



## DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, February 28, 2018  
Mercer Island City Hall

### DESIGN COMMISSIONERS

Colin Brandt, Vice Chair

Richard Erwin, Chair

Susanne Foster

Anthony Perez

Tami Szerlip

Hui Tian

Suzanne Zahr

PHONE: 206-275-7729

WEB: [www.mercergov.org](http://www.mercergov.org)

### CALL TO ORDER & ROLL CALL

7:00 PM

### APPROVAL OF MINUTES

Minutes from January 10, 2018

### REGULAR BUSINESS

#### **Agenda Item #1: DSR2017-025: Eyeworks Sign Design Review**

Design review and approval of a revised wall sign for the Eyeworks business.

Staff Contact: Nicole Gaudette, Senior Planner

#### **Agenda Item #2: DSR2018-001: Club Pilates Sign Design Review**

Design review and approval of a wall sign and window signs for Club Pilates.

Staff Contact: Lauren Anderson, Assistant Planner

### OTHER BUSINESS

Planned Absences for Future Meetings

Announcements & Communications

Next Scheduled Meetings: March 14, 2018 at 7:00PM

### ADJOURN



# DESIGN COMMISSION REGULAR MEETING MINUTES JANUARY 10, 2018

**CALL TO ORDER:** Chair Richard Erwin called the meeting to order at 7:07 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

**ROLL CALL:**

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

**STAFF PRESENT:**

Evan Maxim, Planning Manager; Robin Proebsting, Senior Planner; Andrea Larson, Administrative Assistant, Kelsey Salvo, Administrative Assistant, Bio Park, Assistant City Attorney were present.

**MEETING MINUTES APPROVAL:**

The Commission reviewed the minutes from the November 29, 2017 meeting. Commission Tian requested a modification to absences. The minutes were approved as modified by a vote of 6-0-0.

**REGULAR BUSINESS:**

**Agenda Item #1: Design Review DSR17-023: Qdoba Signs Design Review**

Robin Proebsting, Senior Planner, provided a brief staff presentation on the project. The proposal is for the signage review and approval of Qdoba's proposed new illuminated wall sign, new illuminated blade sign, replacement of existing tenant panel and new indoor illuminated hanging sign at the Mercer building in Town Center.

The Design Commission reviewed the design of the signs.

Commission Brandt questioned temporary banner, that is a picture of the brown Qdoba grand opening and a now hiring sign (pg 5 exhibit 2).

Stephanie Lin with Myer Sign answered questions regarding the design of the signs.

Stephanie will check placement of hanging window sign.

Chair Erwin requests City to consider adding code that will allow Design Commission to have input regarding hanging window sign locations.

Vice Chair Brant moves to approve project with the alternative recommended motion with all three recommended conditions of approval. The motion was seconded by commissioner Szerlip.

Move to grant Myer Sign design approval for a retail tenant location in the Town Center located at 7650 SE 27<sup>th</sup> St #106, as shown in Exhibits 1 and 2, subject to the following conditions as follows:

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 2.
2. If required, the applicant shall apply for and obtain building permits 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.

Vote passed 6-0-0.

Chair Erwin requests City to consider adding code that requires the restoration of building facades to a finished quality when the signs are replaced and new sign brackets are installed.

**PLANNED ABSENCES FOR FUTURE MEETINGS:**

Chair Erwin, Vice Chair Brandt and Commissioner Perez will not be present for the meeting on February 14<sup>th</sup> meeting.

**OTHER BUSINESS:**

Planning Manager Evan Maxim provided an overview of possible code amendments that may affect the Design Commission in 2018.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

The next scheduled meeting is for January 24, 2018

**ADJOURNMENT:** The meeting was adjourned at 7:31pm

DRAFT



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

**Agenda Item: 1  
February 28, 2018**

Project:	DSR17-025 Mercer Island Eyeworks Signage at the 7800 Plaza in the Town Center
Description:	A request for design review approval of signage for a retail tenant at the 7800 Plaza in the Town Center.
Applicant:	Nicole Masciocchi
Site Addresses:	7800 SE 27 <sup>th</sup> St #104 Mercer Island, WA 98040; Identified by King County Tax Parcel # 769844-0030
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none"><li>1. Drawings by Western Neon, received on December 9, 2017</li><li>2. Street View</li><li>3. 7800 Plaza Master Plan</li><li>4. 7800 Plaza Design Commission Approval, under DSR05-002, dated April 1, 2005</li><li>5. Directional Bullet Sign Light</li><li>6. LED Lamp Specifications</li><li>7. Application received on December 9, 2017</li></ol>

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**1. SUMMARY**

The applicant is requesting design review approval of signage for a retail tenant location on an existing mixed-use building containing multiple retail tenant locations at ground level in the Town Center (TC). The applicant was granted approval for two signs for their retail tenant location pursuant to permit DSR17-014 that was approved by the design commission on October 11, 2017. The approved signs were a non-illuminated wall sign and an illuminated projecting sign located underneath the canopy. The applicant has redesigned the wall sign and is seeking approval by this permit.

The 7800 Plaza Building underwent design review, under DSR07-004, which received final approval from the Design Commission on April 5, 2005. The proposed sign is subject to the sign master plan that was approved as a part of the original design commission approval. The subject property is addressed as 7800 SE 27<sup>th</sup> Street #104.

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**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. Pursuant to MICC 19.15.040(F)(3)(a), formal design review is not required for projects where “(6) the work does not include additional exterior lighting or a new or enlarged exterior sign.” The proposal is for two new signs. 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:**

Design Commission approval is required pursuant to MICC 19.15.040(F)(3)(a), 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 14 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 comply with code and therefore will not result in nonconformity.

**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(B) 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. The signs' design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.

- 3. 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.

- 4. 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.

5. 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 one wall sign located along its street frontage. The 7800 Plaza building's master sign plan (Exhibit 3) states that one wall sign per business is allowed.

- 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 wall sign is proposed to measure 32" by 113 1/2", for a total area of about 25 square feet. 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 wall sign is a boxed sign display. The sign been measured per this code section and is 25 square feet (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 along its tenant space below the windowsill of the second story, and also 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 the 7800 Plaza building (Exhibit 3) shows that a space has been provided for each leasable area, above the windows, for the purpose of installing a wall sign. The wall sign is proposed to be located in this provided space. As proposed, the wall 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 wall sign complies with the applicable criteria and does not required 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 the 7800 Plaza building as a part of the building's design review in 2005 and has been attached to this staff report as Exhibits 3 and 4. The elements of 7800 Plaza's master sign plan are discussed in the individual Findings of 6 of this staff report above.

- 7. **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 wall sign will be illuminated. Two lights will be focused upwards at the sign. The lights will be LED bulbs of 950 lumens each (Exhibits 5 and 6). The business's logo will be composed of white dibond and blue vinyl over stainless steel with a blackened finish. 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 proposed sign style is not discussed. The proposed sign configuration may be approved at the design commission's discretion.

8. **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.

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### **3. RECOMMENDATION**

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

**Recommended Motion:** Move to grant Western Neon design approval for signage for a retail tenant location in the Town Center located at 7800 SE 27<sup>th</sup> St, as shown in Exhibit 1, subject to the following conditions.

