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, January 9, 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 December 12, 2018

REGULAR BUSINESS

Agenda Item #1: DSR18-0021

Design review study session 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: Possibly January 23, 2018

ADJOURN

DESIGN COMMISSION MEETING MINUTES DECEBMER 12, 2018

CALL TO ORDER
Chair Richard Erwin called the meeting to order at 7:01 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

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

STAFF PRESENT
Nicole Gaudette, Senior Planner, Andrea Larson, Senior Administrative Assistant, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL
The Commission reviewed the minutes from the November 14, 2018.
It was moved by Brandt; seconded by Perez to:
Approved the November 14, 2018 minutes as amended
Passed 5-0

REGULAR BUSINESS
Agenda Item #1: Design Review DSR2018-014
Nicole Gaudette, Senior Planner, provided a brief presentation for the design review study session for a proposed exterior remodel of the McDonald's restaurant in Town Center.

Jamie Trenta, Fry Height Architecture, answered questions regarding the proposed project.

The Commission review the proposal and answered the applicant's questions.

1. Are the materials and colors proposed in compliance with Mercer Island's design guidelines? Is the accent paint corrugated metal parapet band okay?
   The Commission stated that they materials for the building fit the design guidelines, and requests to see samples of the paint colors when the project comes back for review. The Commission stated that that they would like to see the applicant see if there are variations in color for the awnings.

2. Is the proposed signage in compliance with Mercer Island's design guidelines?
   Chair Erwin suggests that the City should consider adding code for the drive through other commercial signs and digital signs. The Commission indicated that the code needs to address signs and entry ways that face through block connections. The Commission stated that they feel the projecting sign fits the design guidelines. The Commission stated that the parking lot and drive through signage fits the design criteria, but that the applicant should provide more information for the next design review session.

3. Are the proposed canopies in compliance with Mercer Island's design guidelines?
   The Commission indicated that the canopies are in compliance with the design guidelines.

4. Is the amount of fenestration proposed in compliance with Mercer Island's design guidelines?
   The Commission stated that the amount of fenestration needs to meet the same amount of current fenestration. The Commission recommends that the applicant work with staff to figure out the current

fenststration.

Commissioner Zahr left at 8:16pm.

PLANNED ABSENCES FOR FUTURE MEETINGS
Chair will be absent on January 9, 2019. Commissioner Perez will be absent on January 9, 2019.

OTHER BUSINESS
There was no other business.

ANNOUNCEMENTS AND COMMUNICATIONS
The next Design Commission meeting is on January 9, 2019 at 7:00PM.

ADJOURNMENT The meeting was adjourned at 8:29pm

CITY OF MERCER ISLAND
DESIGN COMMISSION
STUDY SESSION STAFF REPORT
EXTERIOR REMODEL

Agenda Item: 1
January 9, 2018

Project:	Mercer Island School District 400 Addition (DSR18-021)
Description:	A Design Commission study session to review an addition to the entrance to Mercer Island School District.
Applicant:	Brandy Fox (CPM Seattle)
Site Addresses:	9100 SE 42nd St; Identified by King County Tax Parcel # 182405-9005
Zoning District:	Public Institution (PI)
Exhibits:	1. Plan Set, dated received on November 29, 2018 2. Material Examples and Design Renderings, dated received on November 29, 2018 3. Project Narrative, dated received on November 29, 2018

1. SUMMARY

The applicant is participating in a Design Commission study session to review a proposed exterior remodel for an existing building located in the Public Institution (PI) zone. The site currently contains Mercer Island High School and associated buildings and fields, the Mercer Island School District administration building, and the Crest Learning Center. Pursuant to MICC 19.15.220(C)(1)(c)(i)((b)), any additions of gross floor area to an existing building must be reviewed by the design commission. Pursuant to MICC 19.15.220(C)(2)(a) all projects reviewed by the design commission must undergo a study session. The study session provides an opportunity to obtain feedback from the design commission early in the design review process.

As the project progresses through the application process, an open record public hearing will be scheduled in front of the Design Commission pursuant to Mercer Island City Code (MICC) 19.15.030 Table B. When the applicant formally comes before the Design Commission, the project 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)((b)), any additions of gross floor area to an existing building must be reviewed by the design commission. MICC 19.15.220(C)(2)(a) requires any project that requires design commission approval to go before the design commission with a study session prior to application “to discuss project concepts before the plans are fully developed.” Using the preliminary information provided to the City by the applicant, planning staff conducted an initial cursory review of the project.

