



DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, July 11, 2018
Mercer Island City Hall

DESIGN COMMISSIONERS

Colin Brandt, Vice Chair
Richard Erwin, Chair
Susanne Foster
Anthony Perez
Tami Szerlip
Hui Tian
Suzanne Zahr

CALL TO ORDER & ROLL CALL

7:00 PM

SPECIAL BUSINESS

APPROVAL OF MINUTES

Minutes from June 13, 2018

REGULAR BUSINESS

Agenda Item #1: DSR18-009

Design review and decision for the addition of two (2) Engel & Völkers LED illuminated wall signs in Town Center.

Staff Contact: Lauren Anderson, Assistant Planner

OTHER BUSINESS

Planned Absences for Future Meetings

Announcements & Communications

Next Scheduled Meeting: July 25, 2018 at 7:00PM (may be cancelled)

ADJOURN

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



DESIGN COMMISSION SPECIAL MEETING MINUTES JUNE 13, 2018

CALL TO ORDER: Vice Chair Colin Brandt called the meeting to order at 7:01 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, Susanne Foster and Hui Tian were present. Commissioner Suzanne Zahr arrived at 7:09PM

STAFF PRESENT:

Evan Maxim, Interim Director, Lauren Anderson, Assistant Planner; Andrea Larson, Administrative Assistant, and Bio Park, Assistant City Attorney were present.

SPECIAL BUSINESS:

Agenda Item #1: Election of Chair and Vice-Chair

Vice-Chair Brant nominated Richard Erwin for Chair. Vote passes 6-0-0

Commissioner Szerlip nominated Colin Brand for Vice-Chair. Vote passed 6-0-0

Agenda Item #2: Design Commission Bylaws

Review and adopt amendments (if needed) to the Design Commission Bylaws

Commissioner Szerlip moved to approve the Bylaws. Passed 6-0-0

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the April 25, 2018. Vice-Chair Brant moved to approve the April 25, 2018 minutes. Commissioner Szerlip seconded the motion. The minutes were approved as amended by a vote of 6-0-0.

REGULAR BUSINESS:

Agenda Item #1: Design Review DSR2018-007

Lauren Anderson, Assistant Planner, provided a brief presentation on the replacement of windows and a minor façade changes to the Mercer Isle Condominium.

John Marshal, with Maintco Inc., provided the Commission with a sample of the James Hardie cladding and answered questions regarding the replacements.

Amy Ting, President of the HOA board of Mercer Isle Condominiums, answered the Commissions questions regarding the window replacements.

The Design Commission reviewed the design of the façade changes and window replacements.

The Commission recommends using hardy panel versus hardy planks.

Vice-Chair Brandt moved to approve the project with the recommended motion with all three recommended conditions of approval and further conditioned as follows+. The motion was seconded by Commissioner Tian.

Move to grant Maintco Inc. design approval for the replacement of 12 aluminum windows with 12 white vinyl windows and the removal of marblecrete siding around 6 windows and replacing it with James Hardie cladding in the Multi-Family zone located at 2500 81st Ave SE, as shown in Exhibit 1, subject to the following conditions

and furthered conditioned as follows:

1. All aspects of the project shall be consistent with the detail information submitted with this application (i.e. colors, materials, sizing, and graphics), as depicted by Exhibit 3 and 4.
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.
4. The marblecrete is replaced with hardy board not hardy plank to create so as to achieve a flat look more matching the marblecrete on the rest of the building.

Vote passed 7-0-0.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Vice Chair Brant will be gone in late august, Chair Erwin will be gone July 21st - August 1st, Commissioner Tian will be gone the 3rd and 4th week of July, Commissioner Perez will be gone July 31st – August 14th, Commissioner Foster will be gone at the end of July.

OTHER BUSINESS:

Evan Maxim provided the Commission with a Planning Manager's report regarding the Procedural Code amendment, on the purchase and sale agreements approved by the City Council on June 5th, 2018, and on a potential project on the King property.