**Alternative Recommended Motion:** Move to grant Western Neon design approval for signage for a retail tenant location in the Town Center located at 7800 SE 27<sup>th</sup> St, as shown in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

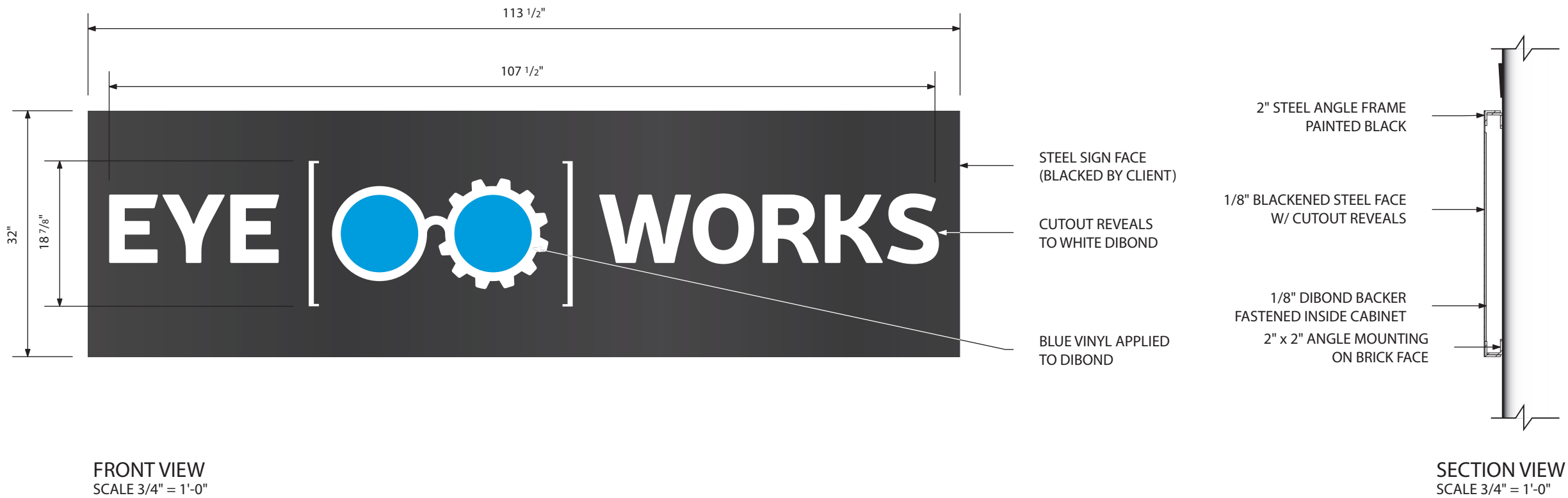
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### **4. RECOMMENDED CONDITIONS OF APPROVAL**

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1. All aspects of the wall 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 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 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.

# Exhibit 1



## SIGN 2: WALL SIGN

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED WALL SIGN



SIGN TO BE CENTERED ON RED BRICK BETWEEN ARCHWAY AND WINDOW



EXAMPLE OF TYPICAL SPOTLIGHT

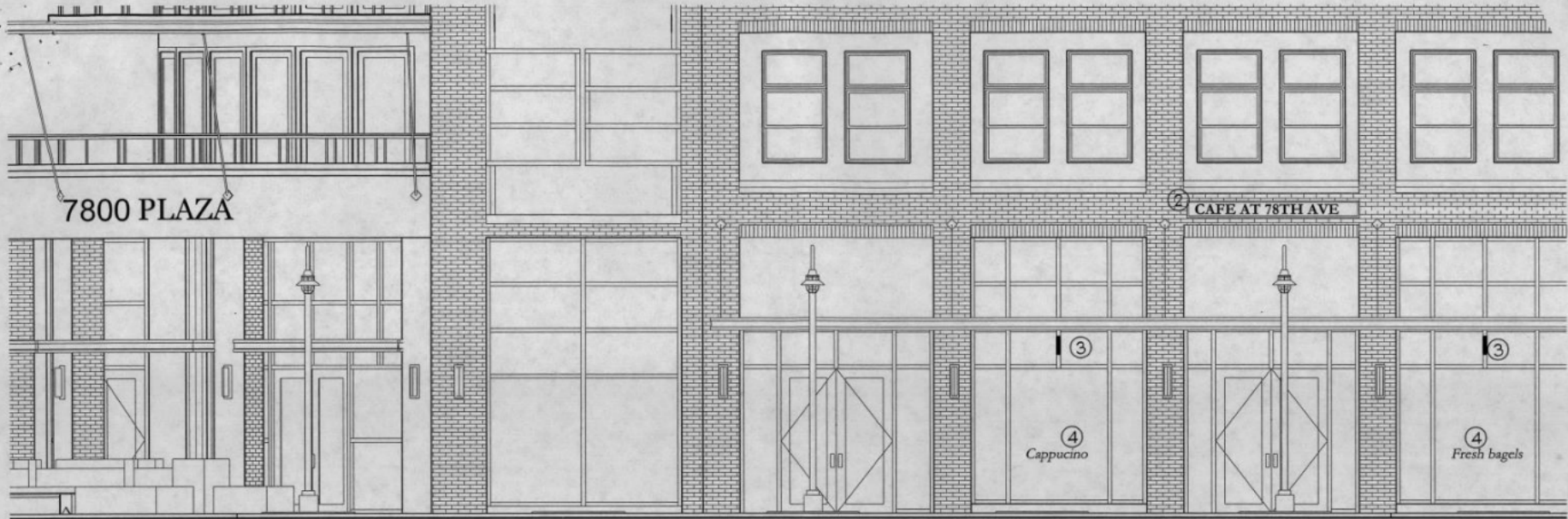
DRAWN: TYLER D	DATE 1.11.18	JOB NO. 10214_MI Eyeworks
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE WALL SIGN
DRAWING NO. 10214_SIGN02		VER. 7
SCALE AS INDICATED		PAGE 1



Exhibit 2







**SIGNAGE KEY NOTES**

(SIGNAGE PER CITY OF MERCER ISLAND TOWN CENTER -DEVELOPMENT AND DESIGN REQUIREMENT)

1 PART ELEVATION SOUTH END  
3/16" = 1'-0"

① **FREE STANDING GROUND SIGNS**

NOT USED

② **WALL SIGNS**

ALL SIGNS SHALL BE

- I. PROPORTIONATE TO THE STREET FRONTAGE THEY IDENTIFY AND
- II. MAXIMUM SIZE IN NO CASE LARGER THAN
  - (A) 25 SQ FT FOR INDIVIDUAL BUSINESS SIGNS
  - (B) 50 SQ FT FOR JOINT BUSINESS DIRECTORY SIGNS IDENTIFYING THE OCCUPANTS OF A COMMERCIAL BUILDING AND LOCATED NEXT TO THE ENTRANCE