The applicant did not provide any questions for the design commission to consider at the study session. This staff report will provide a high-level analysis of the project's compliance with the City's Building Design and Visual Interest, Landscape Design and Outdoor Spaces, and Lighting standards. A more complete analysis on the proposal will be conducted during the full review of the project.

- **Building Design and Visual Interest**

  As shown in Exhibits 1 and 2, the proposed addition will be shorter than the surrounding building facades. The addition is proposed to be constructed of materials similar to those used for the rest of the school structure: masonry, steel and aluminum panel cladding, and aluminum storefront (see Exhibit 2 for details). The addition is also proposed to contain fenestration on the south and west sides, consistent with the existing school structure.

  Staff Analysis: The proposed addition will be proportional to the existing structure and will not present visual mass or bulk impacts. The addition will increase the modulation of the southern and western facades of the school structure. The addition will also use materials and fenestration that is consistent with the rest of the structure.

  MICC 19.12.030(B)(5)(a) states that special design attention should be given to the primary entrance of the building. The primary entrance should be consistent from the overall building design, but made visually distinct from the rest of the building façade through architectural features. The proposed entrance addition is distinct from the rest of the building, while the use of similar materials creates a visual consistency between the new and existing portions of the building.

  MICC 19.12.030(B)(5)(b) states that the primary entrance to the building should be easy to recognize and should be visible from the public way and be physically connected to the public way with walkways. The proposed addition would be visible from the public right-of-way and will be connected to the right-of-way with a walkway.

- **Landscape Design and Outdoor Spaces**

  The applicant has indicated that open spaces on the site will be planted with native, drought-tolerant plants that are selected to complement the existing landscaping and native species. Ground cover will be used and spaced to achieve total coverage within three years of installation.

  Staff Analysis: MICC 19.12.040(B)(5) states that landscaping at entrances should frame an outdoor space near the entrance and reinforce the entrance as a gathering place. The applicants have indicated that the landscaping will frame the entrance in compliance with MICC 19.12.040(B)(5). The applicant did not provide a full landscaping plan for this phase of the project.

- **Lighting**

  The applicants have proposed to integrate downward-facing lighting into the overhang at the new entrance. Bollard lights are also proposed around the entrance plaza near the entrance addition.

Staff Analysis: MICC 19.12.070(B)(4) states that all exterior lighting fixtures shall be shielded or located to confine light spread within the site boundaries. The applicants have indicated that the lighting will comply with the lighting code. A full lighting plan was not provided for this phase of the project.

III. RECOMMENDATION

There is no recommended motion at this time, as this is a Design Commission study session.

MERCER ISLAND HIGH SCHOOL ENTRY

MERCER ISLAND SCHOOL DISTRICT

9100 SE 42ND ST, MERCER ISLAND, WA 98040

DESIGN REVIEW

30 OCTOBER 2018

mahlum

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PORTLAND OR 97209
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(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

 ORGINAL SHEET SIZE: 24"x36"

COVER SHEET

G-001

10/29/2018 9:07:40 AM C:\<Revit Local Files\2018912 MIHS ENTRY-Arch_V18_kammood979d3.rvt

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

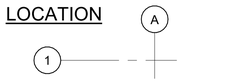
PATTERNS

MATERIAL

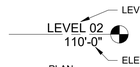
- ASPHALT
- CONCRETE
- EARTH
- GRAVEL
- GYPSUM BOARD
- INSULATION - ACOUSTICAL
- INSULATION - BATT
- INSULATION - RIGID
- MASONRY - BRICK
- MASONRY - CONCRETE BLOCK
- METAL - ALUMINUM
- METAL - STEEL
- SAND
- WOOD - BLOCKING
- WOOD - CONTINUOUS
- WOOD - FINISH
- WOOD - PARTICLE BOARD

SYMBOLS

LOCATION

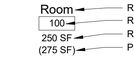


GRID LINES

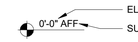


LEVEL HEAD

NORTH ARROW



ROOM NAME & NUMBER



SPOT ELEVATION

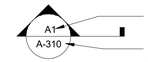
VIEW

CALLOUT VIEW

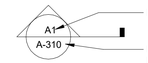
DETAIL VIEW

EXTERIOR ELEVATION - OVERALL

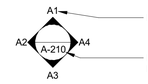
EXTERIOR ELEVATION - ZONE



BUILDING SECTION



WALL SECTION

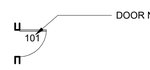


INTERIOR ELEVATION

DRAWING BLOCK TITLE

REVISION

COMPONENT

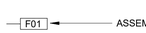


DOOR

CEILING

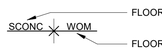
INTERIOR PARTITION

EXTERIOR WALL ASSEMBLY

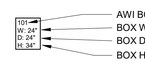


FLOOR OR ROOF ASSEMBLY

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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MERCER ISLAND, WA 98040
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BRANDY@CPMSEATTLE.COM

