



DESIGN COMMISSION REGULAR MEETING AGENDA

*Wednesday, January 10, 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

APPROVAL OF MINUTES

Minutes from November 29, 2017

REGULAR BUSINESS

Agenda Item #1: DSR2017-023: Qdoba Sign Design Review

Design review and approval of Qdoba's proposed new illuminated wall sign (1), new illuminated blade sign (1), replacement of existing tenant panel in a joint business directory (1), and new indoor illuminated hanging sign (1) at The Mercer building in Town Center.

Staff Contact: Robin Proebsting, Senior Planner

OTHER BUSINESS

Planned Absences for Future Meetings

Announcements & Communications

Next Scheduled Meetings: January 24, 2018 at 7:00PM

ADJOURN

PHONE: 206-275-7729

WEB: www.mercergov.org



DESIGN COMMISSION REGULAR MEETING MINUTES NOVEMBER 29, 2017

CALL TO ORDER: Chair Richard Erwin called the meeting to order at 7:04 PM in the Luther Burbank Room, Room 104, Mercer Island Community & Event Center 8236 SE 24th St, Mercer Island, WA 98040.

ROLL CALL:

Chair Richard Erwin, Vice-Chair Colin Brandt, Commissioners Suzanne Zahr, Tami Szerlip, and Susanne Foster were present. Commissioners Hui Tian and Anthony Perez were absent. Hui Tian Arrived at 7:16pm

STAFF PRESENT:

Evan Maxim, Planning Manager; Nicole Gaudette, Senior Planner; Andrea Larson, Administrative Assistant, Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the November 8, 2017 meeting. Minutes corrected, spelling. The minutes were approved as corrected by a vote of 5-0-0.

REGULAR BUSINESS:

Agenda Item #1: Design Review DSR17-018 Sano Café Design Review

Nicole Gaudette, Senior Planner, provided a brief staff presentation on the project, on the second review of this project. The proposal is for the signage review for Sano café and includes design review of proposed exterior building and outdoor seating area changes.

The Design Commission reviewed the design of the building facade, outdoor seating area and fencing, and sign. Lisa Nordstrom, the applicant, and Eric Olvengren with DME Construction, answered questions regarding the design of the sign, building façade and outdoor seating area.

Ms. Nordstrom explained that the sign is replacing what is currently there.

Mr. Olvengren stated that the door and window casing will be Douglas fir with a clear finish.

Vice Chair Brandt made a motion to approve project with the alternative recommended motion, with the recommended conditions of approval. The motion was seconded by Commissioner Zahr.

Move to grant Moss Design Co. design approval for signage and an exterior remodel for a retail tenant location in the town center located at 7605 SE 27th St #111, as shown in Exhibits 1 and 2, subject to the following conditions and further conditioned 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 1.
2. All aspects of the exterior remodel 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 any layout of the approved wording and graphics) as depicted in exhibits 1 and 2, except as modified by these conditions of approval.
3. The applicant shall use the minimum lumens proposed, 5,700 lumens for the sign. The code official may allow the applicant to increase the lumens if it is determined that additional lumens are needed to adequately illuminate the sign.

4. If the proposed exterior recessed can light is used at a future time, it shall comply with MICC 19.11.090(B)(7) and light spread will be confined within the site boundaries.
5. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to installation of the sign and proposed improvements.
6. 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.
7. The wood casing around the windows and door shall be installed per the applicants' verbal description given during the November 29th, 2017 Design Commission meeting. Specifically, the door and window casing will be clear Douglas Fir with clear finish.
8. Due to discrepancies in exhibit 1, the only approved plan drawing regarding the fence, bench, and related layout dimensions is the drawing titled "New Patio + Storefront Plan" on sheet A2.
9. The Design Commission authorizes a modification to the drawing on sheet A2, "New Patio + Storefront Plan". The applicant has the option to eliminate the cedar fence that surrounds the concrete planter, provided the concrete planter matches the height of the cedar fence. It shall be positioned such that the face of the planter is flush with the street side face of the cedar fence, with a gap of no more than 1 inch between the fence and the planter.

Vote passed 6-0-0.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Chair Erwin will not be present for a meeting on December 13, 2017.

OTHER BUSINESS:

None.

ANNOUNCEMENTS AND COMMUNICATIONS:

The next scheduled meeting is for December 13, 2017

ADJOURNMENT: The meeting was adjourned at 8:40pm.



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

**Agenda Item: 1
January 10, 2018**

Project:	DSR17-023 – Design review for four proposed signs for a restaurant within the Mercer Building in Town Center
Description:	A request for design review approval of 1) one new illuminated wall sign, 2) one new illuminated projecting sign, 3) replacement of an existing tenant panel in a joint business directory, and 4) one new indoor illuminated hanging sign at The Mercer building in Town Center
Applicant:	Stefanie Lindquist (Meyer Sign)
Site Addresses:	7650 SE 27 th St #106 Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-1491
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none">1. Project Narrative prepared by Meyer Sign, submitted Jan. 3, 20172. Plan set by PM Design, dated Jun. 29, 20173. Development Application signed Oct. 25, 20174. Sign Diagram from the Gateway Commons design approval, dated November 6, 2002.

1. SUMMARY

The applicant is requesting design review approval of new signage for an existing restaurant within a commercial building containing multiple retail tenants in the Town Center (TC). The applicant is proposing 1) one new illuminated wall sign, 2) one new illuminated projecting sign, 3) replacement of an existing tenant panel in a joint business directory, and 4) one new indoor illuminated hanging sign.

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 restaurant within the Town Center.

Mercer Island City Code MICC 19.15.040 provide criteria for the sign and exterior remodel. 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), the code official shall have the authority to determine if a minor exterior modification is not significant, and therefore does not require formal design review, based on factors such as the scope, location, context and visibility of the change or modification. Due to the scope, location, context and visibility, this proposal requires formal review by the Design Commission.*

- 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 3 of the Land Use Element of the Comprehensive Plan states: "Have a mixture of building types, styles and ages that reflects the evolution of the Town Center over time, with human-scaled buildings, varied height, set-backs and step-backs and attractive facades."*

Land Use Policy 3.6 states:

"Building facades should provide visual interest to pedestrians. Street level windows, minimum building set-backs, on-street entrances, landscaping, and articulated walls should be encouraged."

