

## DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, January 10, 2018 Mercer Island City Hall

#### 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

CITY COUNCIL CHAMBERS - MERCER ISLAND CITY HALL 9611 SE 36TH STREET; MERCER ISLAND, WA 98040

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

DESIGN

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 24<sup>th</sup> 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 facade 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 27<sup>th</sup> 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 29<sup>th</sup>, 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 + Storefont Plan" on sheet A2.
- 9. The Design Commission authorizes a modification to the drawing on sheet A2, "New Patio + Storefont 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

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 <sup>th</sup> St #106 Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-1491
Zoning District:	Town Center (TC)
Exhibits:	<ol> <li>Project Narrative prepared by Meyer Sign, submitted Jan. 3, 2017</li> <li>Plan set by PM Design, dated Jun. 29, 2017</li> <li>Development Application signed Oct. 25, 2017</li> <li>Sign Diagram from the Gateway Commons design approval, dated November 6, 2002.</li> </ol>

#### 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:

<u>Staff Analysis</u>: 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.

<u>Staff Analysis</u>: 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.

**<u>Staff Analysis</u>**: 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.

<u>Staff Analysis</u>: 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.

**<u>Staff Analysis</u>**: 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.

**<u>Staff Analysis:</u>** 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.

**<u>Staff Analysis</u>**: 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.

**<u>Staff Analysis</u>**: 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.

**<u>Staff Analysis:</u>** 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

**<u>Staff Analysis</u>**: 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.

<u>Staff Analysis</u>: 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.

<u>Staff Analysis</u>: 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.

<u>Staff Analysis:</u> 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.

**<u>Staff Analysis:</u>** 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.

<u>Staff Analysis</u>: 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.

**<u>Staff Analysis:</u>** 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.

**<u>Staff Analysis:</u>** 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.

**<u>Staff Analysis:</u>** 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.

**<u>Staff Analysis:</u>** 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.

<u>Staff Analysis</u>: 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.

<u>Staff Analysis</u>: 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 27<sup>th</sup> St #106, as shown in Exhibits 1 and 2, subject to the following conditions.

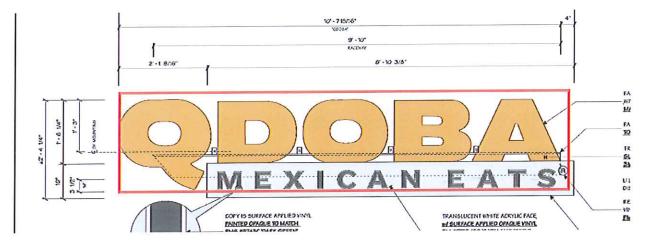
**Alternative Recommended Motion:** Move to grant Meyer Sign design approval for signage for a retail tenant location in the Town Center located at 7650 SE 27<sup>th</sup> St #106, as shown in Exhibits 1 and 2, subject to the following conditions and further conditioned as follows [specify conditions].

#### 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 27<sup>th</sup> 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 that the existing. If the letterset were to be boxed in, the length would show  $10'-7'' \times 2'-4''$  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, (NO2) 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 Undquist Neger Sign Company 360-424-1325 Stefanie@megersign.com

Exhibit 1

Created: 05/10/17 - TM

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

# MEXICAN EATS®

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

Exhibit 2

	CODE / BUILDING INFORMATION		
	BUILDINS 2015 INTERNATIONAL BUILDING CODE (IBC)		
	MECHANICAL 2015 NTERNATIONAL MECHANICAL CODE (MC)		
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## **REMODEL PROTOTYPE GEN2 TO GEN4B**



#### LOCATED AT:

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

#### A RESTAURANT PROJECT FOR:

QDOBA RESTAURANT CORP. STORE #2390



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SCOPE OF WORK

THIS PROJECT IS A REMODEL OF AN EXISTING RESTAURANT ASSEMBLY USE LEASE SPACE. THIS TRANSFORMATION WILL BRING THIS EXISTING QOOBA IN LINE WITH THE NEW CORPORATE TRADE DRESS. THE WORK WILL CONSIST OF:

#### DINING AREA:

- NEW FLOOR AND WALL FINISHES
- NEW FURNITURE AND MILLWORK PIECES
- REPLACE A FEW LIGHT FIXTURES, REUSE EXISTING CIRCUITS

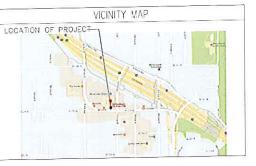
#### BOOTHS TO BE REFURBISHED

- RESTROOM:
- NEW FLOOR & WALL FINISHES
- EXISTING PLUMBING FIXTURES WILL REMAIN SERVICE AREA:
- NEW FINISHES ON FRONT SERVICE LINE
- NEW POS CABINET WITH BEER TAPPER
- MARGARITA MACHINE AT REAR SERVICE LINE
- NEW MENU BOARDS, SOFFIT, AND REPLACE LIGHTING
- BACK OF HOUSE (FUTURE ALCOHOL EQUIPMENT PACKAGE)
- KEG STORAGE
- PERLICK POWER PAK

S-EET# ENER4L TS1 0 001 G1 0

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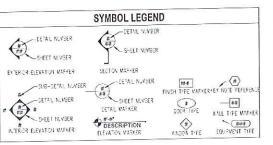
#### CONSTRUCTION PHASE NOTE

#### ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

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#### CRITICAL PLUMBING NOTE

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# **PLAN VIEW - SIGN LOCATION**

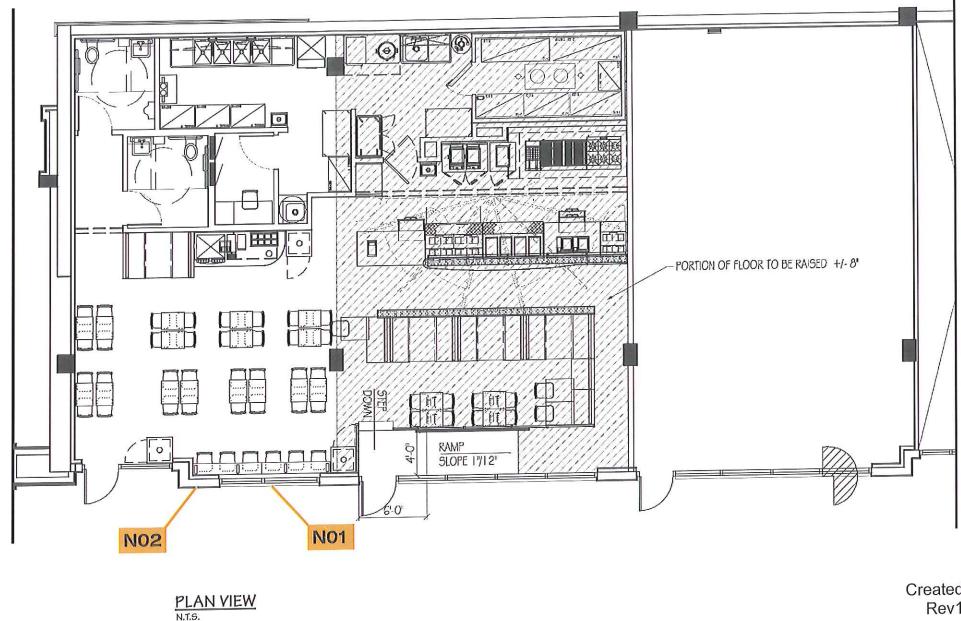
#### SCOPE OF WORK



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



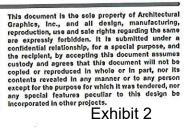
Remove existing signage - Install (1) B-V-5





