DESIGN COMMISSION

Regular Meeting Agenda

Council Chambers- Mercer Island City Hall
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

Wednesday, March 13, 2019

Design Commissioners

Colin, Brandt, Vice Chair

Richard Erwin, Chair

Clair McPherson

Anthony Perez

Tom Soeprono

Hui Tian

Suzanne Zahr

CALL TO ORDER & ROLL CALL **7:00 PM**

APPROVAL OF MINUTES

Minutes from January 23, 2019

PUBLIC HEARING

Agenda Item #1: DSR18-0022

Public hearing related to the design review for a proposed exterior addition of an entry vestibule at the Mercer Island High School

Staff Contact: Andrew, Leon, Planner

REGULAR BUSINESS

Agenda Item #2: DSR18-0022

Design review and approval for a proposed exterior addition of an entry vestibule at the Mercer Island High School

Staff Contact: Andrew, Leon, Planner

OTHER BUSINESS

Planned Absences for Future Meetings
Announcements & Communications
Next Scheduled Meeting: March 27, 2019

ADJOURN

DESIGN COMMISSION

MEETING MINUTES

Wednesday, January 23, 2019

CALL TO ORDER

Chair Richard Erwin called the meeting to order at 7:02 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Chair Richard Erwin, Vice Chair Colin Brandt, Commissioners, Claire McPherson, Anthony Perez, Tom Soeprono, Hui Tian and Suzanne Zahr were present.

STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Nicole Gaudette, Senior Planner and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the January 9, 2019.
It was moved by Brandt; seconded by Perez to:
Approved the January 9, 2019 minutes
Passed 7-0

REGULAR BUSINESS

Agenda Item #1: Design Review DSR2018-018

Nicole Gaudette, Senior Planner, provided a brief presentation for the design review study session for a proposed new mixed-use building at the "King" and Mud Bay properties in Town Center.

Megan McKay, with Johnston Architects, gave a presentation on the proposed project.

The Commission review the proposed project and answered the applicant's questions.

The some of the Commission expressed concern regarding the corner on 77th at the through block connection regarding the height of the retail spaces.

The Commission expressed making sure that building façade on 78th is not too dark and to explore ways of lightening this side of the building.

The Commission requests that Johnston architects, provided some feedback regarding the commissions feedback.

PLANNED ABSENCES FOR FUTURE MEETINGS

Commissioner Zhar will be absent February 13. Commissioner Perez will be absent February 27. Vice-Chair Brandt will be absent March 13.

OTHER BUSINESS

There was no other business.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Design Commission meeting is on February 13, 2019 at 7:00PM.

ADJOURNMENT

The meeting was adjourned at 9:07pm

CITY OF MERCER ISLAND
DESIGN COMMISSION
STAFF REPORT
DESIGN REVIEW – EXTERIOR MODIFICATION

Agenda Item: 1
March 13, 2019

Project:	Mercer Island High School Vestibule
Description:	A Design Commission design review for a proposed vestibule at the entrance of the high school, located outside the Town Center.
Applicant:	Brandy Fox of CPM Seattle
Site Addresses:	9100 SE 42nd Street; Identified by King County Tax Parcel # 182405-9005
Zoning District:	Public Institution (PI)
Exhibits:	1. Plan Set, dated received on January 14, 2019 2. Project Narrative, dated received on November 29, 2018 3. Aerial Photo and Materials Information, dated received on January 14, 2019 4. Development Application, dated received on November 30, 2018

1. SUMMARY

The applicant previously participated in a Design Commission study session to review a proposed site development concept for a proposed addition to Mercer Island High School located in the Public Institution (PI) zone (DSR18-021). This current application is for formal review of the same project. The purpose of the addition is to create a vestibule at the entrance of the high school. The vestibule would improve security for the school during regular operating hours. The property currently contains Mercer Island High School and associated buildings and fields, the Mercer Island School District administration building, and the Crest Learning Center. The revisions made to the plans after the Design Commission study session are detailed in Exhibit 5. As the project is located in the PI zone, it must meet the criteria listed in MICC Section 19.12, Design Standards for Zones Outside Town Center.

2. STAFF ANALYSIS AND CRITERIA FOR REVIEW

Pursuant to MICC 19.15.220(C)(1)(c)(i), the following development proposals shall require design commission review:

((a)) New buildings;
((b)) Any additions of gross floor area to an existing building(s);
((c)) Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area;

((d)) Any alterations to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and
((e)) Any alterations to existing facades, where the building is identified by the city as an historic structure.

Staff Analysis:
The proposal involves the addition of 550 square feet of gross floor area to an existing building. Under MICC 19.15.220(C)(1)(c)(i)((b)), the proposal requires design commission review and approval.

MICC 19.12.010(D)(2) states:
Partial Application of Design Requirements: Minor Exterior Modification. The following design requirements shall apply when there is a minor exterior modification, as defined in MICC 19.16.010:

a. MICC 19.12.030 pertaining to building design and visual interest;
b. MICC 19.12.040(B)(5), (6), (7), (8), (9) and (11) pertaining to landscape design and outdoor spaces: entrance landscaping; planting types; screen types and widths by use and location; perimeter landscape screens; surface parking lot planting; and general planting, irrigation and maintenance standards;
c. MICC 19.12.050 pertaining to vehicular and pedestrian circulation;
d. MICC 19.12.060 pertaining to screening of service and mechanical areas;
e. MICC 19.12.070 pertaining to lighting;
f. MICC 19.12.080 pertaining to signs;

The design requirements pertaining to structures shall be applied only to that portion of an existing structure that undergoes minor exterior modification and shall not require any portion of an existing structure that is otherwise not being worked on a part of the construction to be altered or modified.

MICC 19.12.030(B). Building Design and Visual Interest.
1. Scale, Form and Mass. *Scale, form, massing, building proportions, spacing of windows and doorways, roof silhouette, facade orientations, and style of architecture shall have a unified character and, as to commercial, regulated residential and regulated public facilities, recognize pedestrian needs.*

a. Scale. Building scale should be proportional to other adjacent buildings, the street edge and, as to commercial, regulated residential and regulated public facilities, to the pedestrian environment.

Staff Findings:

The scale of the addition appears to be appropriate for the zone, to other adjacent buildings, to the street edge and the pedestrian environment.

b. Form and Mass. Building forms should not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk.

Staff Findings:

The addition will not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk.

2. ***Building Facades – Visual Interest.***

a. Facade Modulation. Building facade modulation shall break up the overall bulk and mass of the exterior of buildings and structures. Such modulation should always be addressed on the horizontal plane and the vertical plane. Large or massive buildings should integrate features along their facades that are visible from the public right-of-way, pedestrian routes and nearby structures to reduce the apparent building mass and achieve an architectural scale consonant with other nearby structures.

Staff Findings:

The proposal is for a one-story exterior addition for a vestibule at the entrance of the high school. Modulation is provided along the horizontal and vertical plane. The proposed building addition achieves an architectural scale with nearby structures.

b. Modulation Guidelines.

i. Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.

Staff Findings:

No facades of the proposed addition exceed 50 feet in length. This section does not apply.

ii. Building facades visible from public ways and public spaces should be stepped back or projected forward at intervals to provide a minimum of 40 percent overall facade modulation.

Staff Findings:

The proposed addition is stepped forward from the adjacent walls of the building.

c. Ground Level Facades. Blank walls at the ground level that may be visible from a public view should be avoided. Ground level facades should create visual interest by utilizing features such as windows, wall

articulation, arcades, trellises or other plant features.

Staff Findings:

The proposal does not contain any blank walls. The proposed vestibule is completely fronted by glass doors.

d. Fenestration. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.

Staff Findings:

The entire frontage of the proposed vestibule is composed of fenestration by windows and glass doors.

e. Horizontal Variation and Emphasis. Building facades should be made more visually interesting through the use of reveals, medallions, belt courses, decorative tile work, clerestory windows, or other design features. The scale of the detail should reflect the scale of the building.

Staff Findings:

The applicant is proposing a variety of materials to add visual interest, including textured concrete blocks, metal accent panels, and brick siding. The materials used for the addition will be similar to the materials used for the existing building.

f. Signs. Building design should allow space for a wall sign, consistent with the provisions of MICC 19.12.080, Signs, if it is anticipated that a wall sign would be used.

Staff Findings:

No signs are proposed. This section does not apply.

3. Building Articulation. Design shall articulate building facades by use of variations of color, materials or patterns, or arrangement of facade elements that are proportional to the scale of the building. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade.

a. Tripartite Articulation. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.

Staff Findings:

The proposed vestibule is to be one story in height. Tripartite building articulation is achieved through the use of a variety of materials to separate the vestibule from the façade above.

b. Fenestration. Fenestration should be used in facades visible from public ways and public spaces visible from public ways for architectural interest and human scale. Windows should be articulated with treatments such as mullions or recesses and complementary articulation around doorways and balconies should be used.

Staff Findings:

The proposed vestibule is entirely fenestrated by way of glass doors and large windows.

c. Architectural Elements. The mass of long or large scale buildings should be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.

Staff Findings:

The proposed vestibule create a pedestrian scale along the building façade with the use of modulation and fenestration. The proposed addition is a very small percentage of the mass of the building.

d. Upper Story Setback. Upper stories should be set back to reduce the apparent bulk of a building and promote human scale. When buildings are adjacent to single-family residential dwellings, upper story setbacks shall be provided from property lines.

Staff Findings:

The proposed vestibule is to be one story in height. As the proposal will not include upper stories, this criterion does not apply.

4. Materials and Color.

a. Durable Building Exteriors. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.

Staff Findings:

The proposal uses high quality and durable materials that will need minimal maintenance; concrete blocks, metal panels, and brick are proposed.

b. Consistency and Continuity of Design. Materials and colors generally should be used with consistency on all sides of a building.