ANNOUNCEMENTS AND COMMUNICATIONS:

The next scheduled meeting is for June 27, 2018 at 7:00PM.

ADJOURNMENT: The meeting was adjourned at 7:44pm



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

**Agenda Item: 1
July 11, 2018**

Project:	DSR18-009 Two new LED illuminated wall signs for Engel & Völkers.
Description:	A request for design review approval of two wall signs for a real estate tenant at 2690 76 th Ave SE SE #100 in the Town Center. This building is on the uniquely shaped triangular property located between the Hadley building and the new Sano Café, and across the street from the drive-through Starbucks.
Applicant:	Steven Thomson at Insignia Sign Inc.
Site Addresses:	2690 76 th Ave SE #100 Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-1506
Zoning District:	Town Center (TC-5)
Exhibits:	<ol style="list-style-type: none">1. Specifications, elevation and site plan by Signdealz, received on May 21, 2018.2. Development Application, received on May 21, 2018.3. Google Maps Streetview of previous tenant signage (source: https://www.google.com/maps/@47.5870843,-122.2372557,3a,75y,226.36h,85.64t/data=!3m6!1e1!3m4!1syLDi0mVvk6_PIO_jlcGBJcg!2e0!7i13312!8i6656).

1. SUMMARY

The applicant is requesting preliminary design review of two wall signs for a real estate tenant located on the uniquely shaped triangular property near the Hadley and Starbucks, in the Town Center. The previous tenant was also a real estate business. A real estate business is classified as a service use and is a permitted use in the TC-5 zone per the table in MICC 19.11.020(1)(1). The applicant is proposing two new LED illuminated wall signs that will be attached to the north and west side of the building. The subject property is addressed as 2690 76th Ave SE #100 Mercer Island, WA 98040. The building has two available tenant spaces, the other tenant space is currently empty. Due to the unique shape of the site, 76th Avenue SE fronts the building on two sides (northeast and west), thus two signs are proposed. The channel letters are proposed to be back lit (halo illuminated) with white 6000 Kelvin LED's (refer to Exhibit 1 page 5 for the simulated night view).

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 inside of the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve new signage at a commercial location in the Town Center. This review is for the design of an individual tenant's signage.

Mercer Island City Code MICC 19.15.040 and the Town Center Development and Design Standards 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, building permit 1805-022 will not be issued until after Design Commission approval.

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

Staff Analysis:

Due to the scope of work being a minor modification and per MICC 19.15.040(F)(3)(a) [analysis below], the Design Commission should review the new signage proposed for the building.

3. **MICC 19.15.040(F)(3)(a), Scope of Review: Design review of minor exterior modifications shall include review of exterior modifications to any existing structures including paint, material, minor roof or facade changes, new additions, landscaping changes, and site plan modifications that do not qualify as major new construction or are undertaken independently from modification of an existing structure, and new or modified signs... There shall be a rebuttable presumption of nonsignificance, and therefore no requirement of a formal design review, if all of the following conditions are met: ... (6) the work does not include additional exterior lighting or a new or enlarged exterior sign...**

Staff Analysis:

The previous real estate tenant in the building only had one non-illuminated wall sign (refer to Exhibit 3). This proposal includes two new LED illuminated wall signs. The previous real estate tenant had one non-illuminated sign on the awning – refer to Exhibit 3. Due to the proposal adding two new illuminated signs and adding one more sign than the previous tenant, design review by the Design Commission is required. This proposal is being brought forth for Design Commission review, thus this criterion is met.

4. **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:
 - i. In the Town Center, particular attention shall be given to whether:

- A. The proposal meets the requirements for additional building height, if the proposal is for a building greater than two stories.

Staff Analysis:

The proposal is for real estate tenant signage only. Therefore, this criterion does not apply.

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

Staff Analysis:

Goal 4 of the Comprehensive Plans states:

Create an active, pedestrian-friendly core.

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

Attractive signage to alert passersby to the presence of a retail, restaurant, or personal service establishment is vital to the viability of an establishment. This criterion is met.