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





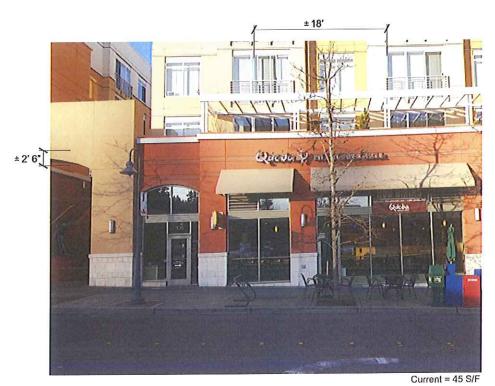
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## ELEVATIONS



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION NTS



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

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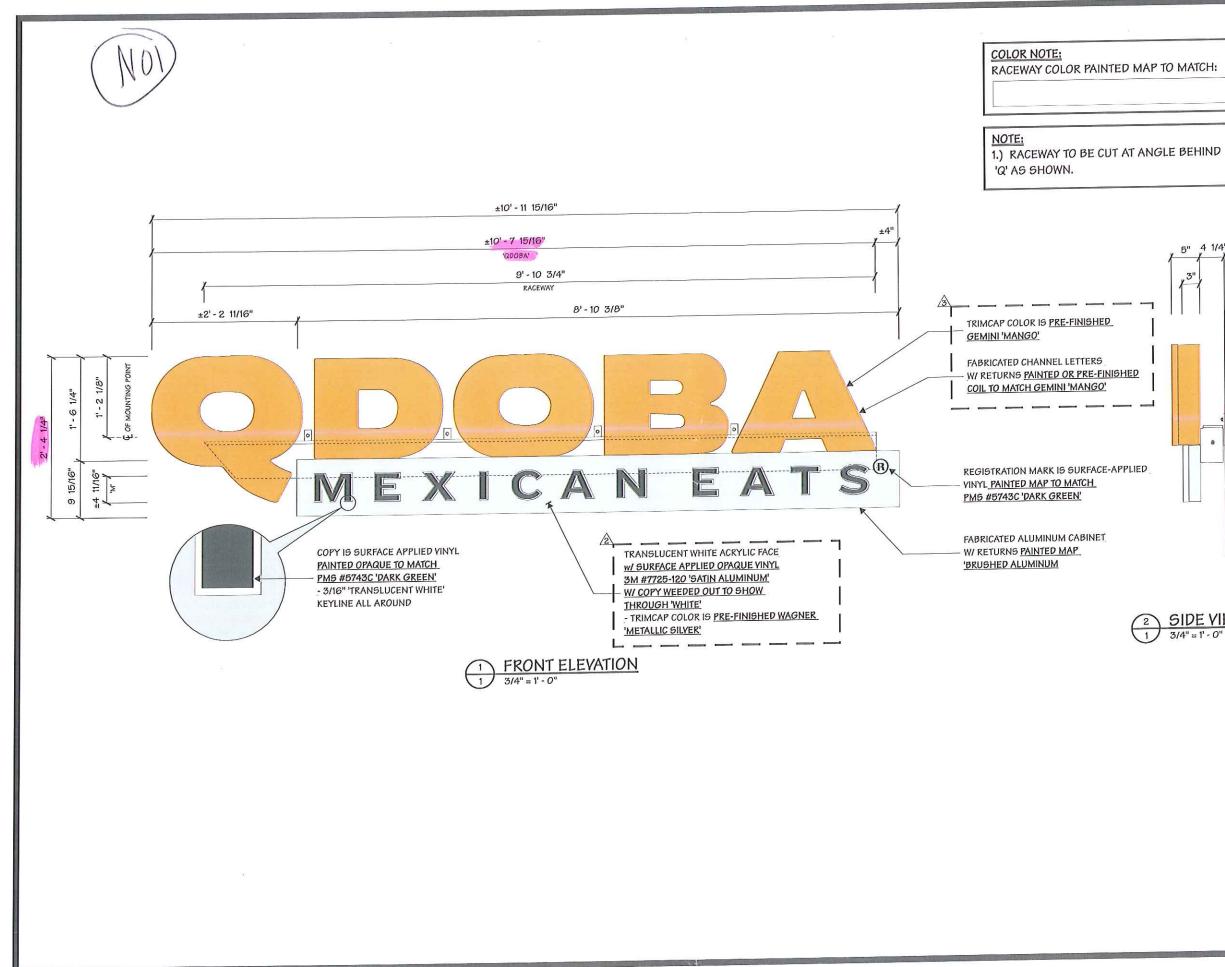