Staff Findings:

As shown in Exhibits 1 and 3, the proposed materials and colors are consistent on all facades of the proposed addition and are consistent with the existing building.

c. Material and Color Variation. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials and colors should generally be limited to what is required for contrast or to accentuate architectural features.

Staff Findings:

Material and color variation are provided via metal panels and brick siding, and siding patterns. Fenestration also adds to the variation in materials on the addition's façades.

d. Concrete Walls. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.

Staff Findings:

Concrete blocks are included in the list of materials, however they are not included in the latest iteration of the vestibule's design. Exhibit 3 shows that the concrete blocks would be both textured and smoothed to add variation to any façade that would use the blocks.

e. Bright Colors. Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are prohibited.

Staff Findings:

Bright colors are not proposed, so this criterion does not apply.

5. Building Entrances.

a. Architectural Features and Design. Special design attention should be given to the primary building entrance(s). A primary entrance should be consistent with overall building design, but made visually distinct from the rest of the building façade through architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building façade, and decorative awnings, canopies, porte-cocheres, and

covered walkways.

Staff Findings:

The proposed vestibule is to serve as the primary entrance to the building during school hours. The vestibule is proposed to have a lower roofline than that will project away from the rest of the building.

b. Entrance Connections. The primary entrance to a building should be easy to recognize and should be visible from the public way and/or connected to the public way with walkways. Landscaping should reinforce the importance of the entrance as a gathering place and create visual and physical connections to other portions of the site and to vehicular and pedestrian access points.

Staff Findings:

The proposed vestibule is visible from the nearest public way, SE 42nd Street, to which the vestibule is connected by a pedestrian walkway. The applicants are proposing to install new landscaping that will direct visitors to the vestibule and to create a gathering space near the entrance to the building.

6. Rooflines.

a. *Roofline Variation, Interest, and Detail. Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings.*

Staff Findings:

The proposed vestibule will have a flat roof, which contrasts to the pitched roof of the existing building. The vestibule is also proposed to be one story in height, as compared to the higher roof of the existing building.

b. Roofline Variation, Numeric Standard. Roof line variation shall occur on all multifamily structures with roof lines which exceed 50 feet in length, and on all commercial, office or public structures which exceed 70 feet in length. Roof line variation shall be achieved using one or more of the following methods:

i. Vertical off-set ridge or cornice line;

ii. Horizontal off-set ridge or cornice line;
iii. Variations of roof pitch between 5:12 and 12:12; or
iv. Any other approved technique which achieves the intent of this section.

Staff Findings:

The proposed addition's roofline does not exceed 50 feet in length. Overall building roofline variation is enhanced by the flat roof of the proposed vestibule. The existing building has a combination of flat and pitched roof lines.

7. All-Weather Features. *All-weather features at the sidewalk, courtyard or public gathering space areas of commercial and regulated public facilities, such as awnings, canopies, covered walkways, trellises, or covered patios, should be provided to make spending time outdoors feasible in all seasons.*

Staff Findings:

The entrance to the proposed vestibule is provided weather protection by the overhang of the awning over the adjacent portion of the existing building.

8. Public Schools should respect privacy for adjacent residential properties by providing appropriate screening and placement of windows in buildings. Distance from residential property lines should also be considered when determining the appropriate amount of screening and the type and placement of windows.

Staff Findings:

The proposed vestibule is approximately 200 feet from the nearest residential property. There is existing vegetative screening between the proposed vestibule and the residential properties on the south side of SE 42nd Street. This criterion is met.

MICC 19.12.040(B). Landscape Design and Outdoor Spaces.
Standards. Any quantitative standards contained in MICC 19.12.040(B) that specify types of plant material, quantities, spacing, and planting area widths are not intended to dictate a rigid and formal landscape. The applicant should incorporate the quantitative standards into a quality landscape and planting design that meets the stated objectives and standards of this section.

1. Outdoor Spaces. *Outdoor spaces should be designed at a human scale and include hardscape spaces, spaces created by plant materials and combinations of the two.*

a. Strategically placed and useable pedestrian areas such as courtyards, plazas, outdoor seating or other gathering places should be provided for commercial, regulated residential and public facilities.
b. On-site recreation areas appropriate to the users should be provided for residential and public projects.
c. The design of outdoor spaces should combine necessary site functions, such as storm water detention, with open space and visual interest areas.

Staff Findings:

The parcel on which the proposed vestibule is to be constructed contains various gathering spaces and sport fields. The vestibule will be connected to these gathering spaces and recreation areas by the existing system of pedestrian paths and walkways. The applicant is proposing to install new benches in the courtyard adjacent to the proposed vestibule, which will enhance the vicinity of the building's entrance as a gathering place.

2. Entrance Landscaping. *For commercial and regulated public facilities, landscaping at entrances should frame an outdoor space near the entrance and reinforce this important building feature as a gathering place.*

Staff Findings:

The proposal utilizes the existing landscaping, which includes mature trees, shrubs, and ground cover. A portion of the hard-surfaced landscape area near the proposed vestibule will be altered to install new benches and to create a walkway to the vestibule. Existing landscaping is found to be satisfactory for the proposed scope of work.

3. General Planting, *Irrigation and Maintenance Standards. The following standards apply to the planting requirements set forth above.*

a. Coverage. Planting areas should be completely covered with trees, shrubs, mulched areas, and/or ground covers.
a. Berms and Landforms. Earth berms and landforms in combination with shrubs and trees may be used to achieve the initial planting height requirement.
b. Minimum Width. All planting areas should be a minimum of five feet in width. Planting areas should be wider wherever possible.
c. Sight Clearance. At intersections, plantings shall not create sight obstructions that may compromise pedestrian or traffic safety.
d. Planting Coverage. All required planting areas should extend to the ditch slope, curb line, street edge, or area of sidewalk.

e. *Curbs Required. Permanent curbs or structural barriers/dividers should enclose planting areas in vehicle use areas. Wheel stops should also be used to protect planting areas from damage due to cars overhanging the curb*
f. *Plantings Near Utilities. Trees shall not be planted within eight feet of a water or sewer pipeline. Shrubs shall be at least four feet from hydrants. A full screen would be required to screen above-ground utilities from adjacent uses and public rights-of-way. Perimeter plantings shall be clustered in areas to screen structures, utility structures, loading areas, trash enclosures, storage areas and mechanical equipment. This paragraph shall not apply to utilities, structures, loading areas, enclosures or equipment unless the utility, structure, loading area, enclosure or equipment is being added as part of the regulated improvement being reviewed.*
g. Drainage. Planting areas shall be provided with adequate drainage.
h. *Maintenance Requirements. All required landscaping shall be maintained in good condition. Plant material should be cared for in a way that allows their natural form to be maintained, even when the plant reaches maturity. Performance guarantees to ensure maintenance or required landscaping may be required pursuant to MICC 19.01.060.*

Staff Findings:

Mature landscaping already exists on the site. The proposed landscaping is found to be satisfactory for the proposed scope of work.

MICC 19.12.050(B). Vehicular and Pedestrian Circulation.

1. Pedestrian Circulation Characteristics

a. *Pedestrian Improvements. All developments shall provide for pedestrian access including pedestrian walkways, sidewalks, and/or paths. Areas for sitting and gathering should be provided as an integral part of regulated public facilities, regulated residential and commercial building design. Pedestrian improvements should be separated from vehicular areas by physical barriers such as curbs or landscaping. This requirement for new parking lots with fewer than 20 spaces and for additions or remodels may be waived or modified where the applicant can demonstrate that these standards would reduce the amount of parking below what would be required for the site.*
b. *On-site Circulation for Regulated Public Facilities and Commercial Buildings. Proposed development should be linked to existing and planned walkways and trails. Entrances of all buildings should be linked to each other and to public ways and parking lots. Where possible and feasible, the pedestrian system shall connect to paths or sidewalks on neighboring properties.*

Staff Findings:

The proposed vestibule is to be constructed near the existing entrance to Mercer Island High School. It will be connected to other existing buildings on the site via an existing system of paths and walkways. New landscaping is proposed near the vestibule that will include seating, enhancing the entrance as a meeting place.

MICC 19.12.070(B). Lighting.

1. Architectural Elements. *Lighting should be designed as an integral architectural element of the building and site.*

2. Function and Security*. On-site lighting shall be sufficient for pedestrian, bicyclist, and vehicular safety. Building entrances should be well lit to provide inviting access and safety. Building-mounted lights and window lights should contribute to lighting of walkways in pedestrian areas.*

3. Lighting Height. *Freestanding, parking area, and building-mounted light fixtures shall not exceed 16 feet in height, including any standard or base.*

4. Shielding. *All exterior lighting fixtures shall be shielded or located to confine light spread within the site boundaries. Full cut-off fixtures should be used. The use of unshielded incandescent lighting fixtures less than 160 watts and any unshielded lighting less than 50 watts may be allowed. Parking area light fixtures shall be designed to confine emitted light to the parking area.*

5. Uplighting of Structures and Signs*.*
a. Residential Zones. Structures in residential zones shall not be illuminated by uplighting. Limited uplighting of signs and plantings in residential zones may be approved provided there is no glare or spillover lighting off the site boundaries.
b. Nonresidential Zones. Structures, signs, and plantings in nonresidential zones may be illuminated by uplighting, provided there is no glare or spillover lighting off the site boundaries.

6. Light Type. *Lighting should use low wattage color-corrected sodium light sources, which give more "natural" light. Metal halide, quartz, neon and mercury vapor lighting are prohibited in residential zones. High pressure sodium lights may only be used as street lights and must be fully shielded.*

Staff Findings:

The applicant has proposed to install new bollard lighting in the landscaped area between the proposed vestibule and the nearby parking lot. Detailed information regarding the proposed lighting is provided in Exhibit 2.