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CONTACT: KAREN WOOD
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COST ESTIMATOR
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CONTACT: DAN CASSADY
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JMORSE@AHBL.COM

CIVIL ENGINEER
AHBL
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DTAPP@AHBL.COM

STRUCTURAL ENGINEER
PCS STRUCTURAL SOLUTIONS
CONTACT: CRAIG STAUFFER, P.E.
CSTAUFFER@PCSSTRUCTURAL.COM

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MAHLUM ARCHITECTS INC

MERCER ISLAND SCHOOL DISTRICT

MERCER ISLAND HIGH SCHOOL ENTRY

9100 SE 42ND ST, MERCER ISLAND, WA 98040

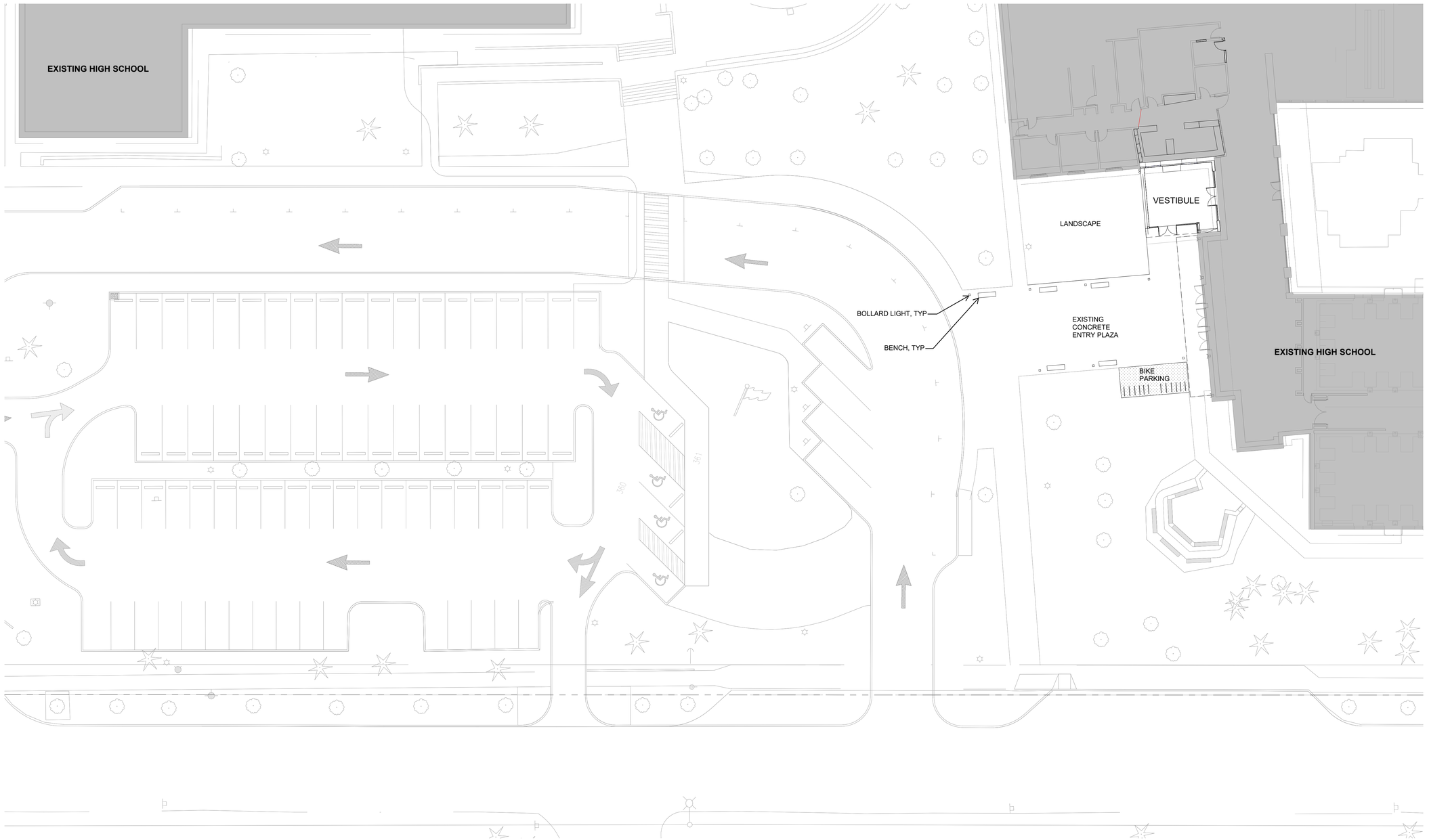
MARK	DATE	DESCRIPTION

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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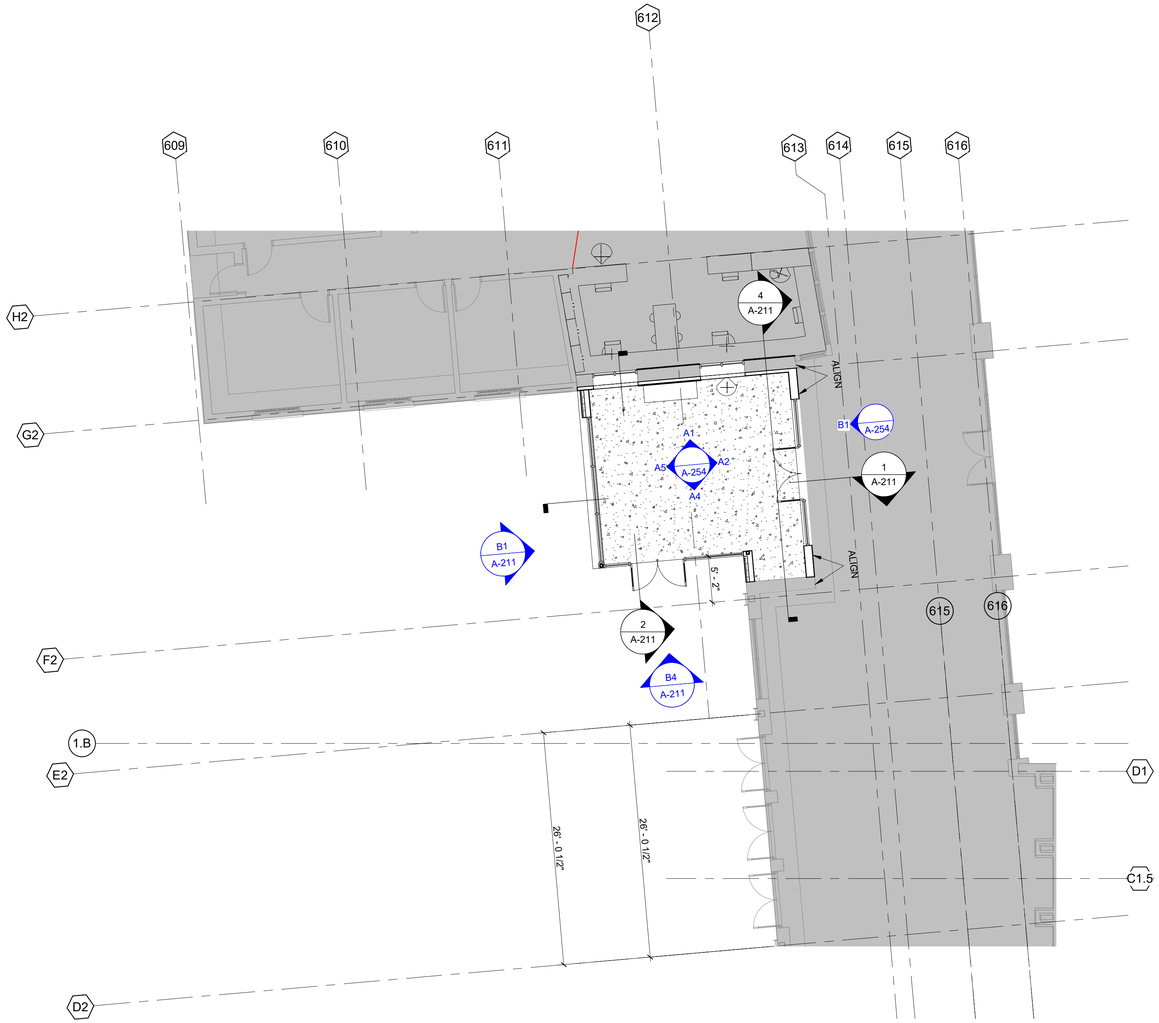
ARCHITECTURAL SITE PLAN