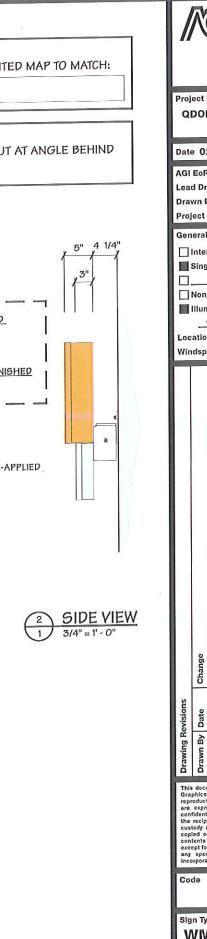


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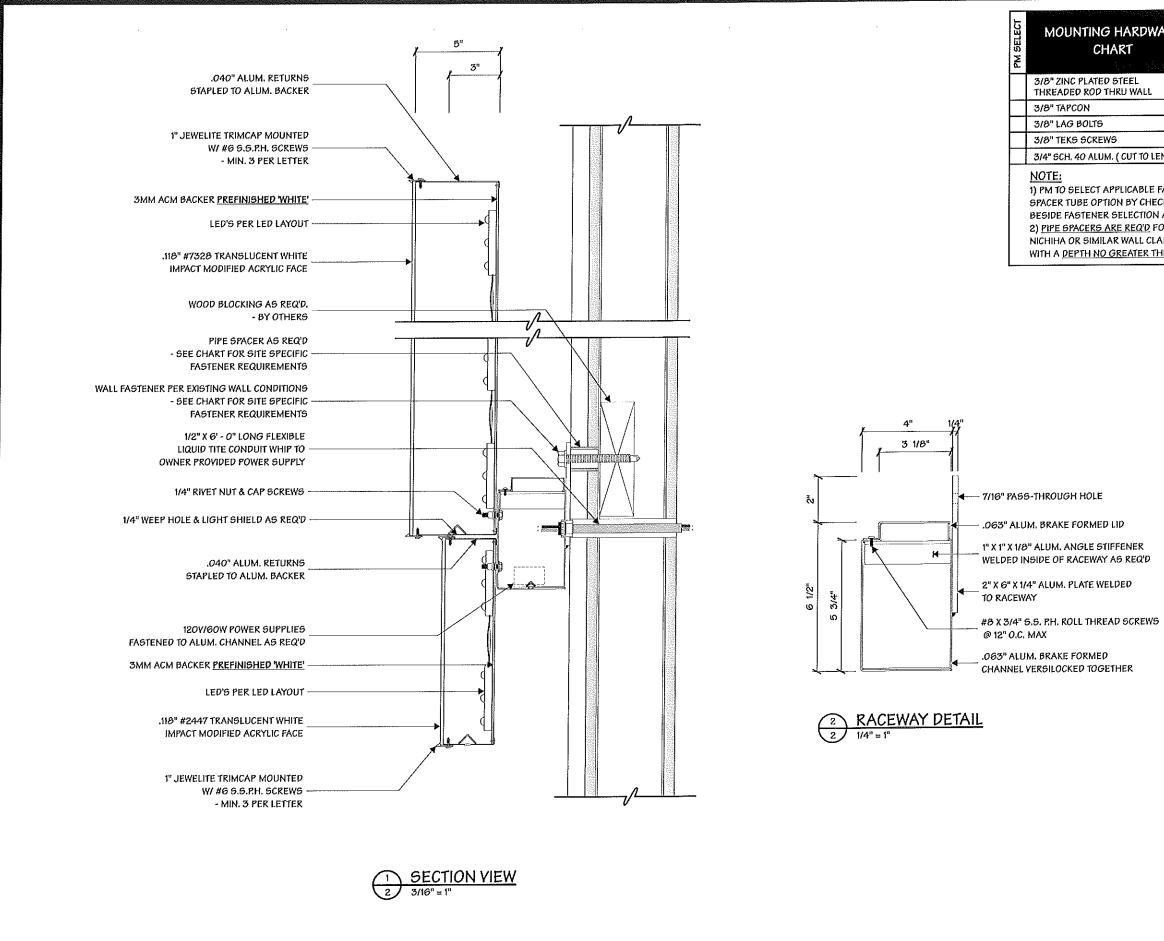
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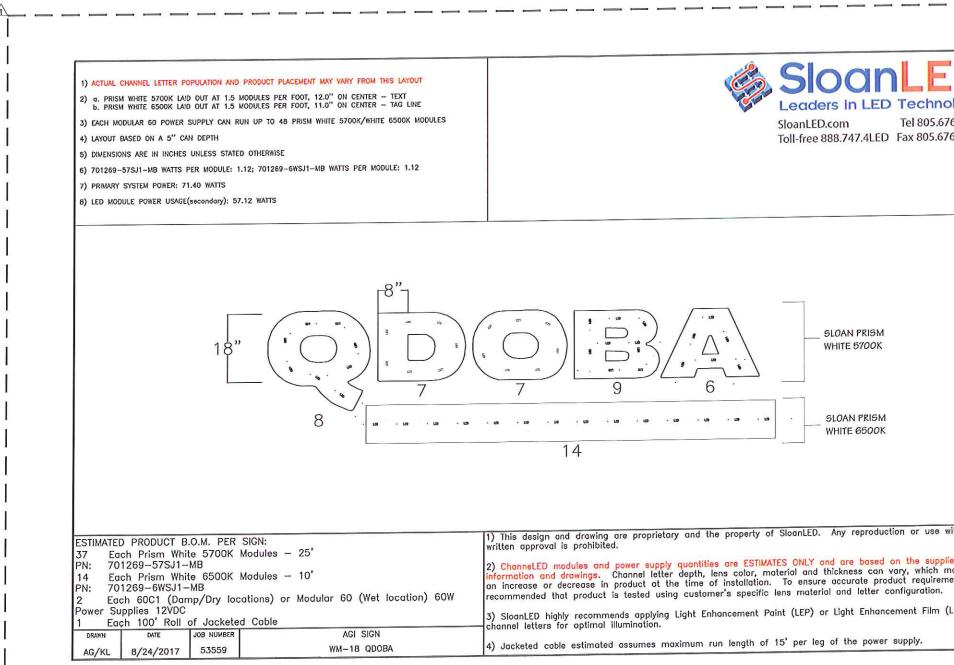
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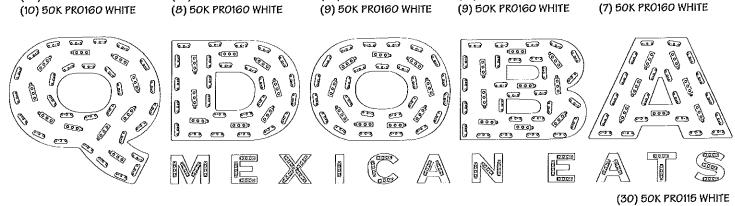




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(25) YELLOW PRO-COLOR (27) YELLOW PRO-COLOR (20) YELLOW PRO-COLOR (7) 50K PRO160 WHITE

(3) PS12-60WSL-100-277Y

POWER SUPPLY

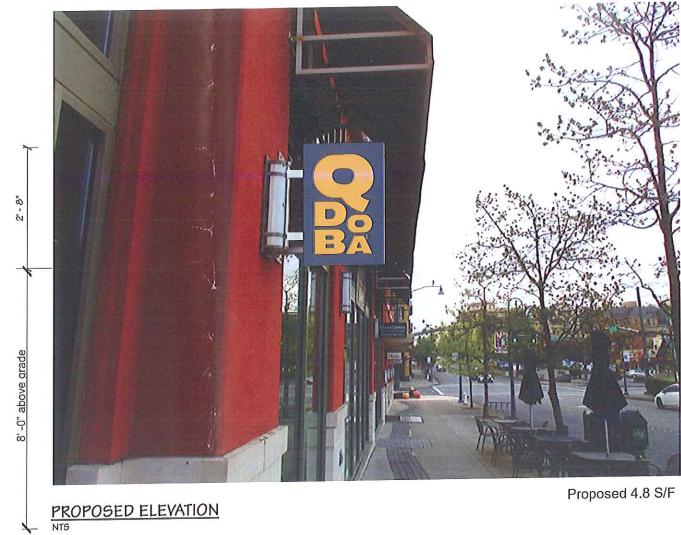
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## ELEVATIONS