In response to MICC 19.12.070(B)(1-6):

1. **Downward-facing lighting will be integrated into the roof overhang at the new entrance.**
2. **The lighting will provide safe and inviting access to users.**
3. **The proposed bollard lighting will be less than 8 feet in height. No other pole-mounted lights are proposed.**
4. **All new exterior lighting fixtures are proposed to be fully shielded and will utilize full cut-off fixtures.**
5. **Uplighting is not proposed.**
6. **Low-wattage lighting is proposed.**

MICC 19.12.080(B) Signs.

Staff Findings:
Signage is not proposed. This section does not apply.

III. RECOMMENDATION

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

Recommended Motion: Move to grant Mercer Island School District design approval for the addition of a vestibule at the entrance of Mercer Island High School at 9100 SE 42nd Street, as presented in Exhibit 1, subject to the following conditions.

Alternative Recommended Motion: Move to grant Mercer Island School District design approval for the addition of a vestibule at the entrance of Mercer Island High School at 9100 SE 42nd Street, as presented in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

IV. RECOMMENDED CONDITIONS OF APPROVAL

1. Per MICC 19.15.150(A), if the applicant has not submitted a complete application for all other required permits associated with this proposal within three years from the date of the notice of the design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The applicant is responsible for knowledge of the expiration date.

2. The proposal shall be constructed in substantial compliance with Exhibit 1.

MERCER ISLAND HIGH SCHOOL ENTRY

MERCER ISLAND SCHOOL DISTRICT

9100 SE 42ND ST, MERCER ISLAND, WA 98040

DESIGN REVIEW

14 JANUARY 2019

mahlum

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STATE OF WASHINGTON

MERCER ISLAND SCHOOL DISTRICT

MERCER ISLAND HIGH SCHOOL ENTRY

9100 SE 42ND ST, MERCER ISLAND, WA 98040

MARK	DATE	DESCRIPTION

ISSUE DATE:	14 JANUARY 2019
ISSUE:	DESIGN REVIEW
PROJECT:	2018912.00
DRAWN BY:	Author
CHECKED BY:	Checker

COVER SHEET

G-001

ABBREVIATIONS

AB	ANCHOR BOLT	INT	INTERIOR
ACT	ACOUSTICAL CEILING TILE	JAN	JANITOR
ADDL	ADDITIONAL	L	LONG
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
ALUM	ALUMINUM	MAS	MASONRY
ANOD	ANODIZE(D)	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT (URAL)	MECH	MECHANICAL
BD	BOARD	MFD	MANUFACTURED
BITUM	BITUMINOUS	MFR	MANUFACTURE (R)
BLDG	BUILDING	MIN	MINIMUM, MINUTE
BLKG	BLOCKING	MISC	MISCELLANEOUS
BM	BEAM	MO	MASONRY OPENING
BO	BOTTOM OF	MTD	MOUNTED
BOT	BOTTOM	MTL	METAL
C	CHANNEL	NA	NOT APPLICABLE
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CF/OI	CONTRACTOR FURNISHED; OWNER INSTALLED	NO	NUMBER
		NOM	NOMINAL
CG	CORNER GUARD	NTS	NOT TO SCALE
CL	CENTERLINE	OA	OVERALL
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OF/CI	OWNER FURNISHED; CONTRACTOR INSTALLED
COL	COLUMN		
CONC	CONCRETE	OF/OI	OWNER FURNISHED; OWNER INSTALLED
CONT	CONTINUOUS		
CONTR	CONTRACT (OR)	OH	OVERHANG
COORD	COORDINATE	OPH	OPPOSITE HAND
CPT	CARPET (ED)	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
DEMO	DEMOLISH, DEMOLITION	ORD	OVERFLOW ROOF DRAIN
DET	DETAIL	OVHD	OVERHEAD
DF	DRINKING FOUNTAIN	PL	PROPERTY LINE
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLWD	PLYWOOD
DN	DOWN	PT	PAINT, PRESSURE TREATED
DS	DOWNSPOUT	PVG	PAVING
DWG	DRAWING	R	RADIUS, RISER
E	EAST	RB	RUBBER/RESILIENT BASE
EA	EACH	RCP	REFLECTED CEILING PLAN
EL	ELEVATION	RD	ROOF DRAIN, ROAD
ELEC	ELECTRIC (AL)	REQD	REQUIRED
ELEV	ELEVATOR	RM	ROOM
ENCL	ENCLOSE (URE)	RO	ROUGH OPENING
EQ	EQUAL	S	SOUTH
EQUIP	EQUIPMENT	SAM	SELF ADHERING MEMBRANE
EW	EACH WAY	SAM-HT	SELF ADHERING MEMBRANE HIGH TEMP
EXIST	EXISTING		
EXP	EXPANSION	SAM-MC	SELF ADHERING MEMBRANE METAL CLAD
EXT	EXTERIOR		
FAF	FLUID APPLIED FLASHING	SCHED	SCHEDULE
FD	FLOOR DRAIN	SF	SQUARE FOOT (FEET)
FDN	FOUNDATION	SHT	SHEET
FEC	FIRE EXTINGUISHER CABINET	SHTHG	SHEATHING
FF	FINISH FACE	SIM	SIMILAR
FH	FUME HOOD	SPKLR	SPRINKLER
FIN	FINISH(ED)	SQ	SQUARE
FLR	FLOOR	SS	SANITARY SEWER; STANDING SEAM
FOC	FACE OF CONCRETE		
FOF	FACE OF FINISH	SST	STAINLESS STEEL
FOM	FACE OF MASONRY	ST	STAIRS, STREET
FOS	FACE OF STUDS	STD	STANDARD
FRMG	FRAMING	STOR	STORAGE
FRTW	FIRE RETARDANT TREATED WOOD	STRUCT	STRUCTURE (AL)
		SUSP	SUSPEND(ED)
FT	FOOT, FEET	SV	SHEET VINYL
FTG	FOOTING	T	TREAD
GA	GAGE	TB	TACK BOARD
GALV	GALVANIZED, GALVANIC	TFF	TOP OF FINISH FLOOR
GAR	GARAGE	THRU	THROUGH
GB	GRAB BAR, GYPSUM BOARD	TMPD	TEMPERED
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
GL	GLASS	TYP	TYPICAL
GYP	GYPSUM	UON	UNLESS OTHERWISE NOTED
H	HIGH	UTIL	UTILITY
HB	HOSE BIBB	VEH	VEHICLE
HC	HANDICAP	VERT	VERTICAL
HDW	HARDWARE	VRFY	VERIFY
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	W	WEST, WIDE, WASHER
HR	HOUR	W/	WITH
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATION, AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD, WOOD DOOR
IBC	INTERNATIONAL BUILDING CODE	WDW	WINDOW
INCL	INCLUDING (ED)	WR	WEATHER RESISTANT, WATER REPELLENT
INFO	INFORMATION		
INSUL	INSULATION	WRB	WEATHER RESISTIVE BARRIER
		WSCT	WAINSCOT

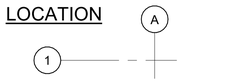
PATTERNS

MATERIAL

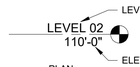
- ASPHALT
- CONCRETE
- EARTH
- GRAVEL
- GYPSUM BOARD
- INSULATION - ACOUSTICAL
- INSULATION - BATT
- INSULATION - RIGID
- MASONRY - BRICK
- MASONRY - CONCRETE BLOCK
- METAL - ALUMINUM
- METAL - STEEL
- SAND
- WOOD - BLOCKING
- WOOD - CONTINUOUS
- WOOD - FINISH
- WOOD - PARTICLE BOARD