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

Staff Analysis:

The application is proposing to comply with all applicable signage requirements, including size, type, and placement. This criterion is met.

3. MICC 19.15.050(G) Design Objectives and Standards

- 1. 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 zone. (See analysis below).

The Design Standards for the Town Center in Chapter 19.11.140 provide the criteria for approval of sign design.

4. MICC 19.11.140(B) Objectives:

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

Staff Analysis:

The proposed sign is distinctively designed to identify the business. The black and red wall signs will be channel letters ("ENGEL VÖLKERS") with the symbol "&" and will be made of aluminum with the "&" symbol in red vinyl. The rest of the lettering - the aluminum - will be painted black. The signs' design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.

- b. 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 Analysis:

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

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

Staff Analysis:

The size of the proposed sign is proportional to the size of the building and the tenant space it identifies (See Findings 5(b) below). It is approximately 15.8 square feet which is well below the maximum 25 square feet. This criterion is met.

- d. 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 businesses. This criterion is met.

5. MICC 19.11.140(B)(3) 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 one sign to be attached to the band near the front entrance to their business. From looking at Exhibit 1 page 3 of 7, the one sign is proposed to be placed next to the existing awning and is located above the windows. The proposed sign faces North, towards the Starbucks. The second sign (per Exhibit 1 page 4 of 7) is proposed to be placed above the windows facing the existing parking lot to the west.

Due to the unique lot being triangular shaped, the one business is allowed two signs as the business has two street frontages. Please refer to Exhibit 1 page 6 of 7 the site plan. This criterion is met.

b. Size. All signs shall be:

- i. Proportionate. Proportionate to the street frontage of the businesses they identify; and
- ii. Maximum Size. In no case 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 proportionate to the tenants building frontage and is 15.8 square feet. This criterion is met.

c. Determination of Size. The sign size is measured as follows:

- i. “Boxed” Displays. “Boxed” display – total area of display including the background and borders.
- ii. Individual Letters and Symbols. Individual letters and symbols – total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

Staff Analysis:

The signage is a combination of individual letters and an “&” symbol. It has been measured per 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.

Staff Analysis:

The applicant proposes that the wall signs will be attached to the band (above the windows and below the roof line) along the front and side of the tenant space. The signs will not extend above the building parapet, soffit, eave line, or roof of the building, and are below the windowsill of the second story (there is only one story). Please refer to Exhibit 1. 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 applicant has not proposed signs above window displays. Staff finds this requirement is not applicable.

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:

This proposal is in compliance with the criterion proposed in MICC 19.11.140(B)(3) and does not require the commission to waive any restrictions.

- 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:

The building in which the tenant resides in does not have a master sign plan, thus this criterion does not apply.

6. 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 lettering (“ENGEL VÖLKERS”) will be painted black and the “&” symbol will be red translucent vinyl. The proposed wall signs will be illuminated externally and will be back lit with white LED lighting with a halo effect. The white LED lighting in the back of the sign gives off a halo effect. The LEDs will be 6000K (Kelvin) with 130 LM/FT (Lumen per foot) and are non-adjustable. Please refer to Exhibit 1, page 3 and 4 for the lighting details and Exhibit 1 page 5 of 7 for the simulated night view.

The code states “Channel or punch-through letters are preferred over a sign that contains text and and/or logo symbols within a single, enclosed cabinet.” The applicant is proposing two channel letter signs with back lit halo illumination. Staff finds that the criterion has been met.

- 7. 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.

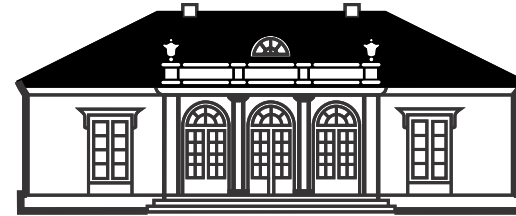
III. RECOMMENDATION

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

Recommended Motion: 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.

IV. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the sign shall be in substantial conformance 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 installation of the sign.
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.