EXISTING ELEVATION

Current 6 S/F



2' - 3 1/2" 1' - 9 1/2"



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

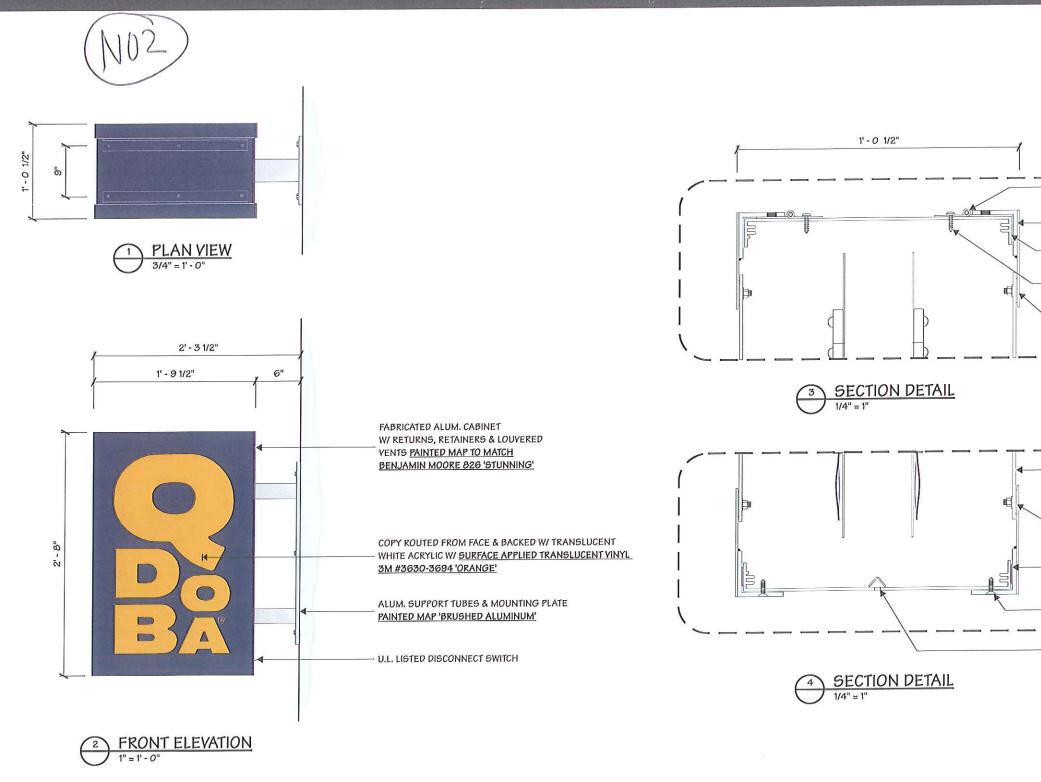




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## **B-V-5**





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





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IMPACT MODIFIED ACRYLIC FACE 1/4"-20 STUD PADS VERSILOKED TO BACK OF PANEL WEATHER STRIPPING AROUND FRAME TO PREVENT LIGHT LEAKS #8 X 1/2" LONG S.S. C.S. SHEET METAL SCREWS@ 12" O.C. - PAINT HEADS TO MATCH CABINET 1/4"Ø WEEP HOLES & LIGHT SHIELDS AS REQ'D