SYMBOLS

LOCATION

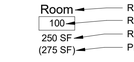


GRID LINES

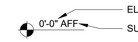


LEVEL HEAD

NORTH ARROW



ROOM NAME & NUMBER



SPOT ELEVATION

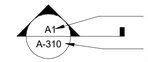
VIEW

CALLOUT VIEW

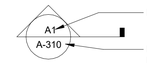
DETAIL VIEW

EXTERIOR ELEVATION - OVERALL

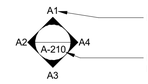
EXTERIOR ELEVATION - ZONE



BUILDING SECTION



WALL SECTION

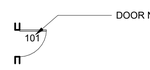


INTERIOR ELEVATION

DRAWING BLOCK TITLE

REVISION

COMPONENT

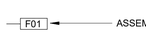


DOOR

CEILING

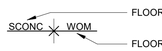
INTERIOR PARTITION

EXTERIOR WALL ASSEMBLY

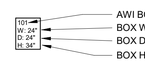


FLOOR OR ROOF ASSEMBLY

WINDOW \ RELITE \ LOUVER



FLOOR FINISH TRANSITION



STANDARD CASEWORK

EQUIPMENT TYPE TAG

GENERAL NOTES

1. WORK MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:
   - AT INTERIOR PARTITIONS: TO THE FACE OF STUD
   - AT COLUMNS: TO THE CENTERLINE OF COLUMNS
   - AT CONCRETE OR CMU: TO THE FACE OF CONCRETE OR CMU
   - AT EXTERIOR WALLS: TO THE FACE OF STUD (TO THE EDGE OF SLAB) (TO THE FACE OF FOUNDATION WALL)
4. PLACE DOORS NOT LOCATED BY DIMENSION ON PLANS SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE 18" MINIMUM CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO STRIKE JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
5. PROVIDE FIRE RESISTANT CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS, FLOORS AND ROOFS.
6. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
7. CONCEAL ALL PIPING, CONDUITS, DUCTS, ETC INSIDE WALLS AND ABOVE CEILINGS AT ALL ROOMS EXCEPT ELECTRICAL AND TELEPHONE CLOSETS AND MECHANICAL ROOMS. IN SPACES OPEN TO STRUCTURE, ONLY PIPING CONDUITS AND DUCTS THAT SERVE THE SPACE MAY BE EXPOSED. LOCATE SUCH INSTALLATIONS TO MINIMIZE VISIBILITY AND ORGANIZE TO MINIMIZE RUN LENGTHS AND OVERLAPPING. ARCHITECT TO REVIEW SHOP DRAWINGS FOR EXPOSED MECHANICAL, ELECTRICAL, PLUMBING ITEMS PRIOR TO FABRICATION AND INSTALLATION.
8. COORDINATE WORK WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS INCLUDING STUB OUTS.
9. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
10. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK.
11. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE IS BINDING AS IF REQUIRED BY ALL.
12. PROVIDE REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
13. CONSULT WORK OF ALL TRADES FOR ALL OPENINGS AND ROUGH-CUTS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
14. VERIFY ALL ROUGH-IN DIMENSIONS REQUIRED FOR EQUIPMENT, INCLUDING THAT FURNISHED BY OTHERS, PRIOR TO PROCEEDING WITH WORK.
15. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS, TYPES AND SIZES OF ACCESS DOORS REQUIRED BY THEIR WORK. PROVIDED ACCESS FOR ALL CONCEALED VALVES, DAMPER CONTROLS, FIRE DAMPER LINKAGE, ELECTRICAL JUNCTION BOXES, ETC. DRAWINGS MAY NOT SHOW ALL REQUIRED ACCESS PANELS. INDICATE REQUIRED ACCESS DOORS ON THE COORDINATION DRAWINGS. OBTAIN ARCHITECT'S APPROVAL FOR LOCATIONS OF ACCESS DOORS PRIOR TO INSTALLATION.
16. PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY AS REQUIRED BY CODE.
17. DO NOT SCALE DRAWINGS.
18. CONSTRUCT RECESSES LOCATED WITHIN FIRE RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
19. SITE SURVEY, GEOTECHNICAL INVESTIGATION, AND HAZARDOUS MATERIALS DOCUMENTATION WAS PREPARED BY CONSULTANTS TO THE OWNER AND NOT UNDER THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ACCOMMODATION TO THE OWNER.
20. REFER TO DOCUMENTS FOR GENERAL LOCATIONS OF VISIBLE EQUIPMENT, SIGNAL DEVICES, SIGNAGE, AND OTHER VISIBLE ITEMS. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION.
21. SIX DIGIT NUMBERS AT DRAWING NOTES (09 26 00 GYPSUM BOARD FOR EXAMPLE) REFERENCE RELATED SPECIFICATION SECTIONS IN THE PROJECT MANUAL, THEY ARE NOT INTENDED TO ASSIGN WORK TO SUB-CONTRACTORS. ALL ITEMS ARE INCLUDED IN SCOPE WHETHER OR NOT A SPECIFICATION REFERENCE IS CITED.
22. REPAIR / PATCH / OR REINSTALL CEILINGS & WALLS REMOVED FOR MECHANICAL AND ELECTRICAL WORK ON THE FLOORS BELOW AND IN OTHER AREAS OF THE BUILDING BEYOND THE AREAS INDICATED.
23. IN GENERAL, NEW FINISHED FLOOR ELEVATIONS ARE TO ALIGN WITH EXISTING FINISHED FLOOR ELEVATIONS. THE FLOOR ELEVATIONS INDICATED ARE APPROXIMATE. VERIFY THE EXISTING ABUTTING FLOOR ELEVATIONS AND ADJUST THE NEW ELEVATIONS INDICATED AS NECESSARY. NOTIFY THE ARCHITECT WHERE DEVIATIONS EXCEEDING 1/2" ARE ENCOUNTERED.
24. FIRE-RETARDANT TREAT ALL WOOD BLOCKING.

SHEET INDEX

PROJECT DATA

PROJECT DESCRIPTION:	ADDITION AND RENOVATION
PROJECT ADDRESS:	9100 SE 42ND ST, MERCER ISLAND, WA 98040
PARCEL NO:	1824059005
RELATED PERMITS:	
DEFERRED SUBMITTALS:	

PROJECT TEAM

OWNER
MERCER ISLAND SCHOOL DISTRICT
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CONTACT: BRANDY FOX
BRANDY@CPMSEATTLE.COM

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PCS STRUCTURAL SOLUTIONS
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HARGIS ENGINEERS
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(503) 224-4032 OFFICE
(503) 224-0918 FAX

MAHLUM ARCHITECTS INC

MERCER ISLAND SCHOOL DISTRICT

MERCER ISLAND HIGH SCHOOL ENTRY

9100 SE 42ND ST, MERCER ISLAND, WA 98040

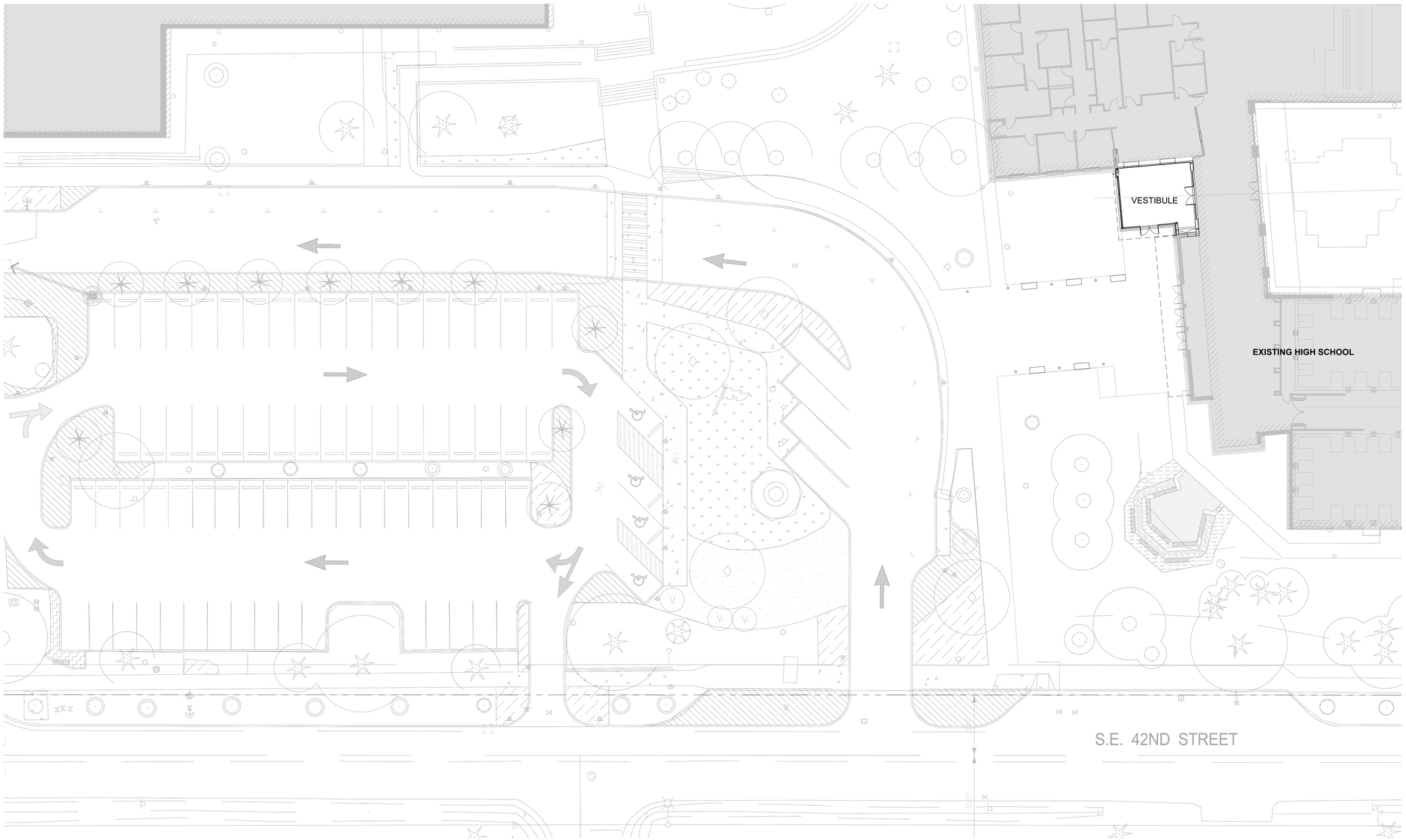
MARK	DATE	DESCRIPTION

ISSUE DATE: 30 OCTOBER 2018
ISSUE: DESIGN REVIEW

PROJECT: 2018912.00
DRAWN BY: Author
CHECKED BY: Checker

SHEET INDEX, PROJECT INFORMATION, ABBREVIATIONS, SYMBOL LEGEND, GENERAL NOTES, PROJECT DIRECTORY

G-002



A1 ENTRY VESTIBULE - SITE PLAN
1/16" = 1'-0"