A-101



A4 ENTRY VESTIBULE FLOOR PLAN

1/8" = 1'-0"

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MARK	DATE	DESCRIPTION

ISSUE DATE: 30 OCTOBER 2018
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DRAWN BY: SZ
CHECKED BY: Checker

 ORIGINAL SHEET SIZE: 24"x36"

FLOOR PLAN

A-111

RCP GENERAL NOTES

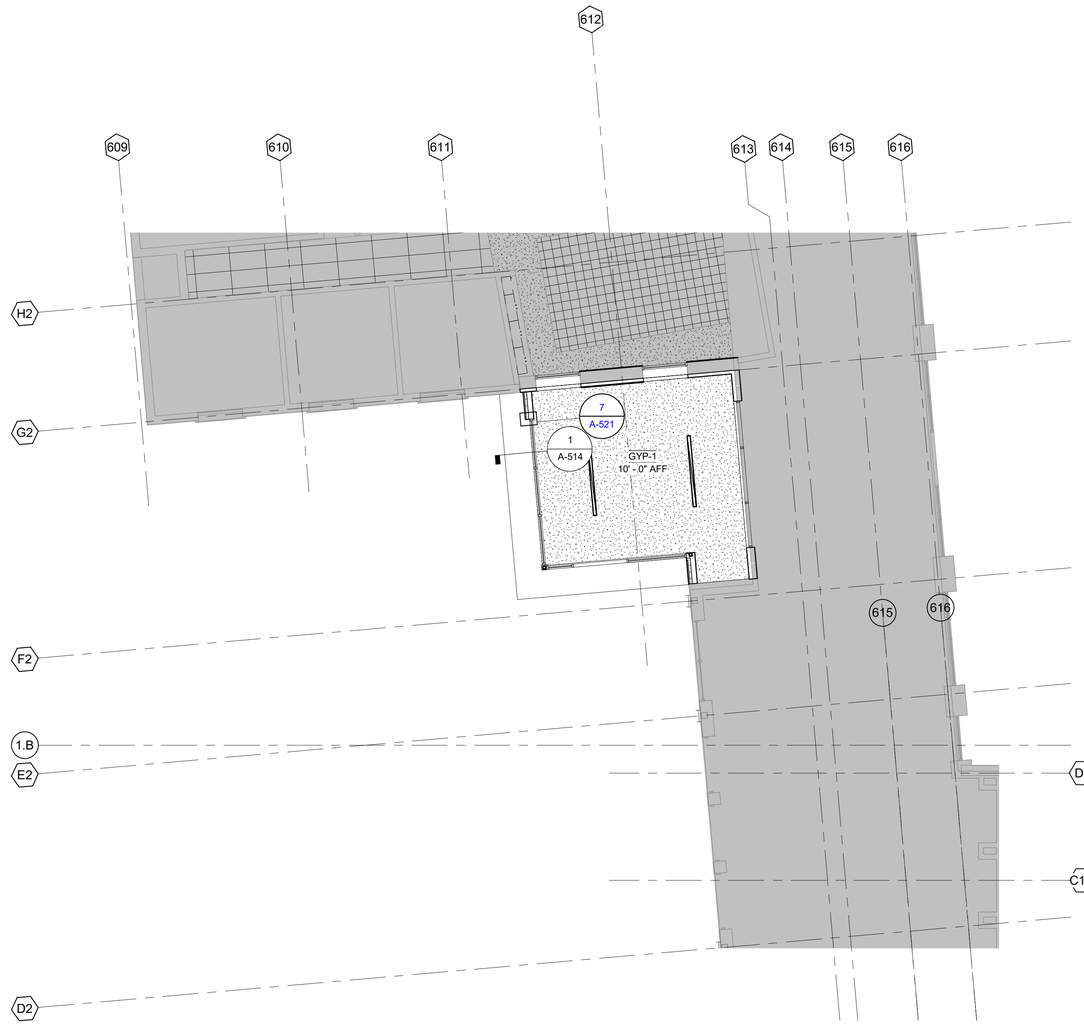
1. ALL CEILING SUSPENSION SYSTEMS SHALL HAVE SEISMIC RESTRAINTS THAT COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF CONSTRUCTION
2. LIGHT FIXTURES AND ELECTRICAL EQUIPMENT SHOWN FOR LOCATION AND ORIENTATION ONLY; REFER TO ELECTRICAL DRAWINGS FOR QUANTITIES AND ALL ADDITIONAL INFORMATION
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

