



DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, September 26, 2018
Mercer Island City Hall

DESIGN COMMISSIONERS

Colin Brandt, Vice Chair
Richard Erwin, Chair
Anthony Perez
Hui Tian
Suzanne Zahr
Claire McPherson
Tom Soeprono

CALL TO ORDER & ROLL CALL

7:00 PM

SPECIAL BUSINESS

Welcome Commissioners Claire McPherson and Tom Soeprono

APPROVAL OF MINUTES

Minutes from July 11, 2018

REGULAR BUSINESS

Agenda Item #1: DSR18-012

Design review and decision for the Osteo Strong window signs at Island Square in Town Center.

Staff Contact: Andrew Leon, Planner

OTHER BUSINESS

Planned Absences for Future Meetings
Announcements & Communications
Next Scheduled Meetings: October 10, 2018 at 7:00PM

ADJOURN

PHONE: 206-275-7729
WEB: www.mercergov.org



DESIGN COMMISSION SPECIAL MEETING MINUTES JULY 11, 2018

CALL TO ORDER: Chair Richard Erwin called the meeting to order at 7:04 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Richard Erwin, Vice Chair Colin Brandt, Commissioners Tami Szerlip, Anthony Perez, and Suzanne Zahr were present. Commissioner Hui Tian and Susanne Foster were absent.

STAFF PRESENT:

Nicole Gaudette, Senior Planner, Lauren Anderson, Assistant Planner; Andrea Larson, Administrative Assistant, and Kari Sand, City Attorney were present.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the June 13, 2018. Vice-Chair Brandt moved to approve the June 13, 2018 minutes. Commissioner Szerlip seconded the motion. The minutes were approved as amended by a vote of 5-0-0.

REGULAR BUSINESS:

Agenda Item #1: Design Review DSR2018-009

Lauren Anderson, Assistant Planner, provided a brief presentation on the addition of two Engle & Volkers LED illuminated wall signs in Town Center

Stephen Thompson, Insignia Sign Inc, gave a brief presentation and answered questions regarding the proposed signs.

The Design Commission reviewed the wall signs.

Commissioner Perez moved to approve the project with the recommended motion with all three recommended conditions of approval. The motion was seconded by Vice-Chair Brandt.

Move to grant Insignia Sign Inc. design approval for two LED illuminated wall signs to be placed at a real estate tenant located at 2690 76th Ave SE #100, as shown in Exhibit 1, subject to the following conditions:

1. All aspects of the project shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to replacing the windows and installing James Hardie cladding.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within two years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

Vote passed 5-0-0.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Commissioner Szerlip announced that she is moving tomorrow.
Commissioners Perez and Zahr will be unavailable in August.

Brandt 8/22.

Nicole Gaudette addressed questions regarding the King and Mud Bay properties. Nicole Gaudette also addressed questions regarding the procedural code amendment that has been recommended by the Planning Commission for approval by City Council.

OTHER BUSINESS:

None

ANNOUNCEMENTS AND COMMUNICATIONS:

The next scheduled meeting is for July 25, 2018 at 7:00PM.

ADJOURNMENT: The meeting was adjourned at 7:38pm

DRAFT



**CITY OF MERCER ISLAND
DESIGN COMMISSION
STAFF REPORT**

**Agenda Item: 1
September 26, 2018**

Project:	DSR18-012 Osteo Strong Signage at Island Square in the Town Center
Description:	A request for design review approval of signage for a retail tenant at Island Square in the Town Center.
Applicant:	Steve Zamberlin of National Sign Corporation
Site Addresses:	7803 SE 27 th St. Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-1245
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none">1. Wall Signage Drawings by San Signs and Awnings, received on August 1, 2018.2. Window Signage Drawings by San Signs and Awnings, received on September 4, 2018.3. Development Application, received on June 16, 2018.4. Building Permit Application, received on June 16, 2018.5. Island Square Sign Criteria, Approved November 20, 2001.

1. SUMMARY

The applicant is requesting design review approval of signage for a retail tenant location on an existing mixed-use building (Island Square) containing multiple retail tenant locations at ground level in the Town Center (TC). The applicant is proposing to install one wall sign, located on the north side of the building facing SE 27th St. The proposed sign is to consist of channel lettering internally illuminated by LED lighting. The applicant is also proposing to install window signage that indicates the name of the establishment and other information. The subject property is addressed as 7803 SE 27th St. The proposed signage appears to be consistent with the Town Center Code.

The initial construction of Island Square underwent review by the Design Commission and was approved on November 20, 2001 (processed under permit number DSR0010-004). This approval included a master sign plan, which is attached to this staff report as Exhibit 4. The proposed signage is subject to the master sign plan as approved as a part of the original approval. The proposed window signage is not consistent with the window signage standards of the master sign plan. As such, the applicant has indicated that they would like to amend the master sign plan in order to allow the proposed signage.

2. CRITERIA FOR REVIEW AND STAFF ANALYSIS

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), 19.15.040(F)(1)(c), and 19.15.040(F)(3)(c) a minor exterior modification in the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve new signage at a retail location within the Town Center.

Mercer Island City Code MICC 19.15.040 and the Design Standards for the Town Center in Chapter 19.11.140 provide the criteria for approval of sign design. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

Staff Analysis:

Staff finds that the regulation is applicable to the proposal. MICC 19.15.040(F)(3)(a) contains thresholds for a presumption of nonsignificance for design review which require formal design commission review if exceeded. Threshold (6) states that if the work does not include additional exterior lighting or a new or enlarged exterior sign, then Design Commission review is not required. The tenant space for the sign does not currently have a sign, so the proposal will involve the installation of a new sign. Therefore, the proposal will require formal review by the Design Commission.

2. **MICC 19.15.010(E), Summary of Actions and Authorities:** Minor Exterior Modifications with a construction valuation less than \$100,000 within the Town Center shall be reviewed by the Code Official.

Staff Analysis:

The applicant has indicated that the construction valuation of this project is \$4,000. Design Commission approval is required for this project, as described above.

