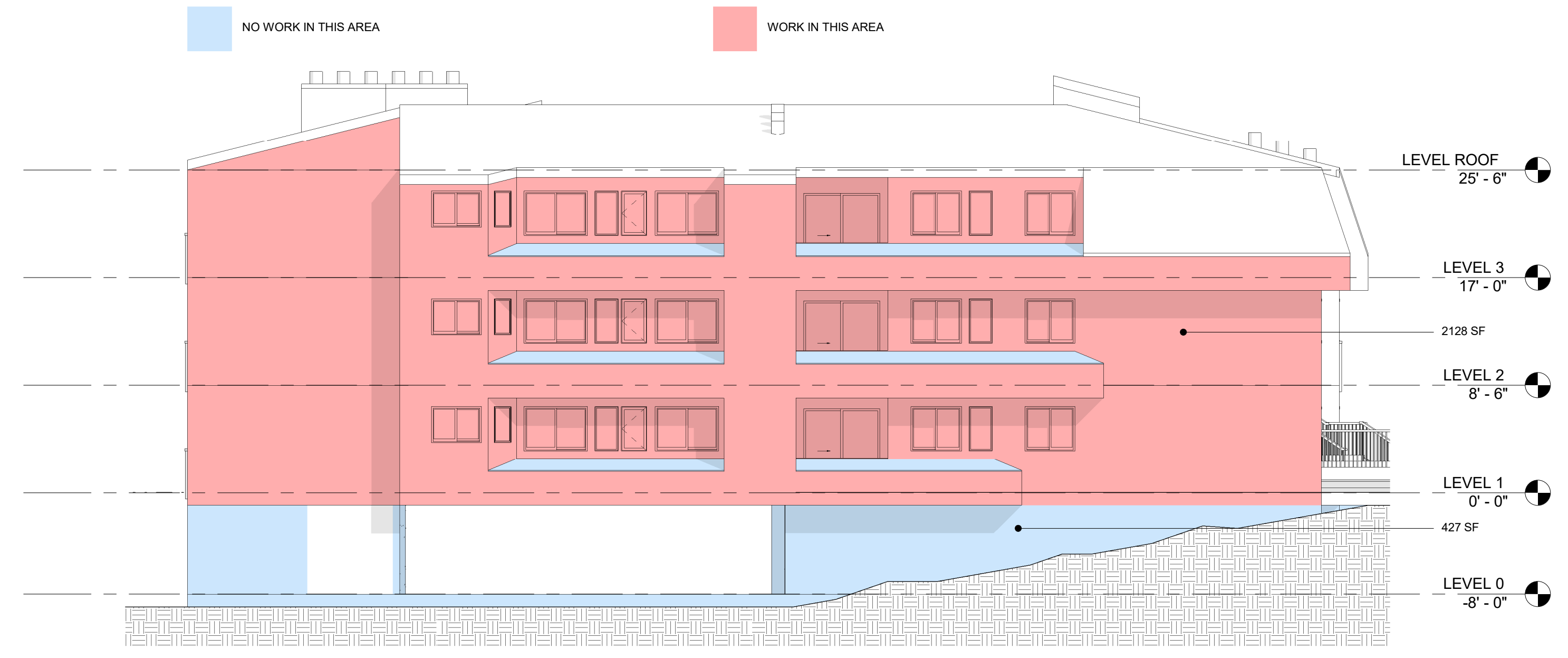
2114601

ELEVATIONS SOUTH

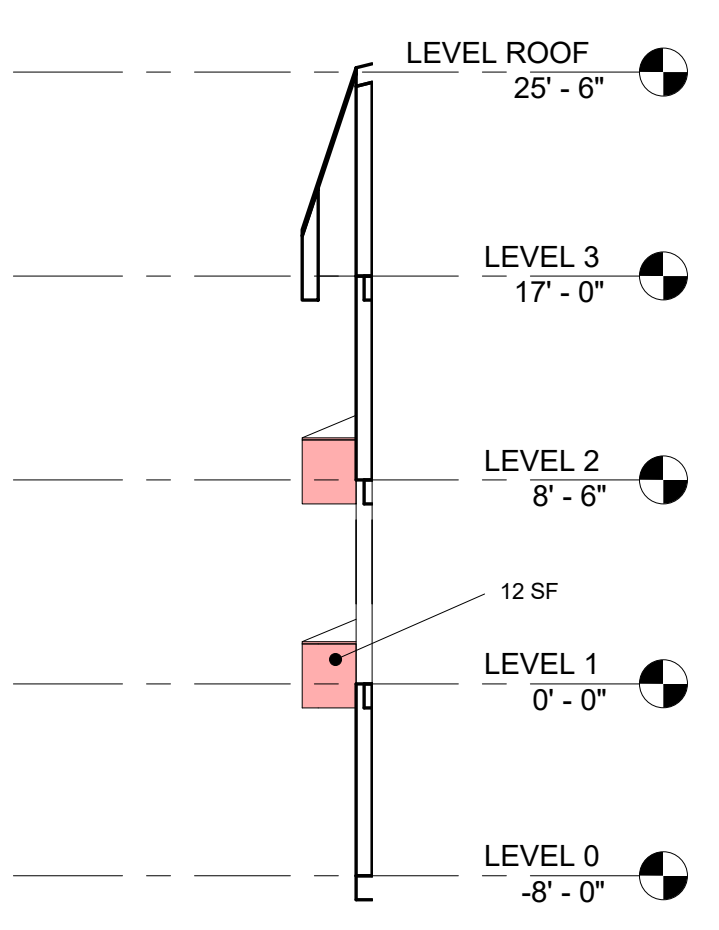
A-203

EVOLUTION ARCHITECTURE

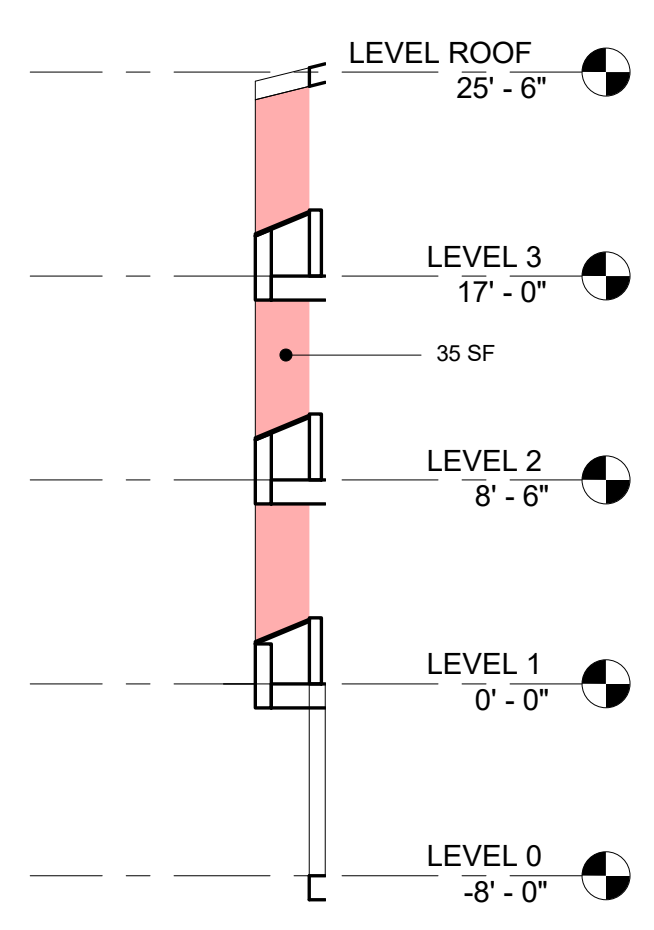
3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
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E: info@evolutionarchitecture.net



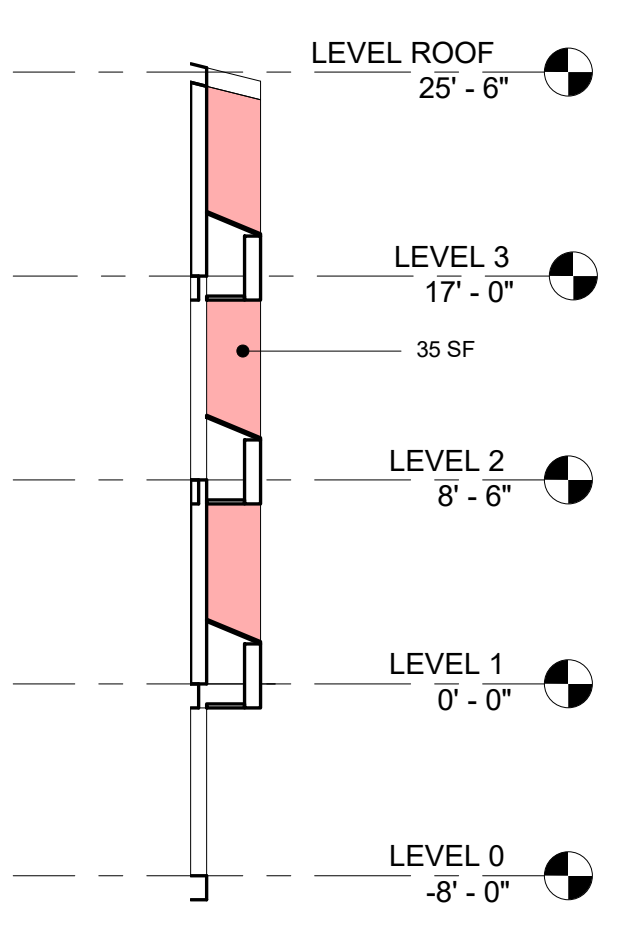
1 SOUTH ELEVATION
1/8" = 1'-0"



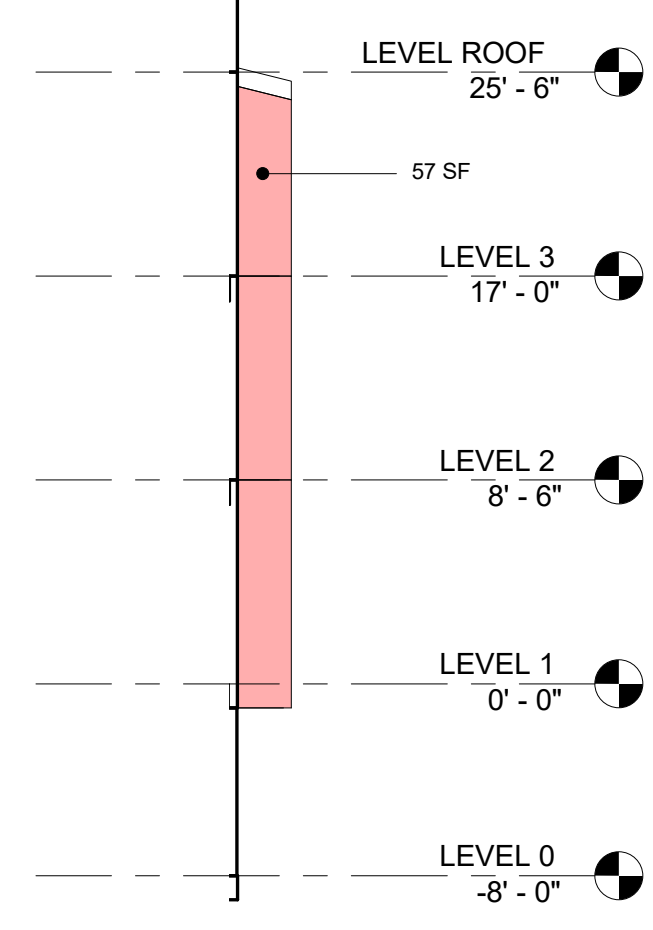
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1/8" = 1'-0"



3 SOUTH INDENT 1B
1/8" = 1'-0"



4 SOUTH INDENT 1C
1/8" = 1'-0"



5 SOUTH INDENT 1D
1/8" = 1'-0"

4,396 SF WORK
1,280 SF NO WORK

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET

4435 REGISTERED ARCHITECT
Ralph W. Allen
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

ELEVATIONS WEST

A-204

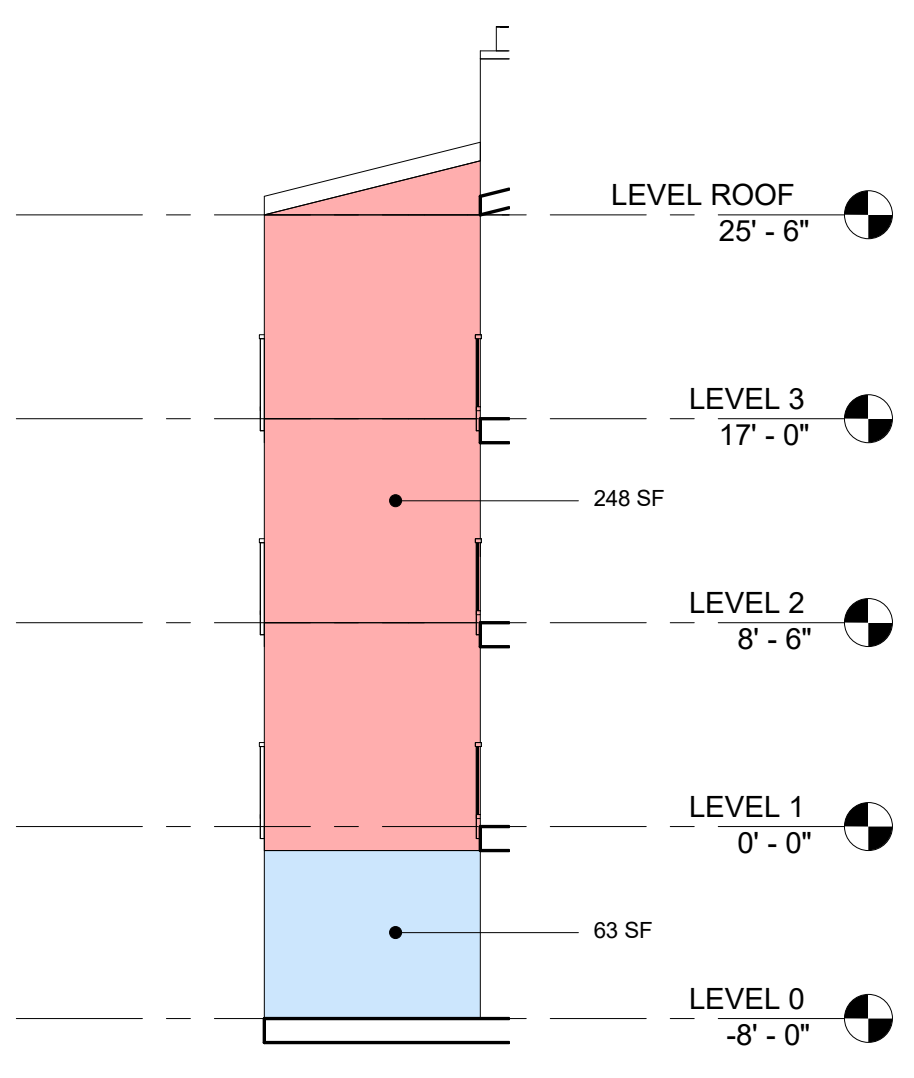
EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

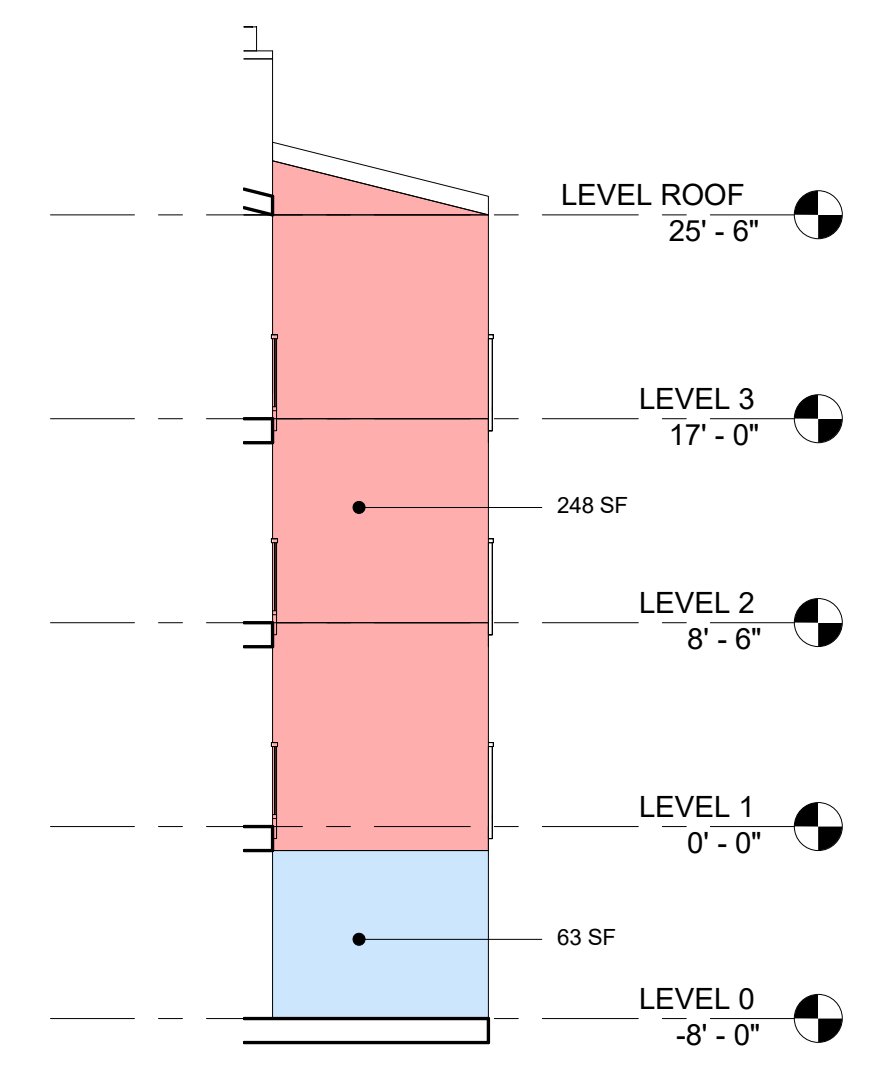
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WORK IN THIS AREA