③ **PROJECTING SIGNS**

A. SIDEWALK CLEARANCE  
PROJECTING SIGNS CLEARS THE SIDEWALK BY A MINIMUM OF 8'

B. MAXIMUM SIZE  
PROJECTING SIGNS SHALL NOT BE LARGER THAN 6'

C. PROJECTION FROM BUILDING  
SIGNS SHALL NOT PROJECT OVER 4' FROM THE BUILDING UNLESS THE SIGN IS A PART OF A PERMANENT MARQUEE OR AWNING OVER A SIDEWALK

④ **WINDOW SIGNS**

VINYL LETTERS AND GRAPHICS APPLIED TO THE INTERIOR FACE OF STOREFRONT GLAZING .GRAPHICS NOT TO EXCEED 25% OF WINDOW AREA

⑤ **PARKING LOT SIGNS**

NOT USED

⑥ **DIRECTIONAL SIGNS**

SHALL BE NO HIGHER THAN 36" AND NO WIDER THAN 4'-0"

NOTE: THIS SHEET COVERS ITEM 4i OF DESIGN REVIEW

1ST MARCH 05

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MIXED USE BUILDING FOR 7800 LLC  
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## NOTICE OF DECISION



### Design Commission

#### Notice of Decision For an Open Record Hearing DSR05-002

#### **Design Approval for the construction of 7800 Plaza, a new 5 story mixed-use residential building with retail and office at the street level and parking below at 7800 SE 27<sup>th</sup> St in the Town Center Zone (TC).**

#### **Project:**

This proposal is for the construction of a new 5 story mixed-use building with 24 condominium units, 5,700 square feet of retail space, 3,620 square feet of office space, 99 subgrade parking stalls, a plaza, a courtyard, and public amenities. The proposed building would be constructed at 7800 SE 27<sup>th</sup> St in the Town Center. Shelley Bolser, Associate Planner, and Richard Hart, Development Services Director, represented the City at the public meeting.

#### **Chronological Summary:**

1. On November 13, 2002, and January 22, 2003, the applicant came before the Design Commission for Study Sessions.
2. On January 12, 2005, the applicant submitted an application for preliminary design approval, including a project narrative, site plan, elevations, parking plan, sections, and perspectives.
3. On January 25, 2005, staff determined the application to be complete and it was noticed in the City Bulletin.
4. On January 25, 2005, notice of the application was posted on the property and mailed to all owners within 300 feet of the property.
5. On February 9, 2005, the Design Commission granted preliminary approved subject to seven conditions.
6. On February 18, 2005, staff sent notice of preliminary approval and subsequent conditions to the applicant and owner.
7. On February 9, 2005, March 1, 2005 and March 2, 2005, the applicant submitted additional materials addressing the conditions of preliminary approval.
8. On March 8, 2005, the application was noticed for final design approval in the City Bulletin.
9. On March 8, 2005, notice of the final design approval hearing was posted on the property and mailed to all owners within 300 feet of the property.
10. On March 23, 2005, the Design Commission granted final design approval subject to four conditions, as described below.

#### **Criteria for Review:**

This proposal was reviewed under criteria contained in MICC Unified Land Development Code, Chapter 19.11, including the following sections:

- MICC 19.11.010 – General**
- MICC 19.11.020 – Town Center Development**
- MICC 19.11.040 – Building Height**
- MICC 19.11.050 – Site Features**
- MICC 19.11.060 – Building Facades – Visual Interest**

**MICC 19.11.070 – Materials and Color**

**MICC 19.11.080 – Screening**

**MICC 19.11.090 – Lighting**

**MICC 19.11.100 – Landscaping and Outdoor Spaces**

**MICC 19.11.110 – Vehicular and Pedestrian Circulation**

**MICC 19.11.120 – Signs**

**Findings of Fact:**

1. The proposed development is a new 5 story mixed-use building with retail and office at the street level and condominium units above.
2. 5,700 square feet of retail space and 3,620 square feet of office space would be located at the street level and 99 parking stalls would be located below grade. 24 condominium units would be located on the top four floors.
3. The proposed development would be adjacent to the sidewalk on SE 27<sup>th</sup> St, 78<sup>th</sup> Ave SE, and Sunset Highway. The building would be adjacent to the east property line and Tully's Coffee.
4. Parking would be located below grade and accessed from SE 27<sup>th</sup> St. Loading and service areas would be accessed from Sunset Highway.
5. A public plaza is provided on the southwest corner and a private courtyard is located on the northeast corner.
6. Two bicycle racks are proposed for the sidewalk on the south and west sides of the building.
7. The proposed building would be 65 feet above average building elevation.
8. The applicant has proposed the use of special paving, public art, and pedestrian canopies.
9. The applicant has proposed a water feature on the southwest corner costing \$85,000. The construction costs for the entire development are approximately \$8 million.
10. Street-facing elements include window and door treatments, decorative paving, trellises, flower baskets hanging from decorative light posts, recessed entries, balconies, projecting metal and glass canopies, clerestories above the storefront windows. Six of these occur at the street level.
11. The ground floor includes primarily transparent storefront windows and entries.
12. The proposed building would be setback from the façade above the second story.
13. Elements of the upper façade include projecting bay windows and balconies.
14. A private courtyard is proposed for the northeast corner and public gathering areas on the northwest and southwest corners include seating areas, landscaping, public art, and a water feature.
15. The building entrances are located along the sidewalk. The main building entrances are recessed from the façade and located at the corners.
16. The proposed roof includes shed roof elements and a variety of parapet heights.
17. The applicant has proposed the use of a rotunda on the northwest corner and rounded protruding balconies and recessed rounded façades on the southwest corner.
18. Proposed materials include brick, stucco, and glass with metal trim. The proposed colors are terracotta, brown, and red brick, with beige and muted green stucco, and gray metal.
19. The applicant has proposed to place loading, garbage, and recycling on the northeast corner screened by a trellis and landscaping. Trash areas would be screened by a six-foot high aluminum fence with a gate.
20. Proposed lighting includes 100-watt fluorescent bulbs enclosed in a decorative sconce with opal glass. These fixtures would be mounted at several points at the street level of the façade and at the building entries.
21. 1,270 square feet of landscaping are proposed for the courtyard, public areas, containers, and perimeter plantings. The building would include 60,600 square feet of gross floor area.
22. The only property line shared with adjacent neighbors is the east border, adjacent to Tully's coffee. The applicant has proposed the use of climbing vines, arbors, shrubs and ground cover with the intent to provide a transition between properties and screening.

23. Vehicular and pedestrian circulation requirements have been addressed through SEPA review (SEP05-002).
24. The applicant has proposed a sign program that includes wall signs (maximum 25 square feet), projecting signs (maximum 6 square feet), and window signs (maximum 25 percent of window coverage). Each sign would be applied for by the tenant.