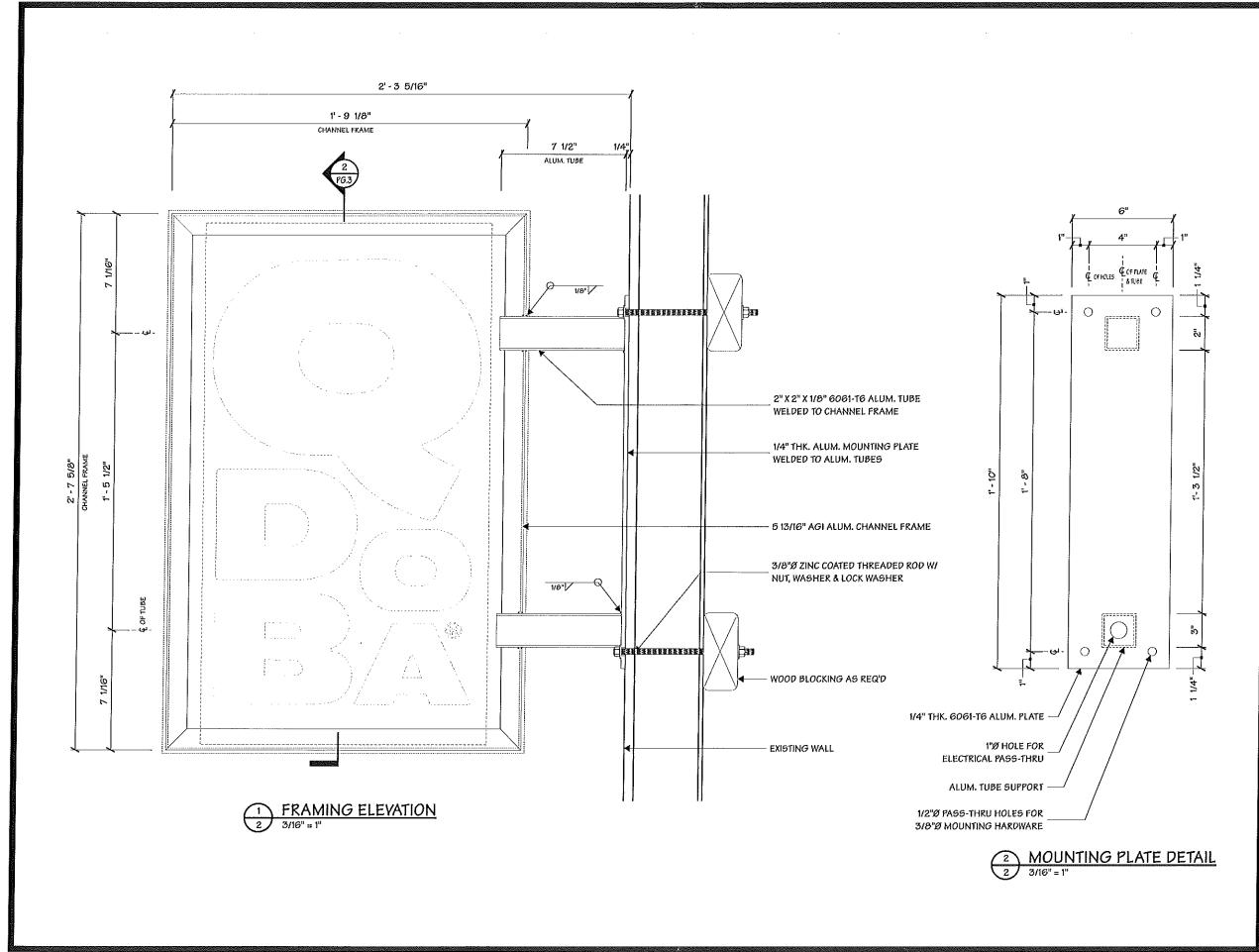
.118" #7328 TRANSLUCENT WHITE

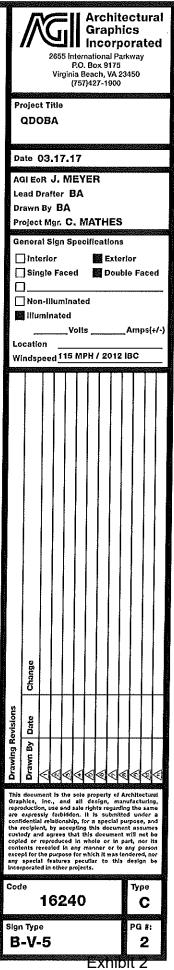


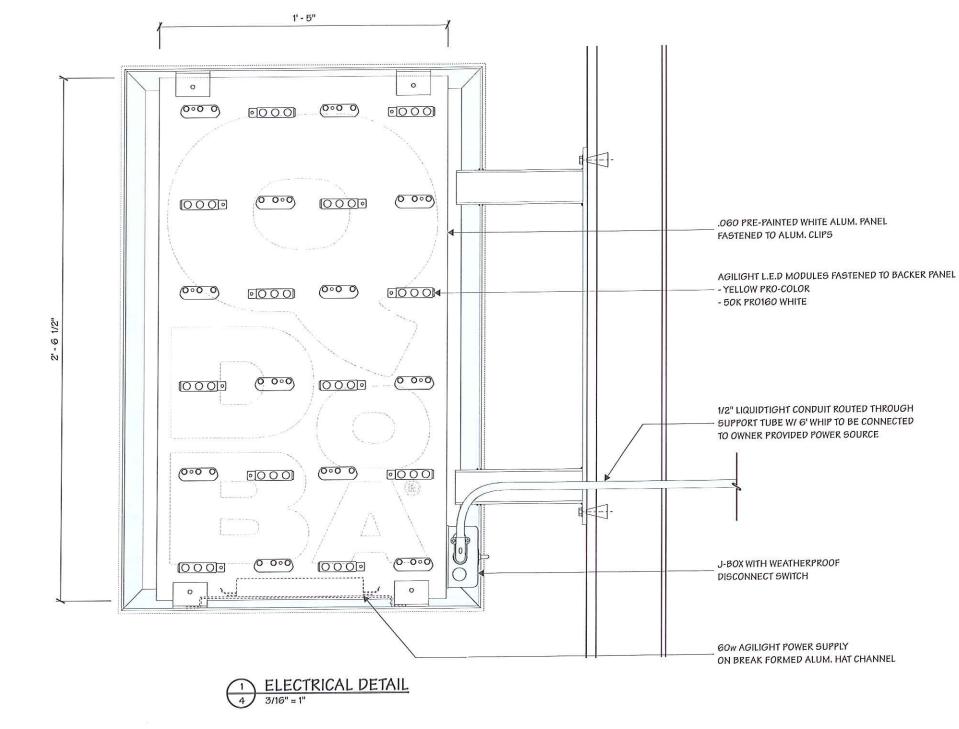
3" OPEN X .060 LEAF ALUM. CONT.

PIANO HINGE PUDDLE WELDED TO

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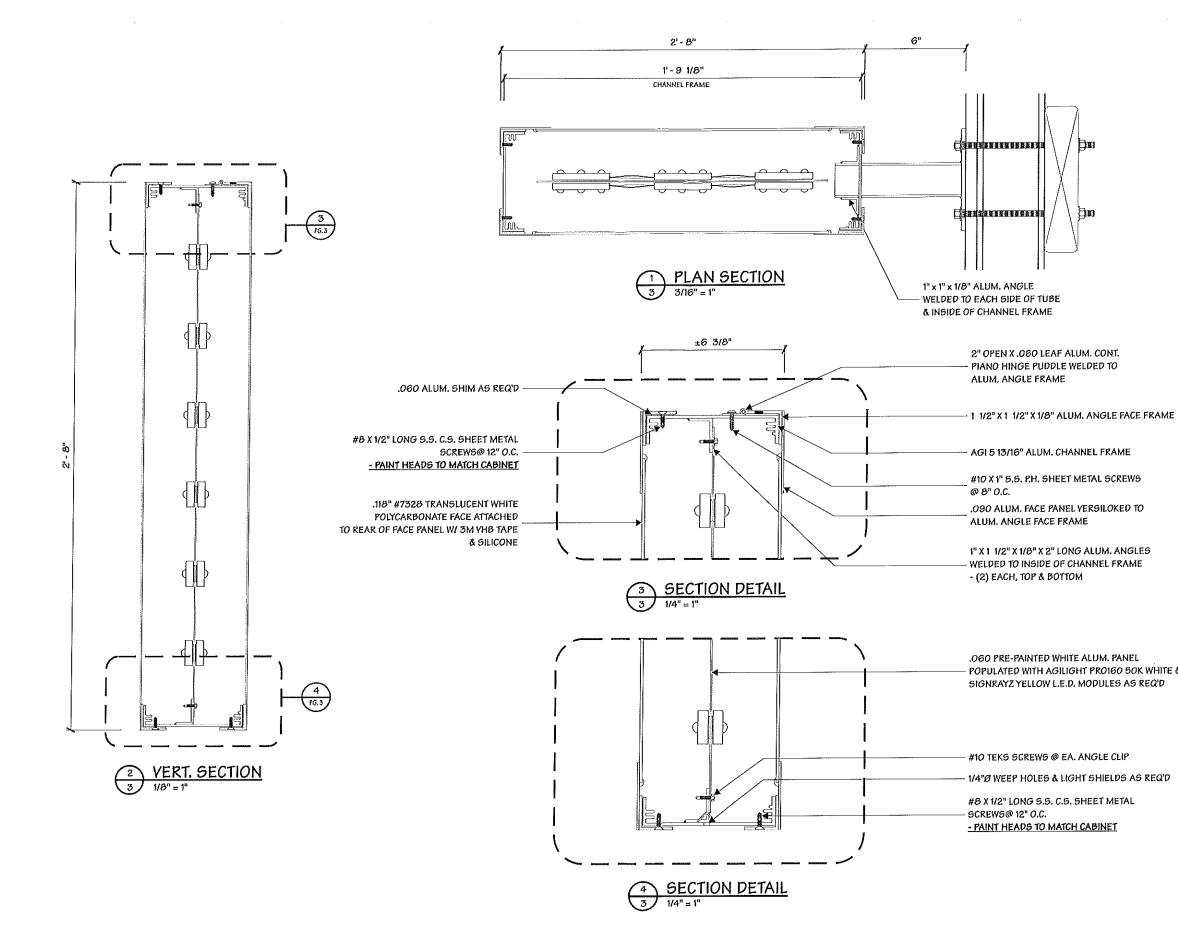