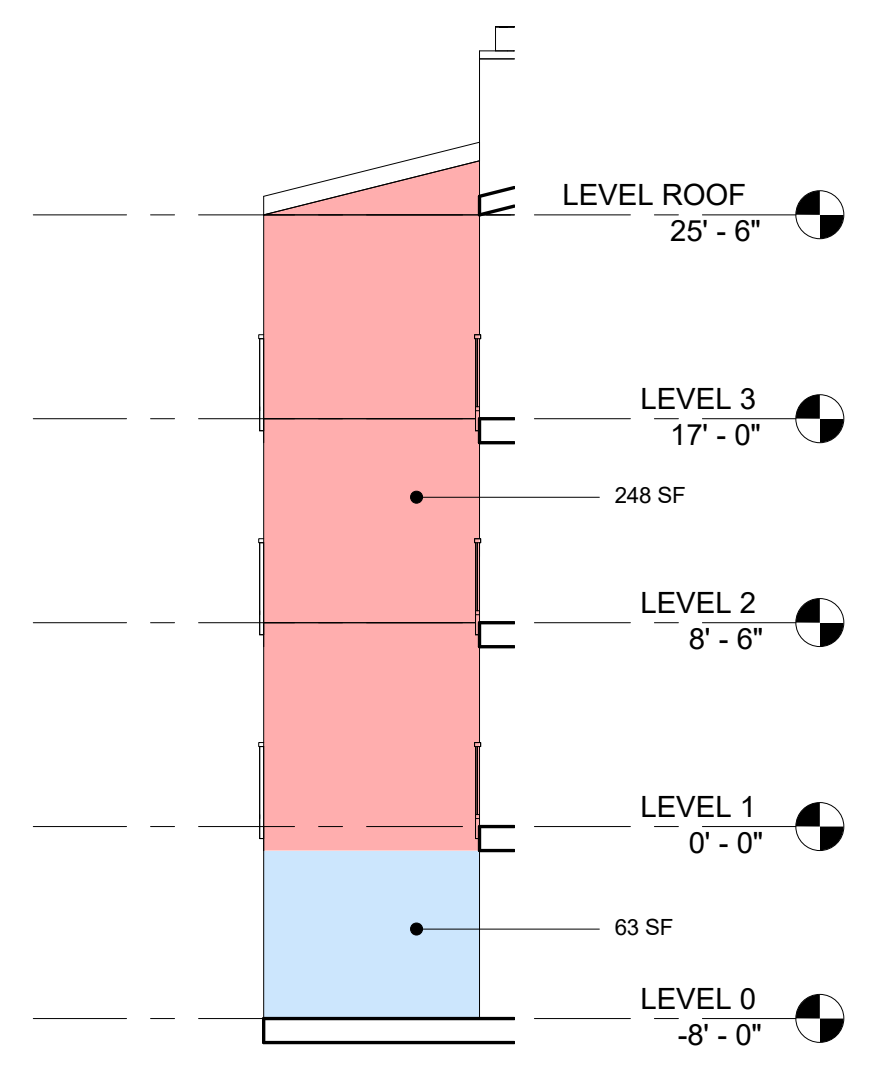
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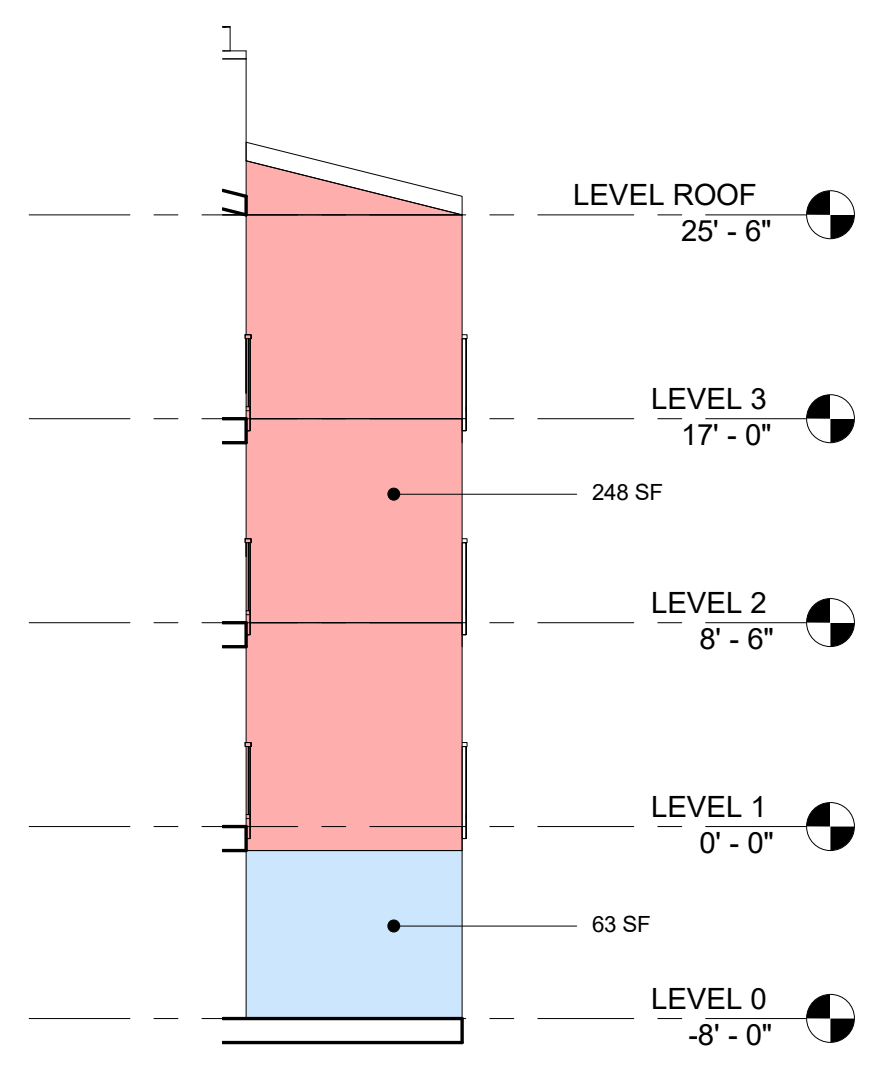
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3 WEST INDENT 1B
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4 WEST INDENT 1C
1/8" = 1'-0"