**Conclusions of Law:**

1. The Design Commission is authorized to review this proposal under MICC 19.15.040(D).
2. The proposed project complies with the applicable design objectives and principles of Chapter 19.11, Mercer Island City Code Town Center Development and Design Standards, subject to the conditions listed below.
3. The proposed project is consistent with the Comprehensive Plan and the concepts of the Town Center Plan.
4. The proposed project includes sufficient public amenities to satisfy the requirements for the Opportunity Site on 78<sup>th</sup> Ave SE north of SE 27<sup>th</sup> St, MICC 19.11.010(B)(1)(d).
5. The proposal includes sufficient modulation to reduce scale and achieve adequate form.
6. The proposed uses are permitted under MICC 19.11.020.
7. The project includes bicycle racks on two street frontages and therefore fulfills the requirements of MICC 19.11.020(C).
8. The proposed building height is allowed with the street level uses and the proposed site features, per MICC 19.11.040.
9. The development would include the use of adequate minor and major site features, and therefore fulfills the requirements of MICC 19.11.050.
10. The proposed façade includes the use of at least seven street-facing façade elements, at least four of which are located at the street level as described in Findings of Fact, #10. This fulfills the requirements of MICC 19.11.060.
11. The proposed materials and colors would be durable, consistently used, and fall within a harmonious range, therefore fulfilling the requirements of MICC 19.11.070.
12. The proposal includes screening in the form of trellises, landscaping, and gates. Subject to the conditions listed below, this satisfies the requirements of MICC 19.11.080.
13. Proposed lighting would be of a pedestrian scale, would be shielded and would adequately light the building entrances and pedestrian areas. This fulfills the requirements of MICC 19.11.090.
14. The proposed landscaping would exceed the minimum area required, would be used to create continuity with the adjacent property to the east, and would adequately screen loading and trash areas. Container plantings, sidewalk plantings, hanging baskets, and perimeter plantings are proposed to create open spaces, public seating areas, and continuity. Subject to the conditions listed below, the proposal meets the criteria of MICC 19.11.100.
15. The proposed project adheres to the minimum and maximum parking standards and guidelines and balances the need for adequate parking with minimizing the effects of the automobile, while encouraging other transportation alternatives. These requirements have been reviewed through the SEPA review process (SEP05-002, MDNS issued March 8, 2005), which determined that the project met the requirements of MICC 19.11.110.
16. The applicant has proposed a master signage plan which meets the placement, eligibility and size requirements of MICC 19.11.120. Future tenants would need to adhere to the master signage plan and the requirements of MICC 19.11.120 at the time of application.

**Decision:**

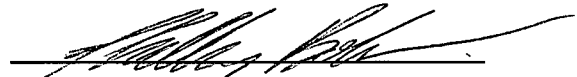
Based upon the design review criteria and the findings and conclusions stated above, the applicant is hereby granted final design approval for a new 5-story mixed-use building at 7800 SE 27th St, as presented on the formal site plans, drawings and elevations dated February 9, 2005, March 1, 2005, and March 2, 2005. All new designs supercede designs presented in earlier dated documents. This decision incorporates the findings of the Staff Report and is in accordance with MICC Section 19.11 Town Center Development and Design Standards, and Section 19.15.040(D) of the Mercer Island Code, with the following conditions:

1. The applicant shall install automatic irrigation systems in all planted areas.
2. The doors to the trash area on the north side of the site shall be self-closing.
3. All meters and mechanical areas shall be located inside the walls of the proposed building or fully screened when necessary to place outside of the building.
4. If the applicant chooses to place the art on the northwest corner in the public right of way, the art selection is subject to approval by the Arts Commission. If the applicant chooses to place that art on private property, the selection is subject to further approval by the Design Commission.

Approved this 1<sup>st</sup> day of April, 2005.



Fred Glick  
Design Commission Chairperson



Shelley Bolser  
Associate Planner

Under State law and Mercer Island City Code, you have the right to appeal this decision to the Mercer Island City Council. If you desire to file an appeal, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk with fourteen (14) days from the date this decision is signed. Upon receipt of a complete appeal application and fee, an appeal hearing will be scheduled.

## ARCHITECTURAL SIGN BRACKETS

- Architectural Sign Brackets - All
- Wall Mount Sign Brackets
- Fixed Mount Sign Brackets
- Lighted Wall Mount Sign Brackets
- Single Post Sign Brackets
- Ceiling Mount Sign Brackets
- Street Sign Frames & Brackets
- Sign Hanging Hardware
- Real Estate Sign Products and Promotional Sign Supplies

## SIGN HARDWARE & SIGN MOUNTS

- Sign Hardware - All
- Direct Sign Mounts | Corridor Sign Holders
- Cleat Hangers & French Cleats
- Sign Standoffs
- Wall Mount Sign Hardware, Hardware For Signs
- Post Mount Sign Hardware
- Ceiling Mount Sign Hardware
- Interior Displays & Brackets
- Street Sign Mounting Brackets
- Strap Banding Sign Hardware
- Sign Hanging Hardware
- Sign Security Hardware

[Home](#) > [Sign & Business Lighting](#) > [Lighting - All](#) > [Flood/Spot Lights](#) > PAR 38 Directional Bullet Sign Light 5.5"D

### PAR 38 Directional Bullet Sign Light 5.5"D



[Click to enlarge](#)



**Description** | [Dimensions](#)

Directional Spot Light

Materials: Powder Coated Cast Aluminum  
 Lens: Clear, Heat Resistant, Tempered Glass  
 Lamp: Par38 90W Max. 120V Lamp Not Included

Code:	D12-DPR38-GL-B-10FT
Price:	\$109.99
Availability:	Usually ships in 5-7 business days
Dimensions:	7" - 11.25"H x 5.5"W x 9.88" Housing

Qty:  [ADD TO CART](#)

### You May Also Like



[6" 7W Compact Fluorescent Sign Light - Aluminum](#)

Price: \$109.85



[Flood/Spot Lighting Installation Accessories](#)



[Sign Lighting - Bullet Lights](#)

# LED LAMP

## SPECIFICATIONS

### Ideal For

Track Lighting | Recessed Lighting

**enhance**<sup>®</sup>  
VIVID NATURAL LIGHT



### Features

- Instant On To Full Brightness
- 90+ CRI
- Outdoor / Suitable for Wet Locations
- Dimmable
- UL/CUL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Soft White
- Energy Star<sup>®</sup>
- Weatherproof

### Benefits

- Full Range Dimming
- Energy Efficient: Up to 83% less energy than standard incandescent
- No Ultraviolet - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life



### Specifications

Item Number	Input Power (Watts)	Incandescent Equiv. (Watts)	Input Line Voltage
PAR38N/930/LEDG11	15.5	90	120
Base Type	Lumens	Lumen Efficiency (LPW)	CCT
E26 (Medium)	950	61	3000K
CRI	Beam Angle	MOL	Diameter
90+	38°	5"	4.75"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		



**CITY OF MERCER ISLAND**  
**DEVELOPMENT SERVICES GROUP**  
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE

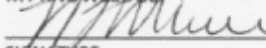
Date Received: \_\_\_\_\_

**DEVELOPMENT APPLICATION** Received By: \_\_\_\_\_

STREET ADDRESS/LOCATION 7800 SE 27th Street, Suite 102, Mercer Island, WA 98040	ZONE
COUNTY ASSESSOR PARCEL #'S	PARCEL SIZE (SQ. FT.) 2,194

PROPERTY OWNER (required) Island Center Properties, LLC	ADDRESS (required) 7800 SE 27th Street, Suite 101 Mercer Island, WA 98040	CELL/OFFICE (required) 206-450-8830 E-MAIL (required) mcmullan@yahoo.com
PROJECT CONTACT NAME Nicole Masciocchi	ADDRESS	CELL/OFFICE 425-394-3323 E-MAIL nmasciocchi@gmail.com
TENANT NAME Mercer Island Eyeworks	ADDRESS 7800 SE 27th Street, Suite 102 Mercer Island, WA 98040	CELL PHONE 425-394-3323 E-MAIL nmasciocchi@gmail.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.