PLAN NORTH

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MAHLUM ARCHITECTS INC

8559 REGISTERED ARCHITECT
DAVID C. MOUNT
STATE OF WASHINGTON

MERCER ISLAND SCHOOL DISTRICT

MERCER ISLAND HIGH SCHOOL ENTRY

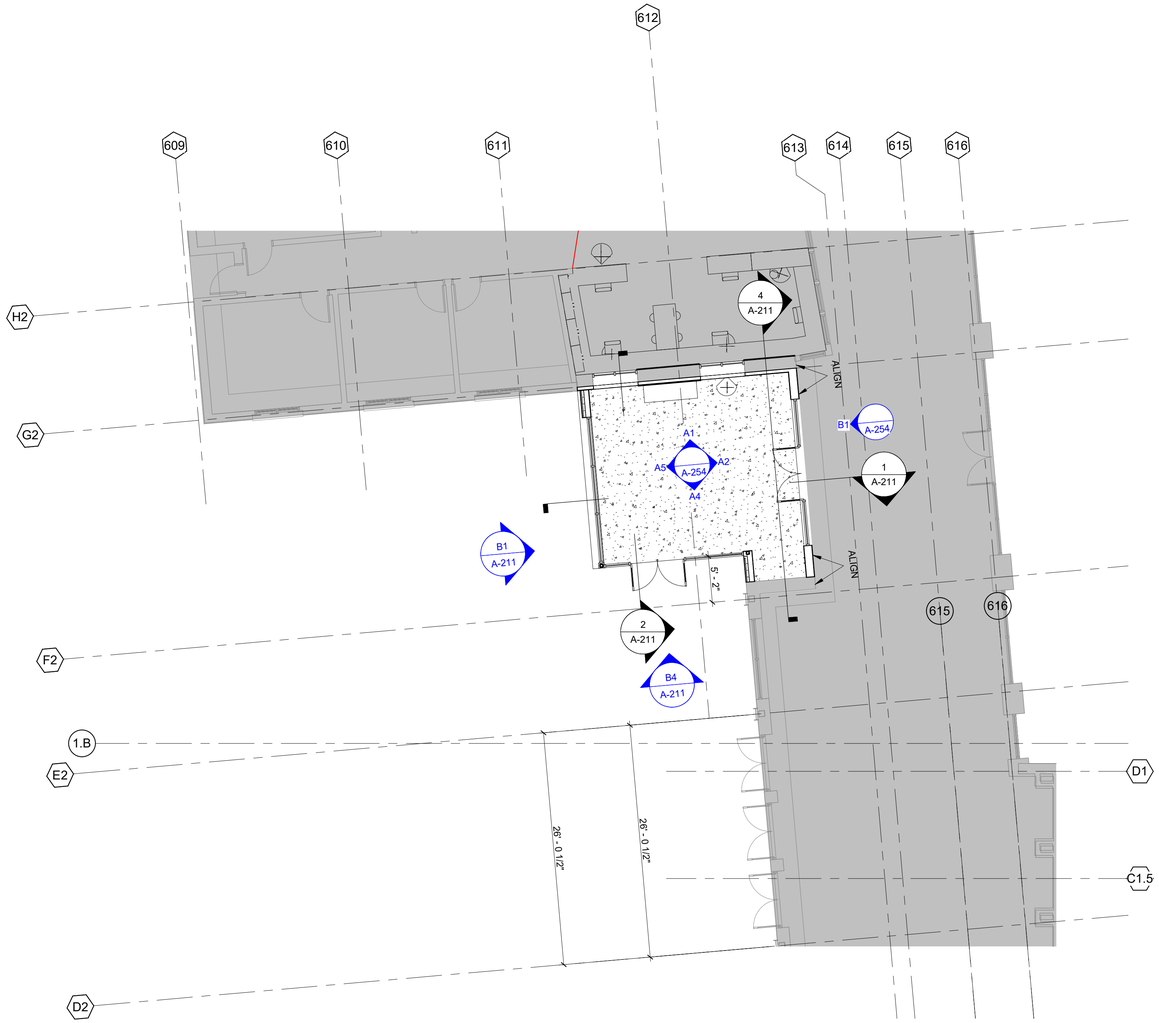
9100 SE 42ND ST, MERCER ISLAND, WA 98040

MARK	DATE	DESCRIPTION

ISSUE DATE:	14 JANUARY 2019
ISSUE:	DESIGN REVIEW
PROJECT:	2018912.00
DRAWN BY:	SZ
CHECKED BY:	NW

ARCHITECTURAL SITE PLAN

A-101



A4 ENTRY VESTIBULE FLOOR PLAN

1/8" = 1'-0"

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PROJECT: 2018912.00
DRAWN BY: SZ
CHECKED BY: Checker

 ORIGINAL SHEET SIZE: 24"x36"

FLOOR PLAN

A-111

RCP GENERAL NOTES

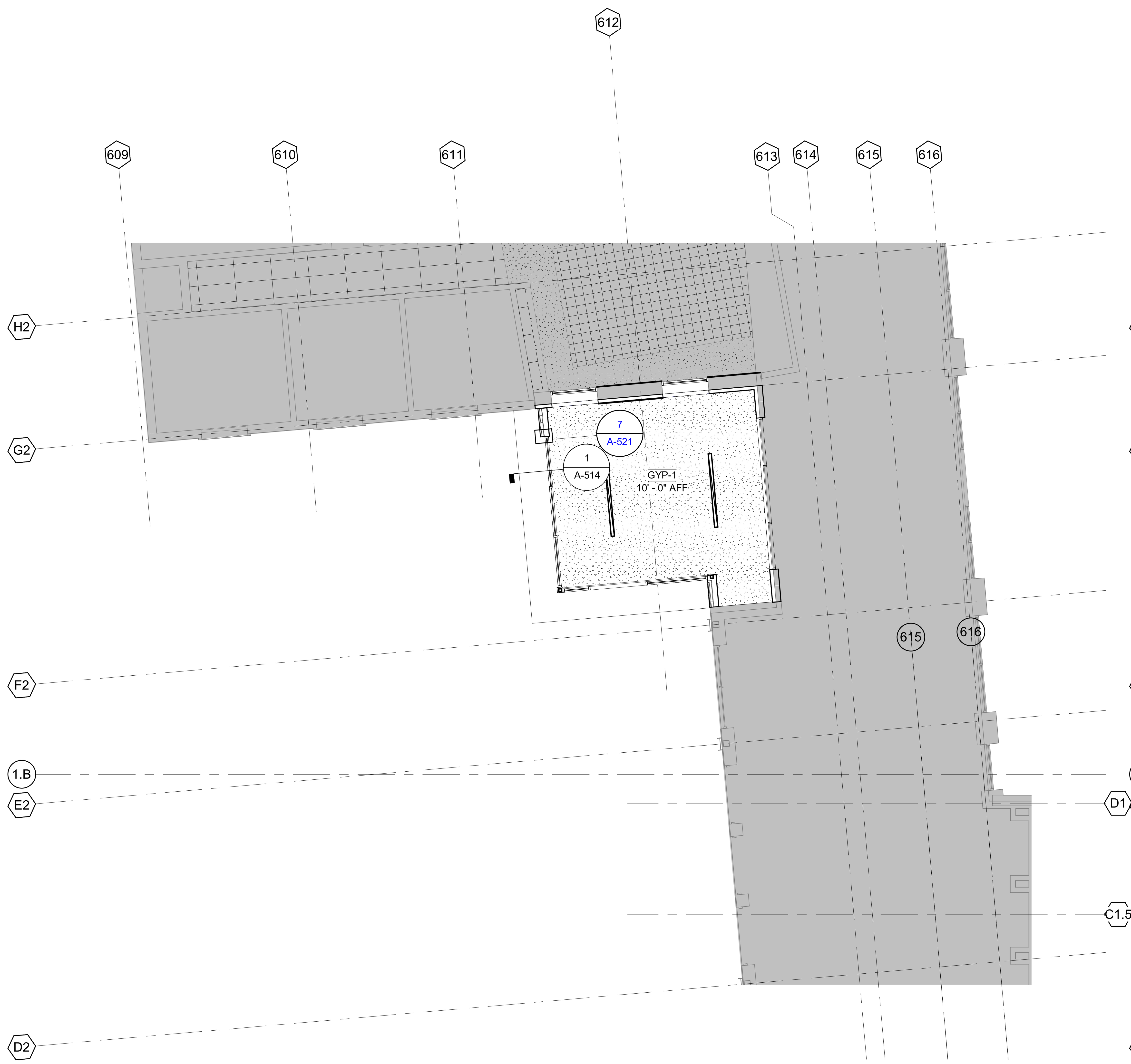
1. ALL CEILING SUSPENSION SYSTEMS SHALL HAVE SEISMIC RESTRAINTS THAT COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF CONSTRUCTION
2. LIGHT FIXTURES AND ELECTRICAL EQUIPMENT SHOWN FOR LOCATION AND ORIENTATION ONLY; REFER TO ELECTRICAL DRAWINGS FOR QUANTITIES AND ALL ADDITIONAL INFORMATION
3. MECHANICAL DUCTS, DIFFUSERS AND GRILLES SHOWN FOR LOCATION ONLY. REFER TO MECHANICAL DRAWINGS FOR QUANTITIES AND ALL ADDITIONAL INFORMATION
4. CENTER ITEMS IN CEILING TILES UNLESS OTHERWISE NOTED
5. CEILING DETAILS ARE SHOWN AT TYPICAL CONDITIONS. WHERE NO CEILING DETAIL IS SHOWN SEE SIMILAR CEILING DETAILS