5 WEST INDENT 1D
1/8" = 1'-0"

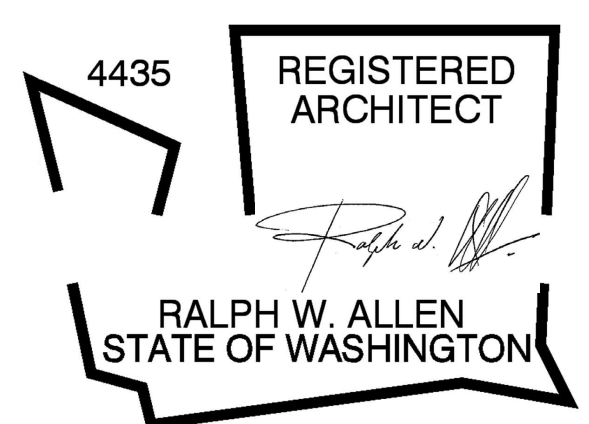
0 SF WORK
3,286 SF NO WORK



ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

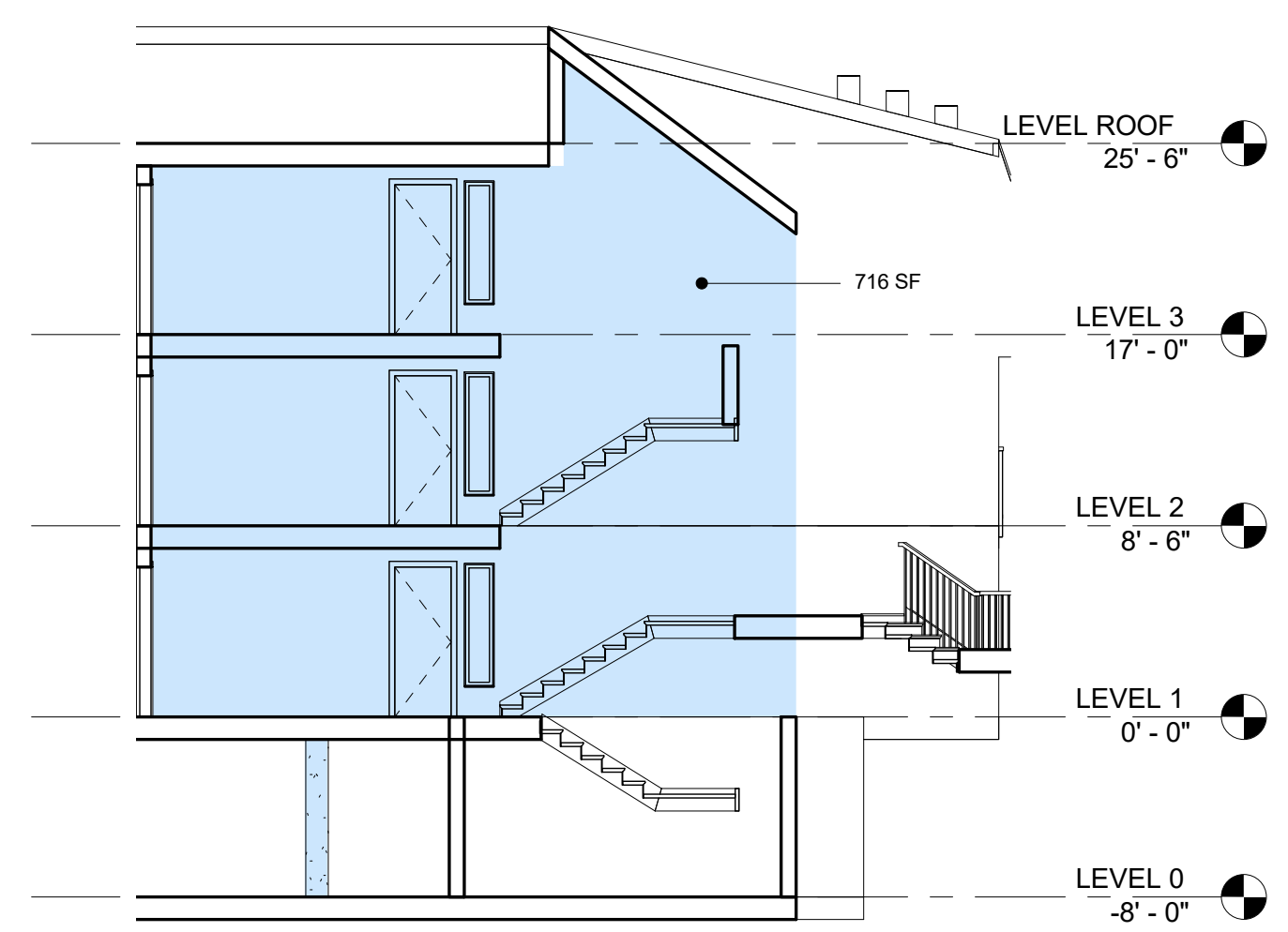
2114601

ADDITIONAL
ELEVATIONS

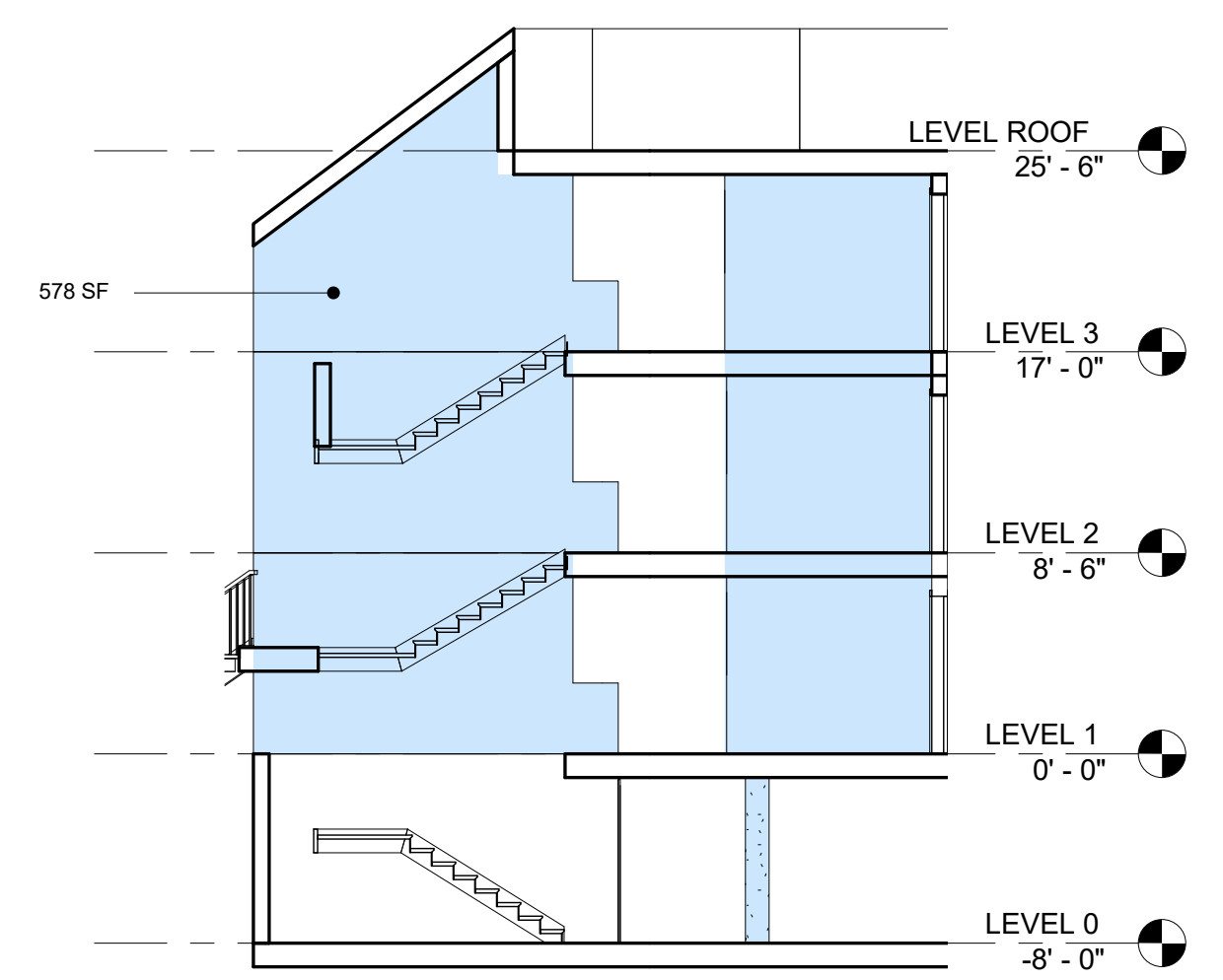
A-205

EVOLUTION ARCHITECTURE
3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

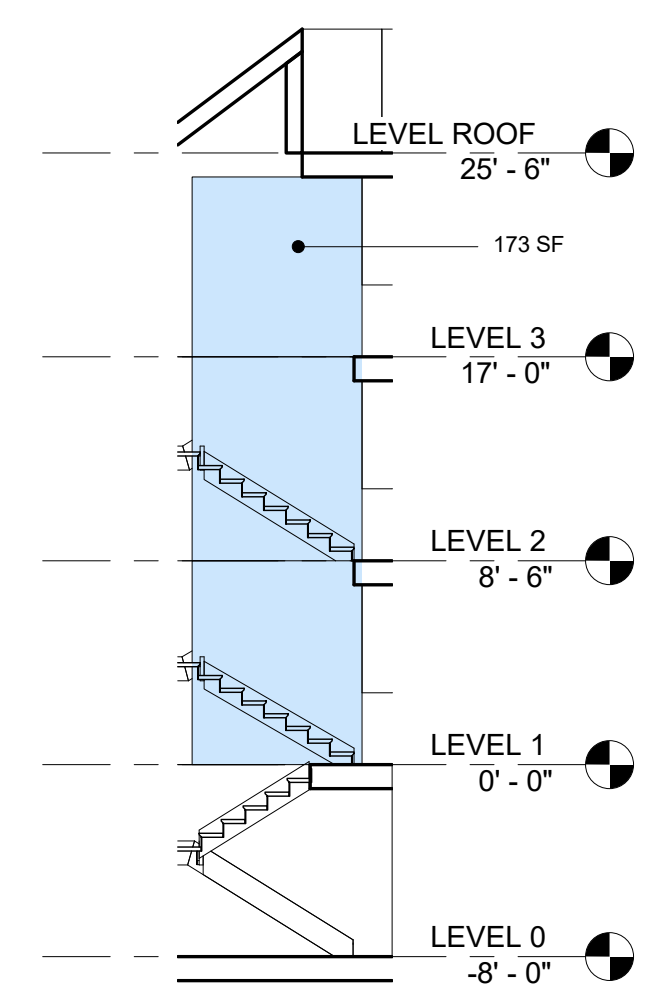
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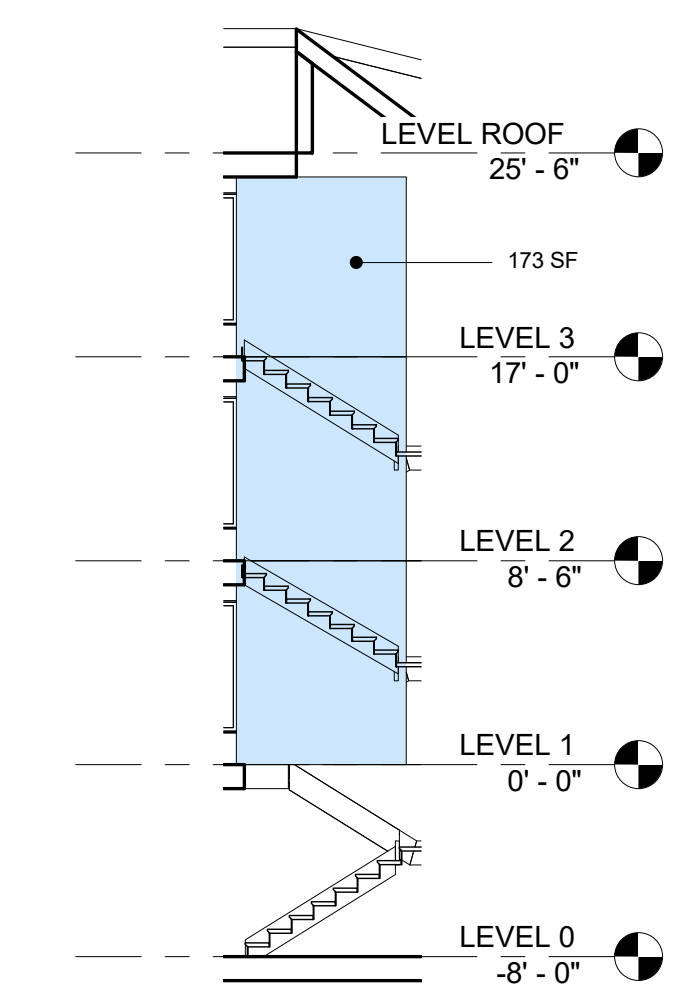
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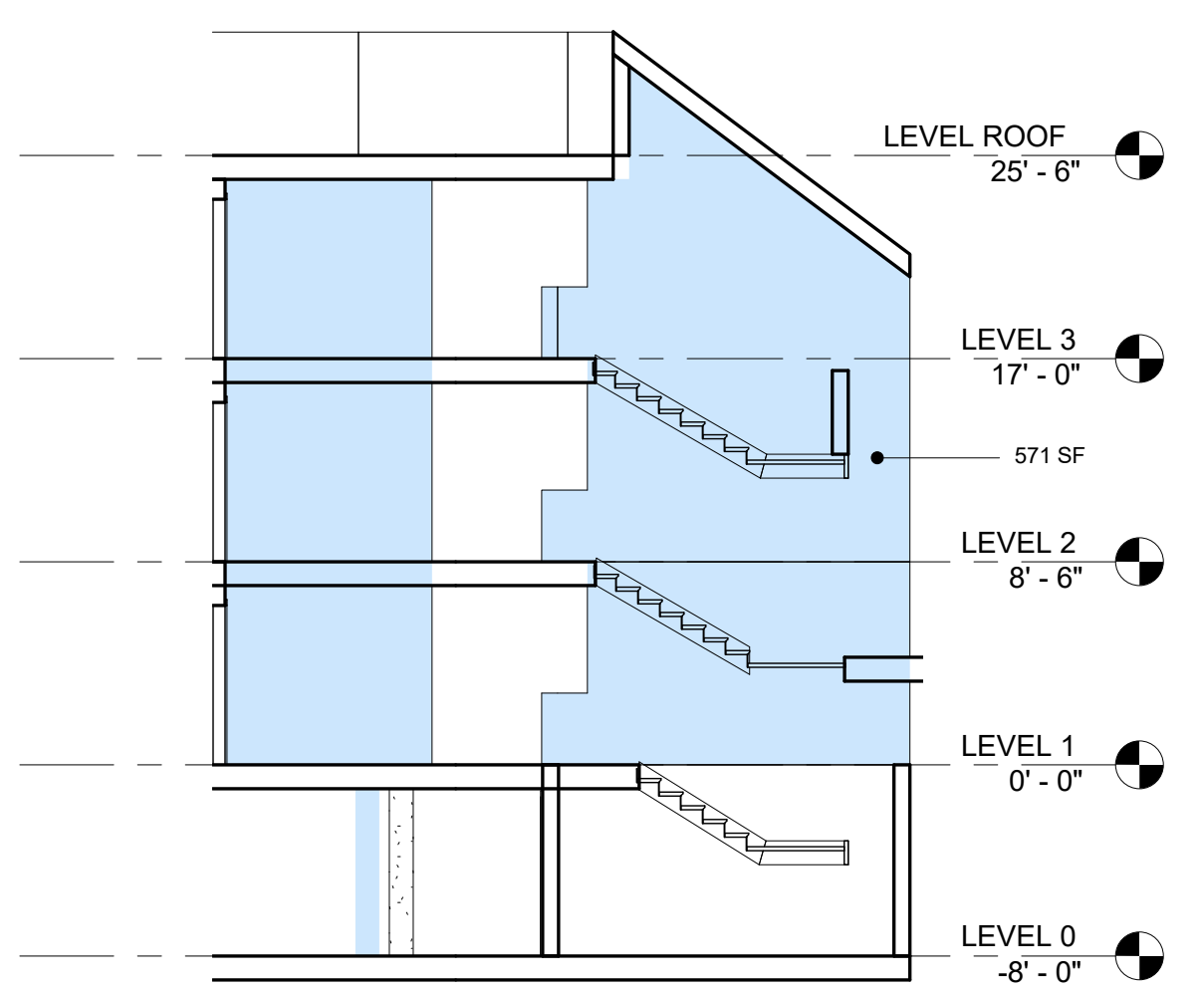
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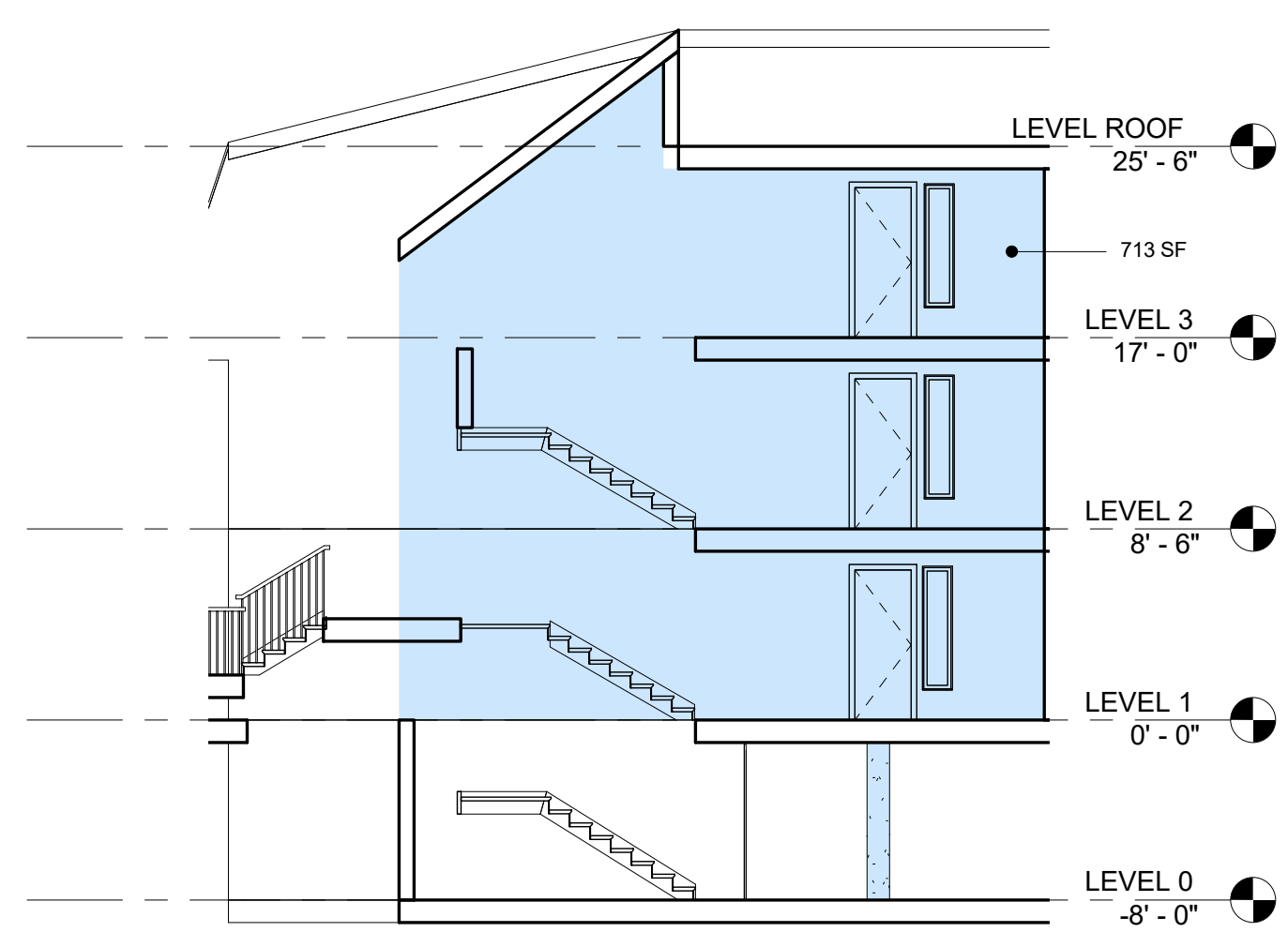
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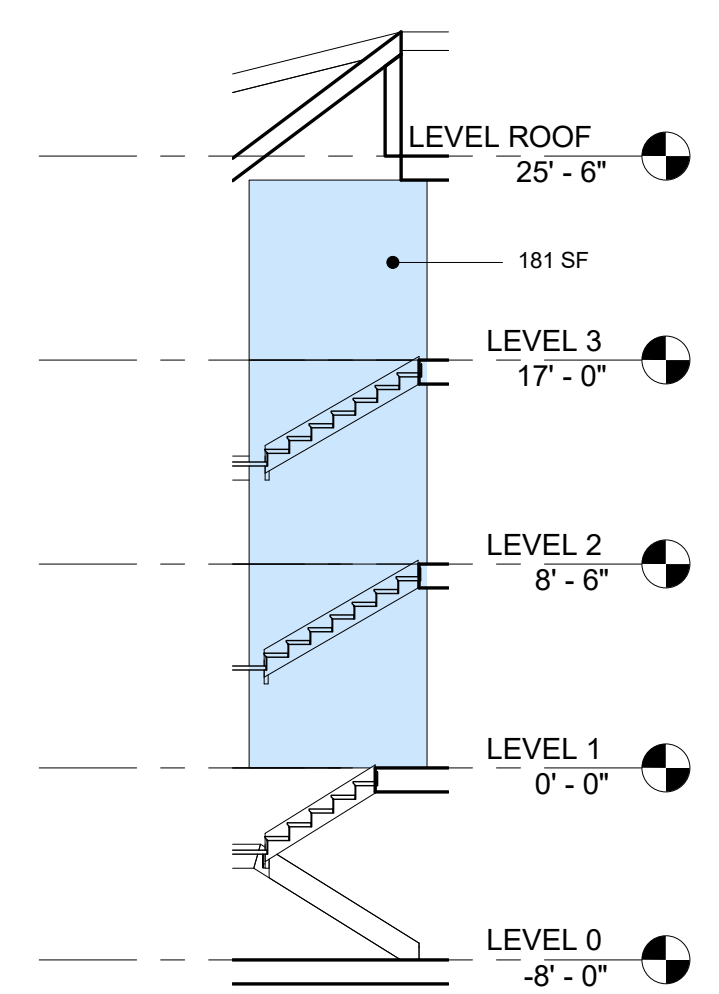
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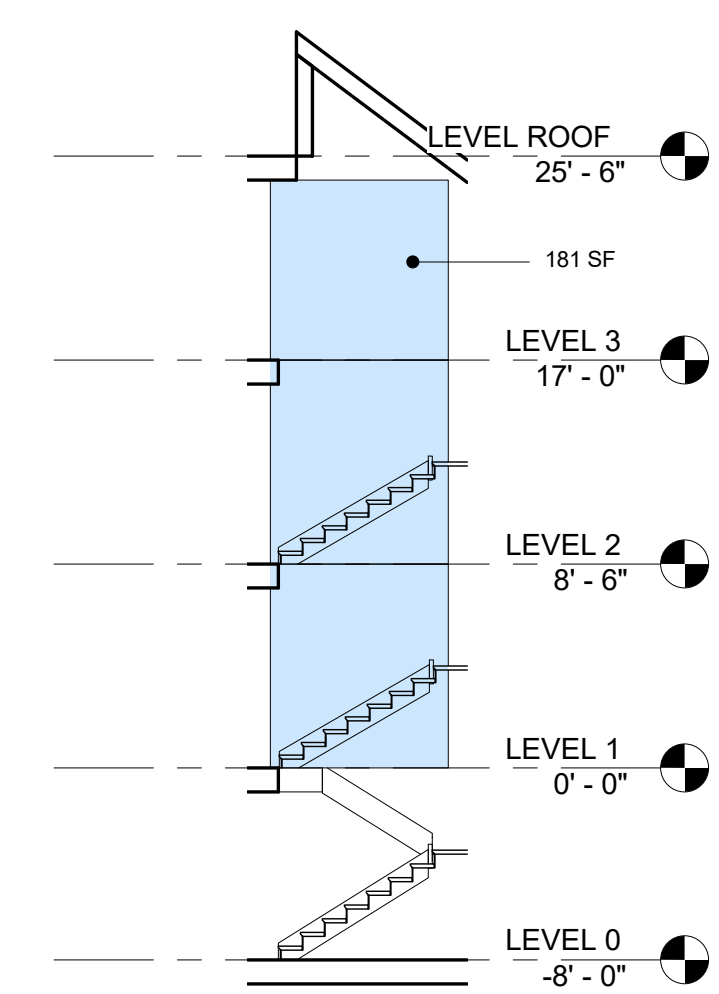
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6 STAIR 2B
1/8" = 1'-0"



7 STAIR 2C
1/8" = 1'-0"



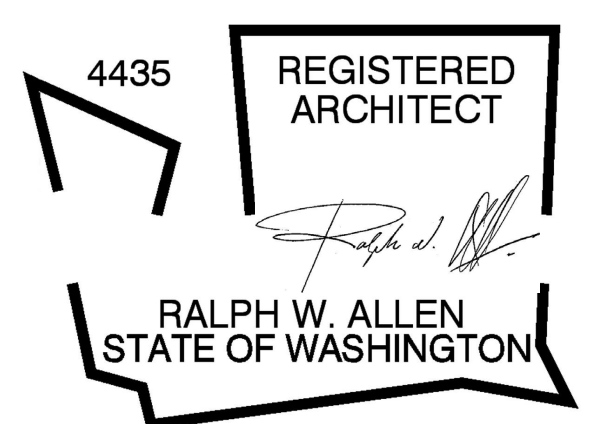
8 STAIR 2D
1/8" = 1'-0"

0 SF WORK
4,587 SF NO WORK

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

10.11.2022
BID SET



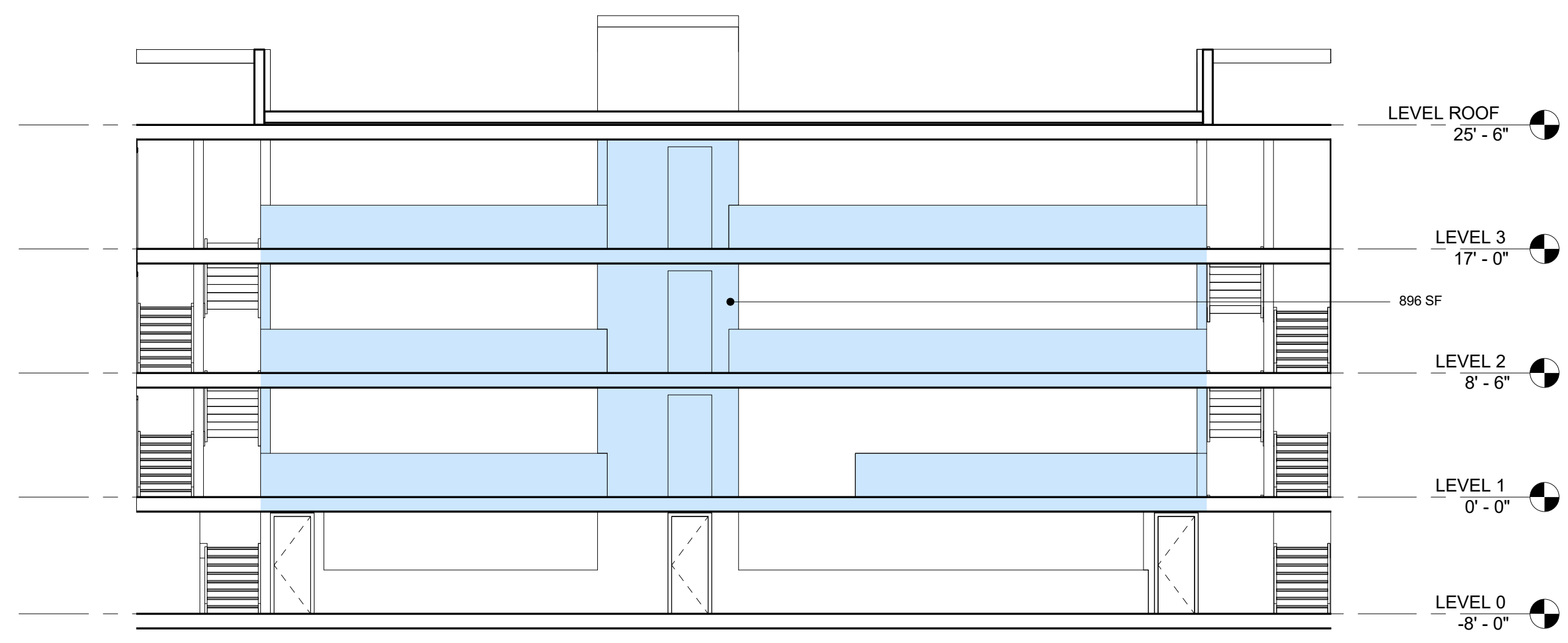
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