ENGEL & VÖLKERS[®]

2690 76th Ave SE #100, Mercer Island, WA 98040



WHAT MAKES SIGNDEALZ BETTER ?

Signdealz Corporation History

In 2011, William Hayes, owner of Signdealz invented a new approach to manufacturing custom electric and architectural signage using a cloud network of sign professionals. We believe that our strength lies within our network of independent contractors and manufacturers. Signdealz has created a market approach that drives up quality while providing more options, savings, and benefits for our customers.

Options - It's all about options. With our vast network of partners in all fields allows us a nearly infinite level of productive capacity and schedule flexibility.

- Project Management -**
 Signdealz takes our market based approach to talent acquisition into the project management field. Our focus is on building the best team possible to deliver a well executed project. It starts with recruiting and qualifying the best independent project managers in the business. Our key strength is in complex problem solving and strategic planning.
- Permit Processing -**
 The key to successful permitting is selecting the correct installation partner who is qualified and won't drop the ball on your permits. Signdealz PM team members know what questions to ask installation partners and also know to look into the past performance of an installation partner to ensure they will get those permits on time.
 - We perform a detailed code review of every job site and all of the municipality code information is loaded into our system built on Salesforce.com.
 - Please Refer to our code review process slideshow for detailed information on our code review training process.
 - Once Code Review is completed we work with our partner to verify what is allowed based on their experience produce initial drawings which are checked with a city planner for accuracy before releasing to the client.
 - Drawings are produced per approved code review.
- Technology -**
 Our project management and CRM platform is built on Salesforce.com. We also utilize Signnow for electronic document management and e-signature capabilities. Our internal file structure and enterprise file system is built on Google Apps, enterprise.
- Design -**
 Signdealz design network is radically different than any sign company in the world. We created our own network of independent design professionals in every discipline. We have access to award winning sign designers, interior designers, print and digital designers, architects, structural engineers and the list goes on. Our proven customer driven process provides more amazing design options with higher customer satisfaction.

- Fabrication -**
 Signdealz uses a qualified network of wholesale manufacturers that compete for your business. This provides more options for our customers and lowers the price of your sign. Every shop is qualified before they enter our shop network. From glass blowers to 100' Pylon Signs, there is no size project Signdealz cannot tackle. Just look at our results. We have over 28 custom sign shops, 18 wholesale channel letter manufacturers, and over 40 other specialized custom sign specialty shops.
- Installation -**
 Choosing good installers is not easy. Using our cloud platform, Signdealz connects our nationwide network of sign installation professionals together giving us unprecedented options for servicing and installing your sign package. We have converged multiple trades into one platform. Electricians, lighting installers, concrete fabrication, digital signage installers, stonemasons, high-rise installations, or just applying window vinyl, we have the team to get it done.

Signdealz has reinvented the sign business.



GREAT SIGNS AT GREAT PRICES

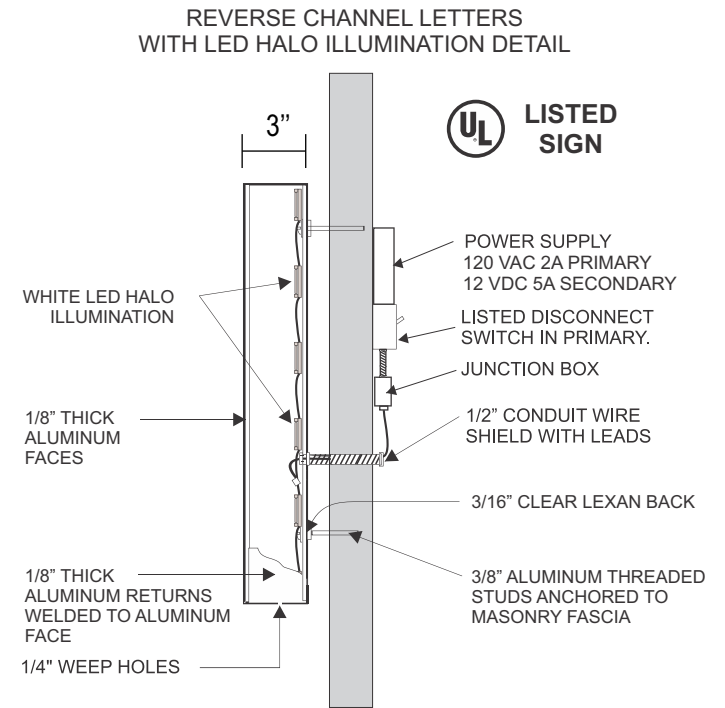
LED Halo Channel Letters: North Elevation