RCP MATERIAL LEGEND

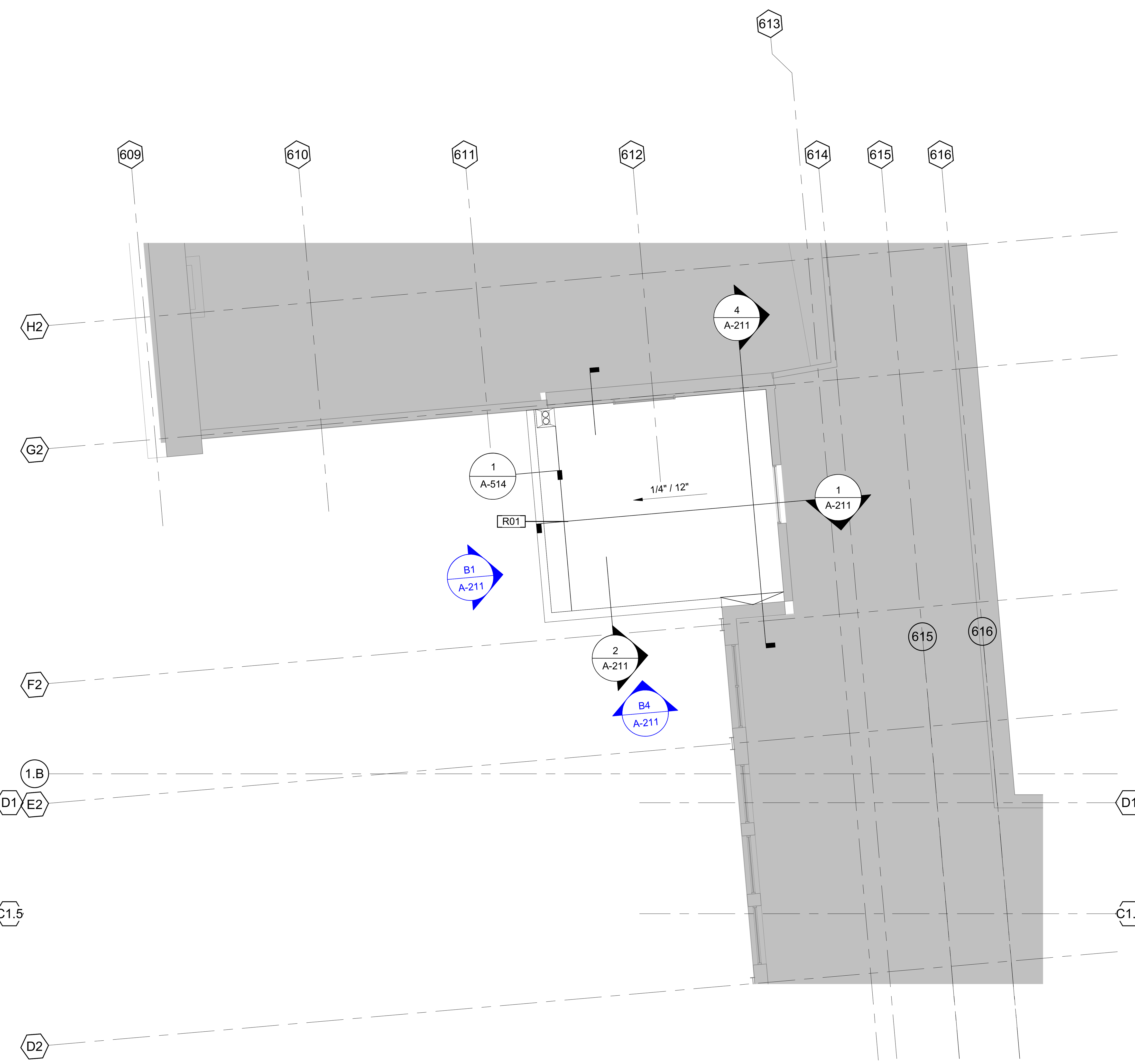
- 09 21 16 GYPSUM WALLBOARD CEILING
- (ACT-1) 09 51 00 ACOUSTICAL CEILING TILE-24X24
- (ACT-2) 09 51 00 ACOUSTICAL CEILING TILE-24X48
- (LMC-1) 09 54 23 LINEAR METAL CEILING
- (NOT USED)

RCP SYMBOL LEGEND

- 8' - 6" — CEILING HEIGHT FROM FINISH FLOOR
- EXTENT OF SOFFIT VENT. SEE SOFFIT DETAILS
- ACCESS PANEL SEE PLAN FOR LOCATION AND SIZE
- SUPPLY - CEILING DIFFUSERS & GRILLES
- RETURN - CEILING DIFFUSERS & GRILLES
- C — SECURITY CAMERA
- OC — OCUPANCY SENSOR
- PE — PHOTO ELECTRONIC SENSOR



A1 ENTRY VESTIBULE RCP
1/8" = 1'-0"



A4 ENTRY VESTIBULE ROOF PLAN
1/8" = 1'-0"

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MAHLUM ARCHITECTS INC

MERCER ISLAND SCHOOL DISTRICT

MERCER ISLAND HIGH SCHOOL ENTRY

9100 SE 42ND ST, MERCER ISLAND, WA 98040

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PROJECT:	2018912.00
DRAWN BY:	Author
CHECKED BY:	Checker

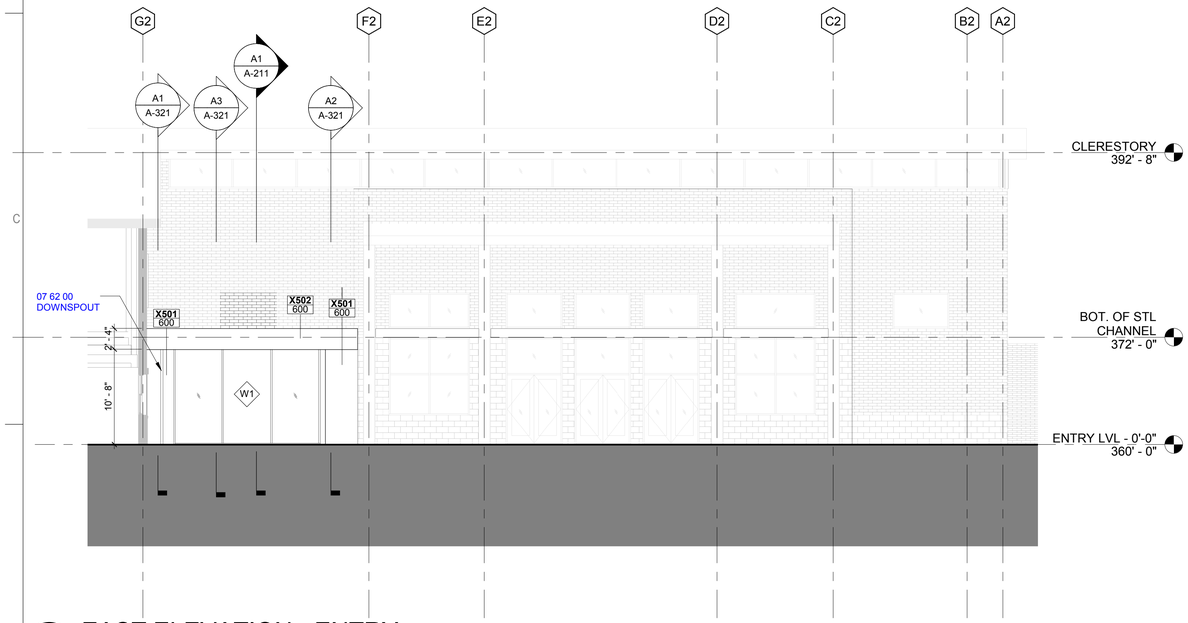
RCP AND ROOF PLAN

A-131

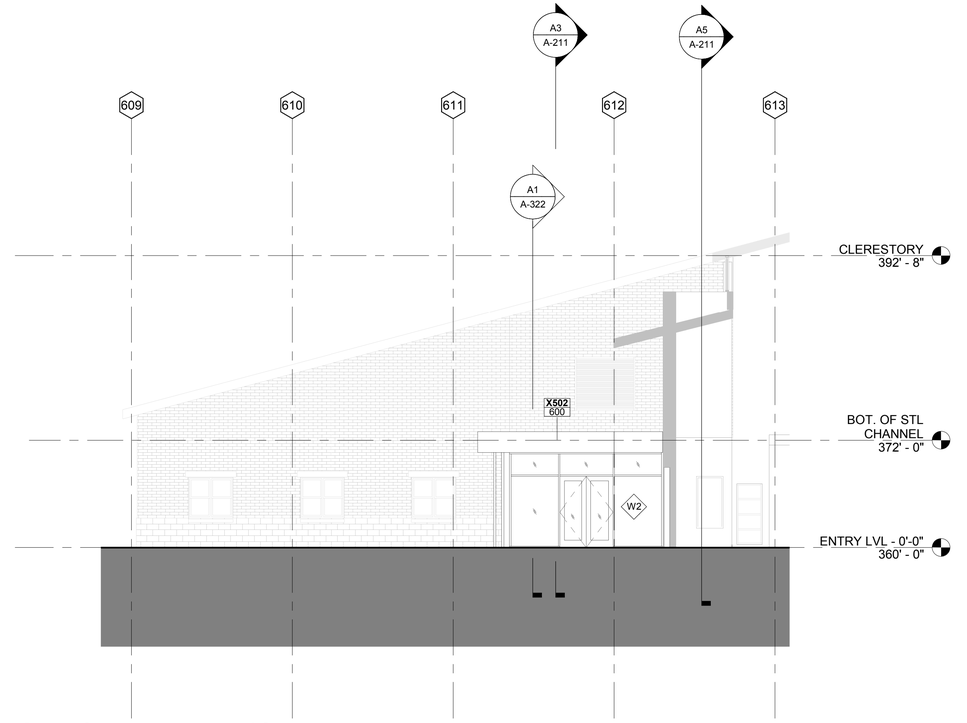
ELEVATION/SECTION SYMBOL LEGEND

SXX — 08 43 13 STOREFRONT WINDOWS

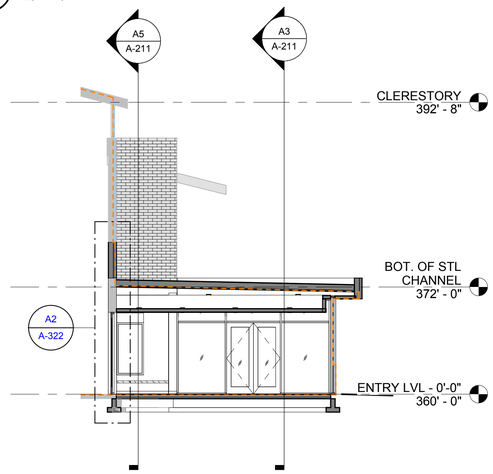
AIR BARRIER



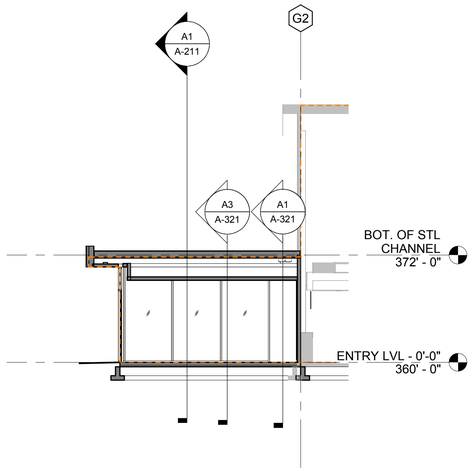
B1 EAST ELEVATION - ENTRY
1/8" = 1'-0"