#### NOTE: (ALL NEEDED INFORMATION) L.E.D.S AND LAYOUT TO BE TESTED BY SHOP PRIOR TO SHIPPING.

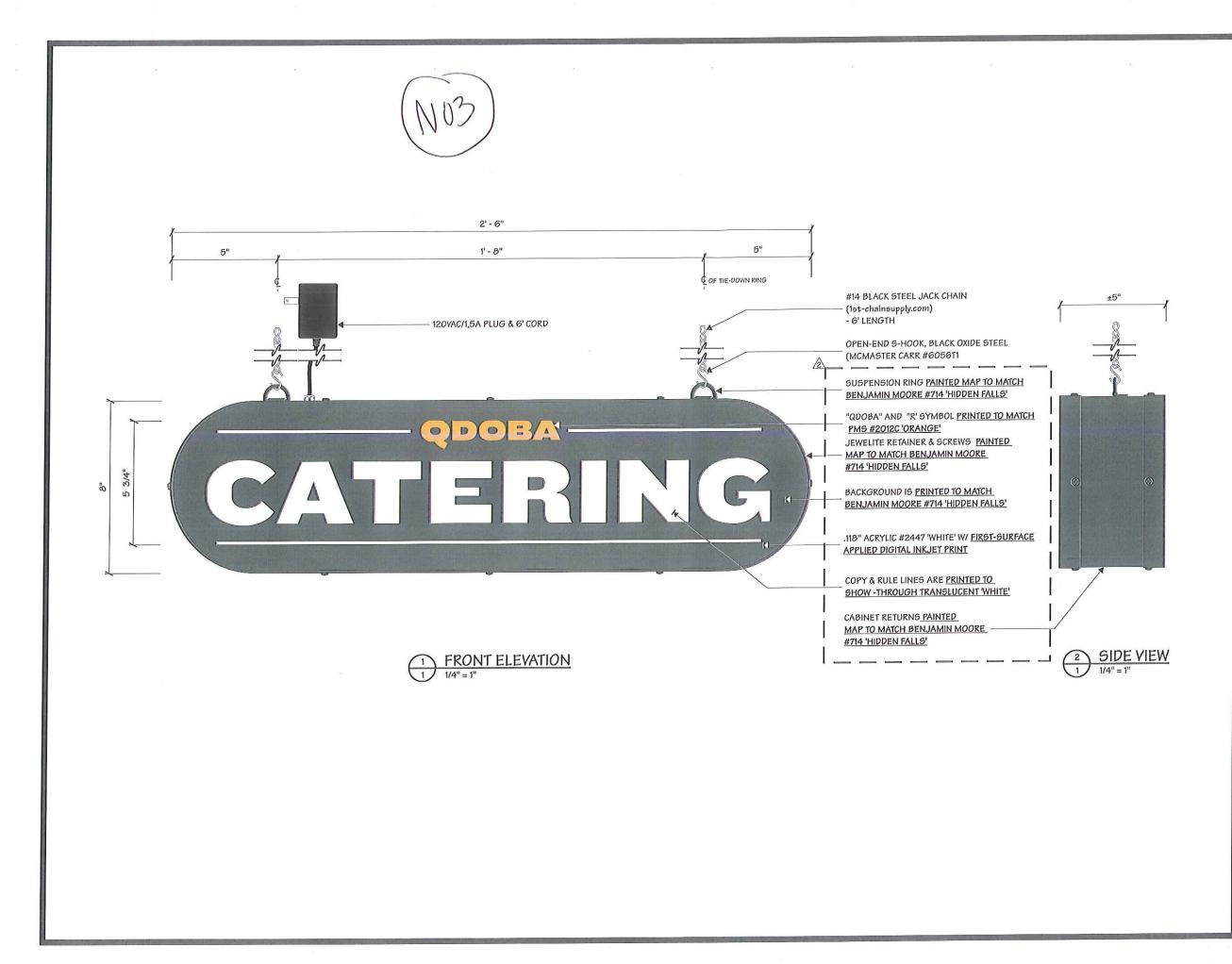
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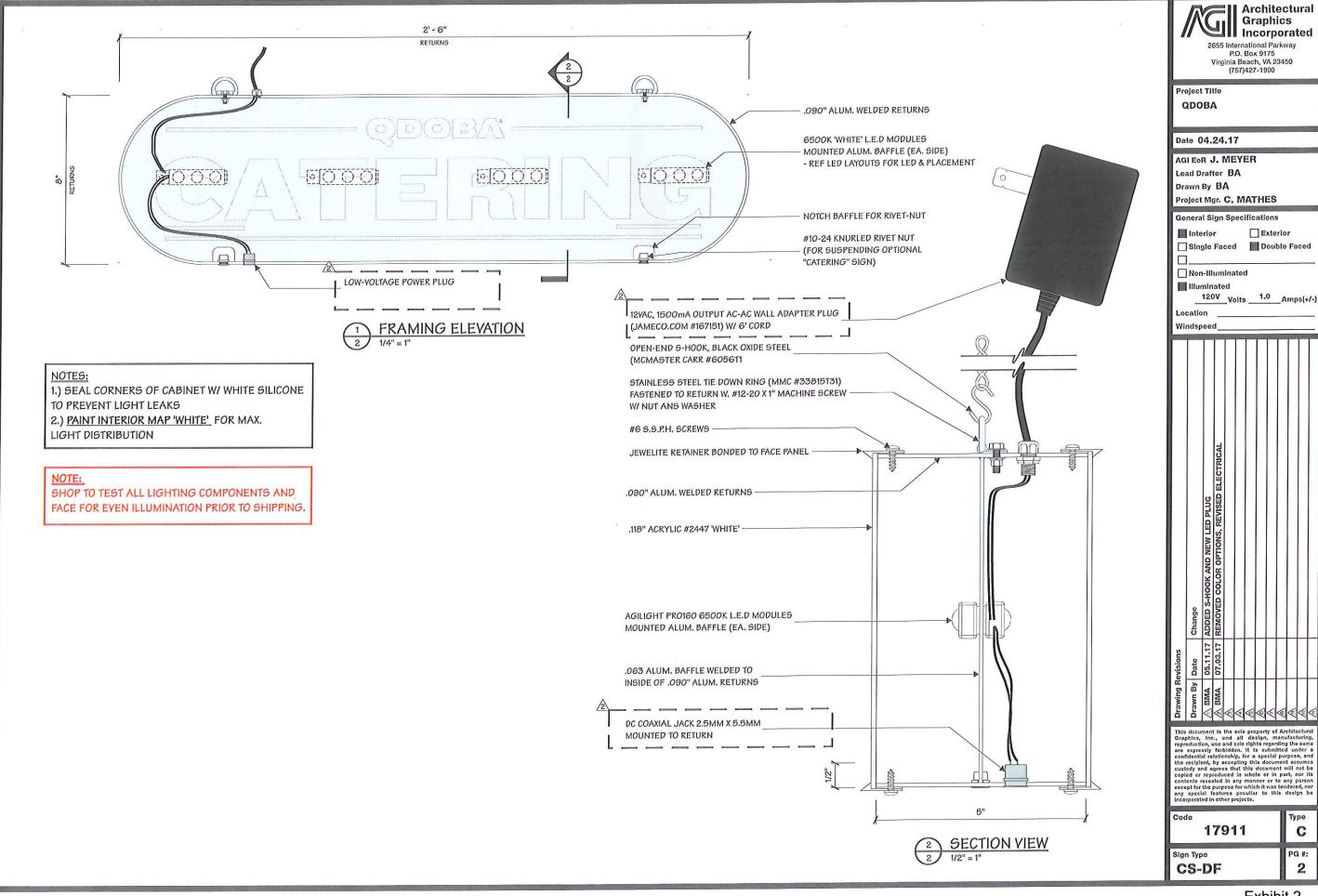
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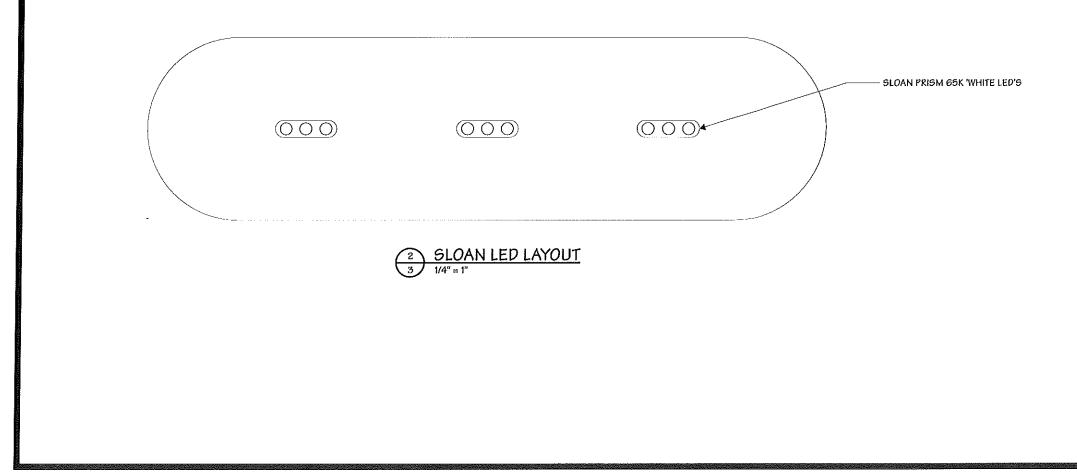