SIGN 1



Reverse halo illuminated channel letters
3" Deep aluminum returns & faces painted black
Halo illuminated with white 6000 Kelvin LED's

Face lit & halo illuminated combination channel letter
3" Deep aluminum returns painted red to match lt tomato red face
White acrylic face with 1" red trim cap
3M translucent lt tomato red vinyl applied to face
Face lit & halo lit illuminated with white 6000 Kelvin LED's



TYPICAL SIDE SECTION DETAIL

NO SCALE

Newly Proposed Signage: North Elevation



Attachment Method Specifications:

Hardware Type: 3/8" All Thread
Hardware Length: 6"
Approximate Number of fasteners and Position: 4 to 5

Electrical Specifications:

Who Makes Electrical Connection: GC
Power Requirement: 120V 2 AMP
J-Box/Primary Circuit Location: Interior Wall

Installer Instructions:

Installer will tie together all secondary leads inside crawl space, Transformers are to be placed in a UL approved container with a service disconnect per NEC. Site will be cleaned up and ensure pictures are taken with letters lit.

Signdealz
PO Box 1259
Erie, CO 80516-1259
PHONE: 1-800-405-0686

CUSTOMER NAME:	Engel & Volkers
PROJECT NAME:	Exterior Signage
LOCATION:	2690 76th Ave SE #100, Mercer Island, WA 98040
OPPORTUNITY / P.O. NO (#):	OP-BH-002285
SALES:	BILL HAYES
ORIGINAL FILE NAME:	

DESIGNER: TH

APPROVAL:

DocuSigned by: Customer Signature (legible)

(X) *Kaitlyn Wingate*

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Approval Date: 4/16/2018

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REVISIONS:

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NOTES:

Rendering & Presentation

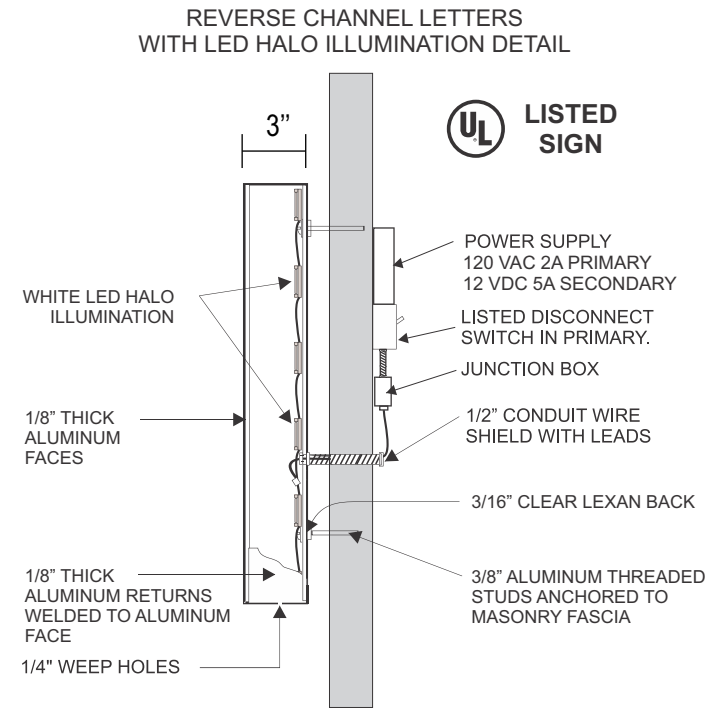
LED Halo Channel Letters: West Elevation