ADDITIONAL ELEVATIONS

A-206

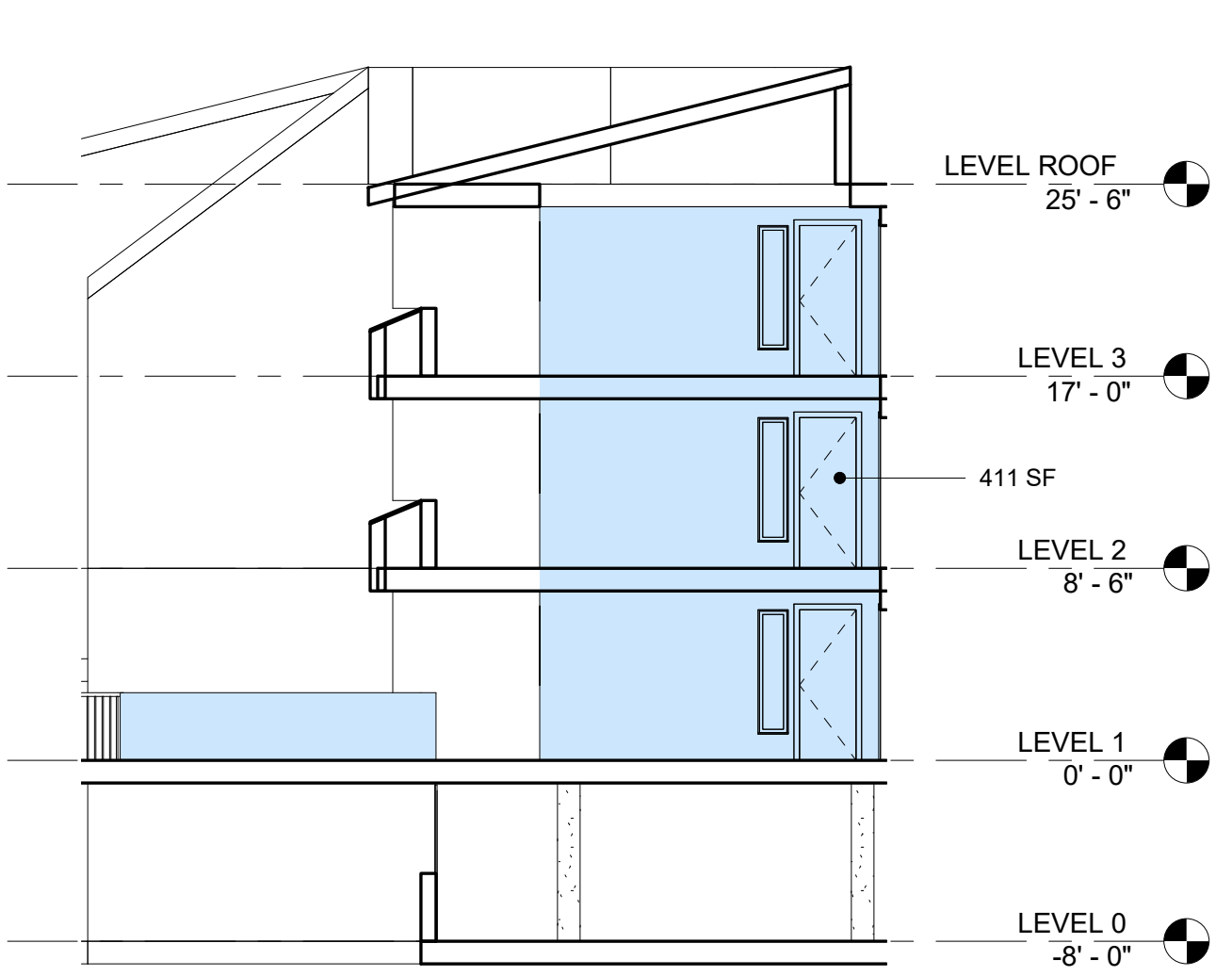
NO WORK IN THIS AREA
WORK IN THIS AREA



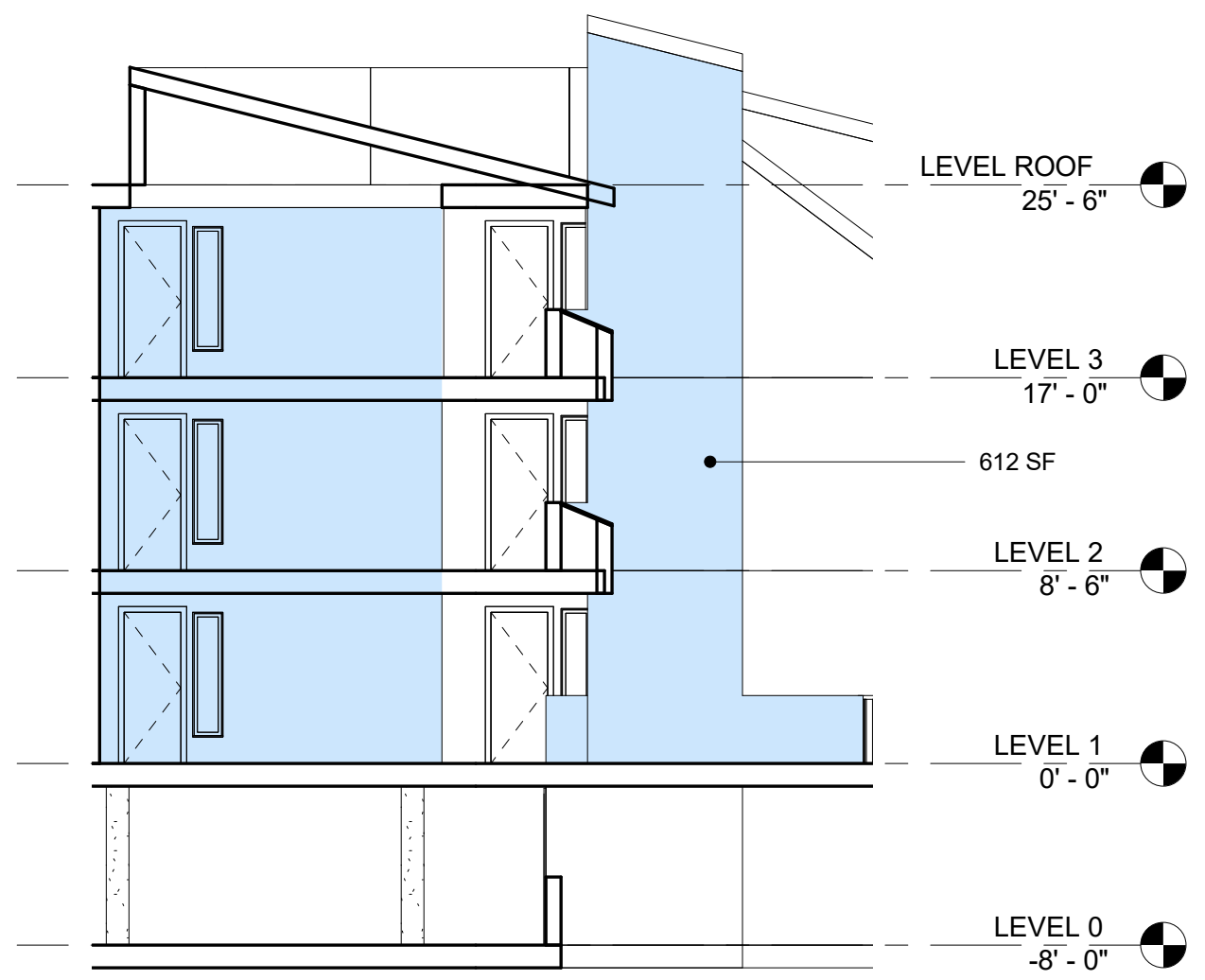
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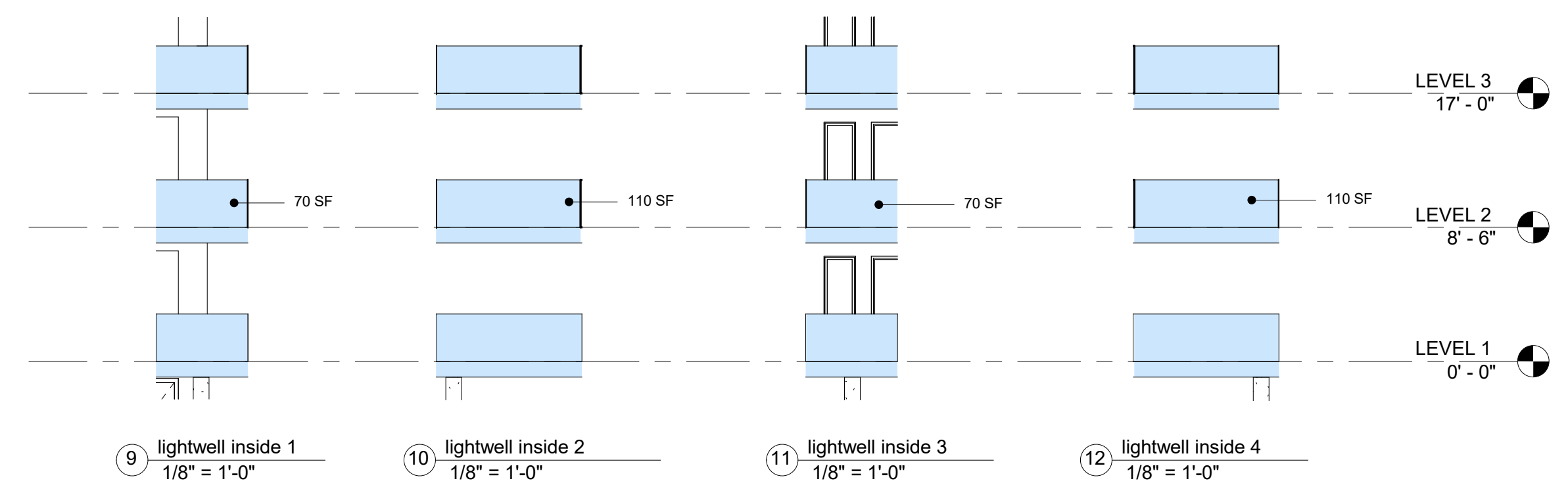
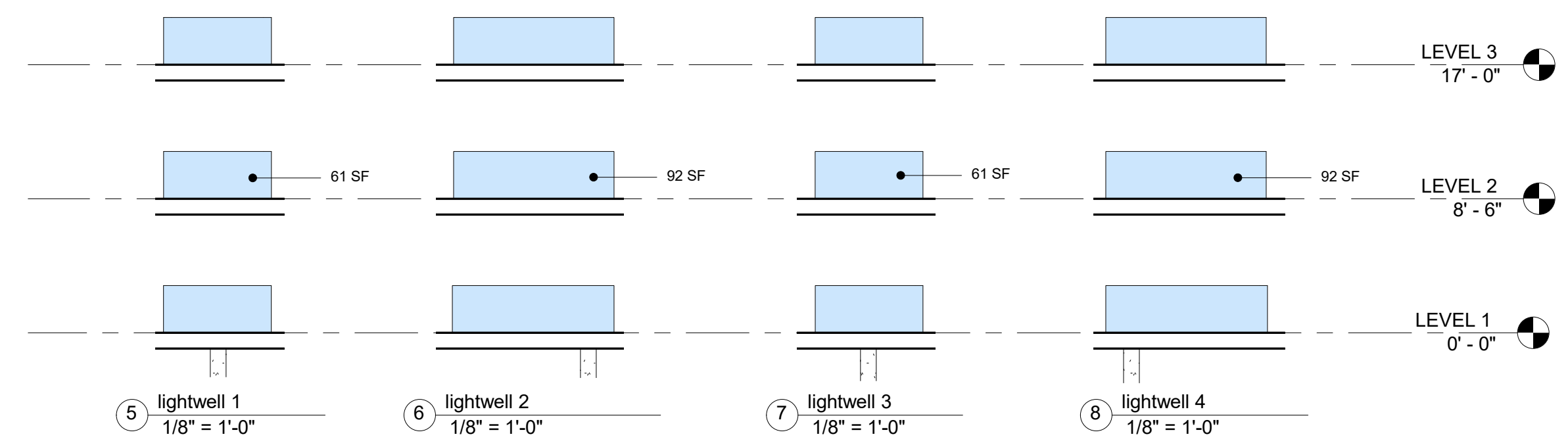
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3 CIRCULATION 3
1/8" = 1'-0"



4 CIRCULATION 4
1/8" = 1'-0"







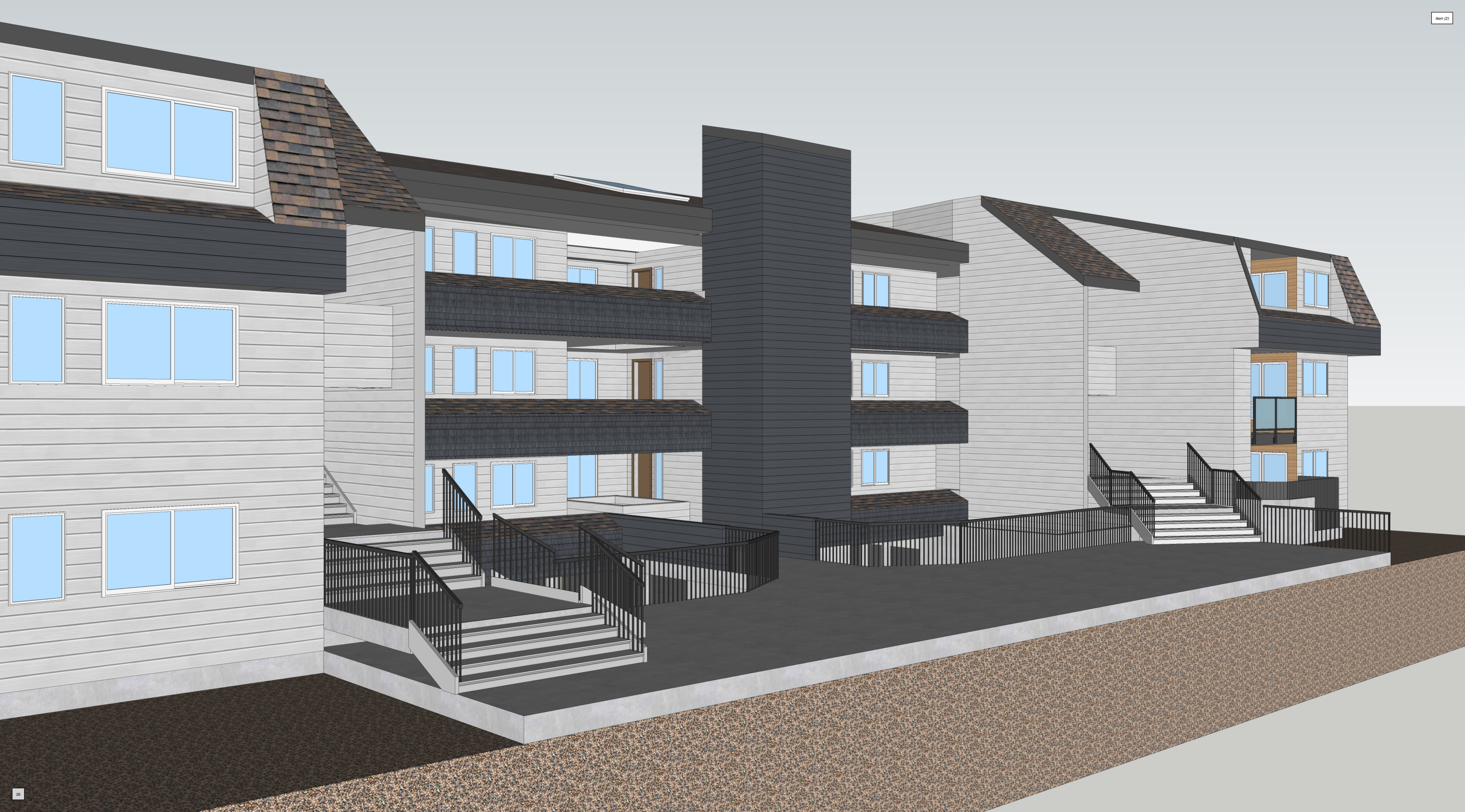






















12/19/23

James Ramil
Evolution Architecture
3100 Airport Way S
Seattle WA 98134

Dear James Ramil:

The department's Building team has generated the following review comments on the plan set submitted with your DSR23-013. 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 March 15, 2024. 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. Glass guards are shown on the elevations to replace existing half-wall guards. The elevations provided show glazing fully bounded between structural stanchion with a structural top and bottom rail. Confirmation of existing structure to attach the stanchions shown will be part of the building permit scope. Glazing in guards is

regulated by WSBC 2407, and any deviation from the guard type shown (to a structural glass system with button attachment, or a glazed baluster panel with or without top rail) will require specialized detailing.

3. Exterior envelope remediation is specifically regulated by RCW 64.55, and requires some special steps during the design and construction process. The statement on A-001 describing the exterior envelope remediation references these requirements.



Gareth Reece

Sr. Plans Examiner

City of Mercer Island – Community Planning and Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



STAFF REPORT

DESIGN COMMISSION STUDY SESSION

Project No:	DSR23-014
Description:	A Study Session with the Design Commission to discuss a proposal to repair and remediate the Monaco Villa Condominiums. The scope includes the removal of all damaged and failing existing siding at the north, east, and south elevations. The architectural massing would also be improved as part of the repair.
Applicant/ Owner:	James Ramil and Tess Cleary (Evolution Architecture) / Joe Peloso (Monaco Villa Condominiums Property Manager)
Site Address:	2929 76th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 5569600000
Zoning District	Multiple Family (MF-2)
Staff Contact:	Molly McGuire, Planner
Exhibits:	<ol style="list-style-type: none"> 1. Project Narrative 2. Plan Set 3. Building Study Session Comments

I. INTRODUCTION:

On November 28, 2023, the applicant applied for a study session with the Design Commission to review a proposal to repair and remediate the Monaco Villa Condominiums. The scope includes the removal of all damaged and failing existing siding at the north, east, and south elevations. The architectural massing would also be improved as part of the repair. 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.

The subject property is located at 2929 76th Ave SE, in the Multiple Family (MF-2) zone. The neighboring properties to the north, south, and east are also within Multiple Family (MF-2) zone. The neighboring properties to the west are within the Single Family Residential (R-9.6) zone.

The subject property is developed with the existing Monaco Villa Condominiums. Neighboring development includes additional condominiums to the east and west, and multi-story apartment buildings 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 19.03.010 – Multiple-family.

Pursuant to MICC 19.03.010(A)(1), any development within the MF-2L or MF-2 zones shall comply with chapter 19.12 MICC, Design standards for zones outside Town Center.

Pursuant to MICC 19.03.010(C)(2), the existing use as multiple-family dwellings is an allowed use within the MF-2 zone.

MICC 19.03.010(E) contains height limits for buildings within the MF-2 zone. No building shall exceed 36 feet or three stories in height, whichever is less, except appurtenances may extend to a maximum of five feet above the height allowed for the main structure. The proposed development does not include any changes to the height of the existing building, which is five stories tall.

B. MICC 19.12.010 – General.

Design vision.

Non-Town Center areas are largely characterized by residential settings that are heavily vegetated, topographically diverse and enhanced with short and long-range views that are often territorial in nature. The design of new and remodeled structures should respond to this strong environmental context. Site design should maintain the natural character of the island and preserve vegetation concentrations, topography and the view opportunities that make Mercer Island special.

Development of new and remodeled structures should conserve Mercer Island's special environmental characteristics, such as steep slopes, watercourses, and large concentrations of mature trees. Buildings shall be designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features. High quality and durable materials, complementary colors, texture, and architectural detail should be incorporated into the design. Use of materials such as natural wood and stone, and design elements such as large building overhangs and window exposure to natural light, are encouraged.

Landscaping should reflect the natural wooded character of Mercer Island and provide visual separation between different land uses. Amenities such as street trees, plantings, and other landscape design elements, including fountains or water features, and art features should be integrated into new and remodeled structures and their sites.

Design review process.

For full application of design requirements, all design requirements of [chapter 19.12](#) MICC shall apply, except as provided in MICC [19.01.050\(D\)\(3\)\(a\)](#), when there is new construction from bare ground, or intentional exterior alteration or enlargement of a structure over any three-year period that incurs construction costs in excess of 50 percent of the existing structure's current King County assessed value as of the time the initial application for such work is submitted; provided, application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

For partial application of design requirements, the following design requirements shall apply when there is a minor exterior modification, as defined in MICC 19.16.010.

- MICC 19.12.030 pertaining to building design and visual interest;
- MICC 19.12.040(B)(5), (6), (7), (8), (9), and (11) pertaining to landscape design and outdoor spaces: entrance landscaping; planting types; screen types and widths by use and location; perimeter

landscape screens; surface parking lot planting; and general planting, irrigation and maintenance standards;

- MICC 19.12.050 pertaining to vehicular and pedestrian circulation;
- MICC 19.12.060 pertaining to screening of service and mechanical areas;
- MICC 19.12.070 pertaining to lighting;
- MICC 19.12.080 pertaining to signs.

For purposes of determining when a project will be considered major new construction or minor exterior modification, and the threshold for application of design requirements as set forth in subsections (D)(1) and (2) of this section, if there is no current King County assessed value for a structure, a current appraisal of the structure, which shall be provided by the applicant and acceptable to the code official, shall be used as the value point of reference.

The applicant must demonstrate if the proposed development requires full or partial application of design requirements.

C. MICC 19.12.020 – Site features and context.

Should the proposed development require full application of design requirements, the application of these requirements shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified. The proposed development application does not include any work on the site pertaining to site features and landforms, sloped or hillside development, or the relationship of buildings to site.

D. MICC 19.12.030 – Building design and visual interest.

Compliance with MICC 19.12.030 is required for both full and partial application of design standards. The objectives of this section are to ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape; ensure the building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept; ensure buildings are detailed, provide visual interest, maintain human scale, and enhance the architectural character of the neighborhood; and to ensure high quality durable materials which will help to maintain and protect property values.

These objectives are accomplished by establishing standards for scale, form, and mass, building facades, building articulation, materials, and color, building entrances, and rooflines.

Scale, form and mass.

The proposed development does not alter the current scale, form and mass of the existing building.

Building facades – Visual interest.

- a. *Facade modulation.* The proposed development includes a revision to the non-structural columns located in the middle of the balconies. These columns blocked views and provided additional entry points for water penetration. Removing the center columns enhances the outward views and makes the proportion of the arched openings more gracious and in line with classical ratios. No other revisions to the buildings existing facade modulation are proposed.
- b. *Modulation guidelines.* The proposed revision to the columns allow for the balconies to be seen more clearly and without interruption. No other revisions to the buildings existing facade modulation are proposed.

- c. *Ground level facades.* The existing ground level facade at the back of the building that is visible from a public view was constructed using materials designed to create visual interest. The ground level facades at the front and sides of the building include balconies, windows, and columns. No changes to the ground level facades, beyond revisions to the columns, are proposed.
- d. *Fenestration.* The existing building includes fenestration that is integrated in the overall building design and provides variety in facade treatment. No changes to the locations of fenestration are proposed. The existing fenestrations will be updated, however the size of the windows and doors, and operation and swing direction of the doors will remain unchanged. The frames would be a dark bronze color to complement surrounding colors.
- e. *Horizontal variation and emphasis.* The proposed design includes painting the exterior building facades in a design that is visually interesting. The balconies at the front of the building would be updated to include either the use of “Trespa Romantic Walnut” or “Trespa Aged Ash”, depending on the option preferred by the Design Commission and Monaco Villa Condominiums Board. No other changes are proposed to the building facades pertaining to horizontal variation and emphasis.
- f. *Signs.* The proposed development does not include the installation of signs.