3. **MICC 19.15.040(F)(4), Criteria for Design Review Decisions:** Following the applicable review process above, the Design Commission or Code Official shall deny an application if it finds that all the following criteria have not been met, or approve an application, or approve it with conditions, based on finding that all the following criteria have been met:

- a. The proposal conforms with the applicable design objectives and standards of the design requirements for the zone in which the improvement is located, as set forth in subsection G of this section:

Staff Analysis:

The proposal conforms to the applicable design standards as set forth in MICC 19.15.040(G) and MICC 19.11.140 (See analysis below), subject to design commission discretion.

- b. The proposal is consistent with the comprehensive plan.

Staff Analysis:

Goal 4 of the Land Use component of the Comprehensive Plan states:
Create an active, pedestrian-friendly core.

4.1 Street-level retail, office, and service uses should reinforce the pedestrian-oriented circulation system.

4.2 Retail street frontages should be the area where the majority of retail activity is focused. Retail shops and restaurants should be the dominant use, with personal services also encouraged to a more limited extent.

This goal indicates that street level retail is a priority in the Town Center. Attractive signage to alert passersby to the presence of a retail establishment is vital to that establishment's viability. This criterion is met.

- c. The proposal does not increase the project's degree of nonconformity.

Staff Analysis:

The proposed sign will not increase nonconformity within the subject property.

4. MICC 19.15.040(G) Design Objectives and Standards

- 2. Town Center. Design objectives and standards for regulated improvements within the Town Center are set forth in Chapter 19.11 MICC.

Staff Analysis:

The proposal conforms to the applicable design objectives and standards of the design requirements in MICC 19.11 for the Town Center, subject to design commission discretion. (See analysis below).

5. MICC 19.11.140(A) Objectives:

- 1. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety.

Staff Finding:

The proposed sign is distinctively designed to identify the business it represents. The sign's design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.

- 2. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising.

Staff Finding:

The proposed sign is designed to identify the establishment in an attractive and functional manner. This criterion is met.

3. The size of signs shall be in proportion to the size of the business store frontage.

Staff Finding:

The size of the proposed sign is proportional to the size of the building and the tenant space it identifies (See Finding 6(b) below). This criterion is met.

4. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

Staff Analysis:

The proposed sign is compatible with the surrounding businesses and clearly indicates the nature of the business. The sign also does not detract from the architectural quality of surrounding business or park environments. This criterion is met.

6. MICC 19.11.140(B)(2) Development and Design Standards, Wall Signs:

- a. **Eligibility.** A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

Staff Analysis:

The applicant is proposing to install one wall sign facing SE 27th St to the north. This criterion is met.

- b. **Size.** All signs shall be:
 - i. Proportionate. Proportionate to the street frontage of the use they identify; and
 - ii. Maximum Size. In no case shall a wall sign be larger than:
 - (A) Twenty-five square feet. Twenty-five square feet for individual business signs.
 - (B) Fifty square feet. Fifty square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

Staff Analysis:

The proposed sign is to measure 16" by 147", for a total area of about 16.3 square feet (Exhibit 1). The sign is less than 25 square feet in area, so this criterion is met.

- c. **Determination of Size.** The sign size is measured as follows:
 - i. "Boxed" Displays: total area of display including the background and borders.
 - ii. Individual Letters and Symbols: total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

Staff Analysis:

The proposed sign consists of a series of symbols. The sign has been measured in accordance with this code section (Exhibit 1). This criterion is met.

- d. Placement.** Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story. This criterion is met.

Staff Analysis:

The sign is proposed to be installed below the building parapet, soffit, eave line, or roof. This criterion has been met.

- e. Signs above Window Displays.** When a commercial complex provides spaces for signs above window displays, these signs should be compatible in shape, scale of letters, size, color, lighting, materials and style.

Staff Analysis:

The sign master plan of Island Square (Exhibit 5) shows that a space has been provided for each leasable area, above the windows, for the purpose of installing a wall sign. The sign is proposed to be located in one of these provided spaces. As proposed, the sign is compatible with the business it represents.

- f. Design Commission Discretion.** If an applicant demonstrates to the satisfaction of the design commission that a wall sign is creative, artistic and an integral part of the architecture, the commission may waive the above restrictions.

Staff Analysis:

The proposed sign complies with the applicable criteria and does not require Design Commission discretion.

- g. Master Sign Plan.** When multiple signs for individual businesses are contemplated for a major construction project, a master sign plan stipulating the location and size of future signs will be required.

Staff Analysis:

This proposal is for a wall sign for a single business, not a major construction project. However, a master sign plan was approved for Island Square as a part of design review for the complex in 2001 and has been attached to this staff report as Exhibit 5. The elements of Island Square's master sign plan are discussed in the individual Findings of 6 and 7 of this staff report above and below.

7. MICC 19.11.140(B)(4) Window Signs

- a. Area Limitation.** Permanent and temporary window signs are limited to 25 percent of the window area.
- b. Integration with Window Display.** Every effort should be made to integrate window signs with window display.

Staff Analysis:

The applicant proposes to add window signage for the retail tenant on three windows that consists of the tenant's name and other information regarding the establishment (Exhibit 2). The proposed window signage will consist of white and yellow symbols on two windows. The third window will display a symbol in silver fine, with white and yellow lettering. Based on the provided drawings, the proposed window sign will not exceed 25 percent of the window area and will be integrated in the store's window display. These criteria are met.

The master sign plan for Island Market Square limits window signage to two signs. The applicant has requested that the master sign plan be amended to allow a third window sign. The third sign is necessary as it contains the name of the business and it is important to the applicant that the business's name be displayed on the door. The Design Commission's discretion is required to approve an amendment to the master sign plan.

8. **MICC 19.11.140(B)(9) Lighted Signs.** Lighted Signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

Staff Analysis: The proposed sign is to consist of channel letters and symbols internally illuminated by LED lighting (Exhibit 1). This criterion is met.

9. **MICC 19.15.040(F)(1)(d)(iii) states:** If the applicant has not submitted a complete application for a building permit within two years from the date of the notice of the final design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The design commission or code official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date. The applicant is responsible for knowledge of the expiration date.

Staff Analysis:

As conditioned, this criterion is met.