  
 SIGNATURE

12/8/17  
 DATE

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL** (PLEASE USE ADDITIONAL PAPER IF NEEDED):  
 Seeking approval for business signage along south side of building above entrance to Mercer Island Eyeworks.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

**CHECK TYPE OF LAND USE APPROVAL REQUESTED:**

APPEALS	DEVIATIONS Continued	SUBDIVISION SHORT PLAT Continued
<input type="checkbox"/> Building (+cost of file preparation)	<input type="checkbox"/> Impervious Surface (5% Lot overage)	<input type="checkbox"/> Short Plat Amendment
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Final Short Plat Approval
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Wet Season Construction Moratorium	<b>VARIANCES (Plus Hearing Examiner Fee)</b>
<b>CRITICAL AREAS</b>	<b>ENVIRONMENTAL REVIEW (SEPA)</b>	<input type="checkbox"/> Type 1**
<input type="checkbox"/> Determination	<input type="checkbox"/> Checklist: Single Family Residential Use	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Checklist: Non-Single Family Residential Use	<b>OTHER LAND USE</b>
<b>DESIGN REVIEW</b>	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Administrative Review	<b>SHORELINE MANAGEMENT</b>	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Design Review – Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input checked="" type="checkbox"/> Design Review – Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Conditional Use (CUP)
<b>WIRELESS COMMUNICATIONS FACILITIES</b>	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Lot Consolidation
<input type="checkbox"/> New Wireless Communications Facility	<b>SUBDIVISION LONG PLAT</b>	<input type="checkbox"/> Noise Exception
<b>DEVIATIONS</b>	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Subdivision Alteration to Existing Plat	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit)
<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Final Subdivision Review	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Fence Height	<b>SUBDIVISION SHORT PLAT</b>	
<input type="checkbox"/> Critical Areas Setback	<input type="checkbox"/> Short Plat	
	<input type="checkbox"/> Deviation of Acreage Limitation	

\*\*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)



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

**Agenda Item: 2  
February 28, 2018**

Project:	DSR18-001 Club Pilates Wall Sign and Window Signs at the Hadley Building
Description:	A request for preliminary design review to approve a wall sign and window signs for a personal service tenant at the Hadley Building in the Town Center.
Applicant:	Steve Zamberlin of National Sign Corporation
Site Addresses:	2601 76 <sup>th</sup> Ave SE Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-0505
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none"><li>1. Specifications, elevation and site plan by National Sign Corporation, received on February 22, 2018.</li><li>2. Master Sign Plan for the Hadley Building</li><li>3. Night view photo of proposed sign, received on February 22, 2018.</li></ol>

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**1. SUMMARY**

The applicant is requesting preliminary design review of a wall sign for a retail tenant location on a newly constructed mixed use building (the Hadley Building) containing multiple retail tenant locations at ground level in the Town Center. The applicant is proposing one internally illuminated wall sign that will be attached to the sign band in front of their retail tenant location. The location of the sign was previously approved by the Design Commission as part of the Master Sign Plan for the Hadley Building. The subject property is addressed as 2601 76<sup>th</sup> Avenue SE.

---

**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. Signage location was approved by a master sign plan approved for the Hadley Building under permit DSR13-001. 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 1801-194 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:**

*Because the new building was reviewed previously as part of design review before the Design Commission and this review included a master sign plan, the Commission should review the new signage proposed for the building.*

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:
  - 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 retail 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.*

*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 speaks to making street level retail a priority, and allowing personal services as well. According to MICC 19.11.020(B)(1)(a) if public parking is provided then a minimum of 40% of the ground floor street frontage shall be occupied by one or more of the*

*following permitted uses: retail, restaurant, and/or personal service use. The other uses within Hadley are restaurant (Mio Posto), retail (Freshy's Market), and personal services (Orange Theory Fitness). Club Pilates is primarily a personal service use with a small portion being retail, thus all the uses provided exceed the 40% minimum at 100% and meets the requirement.*

*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 white wall sign will be made of acrylic, aluminum and vinyl. The frosted sparkle and Olympic blue window signs will be made of vinyl. 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) and 6(a) below). It is about the same size as the surrounding tenant's signs in the Hadley building. 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 or park environments. 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 sign band above the front entrance to their business. This is consistent with the code and with the master sign plan that allows one wall sign and one blade sign.*

- 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 21.6 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 a boxed display and individual symbols. 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 sign band along the front of the tenant space, below the canopy. The sign will not extend above the building parapet, soffit, eave line, or roof of the building, and are below the windowsill of the second 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:**

*Signage location was approved by a master sign plan for the Hadley Building under permit DSR13-001(Exhibit 2). The proposed sign will be located on the building according to the master sign plan. This review, DSR18-001, is for the design of an individual tenant's signage. This criterion has been met.*

**6. MICC 19.11.140(B)(4) Window Signs.**

- a. Area Limitation. Permanent and temporary window signs are limited to maximum 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:**

*Referring to page 5 and 6 in Exhibit 1, the total area of the door and window signs is 20.8 square feet (sf). The total window frontage is 147.27sf, thus 20.8sf of window signage is 14.1% of the window area. Staff finds criterion (a) is met.*

*There is no proposed window display, thus (b) does not apply to this proposal.*

**7. 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 wall sign will be illuminated internally with white LED lighting. The sign uses light diffusing acrylic to soften light output. The sign illumination is 600 lumens, and the brightness is non-adjustable. Please refer to Exhibit 1, page 3 for the lighting details and Exhibit 3 for what the proposed sign will look like at night.*

*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 one single face illuminated channel lettered sign display with the logo in the middle. Staff finds that the criterion has been met.*

- 8. 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.

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### **III. RECOMMENDATION**

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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 a wall sign to be placed at a retail tenant location of a newly constructed mixed-use building located at 2601 76<sup>th</sup> Avenue SE, as shown in Exhibit 1, subject to the following conditions.

---

### **IV. RECOMMENDED CONDITIONS OF APPROVAL**

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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.