Building articulation. The proposed design includes the use of variations of color, patterns, and arrangements of the balcony columns as facade elements to make the balconies more proportional to the scale of the building.

- a. *Tripartite articulation.* The proposed design subtly speaks to the building top, middle, and base using colors and materials that create human scale and visual interest. The applicant is responsible for demonstrating that the proposed design is equal or better than the standard for tripartite articulation, per MICC 19.12.010(E).
- b. *Fenestration.* The proposed design includes revisions to the existing balconies and non-structural columns to make the balconies more proportional to the size of the building and provide more functionality. The existing window and door frames would be updated with a dark bronze color to complement the surrounding colors. No changes are proposed to the locations of the balconies, windows, doors, or other fenestrations.
- c. *Architectural elements.* The existing balconies would be updated with either “Trespa Romantic Walnut” or “Trespa Aged Ash” finishes, depending on the preference of the Design Commission and Monaco Villa Condominiums Board. The non-structural columns located at the middle of each balcony would be removed, providing more functionality and making the balconies more proportional to the building. The proposed design includes variation to materials and colors that creates visual interest.
- d. *Upper story setback.* The proposed design does not include changes to the existing building structure or bulk.

Materials and color.

- a. *Durable building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials.
- b. *Consistency and continuity of design.* The proposed materials and colors included in the design will be generally used consistently on all sides of the building.
- c. *Material and color variation.* The proposed colors and materials highlight the balconies, doors, windows, and changes in building planes. The applicant is responsible for demonstrating that the

proposed variations in materials and colors are generally limited to what is required for contrast or to accentuate architectural features.

- d. *Concrete walls.* The proposed concrete walls will be architecturally treated.
- e. *Bright colors.* The proposed design does not include bright or fluorescent colors.

Building entrances.

- a. *Architectural features and design.* The existing primary entrance to the building is visually distinct from the rest of the facade. The proposed design would not change the structure of the primary entrance. The color of the entrance would be updated to match the rest of the proposed design.
- b. *Entrance connections.* The existing entrance includes landscaping and plantings that enhance the entrance. The entrance is visible from the public way.

Rooflines. No changes are proposed to the existing roofline.

Additional standards for buildings containing residential units. The proposed design enhances the existing balconies by making them more proportional to the size of the building.

E. MICC 19.12.040 – Landscape design and outdoor spaces.

Pursuant to MICC 19.12.040, the design must ensure that the landscape design reinforces the natural and wooded character of Mercer Island. The applicant is responsible for demonstrating whether the proposed development requires full or partial design review. Should the proposed development require partial design review, compliance with only MICC 19.12.040(B)(5), (6), (7), (8), (9), and (11) is required, however, application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing landscape design and outdoor spaces are proposed. These areas are not being worked on in the proposed development, therefore, are not required to be altered or modified.

MICC 19.12.050 – Vehicular and pedestrian circulation. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing vehicular and pedestrian circulation are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

F. MICC 19.12.060 – Screening of service and mechanical areas. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing screening of service and mechanical areas are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

G. MICC 19.12.070 – Lighting. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing lighting are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

H. MICC 19.12.080 – Signs. The proposed development does not include any new signs.

III. RECOMMENDATION

There is no recommended motion at this time, as this is a Design Commission study session.

DSR23-014 – Study Session

January 3, 2024

Description (brief):

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all damaged and failing existing siding at the north, east, and south elevations. We will replace the siding with a new durable fiber cement siding in two formats, lap and panel, and with a phenolic resin shiplap siding used as an accent. This diversity of materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building creating a more pleasing texture and street appeal. Please review the attached project narrative for more information.

Description (full):

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all damaged and failing existing siding at the north, east, and south elevations. We will replace the siding with a new durable fiber cement siding in two formats, lap and panel, and with a phenolic resin shiplap siding used as an accent. This diversity of materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building creating a more pleasing texture and street appeal.

As part of this repair, we also took the opportunity to improve the architectural massing. We removed the non-structural ‘columns’ that were in the middle of the balconies. These blocked views and provided additional entry points for water penetration. The width to height arched opening was also at a skewed proportion. In the proposed design we removed the center ‘columns’ greatly enhancing the outward views and making the proportion of the arched openings more gracious and in line with classical ratios.

The building will receive all new windows, sliding glass doors, exterior doors, and railings within the area of work. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be dark bronze and complement the surrounding colors nicely.

Currently the building is monochromatic, and the Board is considering two colorways. Both make use of two warm grey tones—one light and other slate/charcoal—and then an accent wood tone that either coordinates or contrasts. The two options presented here have been approved by the Board, though the final selection has not been made by the entire ownership. And lastly, the balcony area will be in a brighter warm white to allow light to bounce around the space.

The primary reason for this project is to repair the water damage accumulated over many years. This requires removing the façade almost entirely. This allowed homeowners to capitalize on necessary repairs with a tasteful update of the building’s aesthetics and presence within its surrounding context. Rather than replacing it in like kind with beige stucco and some not-quite-right proportions, the new

design is a significant improvement and adheres to the codes and standards set forth by the City of Mercer Island.

Purpose of the study session:

To meet with the design commission to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.



November 27, 2023

Monaco Villa Condominiums
c/o Best Management Co.
3805 108th Ave NE, Suite 210
Bellevue, WA 98004

RE: Monaco Villa Condominiums – Project Narrative
Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all damaged and failing existing siding at the north, east, and south elevations. We will replace the siding with a new durable fiber cement siding in two formats, lap and panel, and with a phenolic resin shiplap siding used as an accent. This diversity of materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building creating a more pleasing texture and street appeal.

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Thank you for your insight and time on this important repair and remediation project and we look forward to our study session with you.

James Ramil, RA
Evolution Architecture



November 27, 2023

Monaco Villa Condominiums
c/o Best Management Co.
3805 108th Ave NE, Suite 210
Bellevue, WA 98004

RE: Monaco Villa Condominiums – Topic of Discussion for Reviews
Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition—most of the work is behind the cladding. The project is straightforward and clarifies and highlights the base design language and massing of the building. We only have one item we would like to discuss—is the repair and enhancement acceptable as is or will you require changes.

Time is of the essence for Monaco Villa Condominiums homeowners as this project has been over a year in the making and they would like to have their homes repaired as soon as possible.

Evolution Architecture appreciates the time and consideration of the Design Commission, and we look forward to the study session.

James Ramil, RA
Evolution Architecture



FRONT VIEW



BACK VIEW

MONACO VILLA DESIGN REVIEW

09.19.23



FULL FRONT VIEW

DESIGN OPTION 1

MOUNT ETNA
CULTURED PEARL
TRESPA ROMANTIC WALLNUT



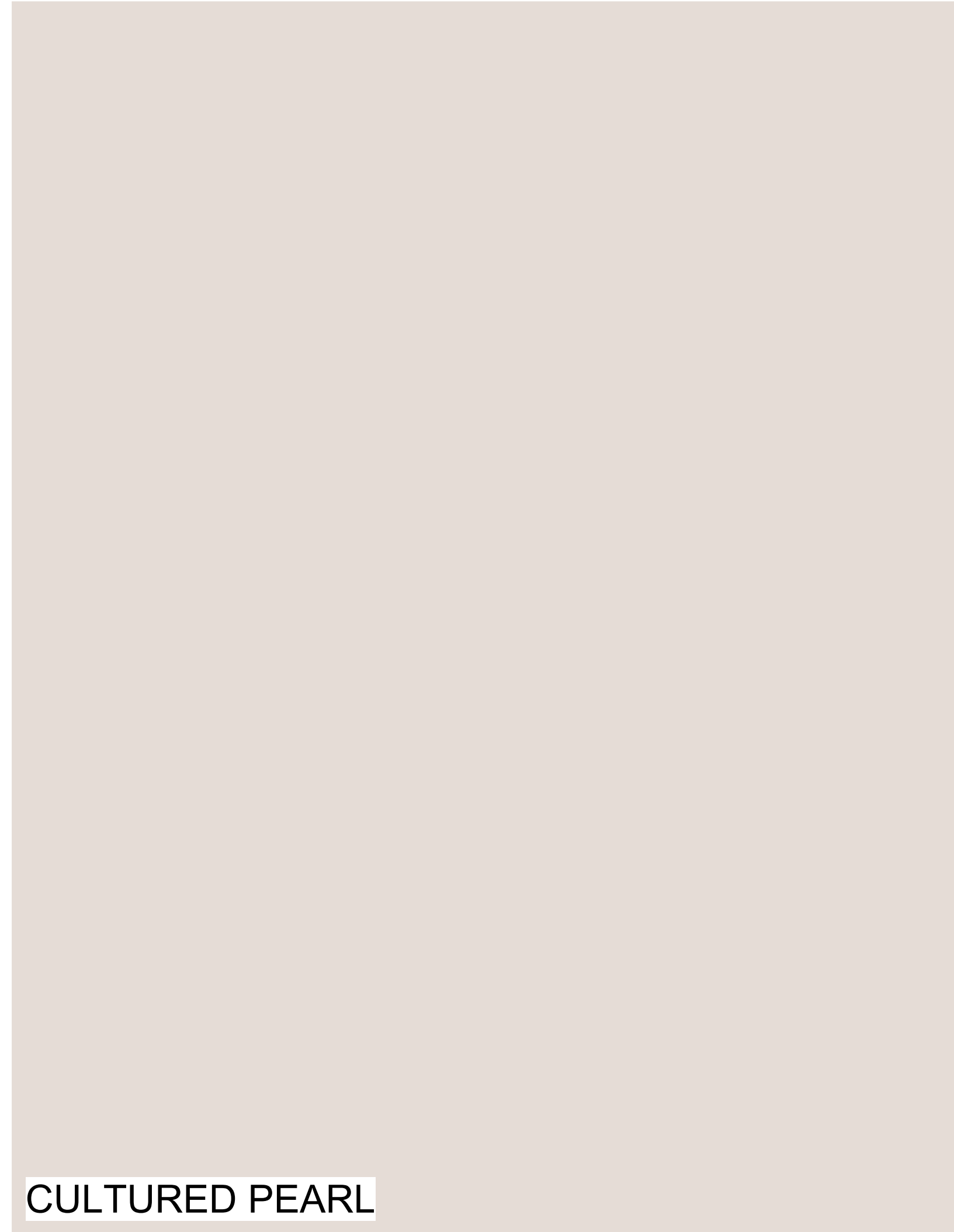
TRESPA ROMANTIC WALLNUT



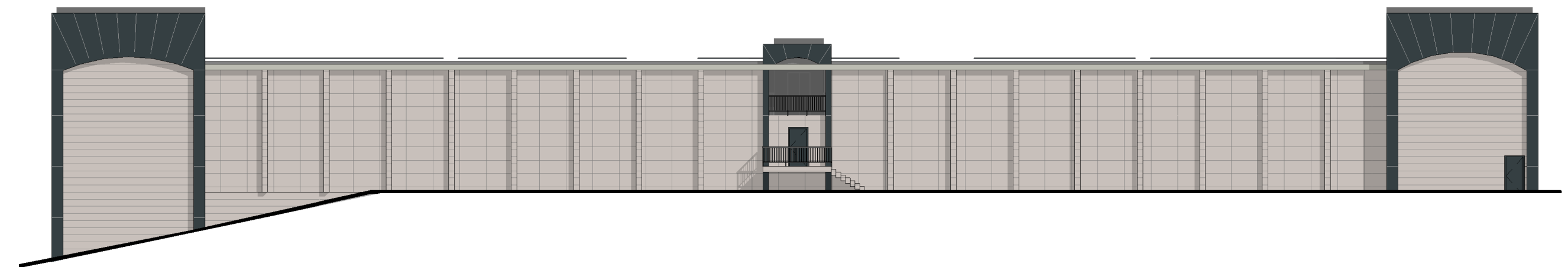
3D FRONT VIEW



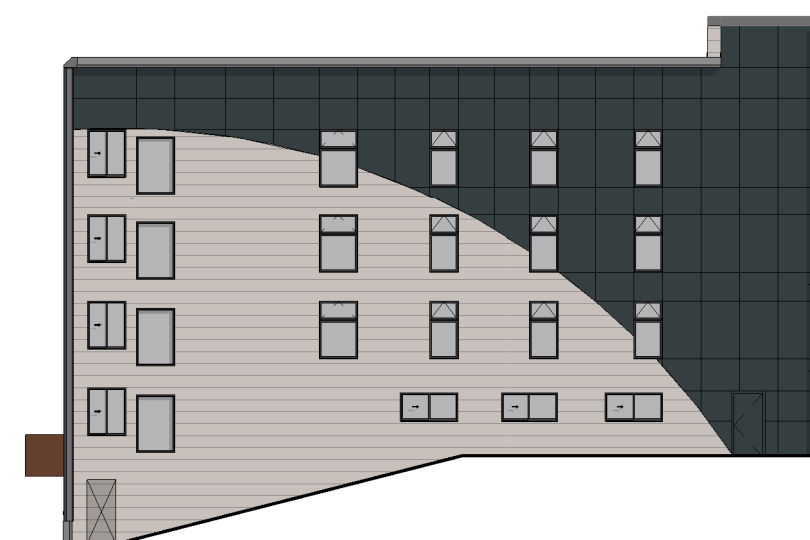
MOUNT ETNA



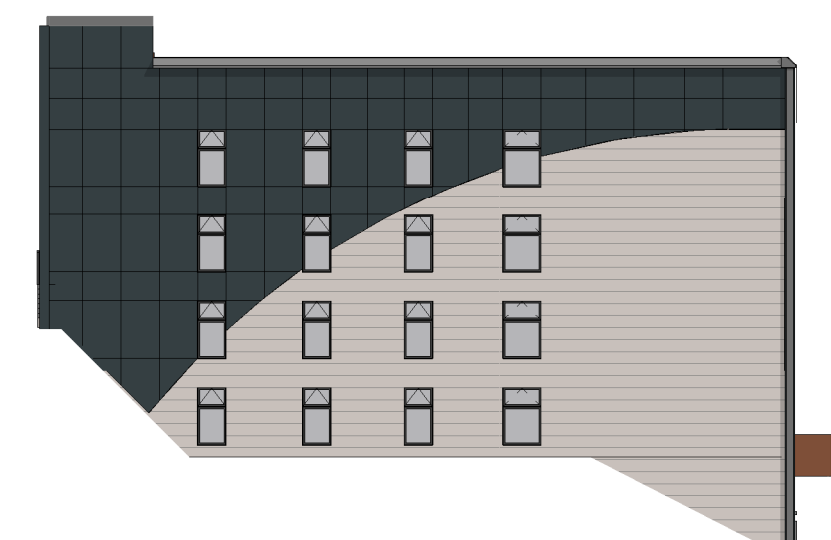
CULTURED PEARL



WEST ELEVATION VIEW



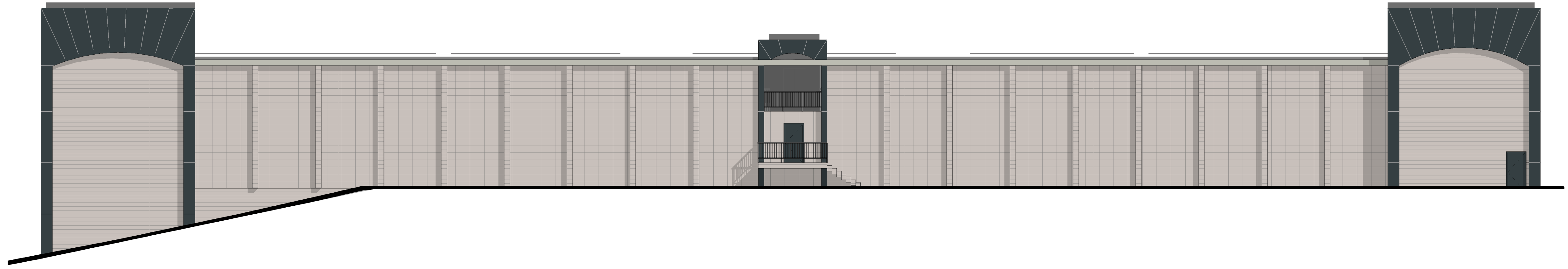
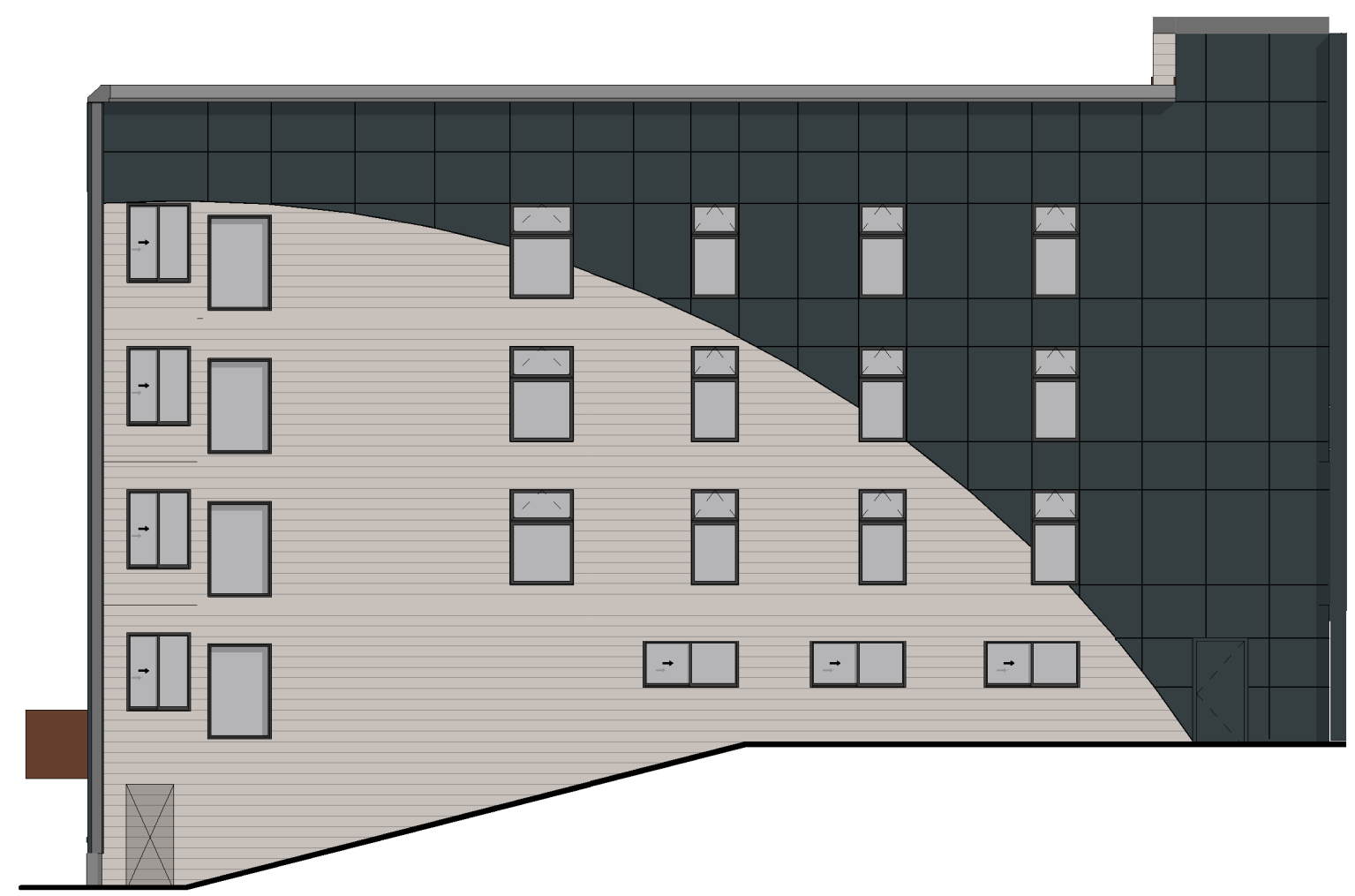
NORTH ELEVATION VIEW