SIGN 2



Reverse halo illuminated channel letters
 3" Deep aluminum returns & faces painted black
 Halo illuminated with white 6000 Kelvin LED's

Face lit & halo illuminated combination channel letter
 3" Deep aluminum returns painted red to match Lt tomato red face
 White acrylic face with 1" red trim cap
 3M translucent Lt tomato red vinyl applied to face
 Face lit & halo lit illuminated with white 6000 Kelvin LED's



TYPICAL SIDE SECTION DETAIL

NO SCALE

Newly Proposed Signage: West Elevation



210" From grade to top of sign



Attachment Method Specifications:

Hardware Type: 3/8" All Thread
 Hardware Length: 6"
 Approximate Number of fasteners and Position: 4 to 5

Electrical Specifications:

Who Makes Electrical Connection: GC
 Power Requirement: 120V 2 AMP
 J-Box/Primary Circuit Location: Interior Wall

Installer Instructions:

Installer will tie together all secondary leads inside crawl space, Transformers are to be placed in a UL approved container with a service disconnect per NEC. Site will be cleaned up and ensure pictures are taken with letters lit.

Signdealz
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 Erie, CO 80516-1259
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CUSTOMER NAME:	Engel & Volkers	
PROJECT NAME:	Exterior Signage	
LOCATION:	2690 76th Ave SE #100, Mercer Island, WA 98040	
OPPORTUNITY / P.O. NO (#):	OP-BH-002285	SALES: BILL HAYES
ORIGINAL FILE NAME:		

DESIGNER

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PAGE 2
 OF 5

APPROVAL:

DocuSigned by: Customer Signature (legible)
 (X) *Kaitlyn Wingate*
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 Approval Date: 4/16/2018

REVISIONS:

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02	07
03	08
04	09
05	10

NOTES:

Rendering & Presentation

Newly Proposed Signage: North Elevation - *Simulated Night View*



Signdealz
 PO Box 1259
 Erie, CO 80516-1259
PHONE: 1-800-405-0686

CUSTOMER NAME:	Engel & Volkers	
PROJECT NAME:	Exterior Signage	
LOCATION:	2690 76th Ave SE #100, Mercer Island, WA 98040	
OPPORTUNITY / P.O. NO (#):	OP-BH-002285	SALES: BILL HAYES
ORIGINAL FILE NAME:		

DESIGNER
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PAGE 3
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APPROVAL:

DocuSigned by: Customer Signature (legible)