## Exhibit 1- Plan Set



# CLUB PILATES

C56327

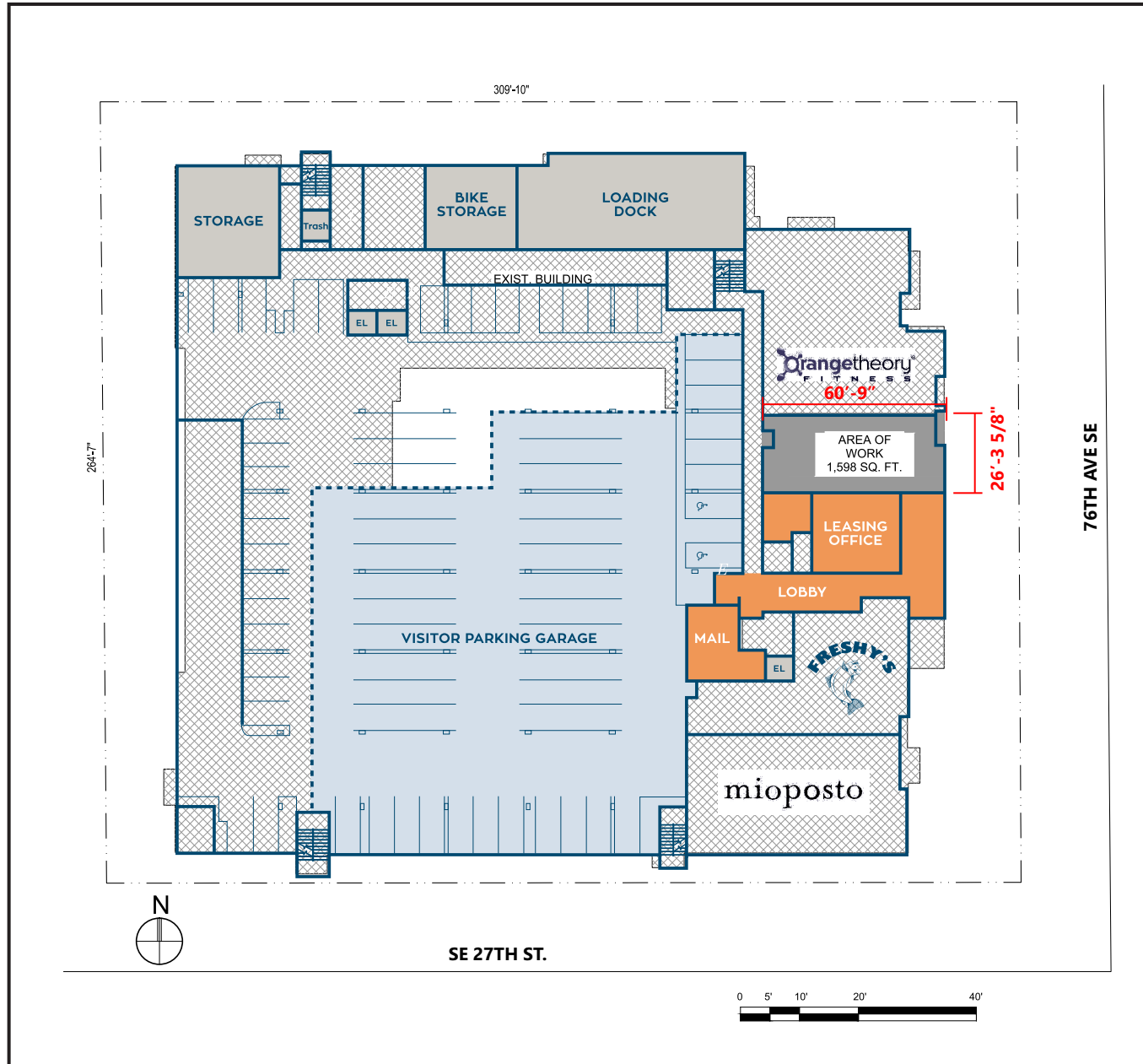
## LOCATION BRANDING DOCUMENT

City, State      Mercer Island WA  
Address          2601 76th Ave SE

Creation Date:    12.22.2017

Revision Date:    1.5.2018  
                          1.9.2018  
                          1.10.2018  
                          2.06.2018

# Site Plan



## CONTACT INFORMATION

OWNER: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_  
 BLUEROCK LLC VISHRUT SHAH  
 9903 225TH AVE NE  
 REDMOND, WA 98053  
 (425) 591-2180

ARCHITECT / CONTACT: \_\_\_\_\_  
 GARY GLADWISH  
 2806 1ST AVE. W  
 SEATTLE, WA 98119  
 (206) 790-3687

## LEGAL DESCRIPTION

PARCEL A:  
 LOTS 7 AND 8, BLOCK 6, MCGILVRA'S ISLAND  
 ADDITION, ACCORDING TO THE PLAT THEREOF

RECORDED IN VOLUME 16 OF PLATS, PAGE 58,  
 RECORDS OF KING COUNTY, WASHINGTON.

## PROJECT INFORMATION

TAX PARCEL I.D.# 531510-0505  
 ADDRESS: 2601 76TH AVE SE SUITE 103, MERCER  
 ISLAND, WA 98040



Revisions:		
X	_____	X
X	_____	X
X	_____	X
X	_____	X

File Location:	STND _____
Drive/Clients/	CSTM _____
<input type="checkbox"/> AS	<input type="checkbox"/> CR
<input type="checkbox"/> EN	

Date:	12.22.2017
Designer:	AS
PM:	JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	<b>C56327</b>
Site Name	-



Elevation Page



Revisions:	
X	X
X	X
X	X
X	X

File Location:	STND	___
Drive/Clients/	CSTM	___
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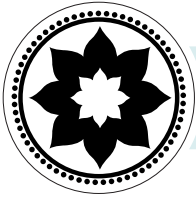
Date:	12.22.2017
Designer:	AS
PM:	JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-

S1a

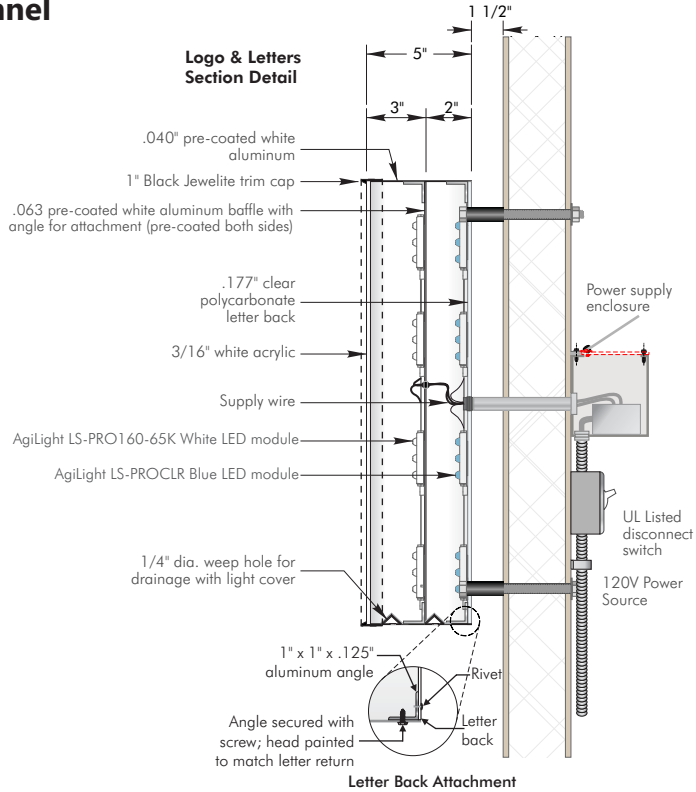
Face-Lit / Halo Lit Channel  
Letterset - White Faces



3M #7725-12  
Black Opaque Vinyl  
applied 1st surface

Color Specifications

- Letter Face: 3/16" #7328 white acrylic
- Logo Face: 3/16" #7328 white acrylic  
3M #7725-12 Black Opaque Vinyl  
(1st surface)
- Returns: .040" pre-coated white aluminum coil
- Trim Cap: 1" Jewelite Black
- Backs: .177" clear polycarbonate letter back
- Illumination: AgiLight LS-PRO160-65K  
White LED module
- AgiLight LS-PROCLR  
Blue LED module
- All internal surfaces to  
be high reflective white.