SOUTH ELEVATION Copy 1



MOUNT ETNA + CULTURED PEARL



DESIGN OPTION 2

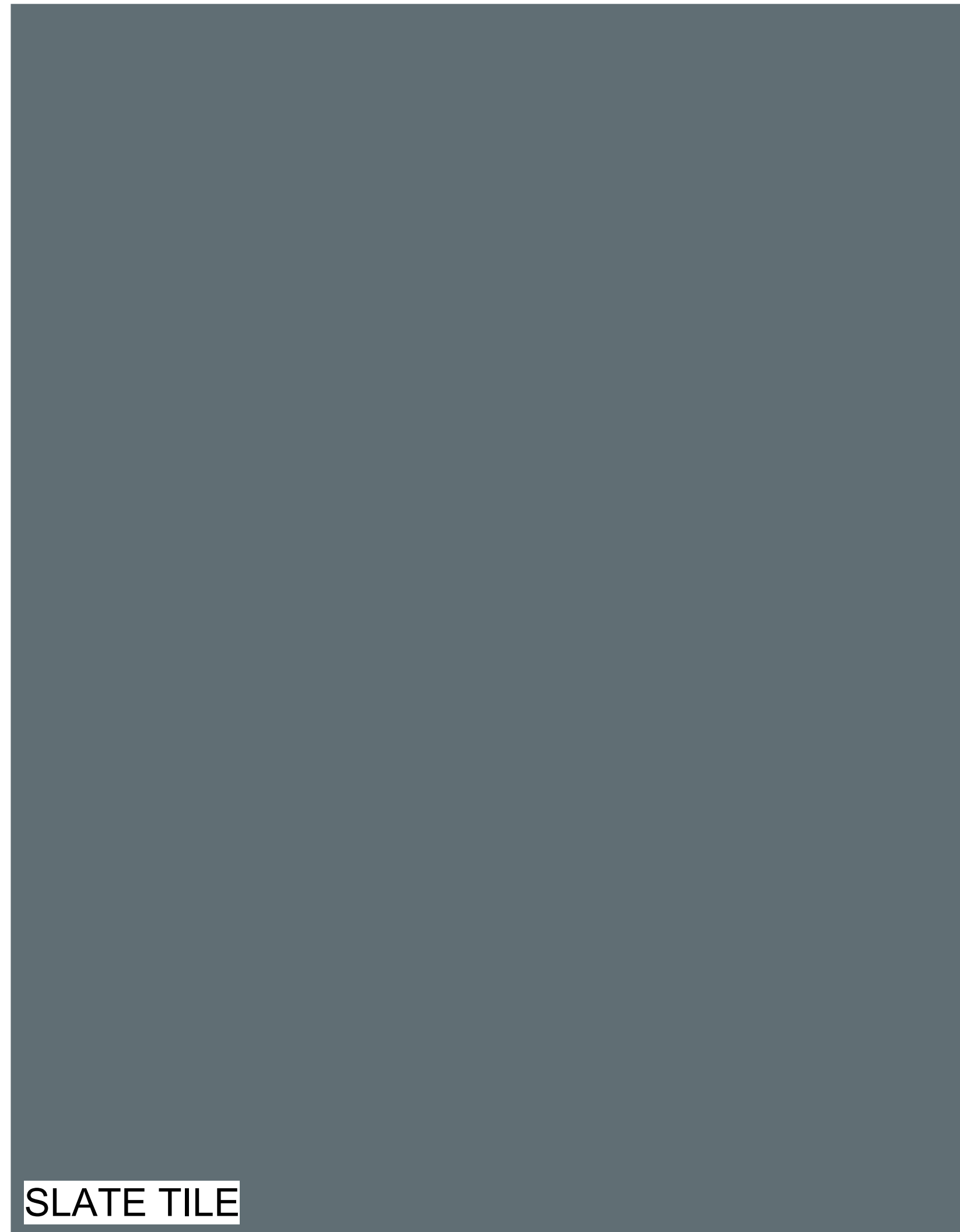
SLATE TILE
DORIAN GRAY
TRESPA AGED ASH



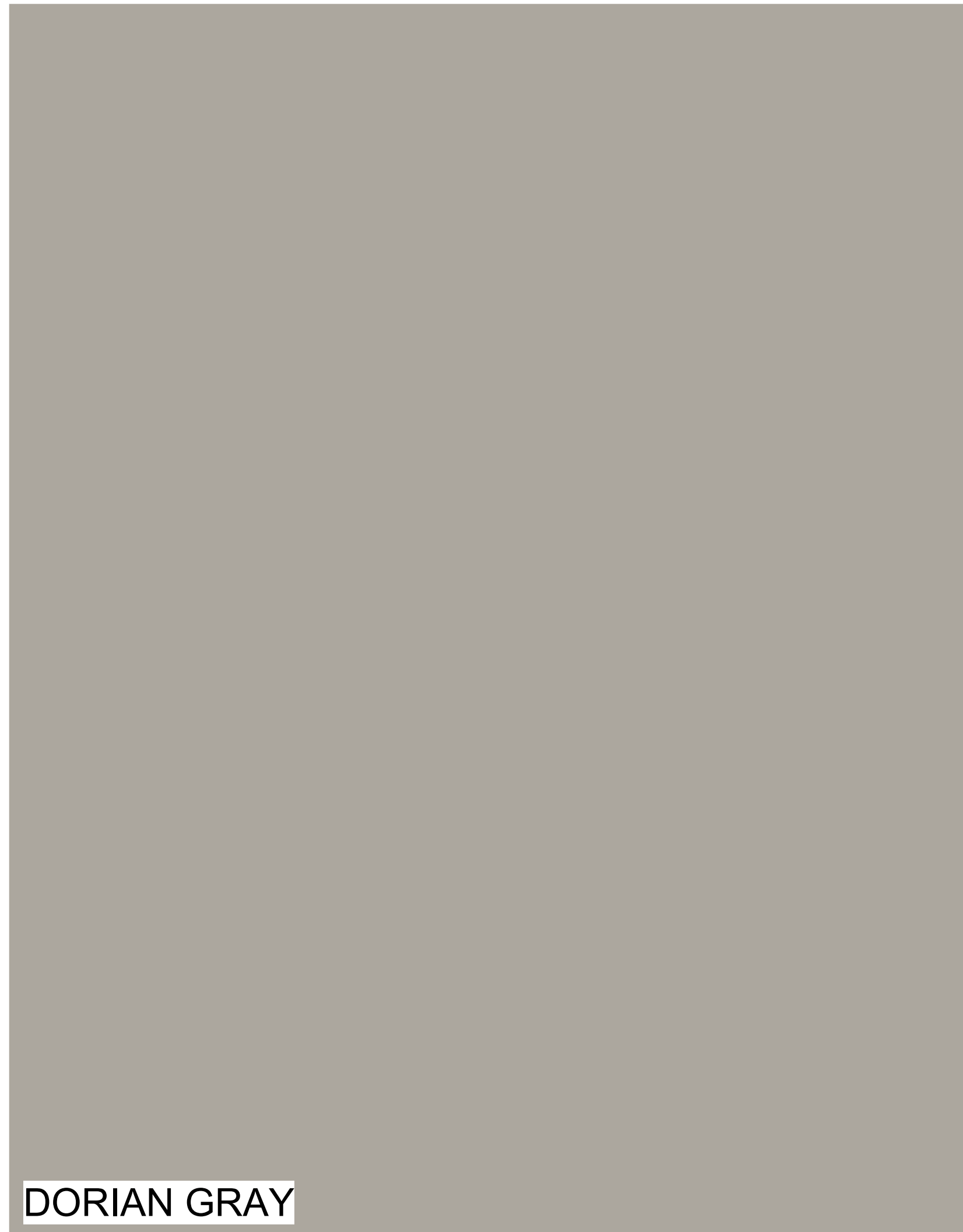
TRESPA AGED ASH



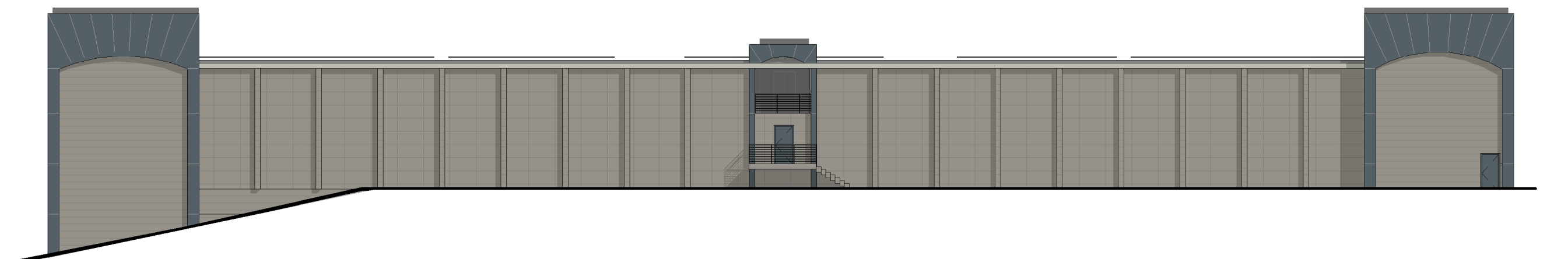
3D FRONT VIEW



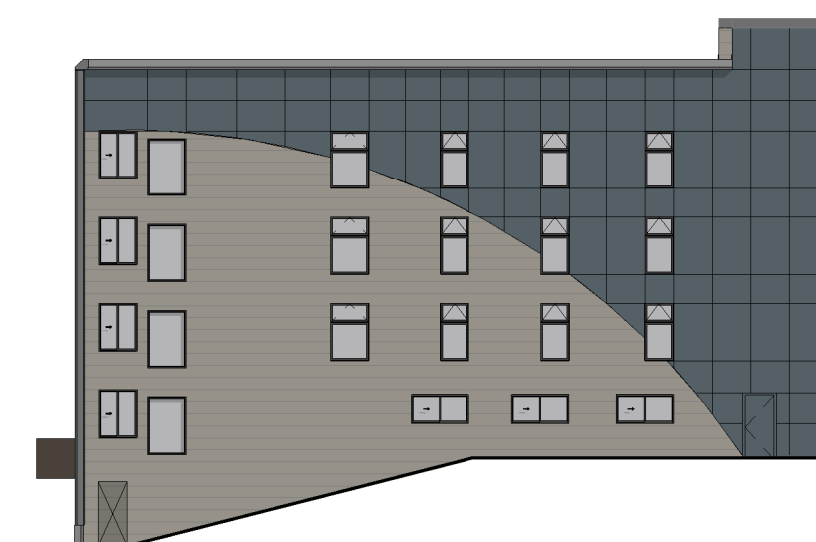
SLATE TILE



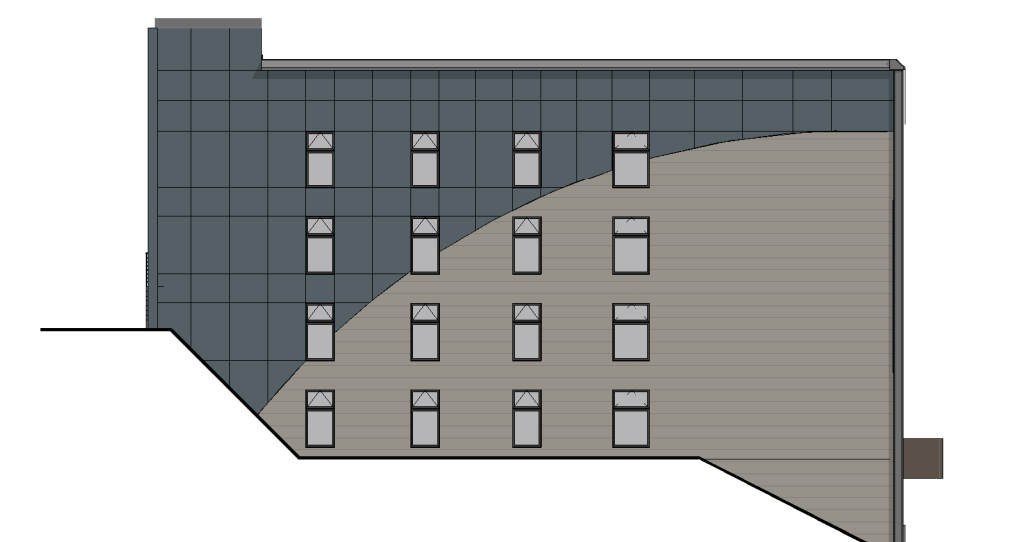
DORIAN GRAY



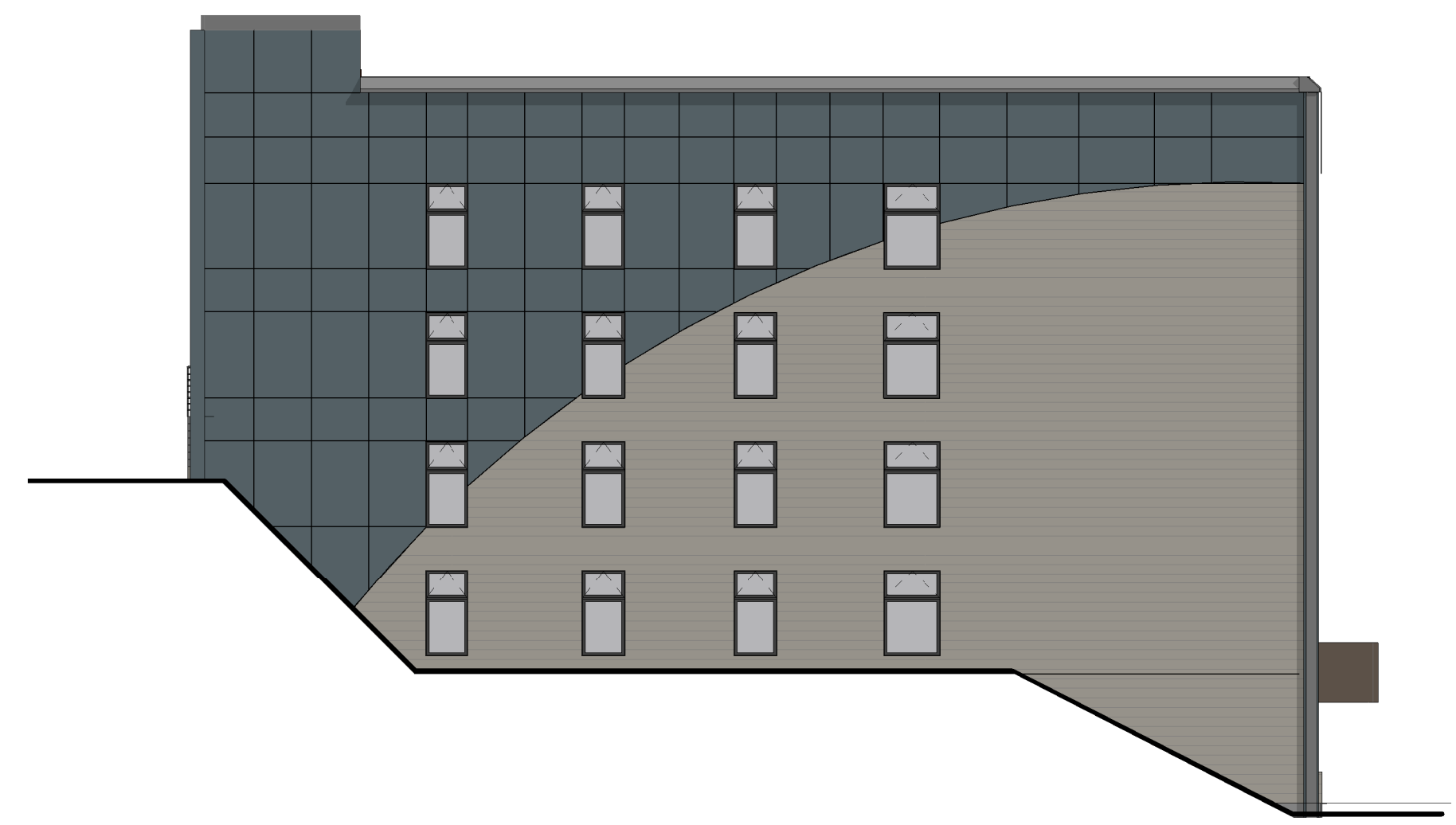
WEST ELEVATION VIEW



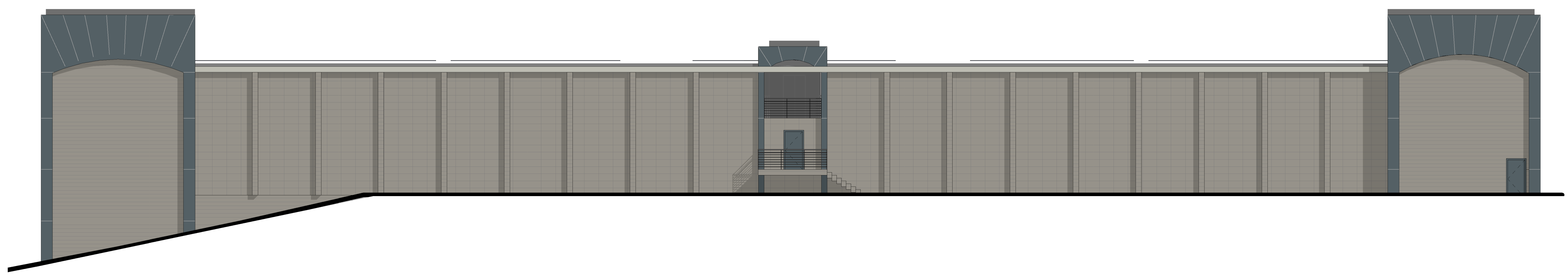
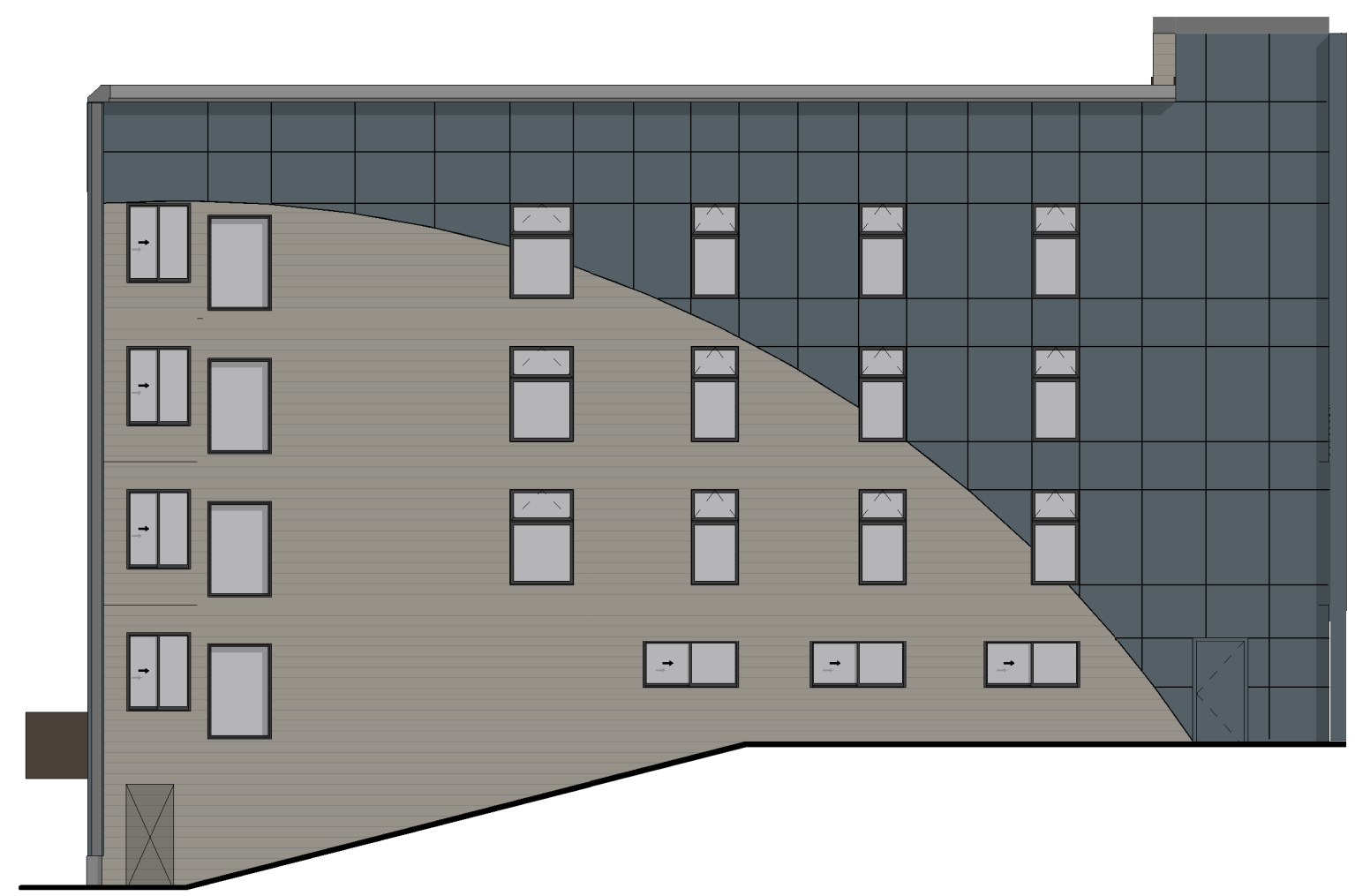
NORTH ELEVATION VIEW