3. RECOMMENDATION

Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to grant National Sign Corporation design approval for signage for a retail tenant location in the Town Center located at 7803 SE 27th St., as shown in Exhibits 1 and 2, and to approve an amendment to the Island Square Master Sign Plan (Exhibit 5) to allow any number of window signs, provided the window signage will meet current sign standards in the Mercer Island City Code, subject to the following conditions.

Alternative Recommended Motion: Move to grant National Sign Corporation design approval for signage for a retail tenant location in the Town Center located at 7803 SE 27th St., as shown in Exhibits 1 and 2, and

to approve an amendment to the Island Square Master Sign Plan (Exhibit 5) to allow any number of window signs, provided the window signage will meet current sign standards in the Mercer Island City Code, subject to the following conditions and further conditioned as follows [specify conditions].

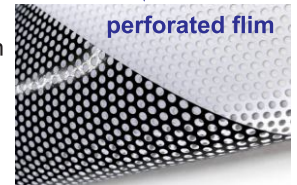
4. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the proposed sign shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibits 1 and 2.
2. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to installation of the signs.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within two years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

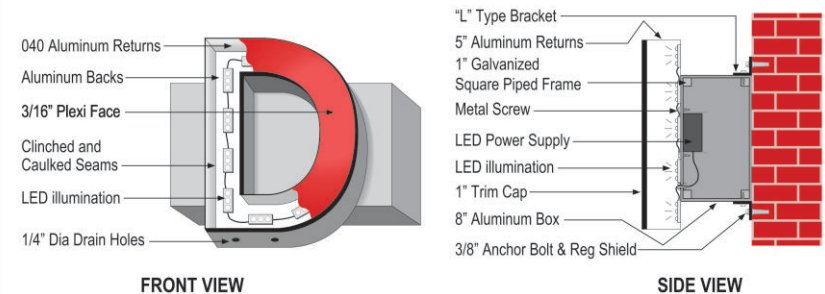


Channel letter (5"D) with LEDs

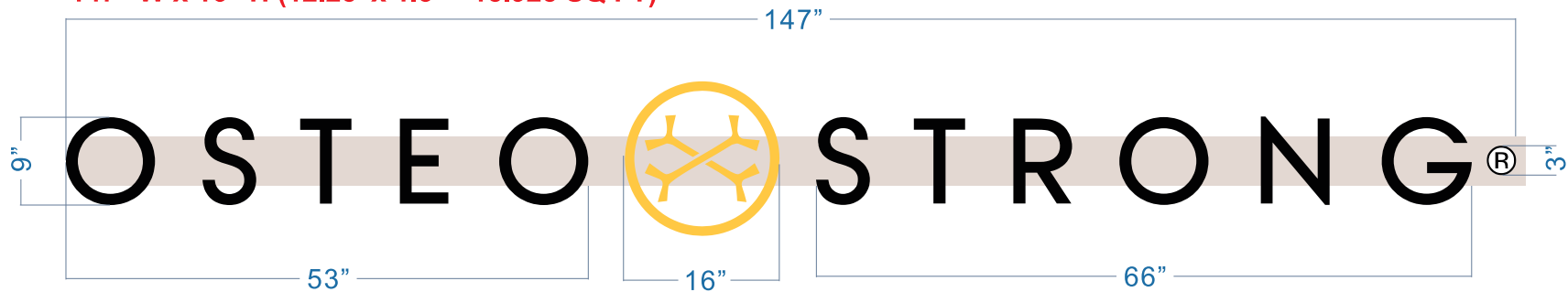
- Plexiglass face w/ black or yellow aluminum return
- Black letters : perforated flim
- logo: PMS 1225C yellow
- UL listed
- Raceway



CHANNEL LETTER SIGN w/ ALUMINUM BOX INSTALLATION VIEW



147" W x 16" H (12.25' x 1.3' = 15.925 SQ FT)



San Signs & Awnings
925 Saw Mill River Rd.
Yonkers, NY 10710



www.sansigns.com | info@sansigns.com
Ph: 914.375.6674 | Fax: 914.375.6689

Customer Information

Job Name: Channel letter on raceway
Location: 7803 SE 27th St.
Mercer Island, WA 98040

Date: 7/31/18
Project Manager: Mike Santo
Designer: Hennah Jung

Job Description

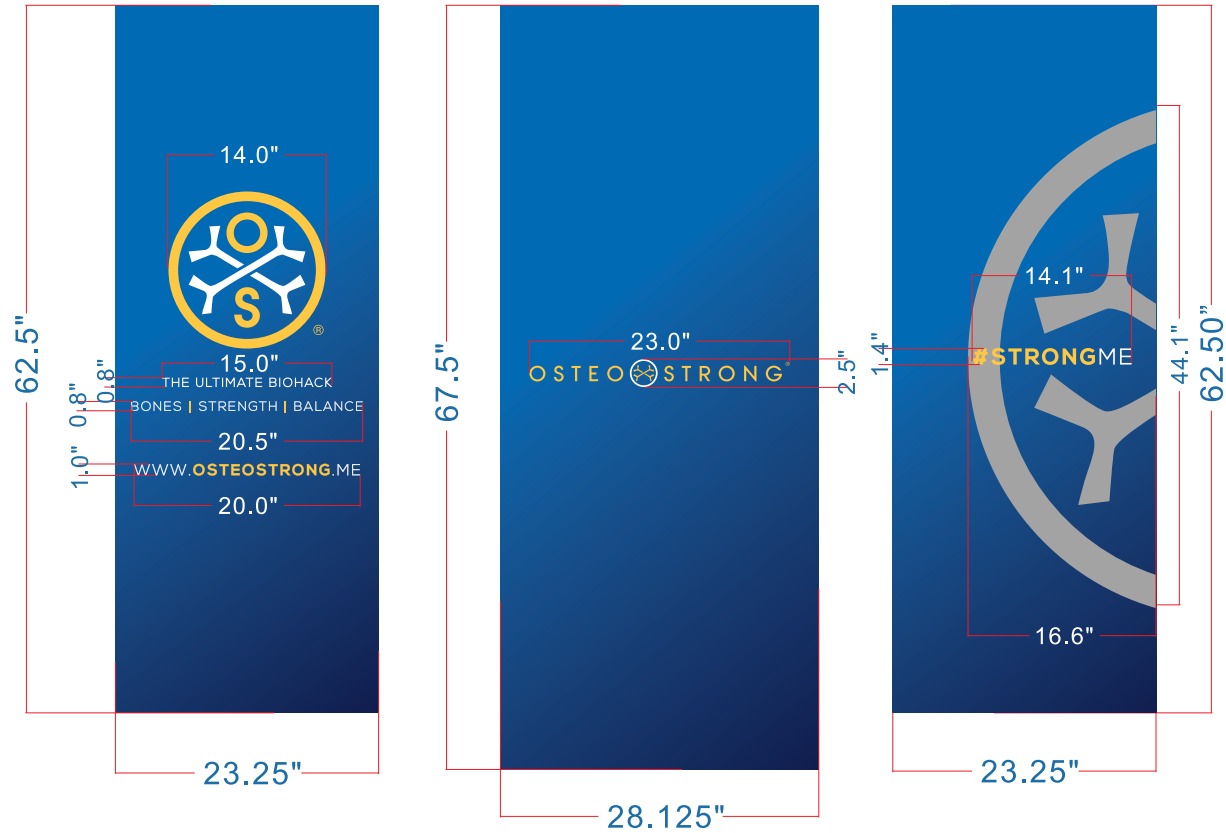
Material: Channel letter
Qty: 1 set
Size: 147" W x 16" H (12.25' x 1.3' = 15.925 SQ FT)
Color/Copy: black & White & yellow (PMS 1225C)
Install: NO (Shipping)