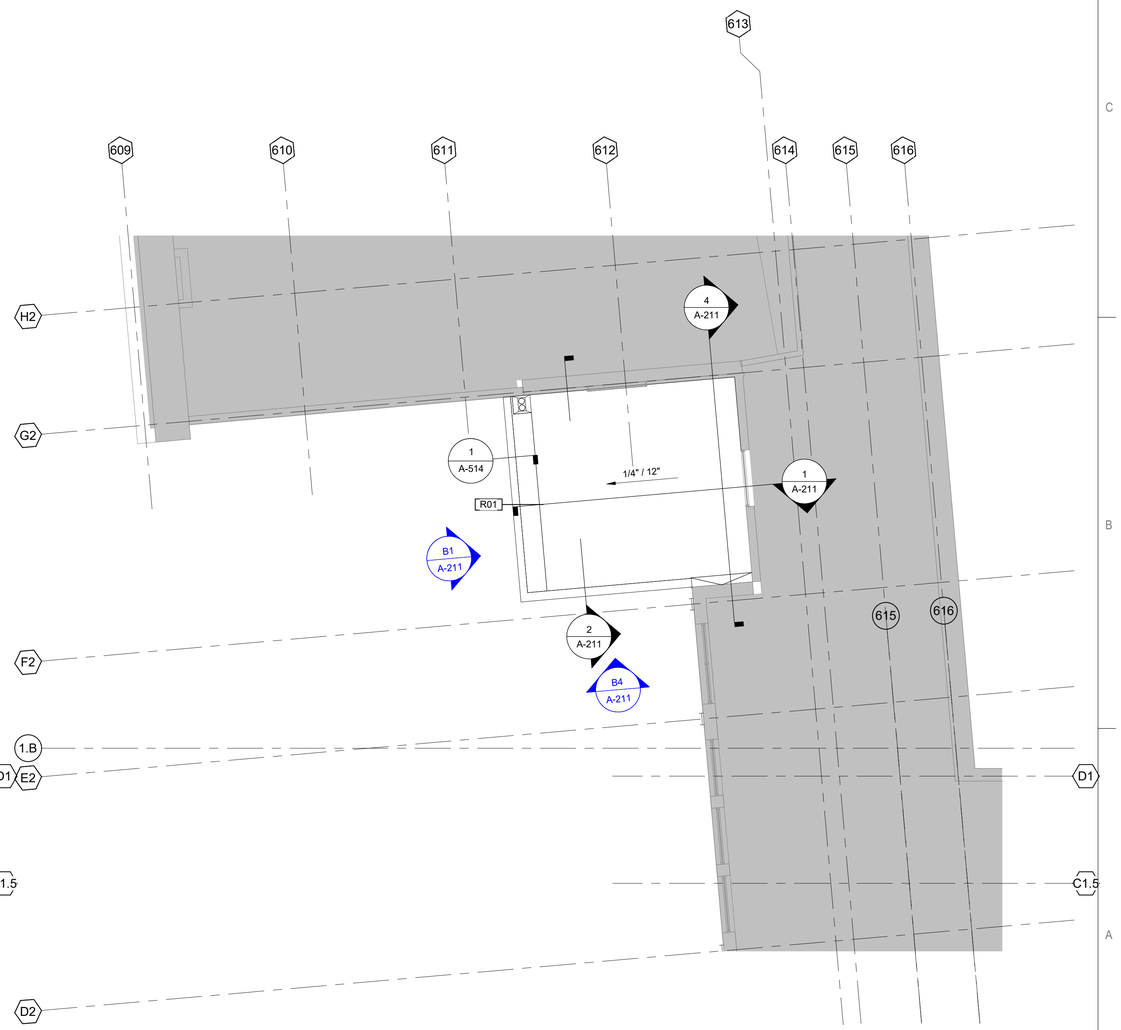
- 09 21 16 GYPSUM WALLBOARD CEILING
- (ACT-1) 09 51 00 ACOUSTICAL CEILING TILE-24X24
- (ACT-2) 09 51 00 ACOUSTICAL CEILING TILE-24X48
- (LMC-1) 09 54 23 LINEAR METAL CEILING
- (NOT USED)

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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MERCER ISLAND HIGH SCHOOL ENTRY

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 ORGINAL SHEET SIZE: 24"x36"

RCP AND ROOF PLAN

A-131

ELEVATION GENERAL NOTES

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.