SOUTH ELEVATION VIEW



SLATE TILE + DORIAN GRAY





MONACO VILLA EXTERIOR REMEDIATION

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23
PERMIT/BID SET



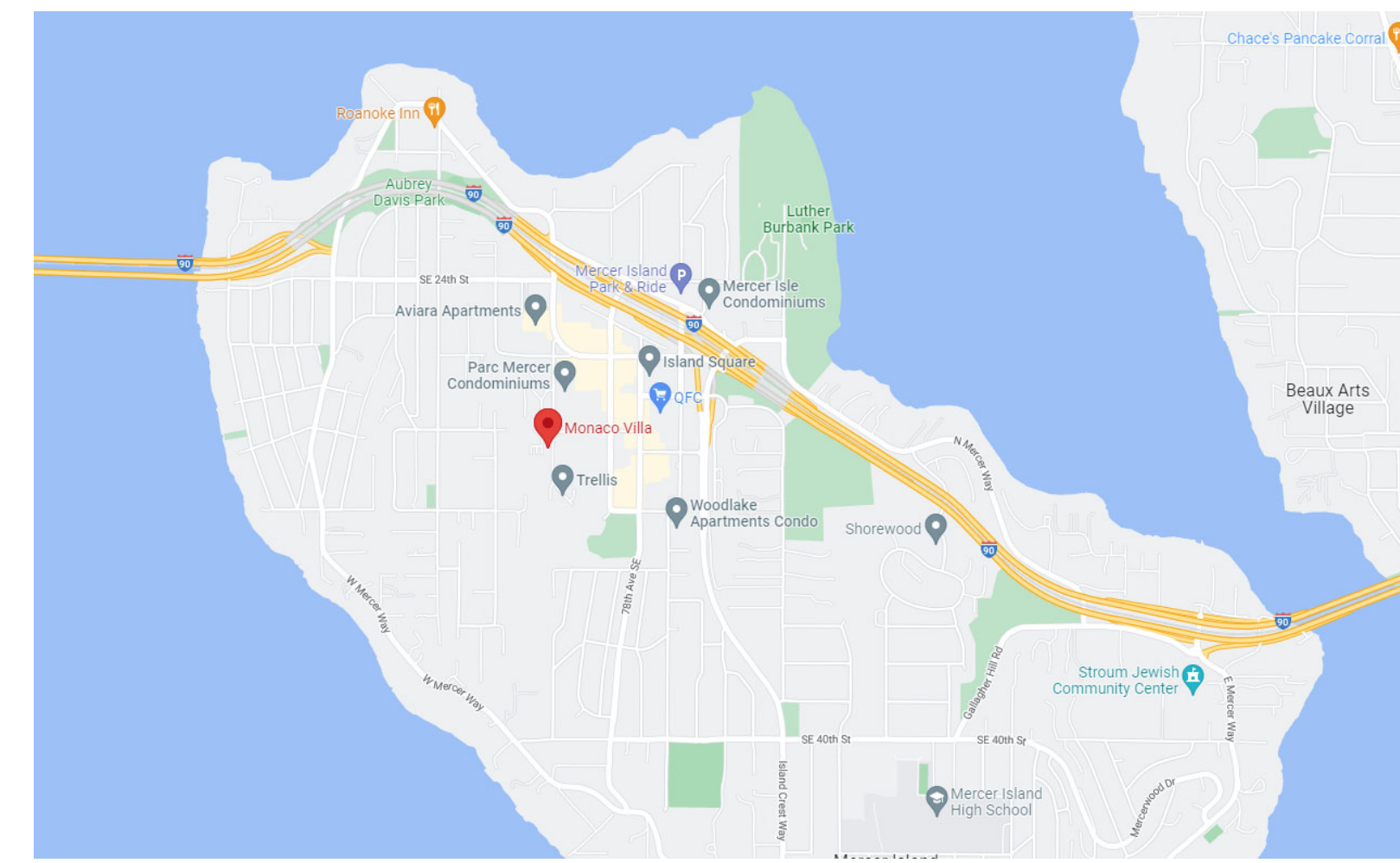
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2215901

PROJECT INFO

A-001

EVOLUTION ARCHITECTURE
3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
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E: info@evolutionarchitecture.net



VICINITY MAP

SHEET INDEX

SHEET	SHEET TITLE
A-001	PROJECT INFO
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-103	LEVEL 3 FLOOR PLAN
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A-105	LEVEL 5 FLOOR PLAN
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A-201	ELEVATIONS
A-301	ENLARGED VIEWS
A-401	WALL DETAILS
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A-403	WALL PENETRATION DETAILS
A-404	WINDOW DETAILS
A-405	WINDOW LIQUID FLASHING SEQUENCE DETAILS
A-406	VARIOUS DECK DETAILS
A-407	DECK DETAILS
A-408	BUILDING DOORS
A-409	SGD DETAILS
A-410	SLIDING GLASS DOOR FLASHING SEQUENCE
A-411	ROOF DETAILS
A-501	SCHEDULES
A-601	PRESENTATION BOARD
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S1.0	STRUCTURAL GENERAL NOTES
S2	STRUCTURAL ELEVATIONS
S3.0	STRUCTURAL SECTIONS & DETAILS
S3.1	STRUCTURAL SECTIONS & DETAILS

PROJECT INFORMATION

SITE ADDRESS: 2929 76TH AVE SE, MERCER ISLAND, WA 98040
ZONING: MF-2
CONSTRUCTION TYPE:
OCCUPANCY TYPE: CONDOMINIUM (RESIDENTIAL)
APPLICABLE CODES: 2018 IBC, 2018 WSEC, 2018 IEBC
ABBREVIATED LEGAL DESCRIPTION: N/A

PARCEL NUMBER: 556960-0000
YEAR BUILT: 1968
OF BUILDINGS: 1
OF UNITS: 52 CONDOMINIUM UNITS
LOT SIZE: 59,544 SF

DESCRIPTION OF WORK: STRIP AND RECLAD OF 3 SIDES OF THE EXISTING BUILDING. REMOVE EXISTING STUCCO, AND INSTALL NEW CLADDING PER THE DRAWINGS. PROVIDE NEW WINDOWS PER WINDOW SCHEDULE & DETAILS. PROVIDE ALL NEW UNIT DECK SLIDING GLASS DOORS, AND SWING DOORS PER DOOR SCHEDULE. REMOVE AND REPLACE DAMAGED FRAMING AND INSULATION PER ALLOWANCE REQUIREMENTS. REPAIR AND MODIFY EXISTING UNIT DECKS TO ENHANCE DRAINAGE AND PROVIDE RAIL WALLS AND RAILINGS PER THE DRAWINGS.

OWNER: MONACO VILLA OWNERS ASSOCIATION
PROPERTY MANAGER: JOE PELOSO WITH BEST MANAGEMENT
ADDRESS: 2929 76TH AVE SE
CITY, STATE ZIP CODE: MERCER ISLAND, WA 98040
PHONE: 425-553-1297 EXT. 4
EMAIL: joe@bestpmc.net

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S INSTRUCTIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.
- APPLICABLE CODES INCLUDE THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), AND 2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS.
- CONTRACTOR SHALL VERIFY CONDITIONS ON SITE BEFORE BEGINNING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ASSUME ALL ITEMS REFERENCED OR DETAILED HEREIN ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- THE CONTRACTOR SHALL BE FAMILIAR W/ THESE DRAWINGS AND DETAILS AND SHALL ENSURE THAT THEIR WORKERS HAVE THE EXPERIENCE, TRAINING AND SKILLS REQUIRED TO EXECUTE THE WORK.
- SUBMIT REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT. SUBMIT ANY CHANGES IN THE CONTRACT VALUE IN THE FORM OF A CHANGE ORDER PROPOSAL TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER AND ARCHITECT, INCLUDING AREAS FOR WORK, MATERIALS STORAGE, ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK, INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES AND RELOCATION OF EXISTING EQUIPMENT, CASEWORK, FIXTURES, FITTINGS, ETC. PROTECT LANDSCAPING & FIXTURES.
- ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE.
- EXISTING WORK DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES. SUBJECT TO TENANT'S APPROVAL, AT NO ADDITIONAL COST TO THE TENANT. PATCH ALL DISTURBED AND/OR DAMAGED ITEMS AS REQUIRED TO ACCOMPLISH NEW WORK AS REQUIRED FOR FINISHED APPEARANCE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER IMAGES AND ILLUSTRATION.
- ALL LUMBER SIZES INDICATED ARE NOMINAL UNLESS NOTED OTHERWISE.
- EXTERIOR SHEATHING & FRAMING REPAIRS REQUIRE INSPECTIONS AS DICTATED BY THE LOCAL JURISDICTION. COORDINATE INSPECTIONS WITH BUILDING OFFICIALS PRIOR TO COVERING.
- DO NOT INSTALL DAMAGED OR DEFECTIVE MATERIAL(S).
- LAP LIQUID FLASHING OVER VERTICAL FLASHING A MIN OF 4". UNLESS NOTED OTHERWISE.
- REFER TO MATERIAL DATA SHEETS AND MANUFACTURER'S INSTRUCTIONS BEFORE INSTALLING ANY NEW MATERIALS
- PROVIDE:
 - 4" MIN CLEAR @ ALL CLADDING TO HORIZONTAL HARD SURFACES
 - 6" MIN CLEAR @ ALL FRAMING TO FINISH GRADE
- EXPOSED FASTENERS SHALL BE SEALED OR GASKETED. INSTALL & LOCATE ALL FASTENERS PER SIMACNA REQUIREMENTS.
- HEM METAL FLASHING DRIP EDGES. TYPICAL. PROVIDE FULLY SOLDERED JOINTS IN SECTIONS OF FLASHING JOINED TOGETHER AS INDICATED ON DRAWINGS.
- PROVIDE GALVANIC SEPARATION MATERIAL BETWEEN DISSIMILAR METALS.
- NOTIFY THE ARCHITECT OF ANY PREVIOUSLY UNDISCOVERED DAMAGE, DEFICIENCIES OR THREATS THAT COMPROMISE THE FIRE AND/OR LIFE SAFETY OF THE BUILDING OCCUPANTS.
- CONTRACTOR SHALL PROMPTLY REPAIR ANY ACCIDENTAL DAMAGE AT NO ADDITIONAL COST TO THE OWNER
- CONTRACTOR SHALL REMOVE DEBRIS AND TRASH FROM THE SITE IMMEDIATELY. KEEP THE BUILDING AND GROUNDS CLEAN AND FREE OF REFUSE AT ALL TIMES.
- CONTRACTOR SHALL DOCUMENT PRE-EXISTING CONDITIONS FOR REFERENCING DURING NEW CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCOVERED MOLD OR OTHER ORGANIC GROWTH DURING THE COURSE OF WORK.
- ALL FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND TO REDIRECT IT TO THE EXTERIOR.
- ALL WALL PENETRATIONS SHALL BE TARGET FLASHED.
- LIQUID FLASHING AND SEALING OF SEAMS, PENETRATIONS, JOINTS SHALL MEET MANUFACTURER REQUIREMENTS.
- ALL HORIZONTAL HARD SURFACES SHALL HAVE ADEQUATE SLOPING FOR DRAINAGE.
- AFTER REMOVAL OF DAMAGED MATERIALS, TREAT ADJACENT SURFACES WITH FUNGICIDE AND MILDICIDE PER SPECIFICATIONS.
- TEST SURFACES FOR MOISTURE CONTENT PRIOR TO COVERING TO ENSURE THAT THE MATERIAL MOISTURE CONTENTS ARE BELOW THE MAXIMUM ACCEPTABLE LEVELS.

ABBREVIATIONS

@	ABV	AFF	ALT	ALUM	ARCH	ASPH	ASSY	BGALV	BLDG	BLKG	BLW	BM	BO	BOT	CONT	DET, DTL	DIA	DIM	DN	DS	DWG	EA	ELEV	EQ	EXT	(E) EXIST	FFE	FIN	FLASH	FND	FT	FR	GA	AT	ABOVE	ABOVE FINISHED FLOOR	ALTERNATE	ALUMINUM	ARCHITECTURAL	ASPHALT	ASSEMBLY	BONDERIZED GALVANIZED	BUILDING	BLOCKING	BELOW	BEAM	BOTTOM OF	BOTTOM	CONTINUOUS	DETAIL	DIAMETER	DIMENSION	DOWN	DOWNSPOUT	DRAWINGS	EACH	ELEVATION OR ELEVATOR	EQUAL	EXTERIOR	EXISTING	FINISH FLOOR ELEVATION	FINISH	FLASHING	FOUNDATION	FOOT	FIRE RESISTIVE, FIRE RATED	GAUGE	GALV	GALVANIZED	GWB	GYP	HB	HC	HGT	HORIZ	HT	INSUL	INST	INT	JOINT	LOC	MATL	MAX	MECH	MED	MEMB	MFR	MTL	MIN	MIR	MISC	MTD	NA	NO	NOT TO SCALE	OV	OC	OPN'G	OPPOSITE	PERP	PREP	PTD	PT	PRESSURE TREATED	PLYWOOD	ROOF DRAIN	RECOMMENDED	REFERENCE, REFER	REINFORCED	REQUIRED	ROUGH OPENING	REMOVE AND REINSTALL	SELF-ADHERED FLASHING	SCHEDULE, SCHEDULED	SQUARE FEET	SAFETY GLASS	SHEET	SPECIFICATION	SLIDING GLASS DOOR	SHEATHING	SIMILAR	STAINLESS STEEL	STANDARD	STRUCTURAL	TO BE DETERMINED	TONGUE & GROOVE	TYPICAL	UNLESS OTHERWISE NOTED	VERTICAL	VERIFY IN FIELD	WITH	WOOD	WINDOW	WATERPROOF	WATERPROOFING MEMBRANE	WEATHER RESISTIVE BARRIER	PWD	RD	REC	REF	REINF	REOD	RO	R&R	SAF	SCHED	SF	SHT	SPEC	SGD	SHTG	SIM	SS	STD	STRUC	TBD	T&G	TYP	UON	VERT	VIF	W/	WD	WIN, WDW	WP	WPM	WRB
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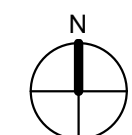
BUILDING ENVELOPE CERTIFICATION LETTER



07/31/2023
Monaco Villa Condominiums
Building Envelope Exterior Repair/Remediation Project
 2929 76Th SE,
 Mercer Island, WA 98040
 Subject: Building Envelope Certification

We have designed the referenced work to meet current standards, codes and best practices relating to the configuration, performance and integrity of the building envelope as required by RCW 64.55.005 through 090. We will function as the qualified third-party inspector for this work. Near the time of final inspection, we will submit to the building inspector, a letter signed by us (acting as third-party qualified inspector) certifying that the building enclosure has been inspected during construction and has been constructed in substantial compliance with the building enclosure design documents, per RCW 64.55.060.