Customer Approval

Customer Signature _____ Date _____
The artwork provided is the exclusive property of San Signs. It is protected by all copyright laws. This artwork can not be used or reproduced without our consent. Unauthorized use is subject to all penalties provided for.

Window Graphic

- White & Yellow (Pantone 1225C)
- Etching vinyl (Silver Fine #90)
- Surface



	Customer Information	Job Description	Customer Approval
<p><i>San Signs & Awnings</i> 925 Saw Mill River Rd. Yonkers, NY 10710</p> <p>www.sansigns.com info@sansigns.com Ph: 914.375.6674 Fax: 914.375.6689</p> <p>Z:\O\OsteoStrong\OR 21404 - Mercer Island, WA</p>	<p>Job Name: Osteostrong interior Location: 7803 SE 27th St. Mercer Island, WA 98040</p> <p>Date: 6/19/18 Project Manager: Mike Santo Designer: Hennah Jung</p>	<p>Material: Vinyl Graphic / digital print Qty: See above Size: See above Color/Copy: Black & White & yellow (PMS 1225C) Install: NO (Shipping)</p>	<p>Customer Signature _____ Date _____</p> <p><small>The artwork provided is the exclusive property of San Signs. It is protected by all copyright laws. This artwork can not be used or reproduced without our consent. Unauthorized use is subject to all penalties provided for.</small></p>

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY

PERMIT #

RECEIPT #

FEE

Date Received:

DEVELOPMENT APPLICATION

Received By:

STREET ADDRESS/LOCATION		ZONE
7803 SE 27TH ST		
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
5315101245		
PROPERTY OWNER (required)	ADDRESS (required)	CELL/OFFICE (required)
UDR ISLAND SQUARE	2758 78TH AVE SE	206-207-0259
		E-MAIL (required)
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
STEVE ZAMBERLIN	1255 WESTLAKE AVE N	206-282-0700
	SEATTLE, WA 9819	E-MAIL
		stevez@nationalsigncorp.com
TENANT NAME	ADDRESS	CELL PHONE
OSTEO STRONG	7803 SE 27TH ST	
		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

DATE

6-08-18

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

INSTALL ONE SINGLE FACE ILLUMINATED EXTERIOR WALL SIGN. ALSO INCLUDES DOOR/WINDOW VINYL GRAPHICS.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS <input type="checkbox"/> Building (+cost of file preparation) <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Land use (+cost of verbatim transcript) <input type="checkbox"/> Right-of-Way Use	DEVIATIONS <input type="checkbox"/> Changes to Antenna requirements <input type="checkbox"/> Changes to Open Space <input type="checkbox"/> Critical Areas Setback <input type="checkbox"/> Wet Season Construction Moratorium	WIRELESS COMMUNICATIONS FACILITIES <input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption <input type="checkbox"/> New Wireless Communications Facility
CRITICAL AREAS <input type="checkbox"/> Determination <input type="checkbox"/> Reasonable Use Exception	ENVIRONMENTAL REVIEW (SEPA) <input type="checkbox"/> Checklist: Single Family Residential Use <input type="checkbox"/> Checklist: Non-Single Family Residential Use <input type="checkbox"/> Environmental Impact Statement	VARIANCES (Plus Hearing Examiner Fee) <input type="checkbox"/> Type 1** <input type="checkbox"/> Type 2***
DESIGN REVIEW <input type="checkbox"/> Administrative Review <input type="checkbox"/> Design Review- Major <input checked="" type="checkbox"/> Design Review - Minor <input type="checkbox"/> Design Review - Study Session	SHORELINE MANAGEMENT <input type="checkbox"/> Exemption <input type="checkbox"/> Semi-Private Recreation Tract (modification) <input type="checkbox"/> Semi-Private Recreation Tract (new) <input type="checkbox"/> Substantial Dev. Permit	OTHER LAND USE <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation Request <input type="checkbox"/> Comprehensive Plan Amendment (CPA) <input type="checkbox"/> Conditional Use (CUP) <input type="checkbox"/> Lot Line Revision/ Lot Consolidation <input type="checkbox"/> Noise Exception <input type="checkbox"/> Reclassification of Property (Rezoning) <input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit) <input type="checkbox"/> Zoning Code Text Amendment
SUBDIVISION SHORT PLAT <input type="checkbox"/> Short Plat <input type="checkbox"/> Short Plat Amendment <input type="checkbox"/> Deviation of Acreage Limitation <input type="checkbox"/> Final Short Plat Approval	SUBDIVISION LONG PLAT <input type="checkbox"/> Long Plat <input type="checkbox"/> Subdivision Alteration to Existing Plat <input type="checkbox"/> Final Subdivision Review	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B, C-O, PBZ, MF-2, MF2L, MF-2L, MF-3, TC, P)