Architectural Graphics Incorporated 2655 International Parkway P.O. Box 9175 Virginia Beach, VA 23450 (757)427-1900														
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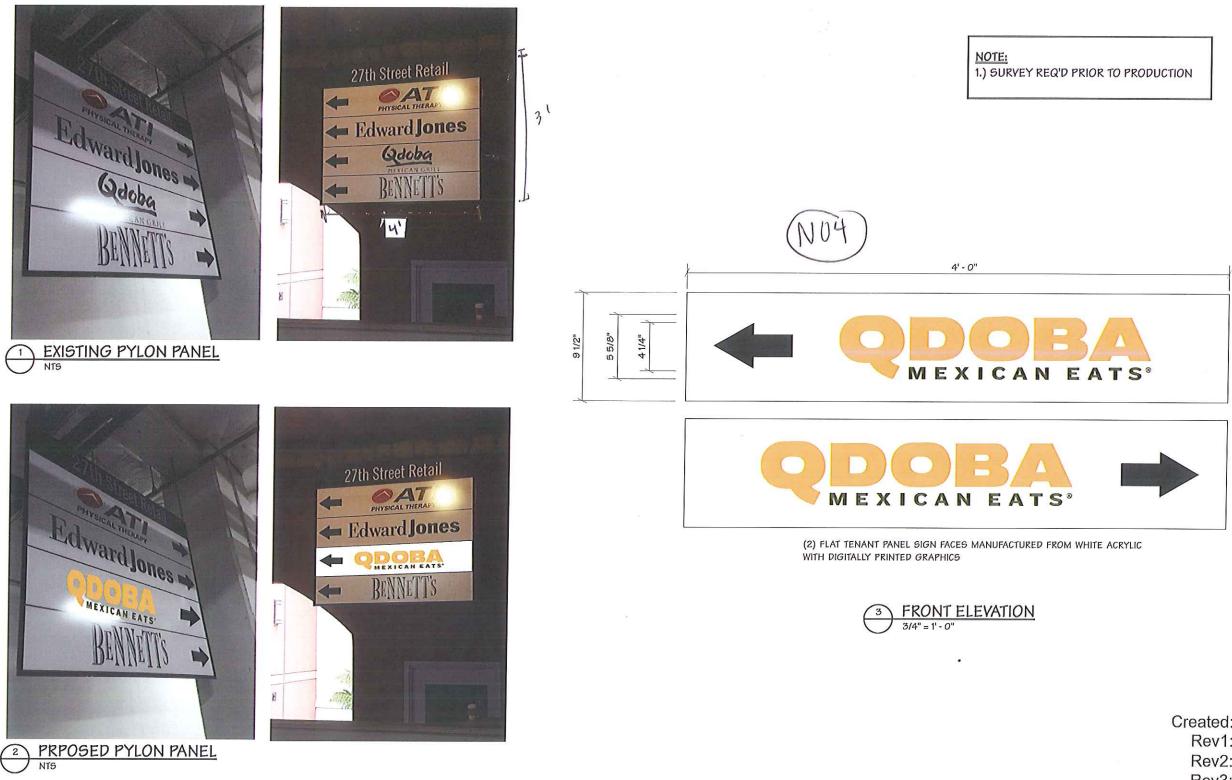
2655 International Parkway P.O. Box 9175 Virginia Beach, VA 23450 (757)427-1900 AGI EOR J. MEYER Project Mgr. C. MATHES General Sign Specifications Exterior Single Faced Double Faced 120V Volts \_\_\_\_\_ Amps(+/-) ସଙ୍କର୍ବ୍ୟକ୍ତ୍ର୍ୟୁ This document is the sole property of Architectural Oraphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects. Туре С PG #: 2