Ralph Allen
 Partner
 Evolution Architecture



MONACO VILLA EXTERIOR REMEDIATION

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23
PERMIT/BID SET

4435 REGISTERED ARCHITECT
Ralph W. Allen
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE	
REV	DESCRIPTION

2215901

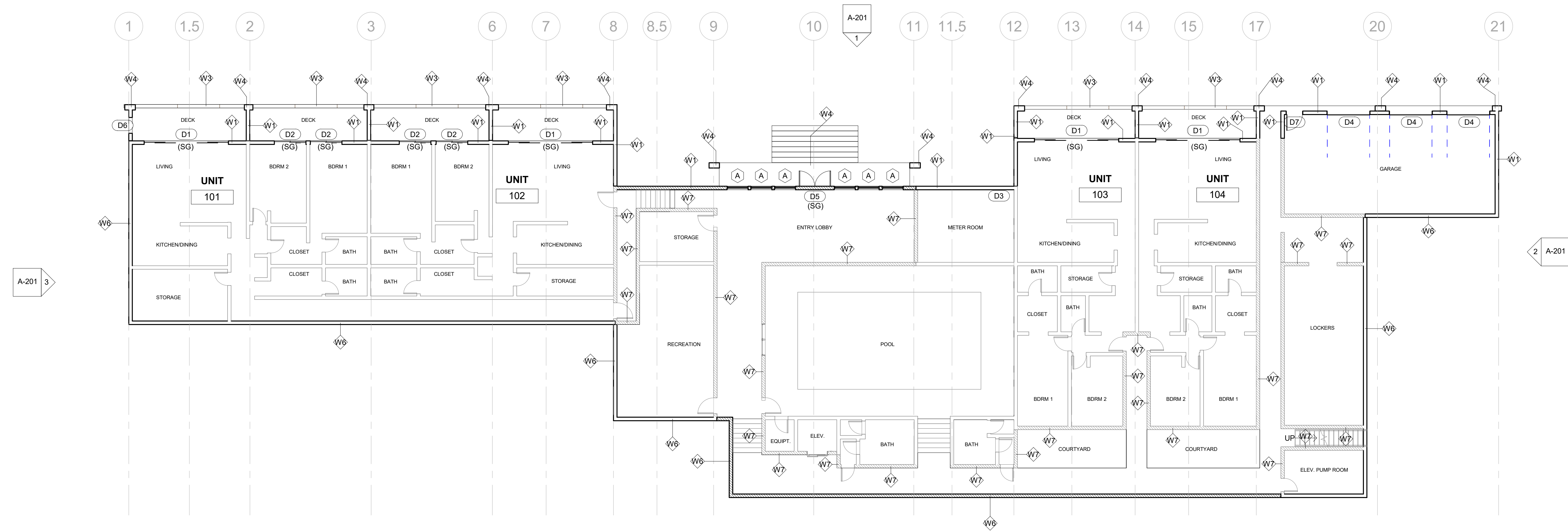
LEVEL 1 FLOOR PLAN

A-101

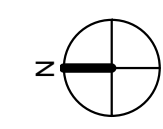
EVOLUTION ARCHITECTURE
3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

PLAN LEGEND

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS. PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
- (E) DENOTES EGRESS WINDOW OR DOOR PER SBC SECTION 1030:
-PROVIDES 5.7 SF MIN. EGRESS OPENING
-MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"
-MIN. NET CLEAR OPENING WIDTH SHALL BE 20"
-MAX. SILL HEIGHT OF 44"
- W1 WALL TYPE W1: FIBER CEMENT LAP SIDING
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- W4 WALL TYPE W4: ARCHES
- W5 WALL TYPE W5: MASONRY SCREEN WALL
- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY



1 LEVEL 1
SCALE: 3/32" = 1'-0"




MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23
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STATE OF WASHINGTON

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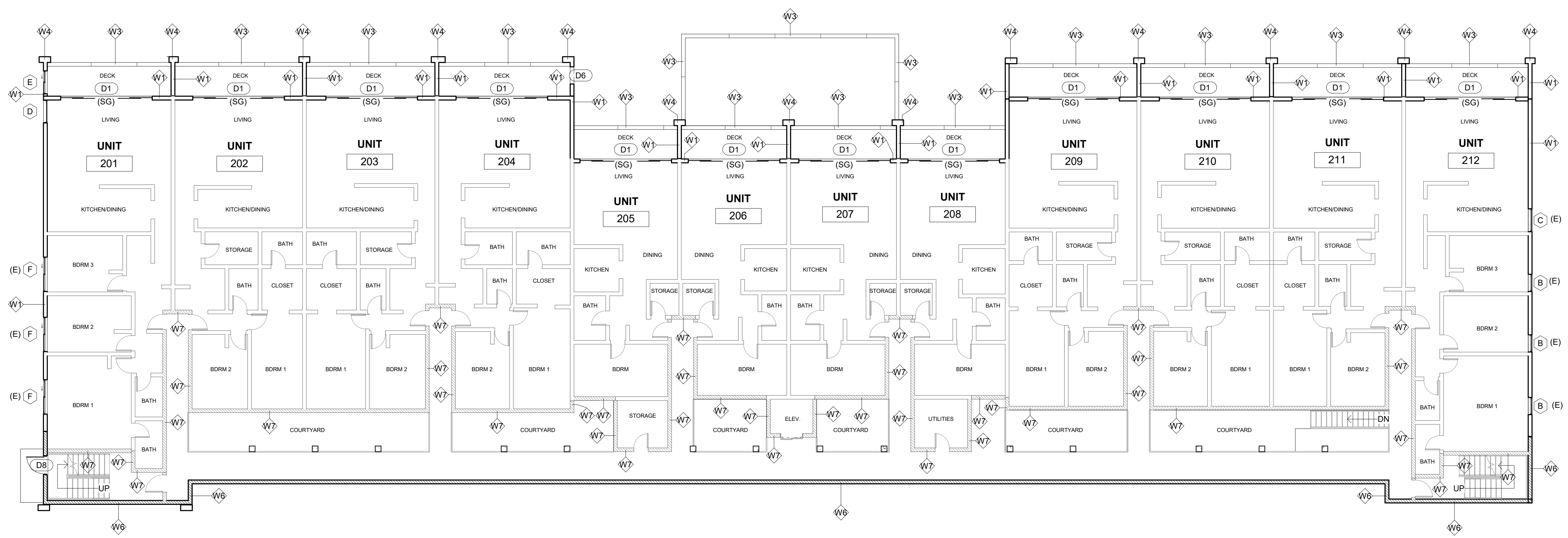
LEVEL 2 FLOOR PLAN

A-102

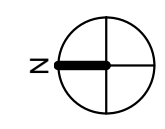
EVOLUTION ARCHITECTURE
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1 LEVEL 2
 SCALE: 3/32" = 1'-0"




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08/21/23
PERMIT/BID SET

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REV	DATE	DESCRIPTION

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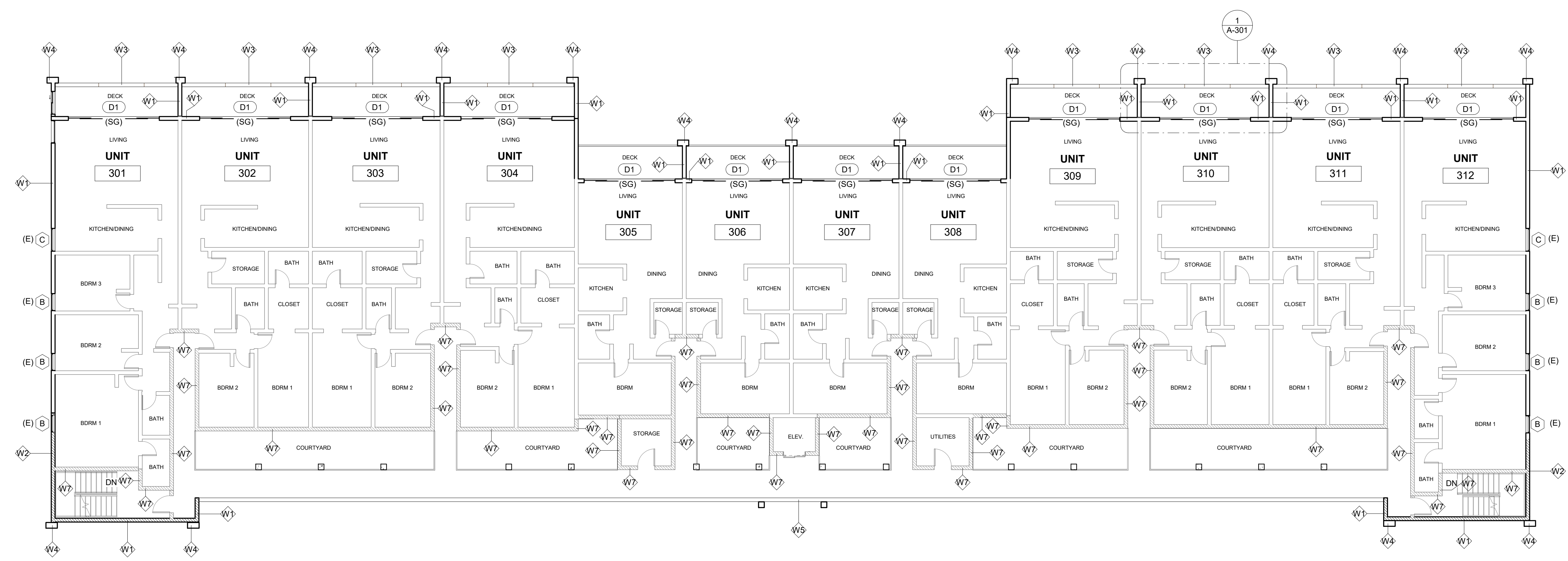
LEVEL 3 FLOOR PLAN

A-103

EVOLUTION ARCHITECTURE
 3100 AIRPORT WAY SOUTH
 SEATTLE, WA 98134
 P: 206.588.1282
 E: info@evolutionarchitecture.net

PLAN LEGEND

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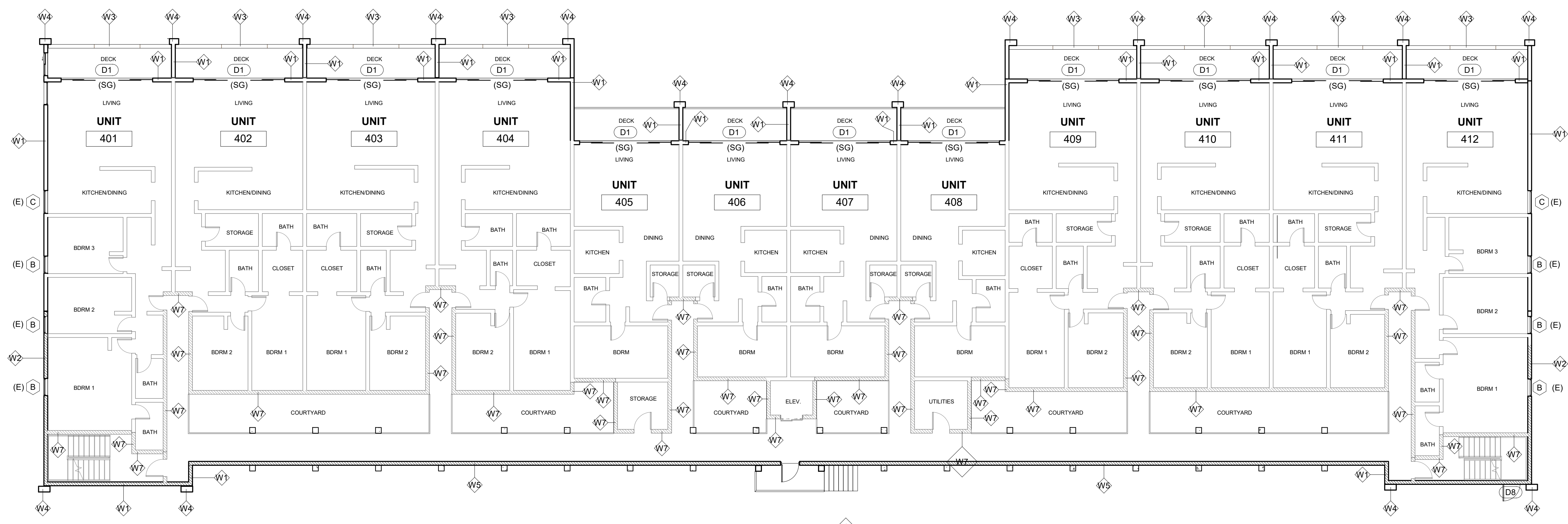
LEVEL 4 FLOOR PLAN

A-104

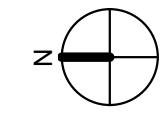
EVOLUTION ARCHITECTURE
3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

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4
A-201




1 LEVEL 4
SCALE: 3/32" = 1'-0"

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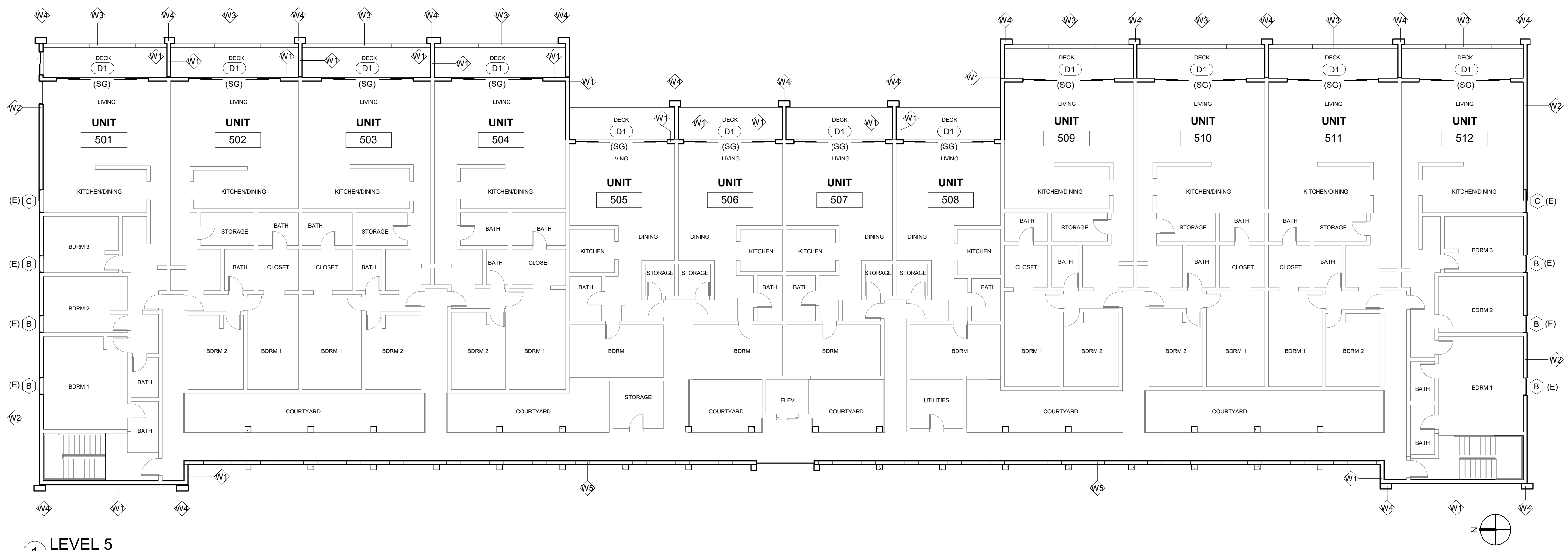
2215901

LEVEL 5 FLOOR PLAN

A-105

PLAN LEGEND

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS, PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
- (E) DENOTES EGRESS WINDOW OR DOOR PER SBC SECTION 1030:
 -PROVIDES 5.7 SF MIN. EGRESS OPENING
 -MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"
 -MIN. NET CLEAR OPENING WIDTH SHALL BE 20"
 -MAX. SILL HEIGHT OF 44"
- W1 WALL TYPE W1: FIBER CEMENT LAP SIDING
- W2 WALL TYPE W2: FIBER CEMENT PANEL SIDING
- W3 WALL TYPE W3: TRESPA PANEL SIDING
- W4 WALL TYPE W4: ARCHES
- W5 WALL TYPE W5: MASONRY SCREEN WALL
- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY

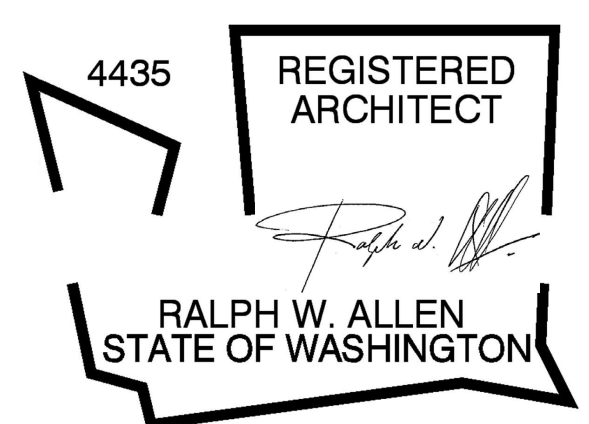


1 LEVEL 5
SCALE: 3/32" = 1'-0"

MONACO VILLA EXTERIOR REMEDIATION

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23
PERMIT/BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

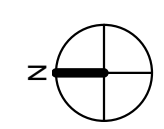
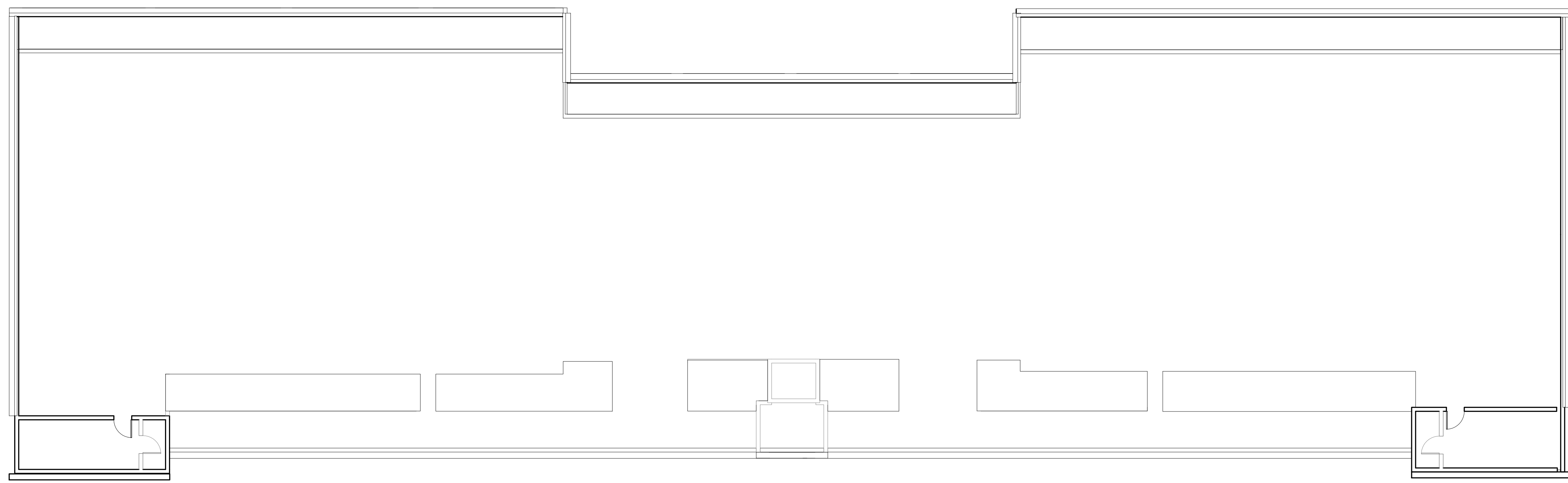
2215901

ROOF PLAN

A-106

PLAN LEGEND

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
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1 ROOF PLAN
SCALE: 3/32" = 1'-0"



12/19/23

Joe Peloso
 Best Management Co.
 3805 108th Ave NE, Ste 210
 Mercer Island 98040

Dear Joe Peloso:

The department's Building team has generated the following review comments on the plan set submitted with your DSR23-014. 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 address 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 March 15, 2024. 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. This project had a pre-application meeting to discuss the scope on 9/19/23 under PRE23-054, when the applicant in that meeting was notified of the following:
 - a. *This address has open code enforcement cases related to these work areas. The permit submittal shall include work to satisfactorily resolve recent code*

enforcement activities, such as including plans for the permanent repair of the support system for the exterior deck stacks, and the permanent repair of the unpermitted work recently done within the front lobby. If these items are not addressed as part of this permit submittal, then a separate permit for these items must be applied for in a timely manner in order to avoid further code enforcement action.

Since the date of that meeting, Building Permit 2311-202 has been issued which relates to the construction in the lobby. The scope of work noted on A-001 of the DSR23-014 materials includes "repair and modify the existing unit decks to enhance drainage and provide rail walls and railings." It is not clear from the documents if this will change exterior appearance of the existing structure.

3. This project is likely intended to address typical maintenance concerns with stucco exterior finish systems. These types of projects are specifically regulated by RCW 64.55, and require some special steps during the design and construction process. The statement on A-001 describing the exterior envelope remediation references these requirements.



Gareth Reece

Sr. Plans Examiner

City of Mercer Island – Community Planning and Development