This comprehensive plan policy direction describes the intended design of the Town Center. The proposed signage layout and color will provide visual interest and is sized proportionately to a human-scaled building. The proposed signs are consistent with the comprehensive plan.

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

Staff Analysis: *The existing signs are not nonconforming, therefore this criterion does not apply.*

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).*

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

5. MICC 19.11.140(A) 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 signs will be made of high quality materials and finely crafted, consistent with this criterion.*

- 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 signs are designed to identify the restaurant in an attractive and functional manner by displaying the restaurant name. They do not serve as general advertising. This criterion is met.*

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

Staff Analysis: *The proposed signs is proportionate to the size of the restaurant's frontage (Exhibit 2).*

- 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 design of the proposed signs is similar in color and look to the Mercer Building, and is of a design that clearly displays the restaurant name without drawing attention nor clashing with the design of the building, consistent with this criterion.*

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 restaurant has one street frontage and is proposing one wall sign. This standard is met.*

b. Size. All signs shall be:

i. Proportionate. Proportionate to the street frontage of the businesses they identify; and

Staff Analysis: *The proposed wall sign is proportionate to the size of the restaurant's frontage (Exhibit 2)*

ii. Maximum Size. In no case larger than:

(a) Twenty-five square feet. Twenty-five square feet for individual business signs.

Staff Analysis: *The total combined area of the wall sign's individual letters and symbols is 24.7 sq ft (Exhibit 1). This standard is met.*

(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 replacement tenant panel is part of an existing joint business directory sign inside the Mercer Building. The joint business directory sign is 12 sq ft (Exhibit 2), and no change in the overall size is proposed. Only the tenant panel is being replaced. This standard 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 wall sign is proposed to be placed below the windowsill of the second story, consistent with this standard (Exhibit 2).*

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 will not be above a window display. This standard does not apply.*

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 applicant is not requesting that the Design Commission waive any of the above restrictions. This standard does not apply.*

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, therefore no master sign plan is required. The proposed wall and projecting signs are consistent with the types and placements shown in the Sign Diagram for Gateway Commons (now called the Mercer Building), the building on which proposed signs are to be installed (Exhibit 3). The sign diagram does not show the indoor illuminated hanging sign or joint business directory signs, however these sign types are not prohibited by the Sign Diagram.*

7. MICC 19.11.140(B)(3) Projecting Signs

a. Sidewalk Clearance. Projecting signs should clear the sidewalk by a minimum of eight feet.

Staff Analysis: *The proposed projecting sign's bottom edge will be 8 feet above grade (Exhibit 2), meeting this standard.*

b. Maximum Size. Projecting signs shall not be larger than six square feet.

Staff Analysis: *The proposed projecting sign will be approximately 4.8 square feet (Exhibit 2), meeting this standard.*

c. Projection from Building. Signs should not project over four feet from the building unless the sign is a part of a permanent marquee or awning over the sidewalk.

Staff Analysis: *The proposed sign will project 2 feet 3.5 inches from the building, meeting this standard (Exhibit 2).*

d. Awnings. Awnings that incorporate a business sign shall be fabricated of opaque material and shall use reverse channel lettering. The design commission may require that an awning sign be less than the maximum area for wall signs to assure that the awning is in scale with the structure. Back-lit or internally lit awnings are prohibited.

Staff Analysis: *The projecting sign is not part of an awning. This standard does not apply.*

8. 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.

Staff Analysis: *The window sign is 1.7 sq ft, and the window area is approximately 350 sq ft (Exhibit 2), or 0.5% of the window area. This standard is met.*

b. Integration with Window Display. Every effort should be made to integrate window signs with window display.

Staff Analysis: *Window displays are not proposed. Customer seating will be adjacent to the restaurant windows (Exhibit 1, page 5). This standard does not apply.*

9. 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, projecting and hanging signs will be illuminated internally. The signs will use LED modules for illumination. The wall sign will be composed of a combination of channel letters and a small cabinet. The projecting and hanging signs will be a single lighted cabinet. All three lighted signs meet the standards of this code section, however do not use the preferred channel letter or punch-through style.*

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

Staff Analysis:

As conditioned, this criterion is met.

3. RECOMMENDATION

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

Recommended Motion: Move to grant Meyer Sign design approval for signage for a retail tenant location in the Town Center located at 7650 SE 27th St #106, as shown in Exhibits 1 and 2, subject to the following conditions.

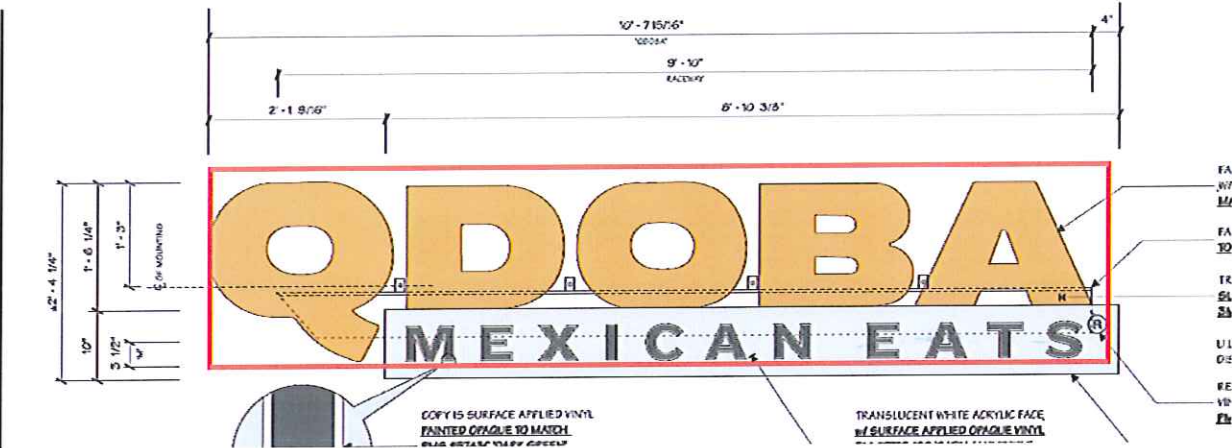
Alternative Recommended Motion: Move to grant Meyer Sign design approval for signage for a retail tenant location in the Town Center located at 7650 SE 27th St #106, as shown in Exhibits 1 and 2, subject to the following conditions and further conditioned as follows [specify conditions].

4. 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 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.

This narrative is for DSR17-023 and building application 1711-021 for the Qdoba location at 7650 SE 27th St Suite 106.