Exhibit 2



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	General Sign Specifications  General Sign Specifications  Single Faced  Non-Illuminated  Illuminated  120V Volts 1.0 Amps(+/-) Location  Windspeed											
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<b>Drawing Revisions</b>	Drawn By	🖞 BMA	🖉 BMA	Ś		<u>(</u>	<u>(</u>	$\overline{\forall}$	8	<u>ا</u>	Ø	Ŵ
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Sig C	n Ty	pe	F						Source becaused	PG		Parature Investments
Sig	Sign Type PG #: CS-DF 3											

## **TENANT PANELS**





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



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

8

#### *CITYOFMERCERISLAND* DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040 PHONE 206.275.7605 | www.mercergov.org

DEVELOPMENT APPLICATION



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ERCER OF PAU	PERMIT#	RECEIPT#	Æ						
HINGTON	Date Received:								
	Received By:								
	Т	C-5 ZONE							
	-	PARCEL SIZE (SQ. FT.	)						

7650 SE 27th St Suit	e 106	TC-5 ZONE			
COUNTY ASSESSOR PARCEL#S	6		PAROL SZE (SQ. FT.)	1	
5315101491			7378	]	
PROPERTY OWNER (required)	ADDRESS (required) 2	137 78th Ave	CELL/OFFICE (required) 206 - 230 - 8	901	
Mercer Island	STE 201	SE	E-MAIL (required) jchalaire @ agisia	- S-	
Landman LLC		d, WA 98040	EMAL (required) JCI 41411 C & agisia	niller	
PROJECT CONTACT NAME	ADDRESS ZUDS	Hey 99 5.	0811/OFFICE 3100-424-1325	1	
Stefanie Lindquist	Mount Verna	N, WA	E-MAIL		
	1000000 (	98273	stefanic@meyersign.co	pm	
TENANT NAME	ADDRESS 7650	SERTHST	CELL PHONE		
Qdoba Nexican Eats	SLITE 106		E-MAIL		
				6	

DECLARATION: I HEREBYSTATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MYKNOWLEDGE

Selection SIGNATURE

101 DATE

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

wall sign and Installing one new illuminated one sign along with replacing afec existing tenent panel indoor illuminated hanging and Sign

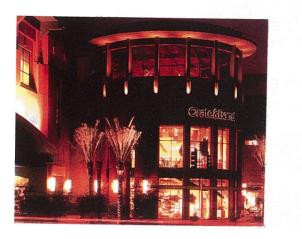
ATTACH RESPONSE TO DECISION OR TERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONSContinued	SUBDIVISION SHORT PLAT Continued		
Building (+cost of file preparation)	□ Impervious Surface (5% Lot overage)	□ Short Plat Amendment		
□ Land use (+cost of verbatim transcript)	□ Shoreline	Final Short Plat Approval		
Code Interpretation	U Wet Season Construction Moratorium	VARIANCES (Plus Hearing Examiner Fee)		
ORITICAL AREAS	ENVIRONM ENTAL REVIEW (SEPA)	□ Type 1**		
Determination	Onecklist: Single Family Residential Use	□ Type 2***		
Reasonable Use Exception	Checklist: Non-Single Family Residential Use	OTHER LAND USE		
DESIGN REVIEW	Environmental Impact Statement	Accessory Dwelling Unit		
Administrative Review	SHORELINE MANAGEMENT	Code Interpretation Request		
Design Review – Major	Exemption	Comprehensive Plan Amendment (OPA)		
Design Review – Minor	Semi-Private Recreation Tract (modification)	Conditional Use (CUP)		
WIRELESS COMMUNICATIONS FACILITIES	Semi-Private Recreation Tract (new)	Lot Line Revision		
Wireless Communications Facilities-	Substantial Dev. Permit	Lot Consolidation		
6409 Exemption	SUBDIVISION LONG PLAT	Noise Exception		
New Wireless Communications Facility	Long Plat	Reclassification of Property (Rezoning)		
DEVIATIONS	Subdivision Alteration to Existing Plat	ROW Encroachment Agreement (requires		
Changes to Antenna requirements	Final Subdivision Review	separate ROW Use Permit		
Changes to Open Space	SUBDIVISION SHORT PLAT	Zoning Code Text Amendment		
Fence Height	Short Plat			
Critical Areas Setback	Deviation of Acreage Limitation			
** Indudes all variances of any type or purpos	e in all zones other than single family residential zor	e: B,CO,PBZ,MF-2,MF2L,MF-2L,MF-3,TCP)		

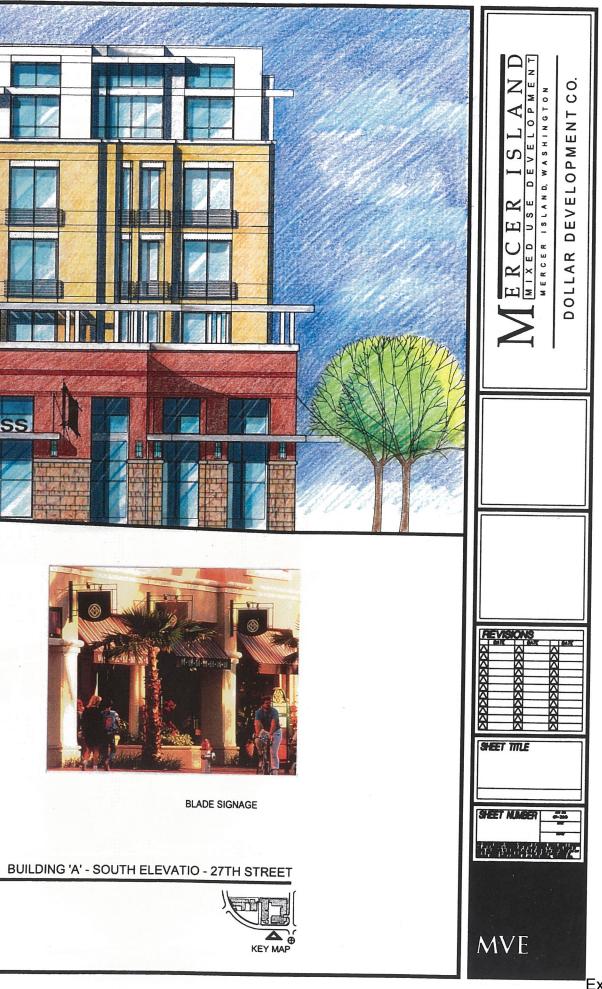
\*\*\*Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)





MOUNTED SIGNAGE

SIGNAGE DIAGRAM





SIGNAGE AT CANOPY

4

Exhibit 4

A-27.



Exhibit 4

A-28