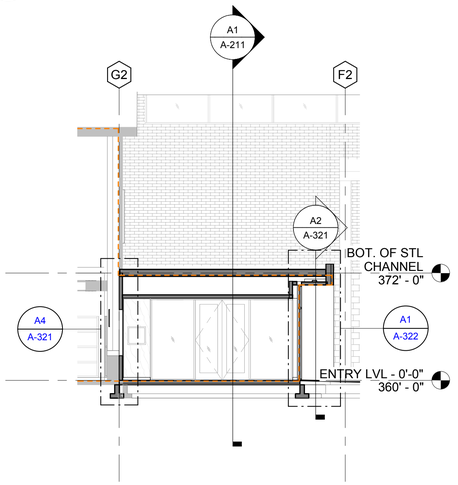
B4 NORTH ELEVATION - ENTRY
1/8" = 1'-0"



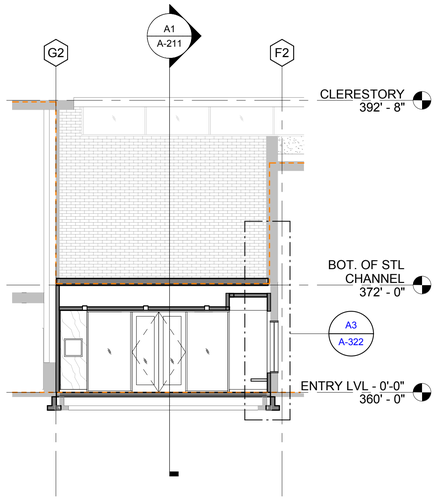
A1 BUILDING SECTION E
1/8" = 1'-0"



A2 BUILDING SECTION W
1/8" = 1'-0"



A3 BUILDING SECTION NS
1/8" = 1'-0"



A5 BUILDING SECTION NS-2
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
ISSUE DATE:		14 JANUARY 2019
ISSUE:		DESIGN REVIEW

PROJECT:	2018912.00
DRAWN BY:	SZ
CHECKED BY:	KW

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

A-211

1/11/2019 3:35:24 PM C:\Revit_Local\Temp\2018912 MIHS ENTRY-Arch_V18_NWalker.rvt

mahlum

MEMORANDUM

29 November 2018

To: Robin Proebsting, Senior Planner
City of Mercer Island Development Services Group

From: Karen Wood, Mahlum

Subject: **Design Review, Project Narrative**
Project: **Mercer Island High School – Vestibule Addition**

Project Description

The Mercer Island High School Vestibule Addition will provide a new entry to the existing high school to meet the district's current standards for school safety and security. Designed to complement the existing school architecture, the addition will work with existing building materials and massing to create an inviting main entry that works with the existing pedestrian traffic patterns.

Strongly supported by the Mercer Island School District and by the Mercer Island community, the project will include a 550 SF addition, consisting of a vestibule with new transaction windows to the main office. The addition will serve as a single point of entry for all visitors to the school thereby increasing the level of supervision and security. All visitors will be required to check-in through the transaction windows at the new vestibule prior to being granted access to their destination in the school.

Mercer Island High School occupies a 43 acre site at the corner of Southeast 42nd Street and 92nd Avenue Southeast. The area is bound to the East and South by residential neighborhoods. The existing main entry is immediately adjacent to the main office and is accessed from the parking lot, parent drop-off loop, or sidewalk on the north side of 42nd Street near the intersection of 90th Ave SE. It is possible the site will be fully occupied during some portion of the construction of the new entry vestibule. The construction work will be scheduled to minimize disruption to the existing school and vehicular traffic and to prioritize safety of building occupants.

The existing impervious surface area on the North Mercer Campus is 53%; the addition of the 550 square foot vestibule will not exceed the allowable impervious area of 63%. The project will convert a minimum of 50 square feet of existing impervious to landscape area or porous paving to minimize on-site impacts to stormwater. The final impervious area calculations will be provided with the Building Permit application.

The design of the entry addition draws on the vocabulary of two recent additions to the high school; the music addition from 2012 and the classroom additions from 2014. The exterior materials will match existing brick in color and texture providing both continuity and visual variation. To reduce bulk, the new entry is a lower volume, with large areas of glass, and a low flat overhanging roof to provide weather protection at the doors. The placement of the new entry vestibule respects the existing pedestrian movement patterns and becomes an identity feature to the community. The existing sidewalk that brings

visitors to the main entry will be refreshed with new pedestrian scale lighting, benches and bicycle parking. The area immediately adjacent to the new entry will be highlighted by a new planted zone with native, draught tolerant plantings.

Response to Design Standards

The project is considered a Minor exterior modification and is subject to design review per Mercer Island Municipal Code (MICC) 19.15.220.

The following describes the project proposal and how the project meets the applicable design objectives and standards established in the Mercer Island City Code 19.12, Design Standards for Zones Outside the Town Center. The narrative addresses the project's conformance with Partial Application of Design Requirements: Minor Exterior Modification 19.12.010 D2:

19.12.030 BUILDING DESIGN AND VISUAL INTEREST
B. Standards
1. Scale, Form and Mass – The proposed addition is shorter than the existing building while still of a scale to signal a civic use and volume to support balanced natural daylight and clear views from through the vestibule to the main parking area. The building entry is removed from the street but transparent, and oriented toward the sidewalks and parent drop-off zone to facilitate way finding. Additionally, scale is provided in material changes, volume and plan changes, rhythmic fenestration, and varied rooflines.

2. Building Facades – Visual Interest - The proposed addition uses a similar language of materials and massing as the existing building and recent entry additions. The façade is modulated both horizontally and vertically to break up the overall bulk and mass of the exterior. The new entry façade projects out beyond the face of the existing entry doors providing additional modulation along the west façade. The proposal does not increase the length of un-modulated wall length on any elevation. Should the main entry be considered visible from the public way, the proposed project would serve to increase the overall percentage of façade modulation beyond the minimum 40% requirement. A roof overhang at the new entry also provides shadow lines for horizontal variation and emphasis. Additionally, the ground level facade creates visual interest by including windows, a variety of textures, surface articulation, and building projections.

3. Building Articulation – Flat surfaces are broken up by brick patterning and metal panel accents in keeping with the language of the existing school. The entry vestibule expresses a top, middle and base. The base is a light brick veneer that aligns with the existing school base material. The middle section is predominantly glass that wraps around the building addition. 'Top' is identified by a thickened roof edge that picks up the light, panelized metal used to articulate lower flat roofs on recent additions to the high school. The prominent clerestory windows and a high atrium that define the existing main entry are maintained.

4. Materials and Color – High quality and durable exterior materials are proposed, including a masonry base, steel and aluminum panel cladding, and aluminum storefront. These materials are used on all elevations. The proposed brick is drawn from the light smooth faced units interspersed in the existing CMU and brick base. The material transitions from the existing building to the addition will be broken up by light colored metal panel accents that reflect the painted steel elements articulating the existing school. Color shifts are minimized, but accentuate the fenestration, entry, doors and rooflines. No bright colors are proposed.

5. Building Entrances –The main entrance is visible from the main parking lot and parent drop-off lane; it is articulated with a deep canopy for sheltered arrival and distinguished by larger areas of glazing. The entrance is physically connected to the existing sidewalks providing access to the parking lot and sidewalk along 42nd Street SE. The vestibule provides a supervised place to arrive and to wait for additional safety during school hours.

6. Rooflines – The proposed addition steps down the roofline at the new vestibule to provide a lower, human-scaled entry, while still blending with the existing roofline.

7. Additional Standards for Buildings Containing Residential Units – Not applicable.

8. Corporate Design – Not applicable.

9. All-Weather Features – A canopy is provided at the existing and proposed entry, where waiting is encouraged to happen.

19.12.040 LANDSCAPE DESIGN AND OUTDOOR SPACES
B. Standards
1. Landscape Area – Not Applicable for Minor Exterior Modifications

2. Outdoor Spaces – Not Applicable for Minor Exterior Modifications

3. Architectural Features – Not Applicable for Minor Exterior Modifications

4. Minimum Landscape Area Requirements – Not Applicable for Minor Exterior Modifications

5. Entrance Landscaping – The landscape plan and building mass frames the entrances and provides both cover for all-weather occupancy and an extended landing to encourage use.

6. Planting Material, Types and Design – Native or Northwest-adapted plants will be used for all open spaces. Additionally, the plants will be drought tolerant. The new plantings are selected to compliment both the existing site landscaping and native species. Ground cover will be used and spaced to achieve total coverage within three years of installation.

7. Perimeter Screen Types and Widths – No modifications to existing landscape screening are proposed.

8. Perimeter Landscape Screens – No modifications to existing landscape screening are proposed.

9. Surface Parking Lot Planting – No modifications to existing surface parking or parking lot planting are proposed

10. Landscape Grading Standards – Not Applicable for Minor Exterior Modifications

11. General Planting, Irrigation and Maintenance Standards – This project will meet the required standards for coverage, minimum width, sight clearance, planting coverage, plantings near utilities, and drainage. The owner will provide maintenance as required by this standard.

19.12.050 VEHICULAR AND PEDESTRIAN CIRCULATION
B. Standards
1. Vehicular Circulation Characteristics – No modifications to existing vehicular circulation are proposed. No new loading docks will be provided in this project.