I wanted to explain to some detail how the proposed wall sign (N01) will meet the requirements of the city code (MICC 19.11.140(B)(12)). On the drawing of the wall sign, you will see that the proposed sign is a much different design than what is existing right now. The proposed sign is 20 sq. ft. less than the existing. If the letterset were to be boxed in, the length would show 10'-7" x 2'-4" which would come up to 24.7 total sq. ft. The extra 3" is from the sign cabinet itself.



This sign will use up do date LED lighting as shown on page 7 of the proposed plans. The “Qdoba” letters will use SLOAN Prism white 5700K LED lighting and the “Mexican Eats” portion will have SLOAN Prism white 6500K LED lighting. The new corporate logo is clearly easier to read and the new colors will harmonize well with the façade color of the building. All in all, the wall sign proposed will coexist well with the other signs located on the same frontage.

The proposed blade sign, (N02) is also proposed as illuminated, smaller in sq. ft. as the existing blade sign and will be using Agilight LED modules that are 50K PRO160 white.

I also wanted to address the proposed indoor hanging sign that Qdoba wishes to use to show they have catering services available. This sign will be a 1.66 sq. ft. sign made up of aluminum and acrylic components and will have SLOAN Prism 65K white LED lighting.

Stefanie Lindquist
Meyer Sign Company
360-424-1325
Stefanie@meyersign.com

The logo for Qdoba Mexican Eats features the word "QDOBA" in large, bold, white capital letters. Below it, the words "MEXICAN EATS" are written in a smaller, white, sans-serif font, followed by a registered trademark symbol (®). The entire logo is set against a bright orange background. To the left of the logo, there is a large, stylized graphic of a sombrero, also in orange, with a dark grey outline.

QDOBA

MEXICAN EATS®

Qdoba Store #2390
7650 SE 27th St Suite 106
Mercer Island, WA 98040

 **YOUR IMAGE.
OUR PRIORITY.**
ARCHITECTURAL GRAPHICS INC.

Created: 05/10/17 - TM

2655 International Parkway • Virginia Beach, VA 23452 • 757.427.1900 • agisign.com

CODE / BUILDING INFORMATION		
BUILDING	2015 INTERNATIONAL BUILDING CODE (IBC)	
Mechanical	2015 INTERNATIONAL MECHANICAL CODE (IMC)	
ELECTRICAL	2015 NATIONAL ELECTRIC CODE (NEC)	
PLUMBING	2015 INTERNATIONAL PLUMBING CODE (IPC)	
FIRE	2015 INTERNATIONAL FIRE CODE (IFC)	
BUILDING INFORMATION		
SHELL CONSTRUCTION	TYPE I-B FULLY SPRINKLED	
TENANT SPACE INFORMATION		
SCOPE OF WORK	TENANT IMPROVEMENT/ INTERIOR BUILD-OUT	
LEASE AREA	2,252 SQ. FT.	
FIRE PROTECTION	SPRINKLERED, ALARMED AND PORTABLE FIRE EXTINGUISHERS	
INTERIOR FINISHES	CLASS C FLAME SPREAD RATING	
NUMBER OF EMPLOYEES	3	
OCCUPANCY	ASSEMBLY USE (RESTAURANT)	
RESPONSIBILITY MATRIX		
NOTE:	SEE EQUIPMENT SCHEDULE FOR EQUIPMENT OWNER, SUPPLY AND INSTALLATION RESPONSIBILITY.	
	SEE SHEET 0002 FOR ADDITIONAL LL AND TENANT WORK INFORMATION	
	LL = LANDSCAPE, T = TENANT/ QDOBA/ VENDOR	
	GC = TENANT'S GENERAL CONTRACTOR	
	(1) ENTRY / EXPRESS DOOR(S) & HARDWARE (IF APPLICABLE)	GC
	(1) PATIO EXPRESS DOOR & HARDWARE (IF APPLICABLE)	GC
	CARPET CUSTOMER AREA	GC
	CERAMIC TILE, BASE, AND GROUT	GC
	QUARRY TILE, BASE, AND GROUT	GC
	PAINTING, PLUMBING AND GIP SPD	GC
	PAINTING OR STAINING	GC
	GYPSON BOARD CEILING AND SOFFIT	GC
	LAY-IN CEILING WITH SUSPENSION SYSTEM	GC
	DOORS, FRAMES AND HARDWARE	GC
	MENU BOARD SOFFIT	GC
	MILLWORK & SS/SD SURFACE COUNTERS	GC
	STAINLESS STEEL WALL FINISHES (UNO), WALL CAPS, CORNER QUARTES	GC
	PLUMBING	GC
	PATIO SLAB	EXT
	PATIO FLOORING	EXT
	OUTDOOR TABLES/ CHAIRS/ UMBRELLAS	GC
	ENTER OF SIGN (SEPARATE FORM)	T
	MENU BOARDS	T
	INTERIOR WALL GRAPHICS	T
	RESTROOM OCCUPANCY SENSOR	T
	LIGHT FIXTURES, MOUNTING ACCESSORIES, AND LUMPS	T
	P.O.S. CONDUIT, JACKS & CABLE PULLS, CABLE TERMINATIONS	GC
	P.O.S. EQUIPMENT INSTALLATION	T

PROJECT TEAM DIRECTORY	
QDOBA DESIGN MANAGER	
COMPANY: JACK IN THE BOX, INC.	
NAME:	
CONTACT NAME: TERESA RATTLOFF	
ADDRESS: 9120 DALEDA AVE, SAN DIEGO CA	
PHONE: 619-591-2121	
FAK:	
EMAIL: teresa.rattloff@jackinthebox.com	
QDOBA CONSTRUCTION MANAGER	
COMPANY: QDOBA RESTAURANT CORP.	
NAME:	
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ARCHITECT	
COMPANY: PM DESIGN GROUP	
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PHONE: 916-209-4100	
FAK:	
EMAIL: jpowers@pmdesign.com	
ELECTRICAL ENGINEER	
COMPANY: FUSION ENGINEERING, INC.	
NAME:	
CONTACT NAME: JAMES YARRA, P.E.	
ADDRESS: 10401 10TH AVE. N. SUITE 302	
PHONE: 206-364-3545	
FAK:	
EMAIL: jayarra@fusionengineering.com	

REMODEL PROTOTYPE GEN2 TO GEN4B

QDOBA

LOCATED AT:

7650 SE 27th STREET #106
MERCER ISLAND, WA 98042

A RESTAURANT PROJECT FOR:

QDOBA RESTAURANT CORP.
STORE #2390

SHEET INDEX			
SHEET#	TITLE	REV	DATE
GENERAL			
TS1.0	TITLE SHEET		
00.1	GENERAL NOTES		
01.0	CODE / ACCESSIBILITY REFERENCE PLAN		
DEVOLUTION			
01.0	EXISTING CONDITIONS PLAN		
ARCHITECTURAL			
A1.0	CONSTRUCTION PLAN		
A2.0	REFLECTED CEILING PLAN		
A3.0	EXTERIOR ELEVATIONS		
A7.0	ENLARGED RESTROOM PLAN		
A9.1	CONSTRUCTION PLAN DETAILS		
A9.2	FIP DETAILS		
INTERIOR DESIGN			
I1.0	FURNITURE PLAN		
I1.1	FASH PLAN		
I2.0	INTERIOR ELEVATIONS		
I3.0	DETAILS		
I3.1	FASH DETAILS		
I4.0	FASH SCHEDULE		
I4.1	GRAPHIC SCHEDULE		
KITCHEN DETAILS			
K1.0	EQUIPMENT PLAN		
K1.1	PLUMBING & ELECTRICAL ROUGH-IN		
K3.0	EQUIPMENT SCHEDULE		
ELECTRICAL DRAWINGS			
E1-1	LEGEND & ELECTRICAL NOTES		
E1-6	LIGHTING AND POWER PLAN		
PLUMBING (DESIGN-BUILD) CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS			
MECHANICAL (DESIGN-BUILD) CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS			
ELECTRICAL (DESIGN-BUILD) CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS			

QDOBA

QDOBA
FIRM # 2015-01-01
EXPIRES 12/31/2015

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Roy W. Powers, Architect

9664 REGISTERED
ARCHITECT
KENNETH MCCracken
STATE OF WASHINGTON

06/28/17

DATES

RELEASE: -

PM UPDATES: -

SUBMITTAL DATE:

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06/28/17

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06/28/17

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9664 REGISTERED
ARCHITECT
KENNETH MCCracken
STATE OF WASHINGTON

06/28/17

DATES

RELEASE: -

PM UPDATES: -

SUBMITTAL DATE:

1: 06/29/2017

2: -

3: -

BID: -

CONSTRUCTION: -

REVISIONS

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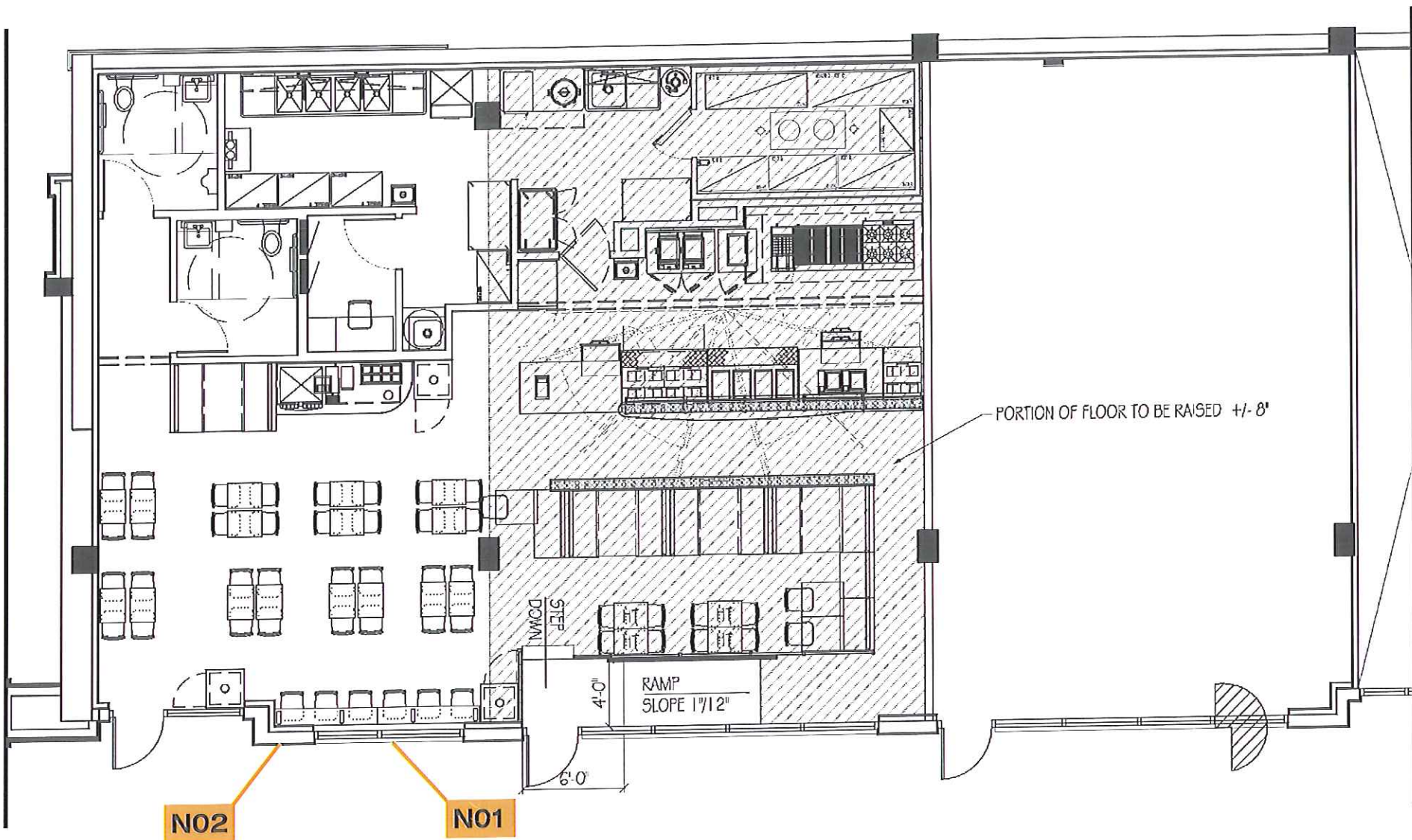
PLAN VIEW - SIGN LOCATION

2

SCOPE OF WORK

N01 Remove existing signage
- Install (1) WM-18-RW

N02 Remove existing signage
- Install (1) B-V-5



PLAN VIEW
N.T.S.