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)

Exhibit 3

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Exhibit 4



PERMIT APPLICATION

A P P L I C A N T	SITE ADDRESS*		PROJECT VALUATION*		PERMIT #
	7803 SE 27TH ST				
	PROPERTY OWNER* UDR ISLAND SQUARE		ADDRESS*	PHONE/OFFICE*	206-207-0259
	TENANT NAME OSTEO STRONG		2758 78TH AVE SE	E-MAIL*	
	APPLICANT CONTACT NAME*		ADDRESS*	CELL/OFFICE*	206-282-0700
	STEVE ZAMBERLIN		1255 WESTLAKE AVE N	E-MAIL* stevez@nationalsigncorp.com	
	ARCHITECT / DESIGNER (Company/Name)		ADDRESS	CELL/OFFICE	
				E-MAIL*	
	STRUCTURAL ENGINEER (Company/Name)		ADDRESS	CELL/OFFICE	
				E-MAIL*	
C	CONTRACTOR(Company/name)		ADDRESS	CELL/OFFICE	206-282-0700
	NATIONAL SIGN CORPORATION		1255 WESTLAKE AVE N	EMAIL* stevez@nationalsigncorp.com	
	STATE CONTRACTOR LICENSE* # NATIOSC031M3		MI BUSINESS LICENSE* # 820178		
	ELECTRICAL CONTRACTOR (Company/Name)		ADDRESS	CELL/OFFICE	206-282-0700
N	NATIONAL SIGN CORPORATION		1255 WESTLAKE AVE N	EMAIL* stevez@nationalsigncorp.com	
	STATE CONTRACTOR LICENSE # NATIOSC031M3		MI BUSINESS LICENSE # 820178		
	*REQUIRED				
	PERMIT TYPE		OCCUPANCY TYPE	WORK TYPE	
T	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Protection <input type="checkbox"/> Plumbing <input type="checkbox"/> Demolition <input type="checkbox"/> Grading <input type="checkbox"/> Fuel Tank <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Stormwater <input type="checkbox"/> Low Voltage <input type="checkbox"/> Site Development		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Church/School	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> New <input type="checkbox"/> Repair /	
	Will your project result in:		WORK DESCRIPTION:		
	A change of use Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		INSTALL ONE SINGLE FACE ILLUMINATED WALL SIGN		
	New Single Family dwelling Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	A reduction in any existing side yard setback Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	An increase in impervious surface by more than 100 square feet Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
An increase in the gross floor area of more than 500 square feet Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
An increase in the maximum building height above the highest point of the building Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
NOTICE TO APPLICANT This permit becomes null and void if the work or construction authorized is not commenced within two years, or if work or construction is suspended or abandoned for two years at any time after work is commenced or if work is not completed within two years from date of issue. Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance. All work shall be done in accordance with the approved plans, except where such approval is in conflict with other codes. The approved plans shall not be changed or modified without the prior approval of the Building Official. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspections. I hereby certify 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 I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.					
Signature of Owner/Contractor/Authorized Agent		Date	Printed Name of Owner/Contractor/Authorized Agent		

6-8-18

STEVE ZAMBERLIN

ISLAND MARKET SQUARE COMMUNITY KIOSK @ 78th AVE.

6" CONG. BAND

FIELD OF TERRA-
COTTA CONG. UNIT PAVEPS

DECORATIVE FINIAL
METAL ROOF
PAINTED STL. FACIA
INTEGRAL GUTTER

CURB @ 78th AVE. SE.

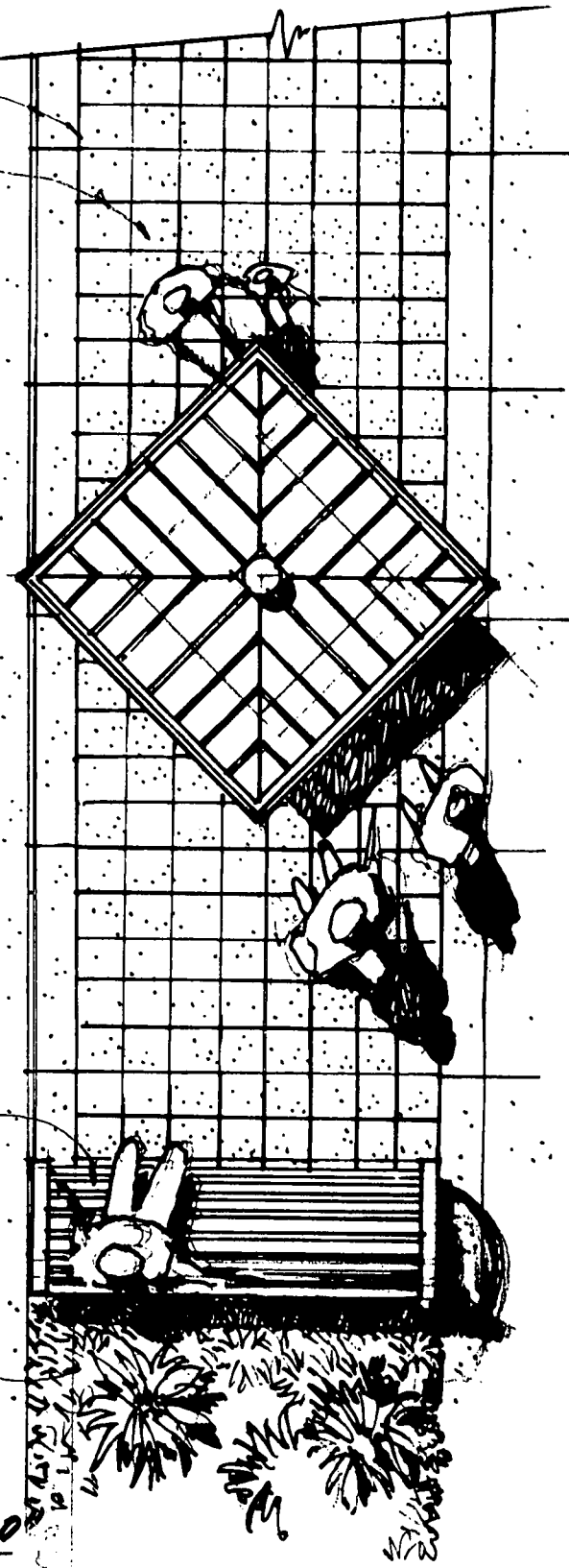
BENCH
SEATING

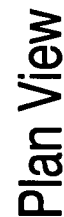
FLOWERING
PERENNIAL
PLANTING

ELEVATION @ 1/2" = 1'-0"