2. Pedestrian Circulation Characteristics – This project will provide pedestrian access and connection to all existing pathways, doors, public ways and parking lots. The existing parking lot and sidewalk are separated by a curb which will remain.

19.12.060 SCREENING OF SERVICE AND MECHANICAL AREAS
B. Standards
1. Accessory Buildings – No outdoor storage building, new outdoor mechanical equipment or utility vaults are proposed.

2. Rooftop Mechanical Equipment and Appurtenances – No new mechanical equipment or appurtenances are proposed as part of this project.

3. Meter and Mechanical Units – No new meters or exterior ground-mounted mechanical units are planned.

4. On-Site Service Areas – No new service areas or loading dock are proposed.

5. Garbage, Recycling Collection and Utility Areas – No new garbage or utility areas are proposed.

6. Fence, trellis and Arbor Standards – Not applicable.

7. Noise, Vapor, Heat or Fumes – Noise from the addition will not exceed current levels of emission. Noise, vapor, heat and fumes from equipment will be mitigated.

19.12.070 LIGHTING
B. Standards
1. Architectural Elements – Down lighting will be integrated into the overhang at the new entrances.

2. Function and Security – On site lighting will be sufficient for pedestrian, bicyclist, and vehicular safety. Pedestrian bollards and light from the adjacent windows will light the new building entrance.

3. Lighting Height – New pedestrian bollards will be less than 8' tall, no other new pole lights are planned.

4. Shielding – All new exterior lighting fixtures will be fully shielded with full cut-off. Existing lights will remain where undisturbed by the renovation.

5. Uplighting of Structures and Signs – No uplighting proposed.

6. Light Type – Requirements for light types (low wattage color-corrected sodium) will be met.

19.12.080 SIGNS
B. Standards
1. Freestanding Ground Signs Outside Residential Zones – No new freestanding ground signs are proposed.

2. Wall Signs Outside Residential Zones – Wall signs, if proposed or modified from existing, will meet the requirements of this section of the MICC.

3. Signs for Non-Single-Family-Dwelling Uses in Residential Zones – Not applicable.

4. Signs for Licensed Practitioners or Service Operators in Residential Zones –Not applicable.

5. Parking Lot Signs – No new signs proposed.

6. Directional Signs – No new directional signs proposed.

7. Temporary Signs – Requirements for temporary signs per MICC 19.06.020 will be met.

8. Street Numbers – Requirements for street numbers no smaller than six inches in height to be installed on all buildings will be met, unless this condition is already satisfied by numbers on the existing school building. This project will comply with this standard as determined by the City.

9. Prohibited Signs – No roof, projecting, window, inflated, internally lit, neon, flashing, moving, animated, off-premise, or vehicular signs are proposed. During the period of construction, temporary portable signs may be provided identifying contractor trailers, directional information and other necessary construction safety warnings. No vending machines will be visible from the public right-of-way.

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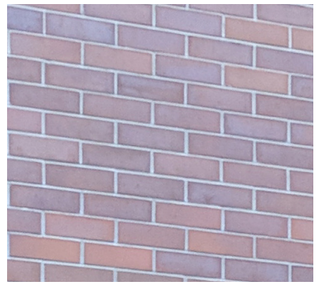
SITE PLAN
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 14 JANUARY 2019

MUSIC ADDITION
2012

CLASSROOM ADDITION
2014

MAIN ENTRY
1997 + 2019

MATERIALITY



Smooth red brick

Smooth & textured
red brick

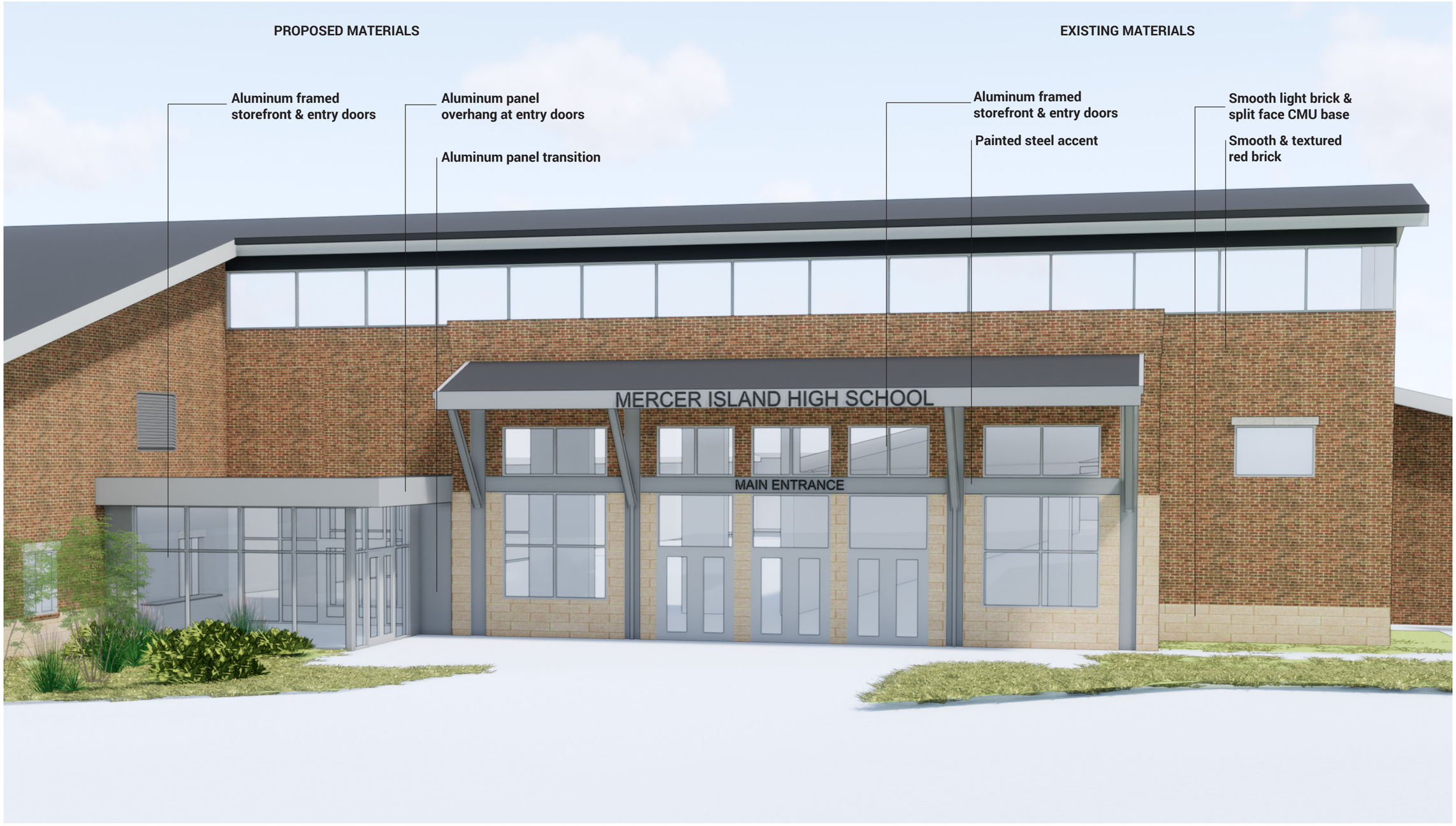
Smooth light brick &
split face CMU

Painted steel accent

Landscape

Bronze accent panels

Light accent panels



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PERSPECTIVE VIEW B
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 14 JANUARY 2019

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PERSPECTIVE VIEW B
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SECTION E-W
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 14 JANUARY 2019

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SECTION N-S
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
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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

CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By:

STREET ADDRESS/LOCATION	ZONE
9100 SE 42nd St, Mercer Island, WA 98040	Public Institution - P
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
1824059005	

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Mercer Island School District	4160 86th Ave. SE, Mercer Island, WA 98040	206.949.4135 E-MAIL *(required)* brandy@cpmseattle.com
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Brandy Fox	4160 86th Ave. SE, Mercer Island, WA 98040	206.949.4135 E-MAIL brandy@cpmseattle.com
TENANT NAME	ADDRESS	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.

SIGNATURE

11.29.2018
DATE

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

Vestibule addition at the main entry to the high school, includes minor site restoration work including sidewalks, landscape and lighting.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	WIRELESS COMMUNICATIONS FACILITIES
☐ Building (+cost of file preparation)	☐ Changes to Antenna requirements	☐ Wireless Communications Facilities- 6409 Exemption
☐ Code Interpretation	☐ Changes to Open Space	
☐ Land use (+cost of verbatim transcript)	☐ Critical Areas Setback	☐ New Wireless Communications Facility
☐ Right-of-Way Use	☐ Wet Season Construction Moratorium	**VARIANCES (Plus Hearing Examiner Fee)**
CRITICAL AREAS	**ENVIRONMENTAL REVIEW (SEPA)**	☐ Type 1**
☐ Determination	☐ Checklist: 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 (CPA)
■ Design Review – **Minor**	☐ Semi-Private Recreation Tract (modification)	☐ Conditional Use (CUP)
☐ Design Review – **Study Session**	☐ Semi-Private Recreation Tract (new)	☐ Lot Line Revision/ Lot Consolidation
SUBDIVISION SHORT PLAT	☐ Substantial Dev. Permit	☐ Noise Exception
☐ Short Plat	**SUBDIVISION LONG PLAT**	☐ Reclassification of Property (Rezoning)
☐ Short Plat Amendment	☐ Long Plat	☐ ROW Encroachment Agreement (*requires separate ROW Use Permit*
☐ Deviation of Acreage Limitation	☐ Subdivision Alteration to Existing Plat	
☐ Final Short Plat Approval	☐ Final Subdivision Review	☐ Zoning Code Text Amendment

***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)*