Created: 05/10/17 - TM
Rev1: 08/24/17 - TM
Rev2: 08/26/17 - TM
Rev3: 09/27/17 - TM



Qdoba Store #2390
7650 SE 27th St Suite 106
Mercer Island, WA 98040



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Exhibit 2

ELEVATIONS

3

No1



EXISTING FRONT ELEVATION
NTS

Current = 45 S/F

20' - 0"
15' - 3"
±2' - 4 1/4"



PROPOSED FRONT ELEVATION
NTS

WM-18-RW = 25 S/F

Created: 05/10/17 - TM
Rev1: 08/24/17 - TM
Rev2: 08/26/17 - TM
Rev3: 09/27/17 - TM

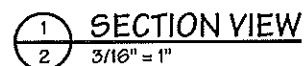


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Exhibit 2



NOTE:

2) PIPE SPACERS ARE REQ'D FOR EIFS, ACM, NICHIIHA OR SIMILAR WALL CLADDING SYSTEMS WITH A DEPTH NO GREATER THEN 3"

Code	16240	Type	C
Sign Type	WM-18-RW	PG #:	2

Project Title
QDOBA

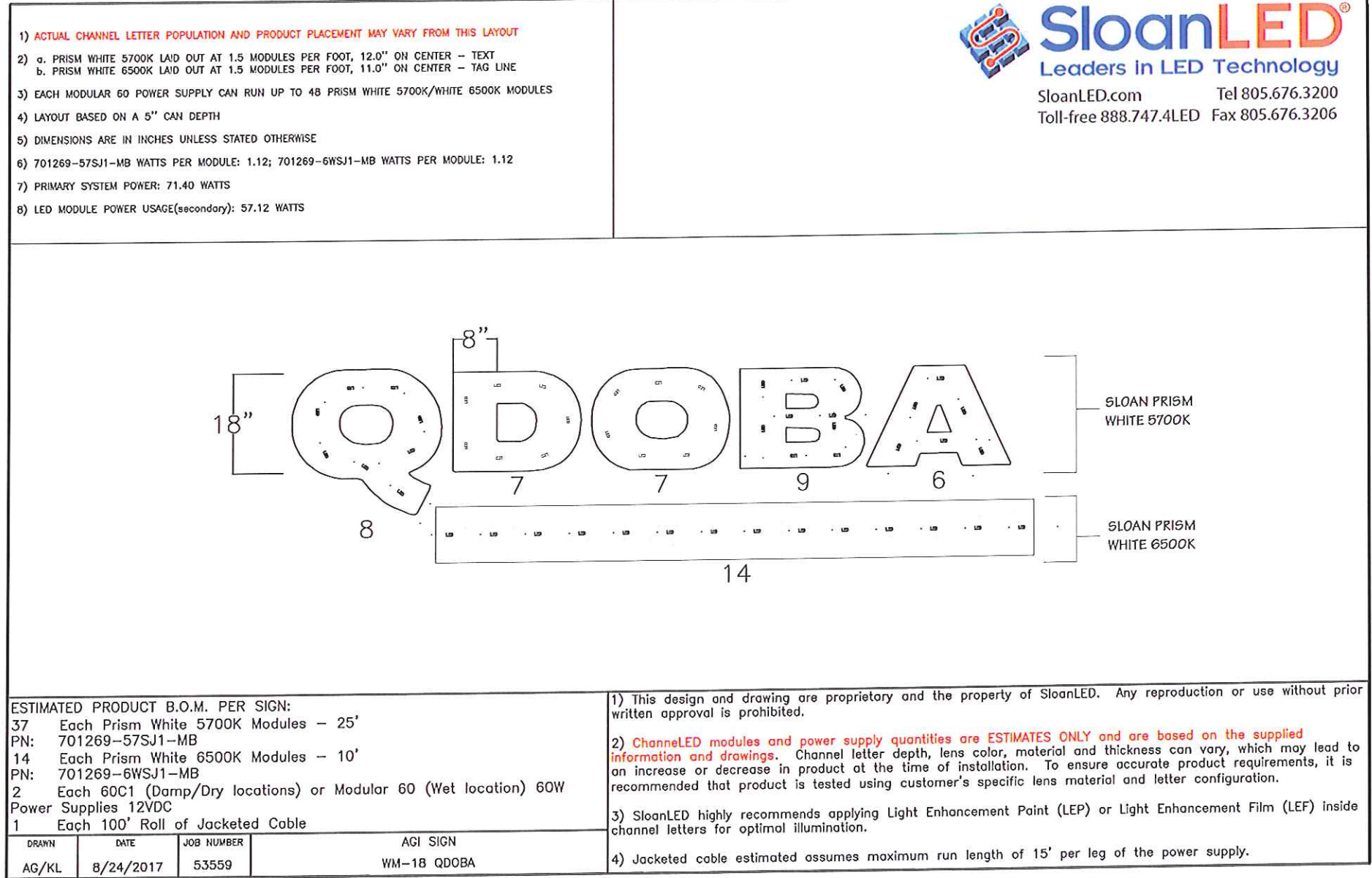
Date 02.23.17

AGI EOR J. MEYER
Lead Drafter BA
Drawn By BA
Project Mgr. C. MATHES

General Sign Specifications

☐ Interior ☒ Exterior
☒ Single Faced ☐ Double Faced
☐ Non-Illuminated
☒ Illuminated
120v Volts _____ Amps(+/-)

Location _____
Windspeed 115 MPH / IBC 2012



1 L.E.D. LAYOUT
3 N.T.S.

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Code	Type
16240	C
Sign Type	PQ #:
WM-18-RW	3

① L.E.D. LAYOUT
3a N.T.S.