(X) *Kaitlyn Wingate*

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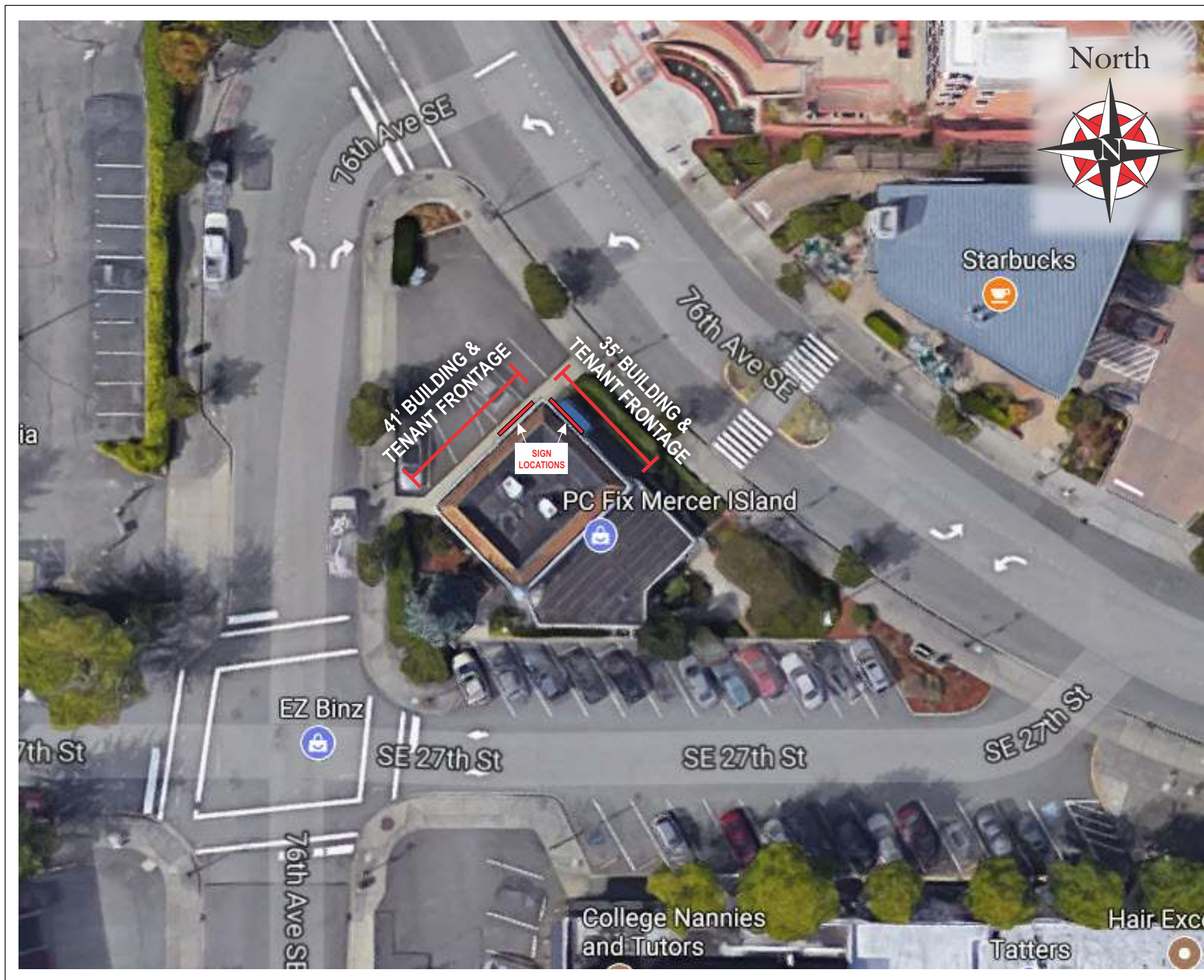
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NOTES:

Rendering & Presentation

Site Plan



Signdealz
 PO Box 1259
 Erie, CO 80516-1259
PHONE: 1-800-405-0686

CUSTOMER NAME:	Engel & Volkers
PROJECT NAME:	Exterior Signage
LOCATION:	2690 76th Ave SE #100, Mercer Island, WA 98040
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SALES:	BILL HAYES
ORIGINAL FILE NAME:	

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 PAGE 4
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APPROVAL:

DocuSign Customer Signature (legible)
 (X) *Kaitlyn Wingate*
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 Approval Date: _____

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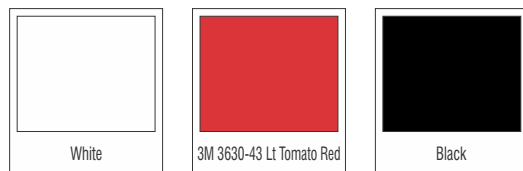
NOTES:
 Rendering & Presentation

CUSTOMER (ONLY)

Color Disclaimer Note

By Initialing this Box, Customer **"Agrees"** that He/She **"Approves"** of the following Colors and Materials specifications listed. Customer **"Agrees"** that Signdealz is "not" responsible for Color Accuracy if Physical Samples have "not" been provided. It is the Customers responsibility to Request Physical Samples.

COLORS & MATERIALS



LIGHTING

White 6000 Kelvin LED's

APPROVAL OF COLOR(S) & MATERIAL(S):

Customer Initials: Approval Date:

CUSTOMER (ONLY)

Electrical Disclaimer Note:

Unless otherwise Noted in Contract, Electrical "Runs" or Final Electrical Connection Charges are not included. Illuminated Displays are Wired for 120V unless otherwise indicated on Drawing.