CONCRETE FOOTING
PAINTED TUBULAR STL. FRAME
& ANGLES TO MOUNT VERTICAL
CLEAR CEDAR SLATS

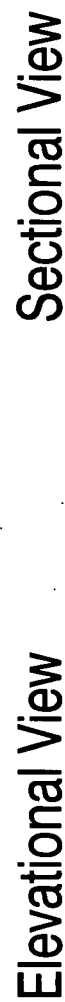
PLAN @ 1/2" = 1'-0"





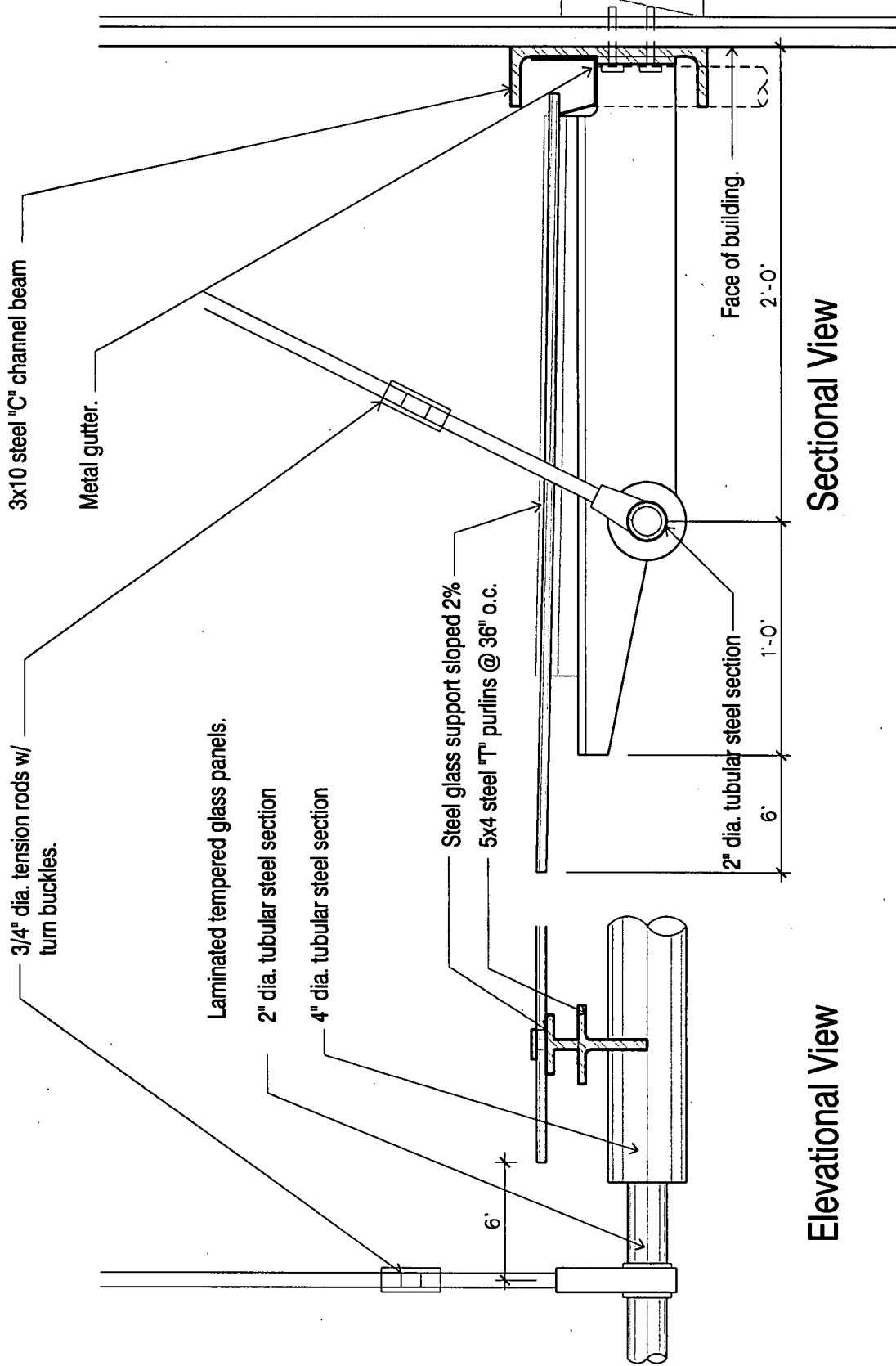
Bldg. B Commercial Canopy

Scale: 1-1/2" = 1'-0"



Bldg. D Commercial Canopy

Scale: 1-1/2" = 1'-0"



Elevation View

Sectional View

Bldg. B & Bldg. E Commercial Canopy

Scale: 1 1/2" = 1'-0"