EXISTING ELEVATION
NTS

Current 6 S/F



PROPOSED ELEVATION
NTS

Proposed 4.8 S/F

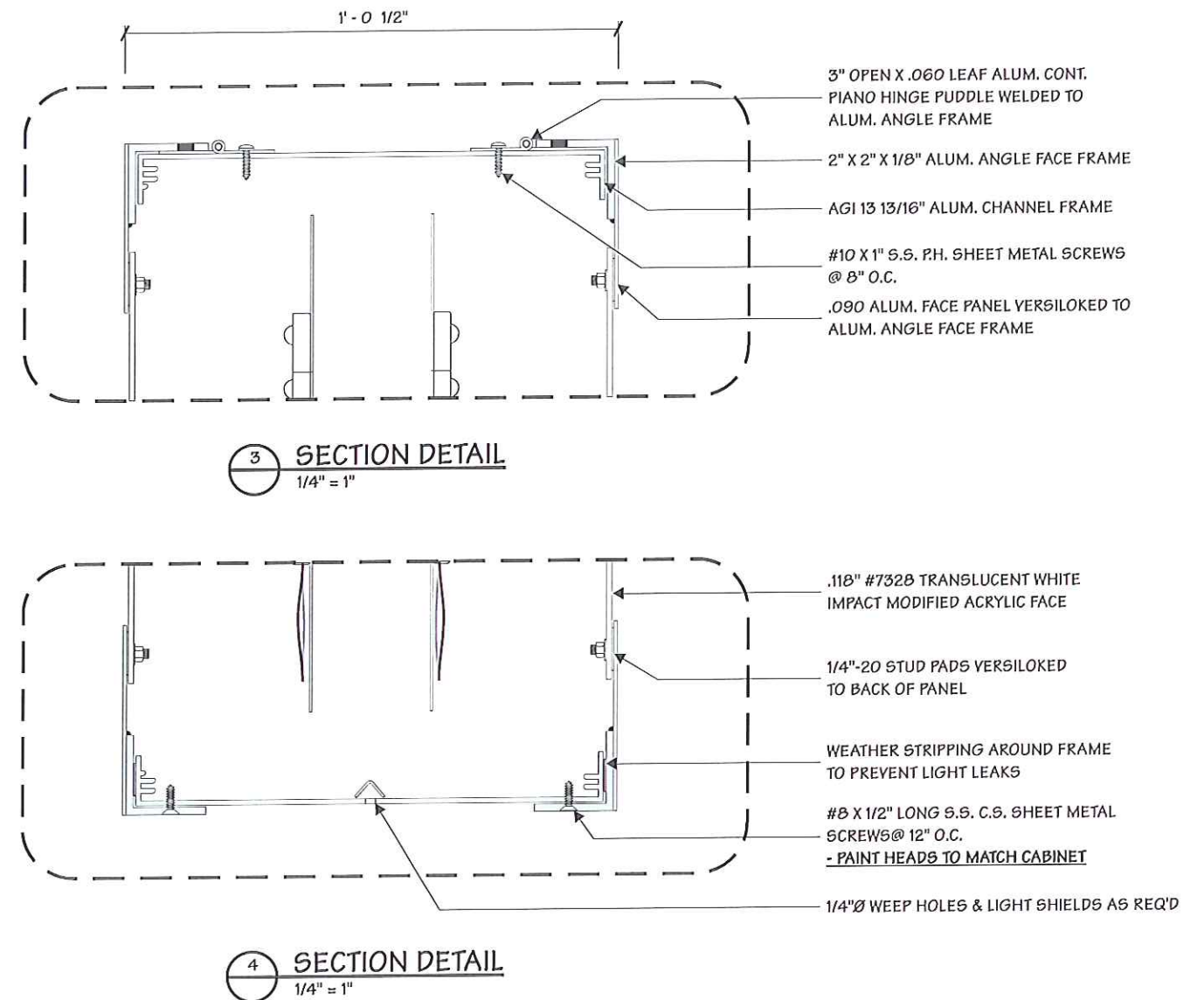
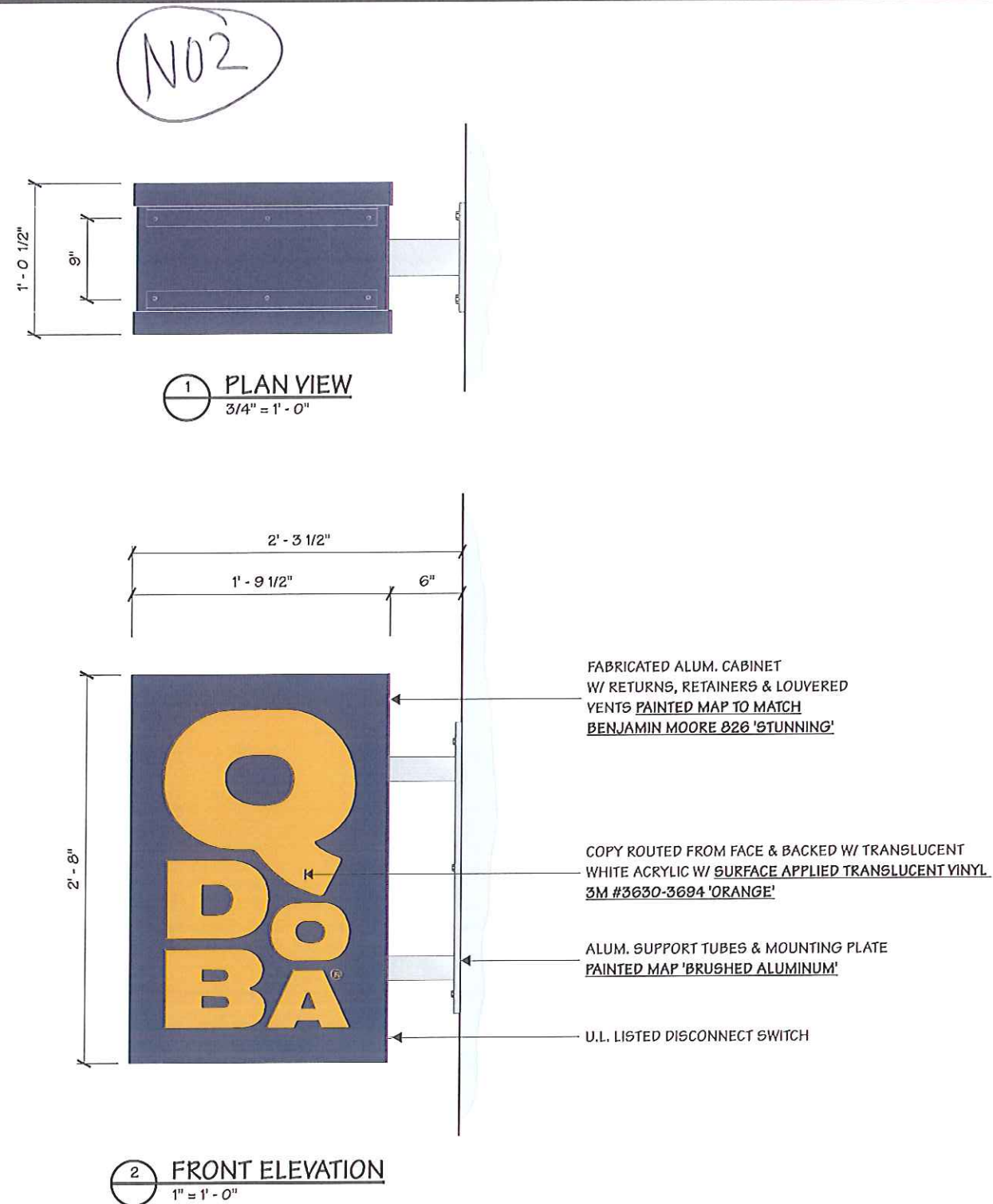
Created: 05/10/17 - TM
Rev1: 08/24/17 - TM
Rev2: 08/26/17 - TM
Rev3: 09/27/17 - TM