Electrical Disclaimer Acknowledgement:

Customer Initials: Approval Date:

LANDLORD/MANAGEMENT (ONLY)

Landlord / Mgmt. Approval Required:

As the Manager / Landlord / Homeowners Association Representative / Owner of the above mentioned property, I (we) represent that I (we) have the authority to sign this Approval Authorization and hereby do "Authorize" installation of Outdoor Signage at the above-mentioned address by Signdealz, Inc. of their authorized subcontractor. I (we) have reviewed the Sign Specification package, and "Approve" the modifications to the property listed on the Sign Specifications package.

Landlord / Mgmt. Initials: Approval Date:

Landlord / Management:

Print Name:	kaitlyn wingate
Address:	2690 76th Ave SE Mercer Island WA 98040
Phone:	206-232-2405
Email:	kaitlyn.wingate@evusa.com

Signdealz
 PO Box 1259
 Erie, CO 80516-1259
PHONE: 1-800-405-0686

CUSTOMER NAME:	Engel & Volkers
PROJECT NAME:	Exterior Signage
LOCATION:	2690 76th Ave SE #100, Mercer Island, WA 98040
OPPORTUNITY / P.O. NO (#):	OP-BH-002285
SALES:	BILL HAYES
ORIGINAL FILE NAME:	

DESIGNER	TH
PAGE	5
OF	5
APPROVAL:	
DocuSigned by: Customer Signature (legible)	
(X)	
Approval Date: 4/16/2018	

REVISIONS:	
01	06
02	07
03	08
04	09
05	10

NOTES:	
Rendering & Presentation	

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 2690 76th Ave SE #100, Mercer Island WA 98040	ZONE TC (Town Center)
COUNTY ASSESSOR PARCEL #'S 5315101506	PARCEL SIZE (SQ. FT.) 8,450

PROPERTY OWNER (required) William G Suttell	ADDRESS (required) 3227 Magnolia Blvd W Seattle, WA 98199	CELL/OFFICE (required) 425-917-2109 E-MAIL (required) steven@insigniasign.com
PROJECT CONTACT NAME Steven Thomson @ Insignia Sign Inc.	ADDRESS PO BOX 2849 Renton, WA 98056	CELL/OFFICE 425-917-2109 E-MAIL steven@insigniasign.com
TENANT NAME Engel & Volkerts	ADDRESS 2690 76th Ave SE #100 Mercer Island, WA 98040	CELL PHONE 425-917-2109 E-MAIL steven@insigniasign.com

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.

Steven Thomson

05/17/18

SIGNATURE

DATE

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

SIGN 1: Install new LED illuminated channel letters reading "ENGEL & VOLKERS" on North building elevation:

SIGN 2: Install new LED illuminated channel letters reading "ENGEL & VOLKERS" on West building elevation:

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	WIRELESS COMMUNICATIONS FACILITIES
<input type="checkbox"/> Building (+cost of file preparation)	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Wireless Communications Facilities-6409 Exemption
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> New Wireless Communications Facility
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Critical Areas Setback	VARIANCES (Plus Hearing Examiner Fee)
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Wet Season Construction Moratorium	<input type="checkbox"/> Type 1**
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Determination	<input type="checkbox"/> Checklist: Single Family Residential Use	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Checklist: Non-Single Family Residential Use	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review- Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review – Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Lot Line Revision/ Lot Consolidation
<input type="checkbox"/> Design Review – Study Session	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Noise Exception
SUBDIVISION SHORT PLAT	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Short Plat	SUBDIVISION LONG PLAT	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit)
<input type="checkbox"/> Short Plat Amendment	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Deviation of Acreage Limitation	<input type="checkbox"/> Subdivision Alteration to Existing Plat	
<input type="checkbox"/> Final Short Plat Approval	<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-0,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 - Previous Tenant Signage