PROJECT:
ISLAND MARKET
SQUARE

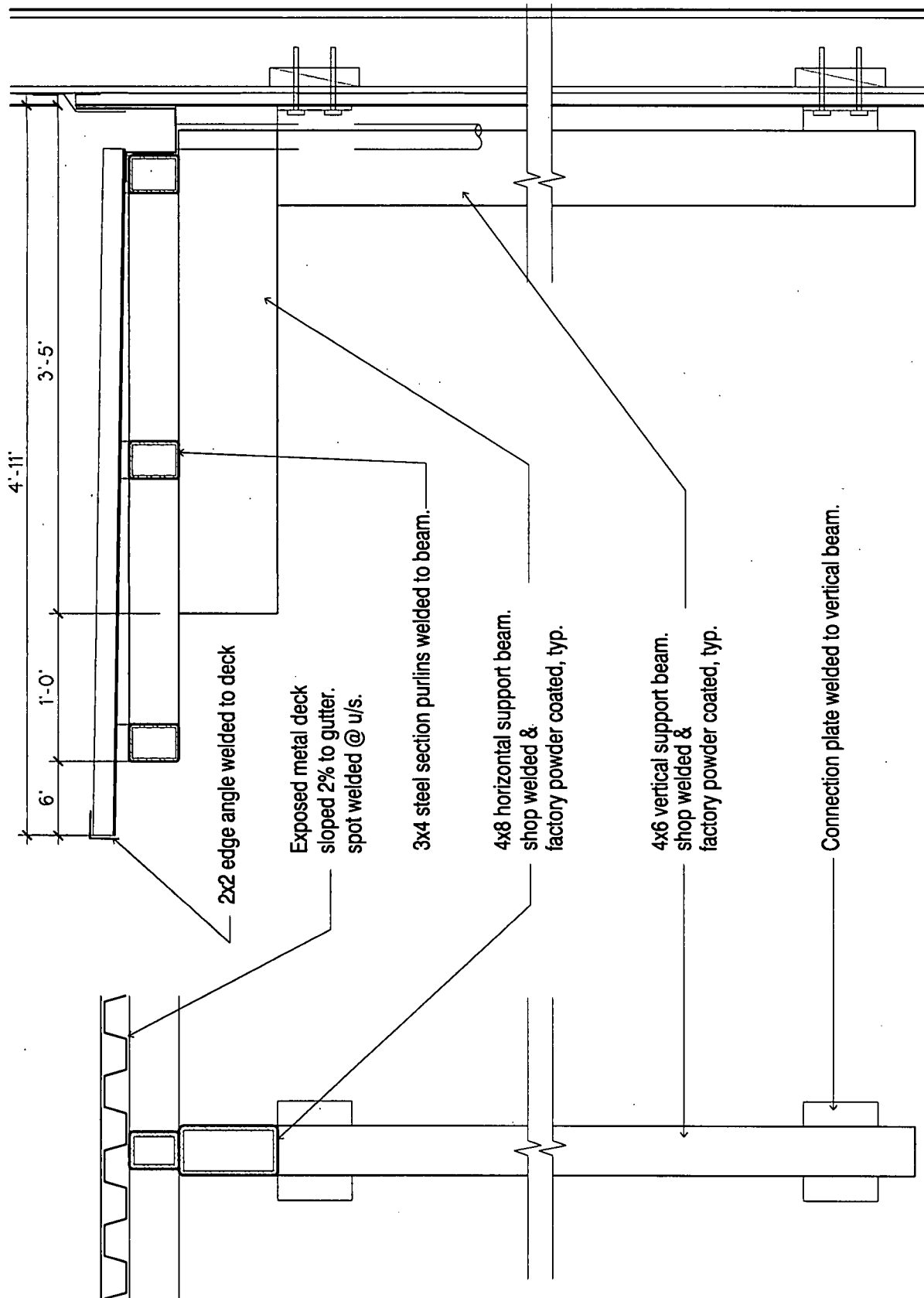
LOCATION:
2760 78th AVE. SE
MERCER ISLAND, WA

PREPARED FOR:
ONE ISLAND SQUARE
LLC.

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Residential
Canopy
Details
96332.00
November 02, 2001
96332.00

A1.3
DESIGN COMMISSION REVIEW
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Elevational View

Bldg. D Residential Canopy

Scale: 1" = 1'-0"