ELEVATION MATERIAL LEGEND

(NOT USED)

(MP-1)
07 42 13 METAL PANEL

(BR-1)
04 20 00 BRICK MASONRY

(NOT USED)

ELEVATION SYMBOL LEGEND

FXX — 08 54 00 FIBERGLASS WINDOWS

CXX — 08 44 10 CURTAINWALL WINDOWS

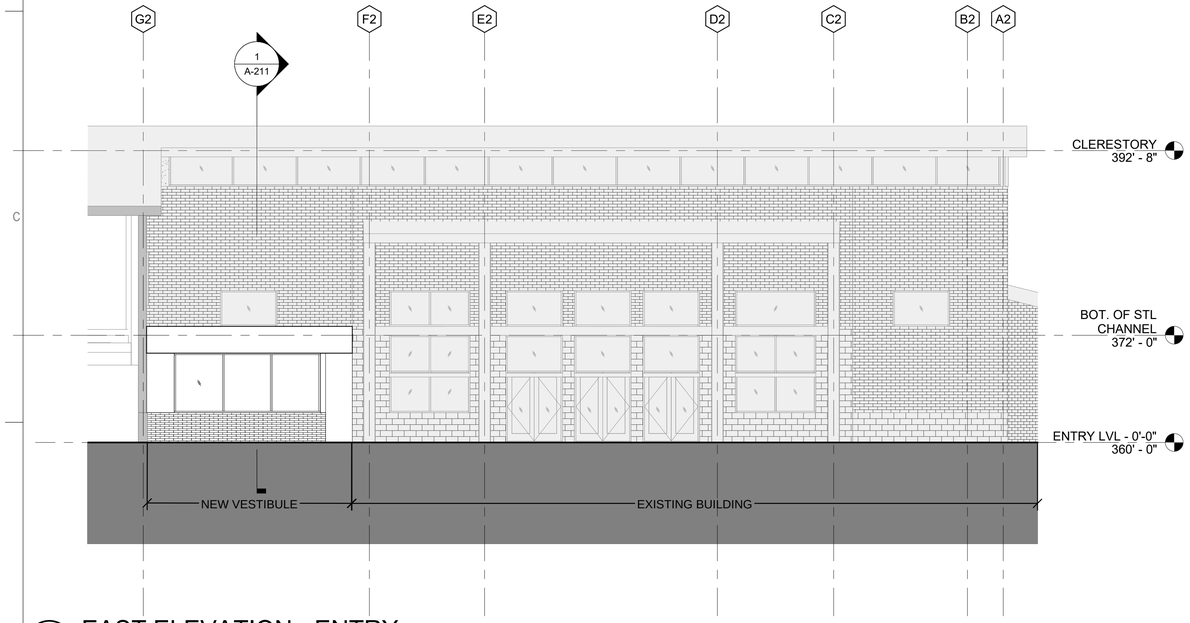
SXX — 08 43 13 STOREFRONT WINDOWS

SXX — 080 91 00 EXTERIOR LOUVERS

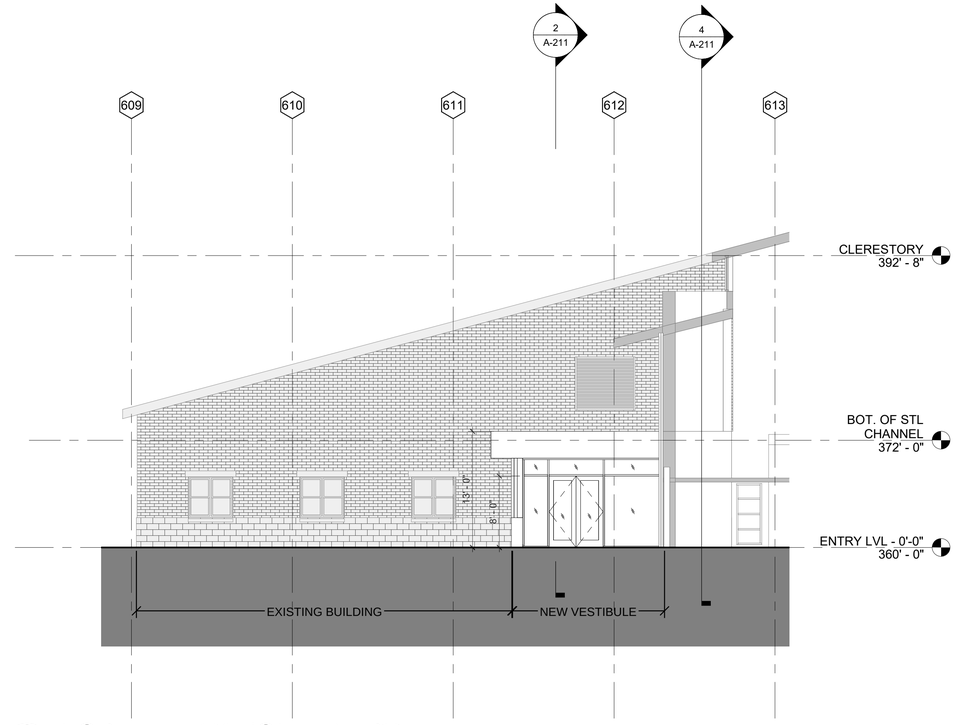
CJ — CONTROL JOINT

CA — CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS

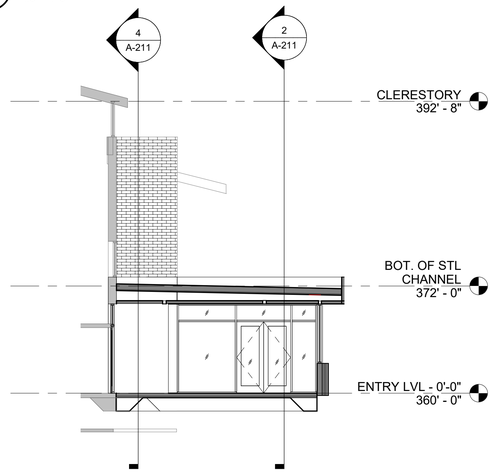
DIV 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS



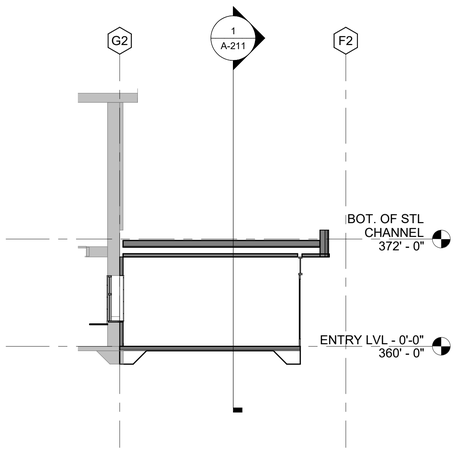
B1 EAST ELEVATION - ENTRY
1/8" = 1'-0"



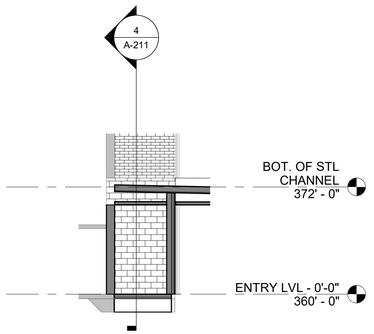