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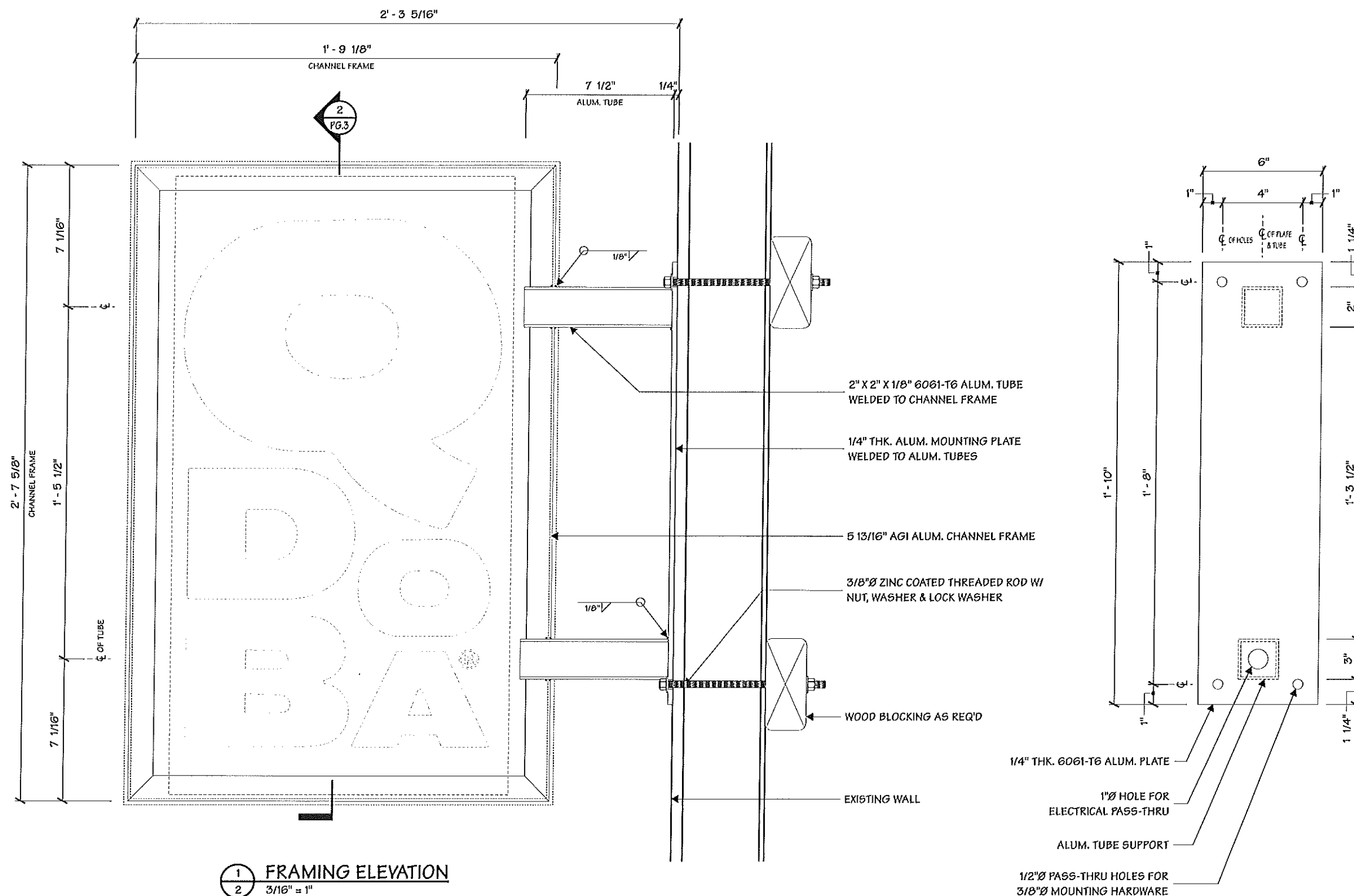
Created: 05/10/17 - TM
Rev1: 08/24/17 - TM
Rev2: 08/26/17 - TM
Rev3: 09/27/17 - TM

Project Title
QDOBA

Date 03.17.17

AGI EoR J. MEYER
Lead Drafter BA
Drawn By BA
Project Mgr. C. MATHES

General Sign Specifications
☐ Interior ☒ Exterior
☐ Single Faced ☒ Double Faced
☐ Non-Illuminated
☒ Illuminated
 _____ Volts _____ Amps(+/-)
Location _____
Windspeed 115 MPH / 2012 IBC



1 FRAMING ELEVATION
 2 3/16" = 1"

2 MOUNTING PLATE DETAIL
 2 3/16" = 1"

Code	16240	Type	C
Sign Type	B-V-5	PG #:	2

**AGI Architectural
Graphics
Incorporated**
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

QDOBA

Date 03.17.17

AGI EoR J. MEYER

Lead Drafter BA

Drawn By BA

Project Mgr. C. MATHES

General Sign Specifications

☐ Interior ☒ Exterior

☐ Single Faced ☒ Double Faced

☐ _____

☐ Non-Illuminated

☒ Illuminated

_____ Volts _____ Amps(+/-)

Location _____

Windspeed 115 MPH / 2012 IBC

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Code 16240

type
C

Sign Type
B-V-5

PG #: 4

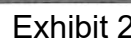
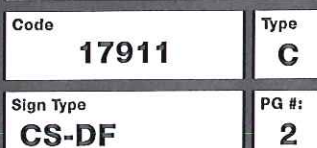
Sign Type	PG #:
B-V-5	3