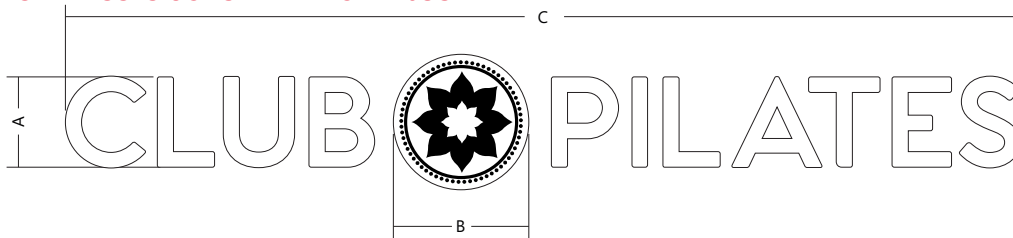


Installation Guidelines

- Install new letterset as shown



ILLUMINATION = 600 LUX  
BRIGHTNESS IS CONSTANT - NONADJUSTABLE



	A	B	C	Sq. Ft. (B x C)
CP-FH-W-14	1'-2"	1'-9"	12'-4 1/16"	21.6



Revisions:	X
X	X
X	X
X	X

File Location:	STND	X
Drive/Clients/	CSTM	
AS	CR	EN

Date: 12.22.2017

Designer: AS PM: JH

City/State: Mercer Island WA

Address: 2601 76th Ave SE

Drawing #

Site Name

C56327

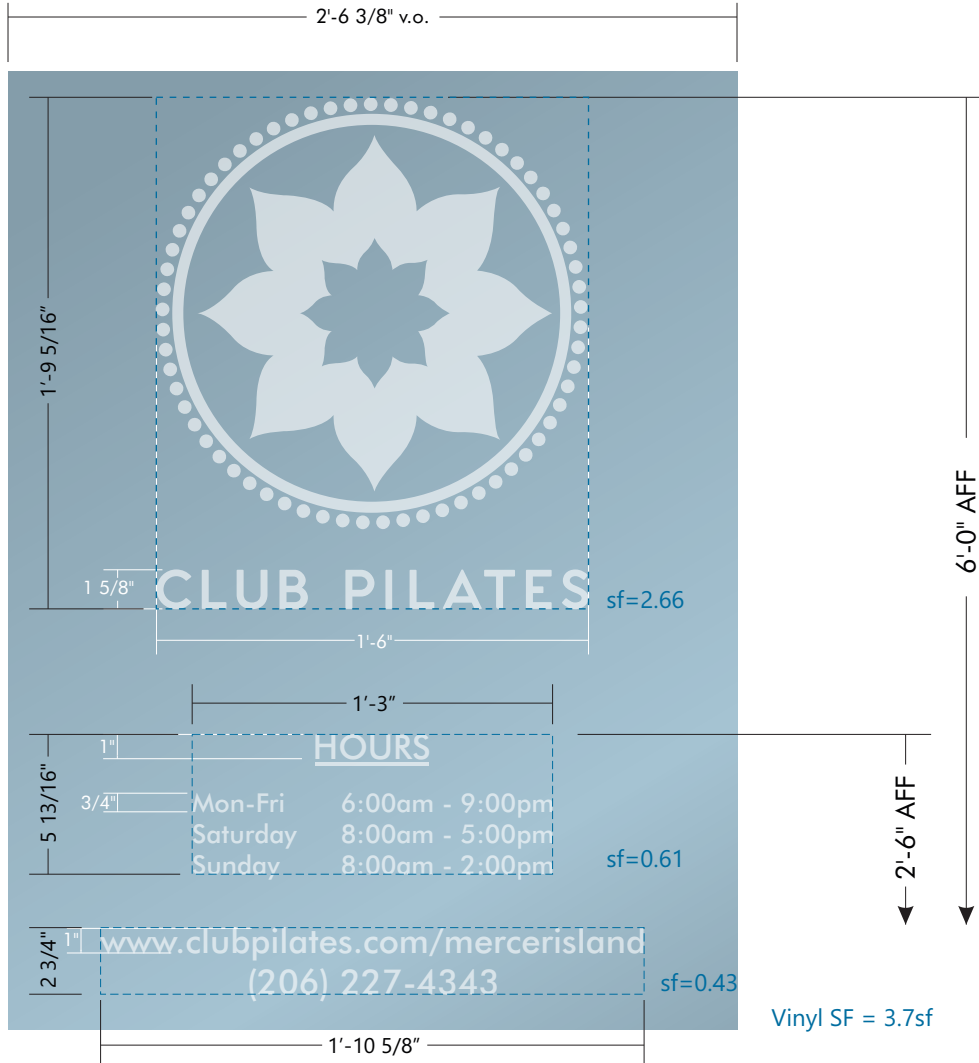
-

S2

Door Vinyl - Qty 2 logos, 1 set of hours



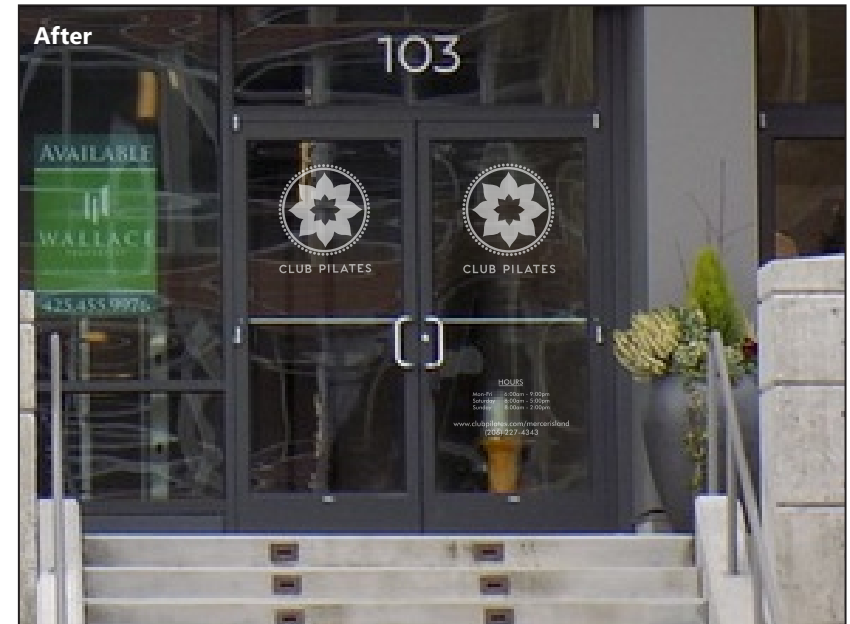
Solyx SX-324 Frosted Sparkle applied to first surface



Visual opening square footage:  
2'-6 3/8" \* 5'-9" = 14.55sf per door

Installation Guidelines

- Remove existing door vinyl
- Clean remaining residue
- Install vinyl graphics to door as shown
- Percentage of door and window covered by graphic must be less than 25%:
  - Total SF for doors and glass (S2 & S3) is 147.27. Of this, 25% is 36.82sf.
  - Total vinyl SF for doors and glass (S2 & S3) = 20.8sf
- Hours TBD.