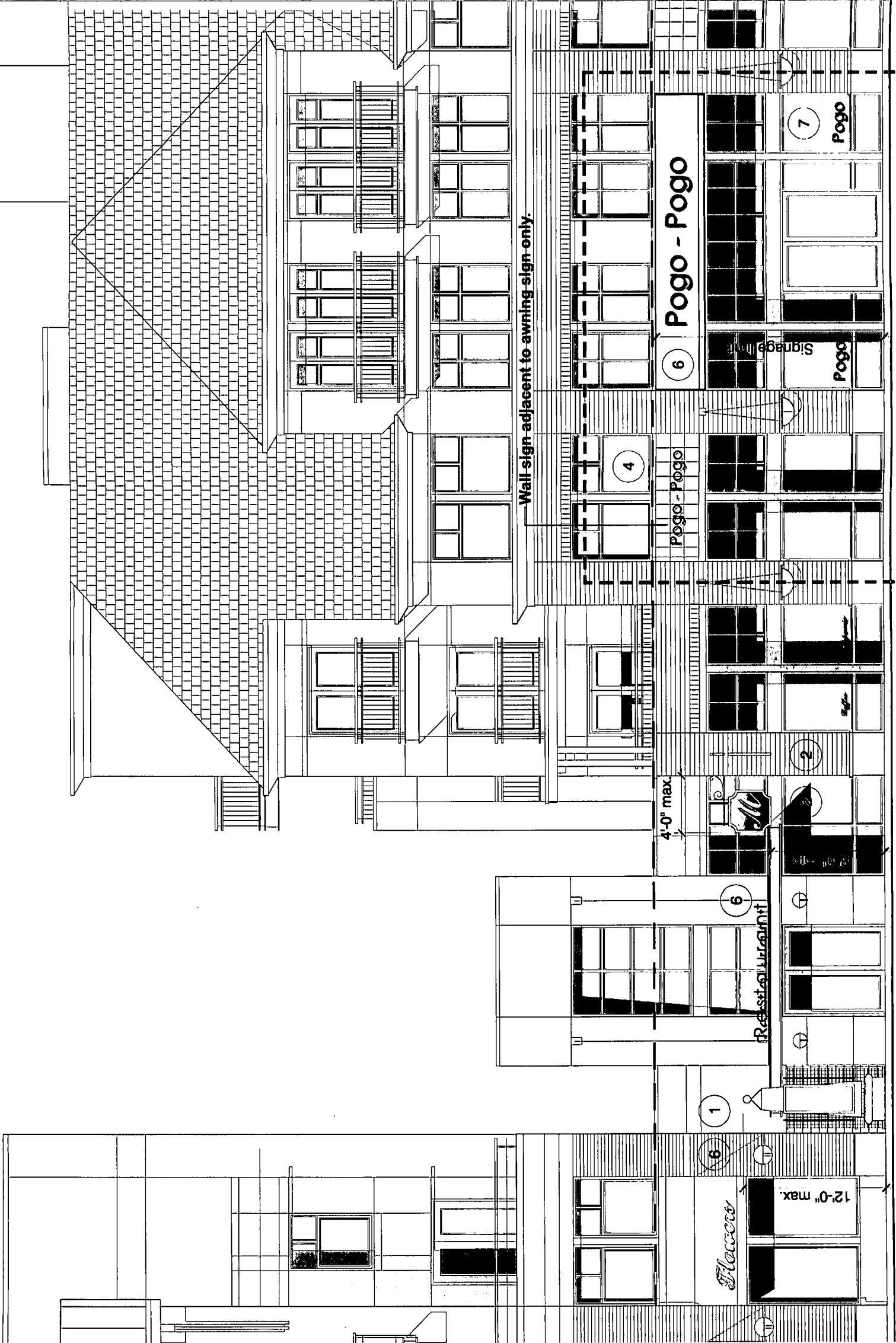
Sectional View

Bldg. D Residential Knee Brace

Scale: 1" = 1'-0"

Building 'D'

Building 'C'



Typical signage option 01

Signage options:
Each potential tenant shall be provided with 3 signage options.

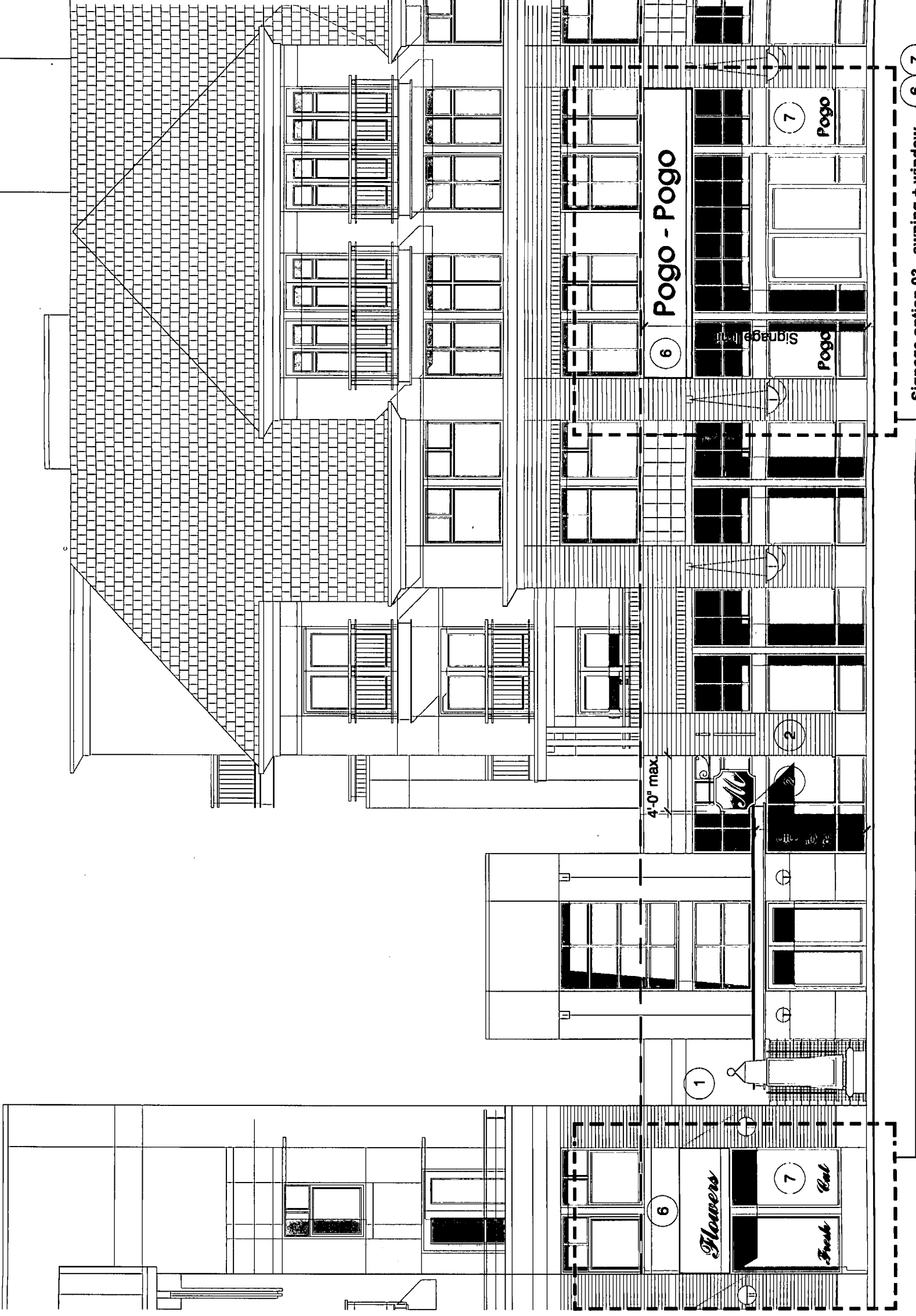
Signage key notes:
(Signage per City of Mercer Island Town Center District - Development & Design Requirements)

- 1 Not used.
- 2 Projecting Signs.
- 3 Free standing ground signs architecturally compatible with style, material and colors. Symbols encouraged.
- 4 Building letters.
- 5 Not used.
- 6 Awning signage.

7 Window graphics. Vinyl letters & graphics applied to the interior face of storefront glazing. Graphics not to exceed 25 percent of the window area with a limit of two window signs per tenant.

Building 'D'

Building 'C'



Typical signage option 03

Signage options:

Each potential tenant shall be provided with 3 signage options.

Signage key notes:

**(Signage per City of Mercer Island
Town Center District - Development
& Design Requirements)**

- ① Not used.
- ② Projecting Signs.
- ③ Free standing ground signs architecturally compatible with style, material and colors. Symbols encouraged.
- ④ Building letters.
- ⑤ Not used.
- ⑥ Awning signage.
- ⑦ Window graphics. Vinyl letter & graphics applied to the interior face of storefront glazing. Graphics not to exceed 25 percent of the window area with a limit of two window signs per tenant.