[illegible]

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Code	17911	Type	C
Sign Type	CS-DF	PG #:	1

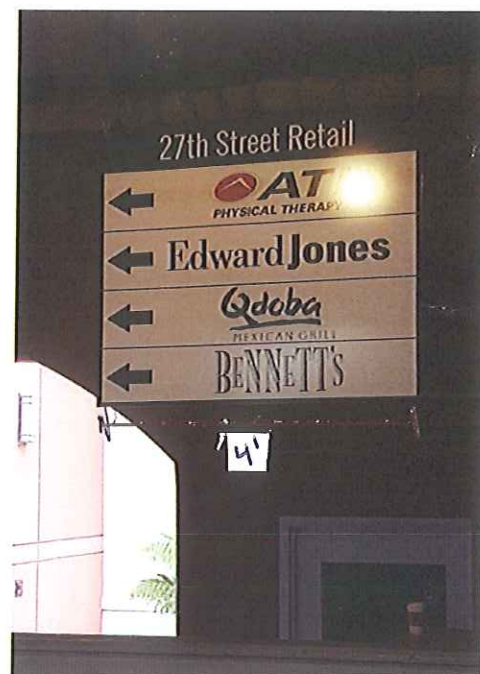




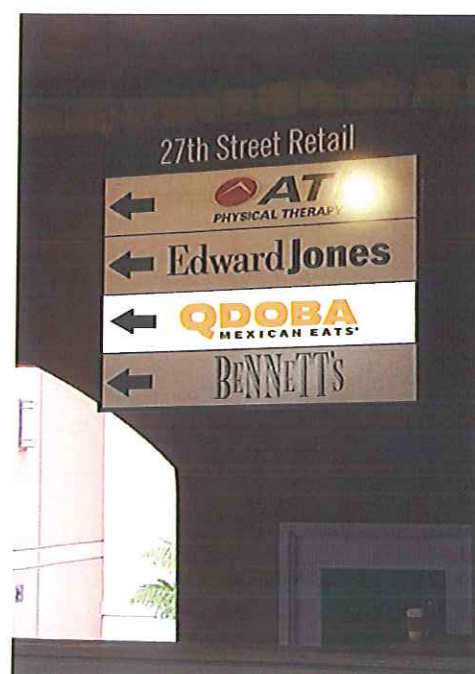
2 SLOAN LED LAYOUT
3 1/4" = 1"



1 EXISTING PYLON PANEL
NTS



2 PROPOSED PYLON PANEL
NTS



NOTE:
1.) SURVEY REQ'D PRIOR TO PRODUCTION



(2) FLAT TENANT PANEL SIGN FACES MANUFACTURED FROM WHITE ACRYLIC
WITH DIGITALLY PRINTED GRAPHICS

3 FRONT ELEVATION
3/4" = 1' - 0"

Created: 05/10/17 - TM
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Rev3: 09/27/17 - TM



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Mercer Island, WA 98040



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CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CITYUSE ONLY

PERMIT#

RECEIPT#

FEE

Date Received:

DEVELOPMENT APPLICATION

Received By:

7050 SE 27th St Suite 106

STREET ADDRESS/LOCATION

5315101491

COUNTY ASSESSOR PARCEL #S

TC-5

ZONE

PARCEL SIZE (SQ. FT.)

77378

PROPERTY OWNER (required)

Mercer Island
Landmark LLC

ADDRESS (required)

2737 78th Ave
STE 201
Mercer Island, WA 98040

CELL/OFFICE (required)

206-230-8901

E-MAIL (required)

jchalaire@agisign.com

PROJECT CONTACT NAME

Stefanie Lindquist

ADDRESS

2608 Hwy 99 S.
Mount Vernon, WA
98273

CELL/OFFICE

360-424-1325

E-MAIL

stefanie@meyersign.com

TENANT NAME

Qdoba Mexican Eats

ADDRESS

7050 SE 27th St
Suite 106

CELL PHONE

E-MAIL

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

Stefanie Lindquist

SIGNATURE

10/25/17

DATE

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

Installing one new illuminated wall sign and one new illuminated blade sign along with replacing existing tenant panel and an indoor illuminated hanging sign.

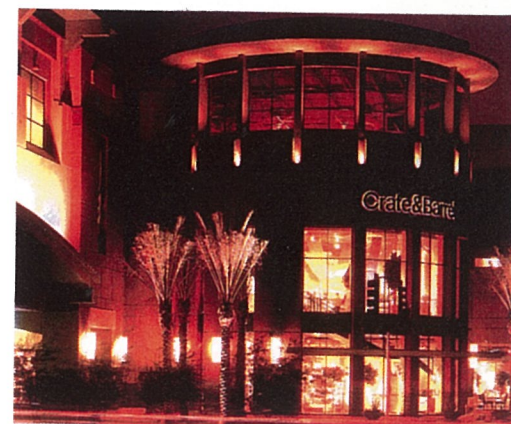
ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

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	VARIANCES (Plus Hearing Examiner Fee)
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<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	OTHER LAND USE
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<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)
WIRELESS COMMUNICATIONS FACILITIES	<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	SUBDIVISION LONG PLAT	<input type="checkbox"/> Noise Exception
DEVIATIONS	<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	SUBDIVISION SHORT PLAT	
<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)



MOUNTED SIGNAGE



SIGNAGE AT CANOPY



BLADE SIGNAGE

SIGNAGE DIAGRAM

BUILDING 'A' - SOUTH ELEVATIO - 27TH STREET



KEY MAP

MERCER ISLAND
MIXED USE DEVELOPMENT
MERCER ISLAND, WASHINGTON
DOLLAR DEVELOPMENT CO.

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE

SHEET NUMBER

MVE



MOUNTED SIGNAGE



SIGNAGE AT CANOPY



BLADE SIGNAGE

SIGNAGE DIAGRAM

BUILDING 'A' - EAST ELEVATION - 77TH STREET



MERCER ISLAND
MIXED USE DEVELOPMENT
MERCER ISLAND, WASHINGTON
DOLLAR DEVELOPMENT CO.

REVISIONS		
NO.	DATE	BY

SHEET TITLE

SHEET NUMBER

MVE