Scale 1:8



Revisions:	
Updated web address & phone # / KB / 12.22.17	X
Updated sf allowed for permit / PV / 2.6.18	X
	X

File Location:	STND	X
Drive/Clients/	CSTM	
AS	CR	EN

Date:	12.22.2017
Designer:	AS PM: JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-



S3

**Window Vinyl (Qty. 4)**



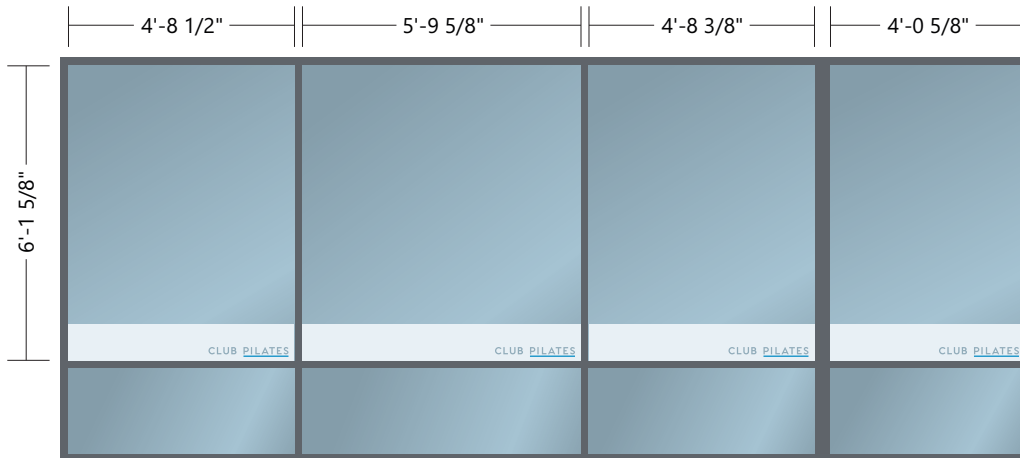
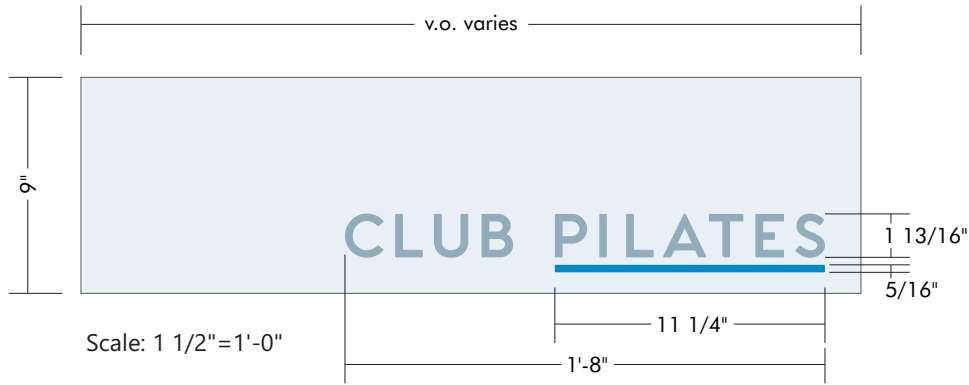
Solyx SX-324 Frosted Sparkle applied first surface w/ copy weeded out



3M #7725-57 Olympic Blue Vinyl applied first surface

**Installation Guidelines**

- Remove existing vinyl graphics
- Clean glass of all residue
- Install new vinyl graphics as shown
- Percentage of door and window covered by graphic must be less than 25%:
  - Total SF for door and glass (S2 & S3) is 147.27. Of this, 25% is 36.82sf.
  - Total vinyl SF for doors and glass (S2 & S3) = 20.8sf



Window SF:	28.89	35.60	28.82	24.86	= 118.17sf
Vinyl SF:	3.53	4.35	3.52	3.04	= 14.44sf



Scale: 1/4"=1'-0"



Revisions:	
Added sf allowed for permit / PV / 2.6.18	X
X	X
X	X

File Location:	STND	<input checked="" type="checkbox"/> X
Drive/Clients/	CSTM	
<input checked="" type="checkbox"/> AS	<input type="checkbox"/> CR	<input type="checkbox"/> EN

Date:	12.22.2017
Designer:	AS
PM:	JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-

# Exhibit 2- Hadley Master Sign Plan

## LEGACY MERCER ISLAND

signage

### Signs

*NOTE: All signs represent the proposed scale and design features for future signs. Signs do not reflect signage for actual tenants or uses*

19.11.120

#### Freestanding Ground Signs:

1 allowed / 1 provided

19.11.120-B.1

The design is integrated with the materials, colors, and details of the building and the site.

The size is not more than 50 sf in area and not more than 42" tall (sign is within 10' from the property line)

#### Wall Signs:

1 sign per business allowed / a sign space for each potential leasable area has been provided.

The maximum allowable sign size is 25 sf

19.11.120-B.2

The provided area in each partitioned signage band is 1' x 25' = 25sf which is proportionate to the fenestration system. Tenants will be required to provide a sign that meets the 25 sf maximum area for individual letters and symbols and is in character with the signage band background

19.11.120-B.2.c.ii

#### Projecting Signs:

Minimum of 8' above the sidewalk

19.11.120-B.3

Not greater than 6 sf, not projecting more than 4' beyond the building / 2' x 3' = 6sf provided, at 9' above sidewalk.

#### Additional Signs:

WINDOW SIGNS will be limited to a maximum of 25% of each retail space

19.11.120-B.4 - B.8

DIRECTIONAL SIGNS will be kept to a minimum as required to protect safety

TEMPORARY SIGNS will be dealt with as required per MICC 19.06.020

#### Lighted Signs

PROHIBITED SIGNS (roof, moving signs, pennants / inflatable signs) are not proposed. FREESTANDING GROUND SIGNS, WALL SIGNS, and PROJECTING SIGNS will contain lighting designed to enhance the architectural character of the building and use the minimum wattage necessary to provide identification

19.11.120-B.9

#### Sign Master Plan Key

1. Freestanding Ground Sign
2. Potential Wall Sign Locations
3. Projecting Signs (typical)
10. Street Number



25sf (maximum) sign area  
32sf signage band  
6sf blade sign



50sf (maximum) sign area, 4' tall  
ground sign  
3'10" above ground



# Exhibit 3- Night View Photo

CLUB  PILATES