B4 NORTH ELEVATION - ENTRY
1/8" = 1'-0"



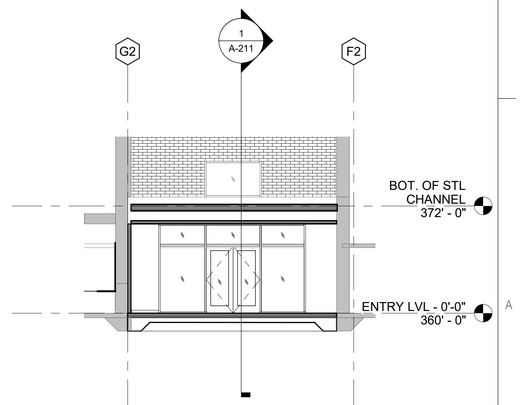
1 BUILDING SECTION LOOKING SOUTH
1/8" = 1'-0"



2 BUILDING SECTION LOOKING NORTH
1/8" = 1'-0"



3 BUILDING SECTION LOOKING SOUTH -2
1/8" = 1'-0"



4 BUILDING SECTION LOOKING EAST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS AND BUILDING SECTIONS

A-211

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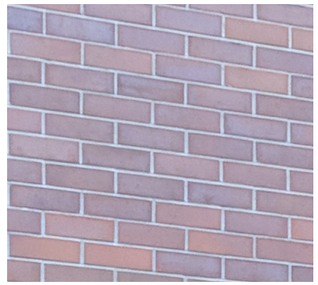
SITE PLAN
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 30 OCTOBER 2018

MUSIC ADDITION
2012

CLASSROOM ADDITION
2014

MAIN ENTRY
1997 + 2019

MATERIALITY



Smooth red brick

Smooth & textured
red brick

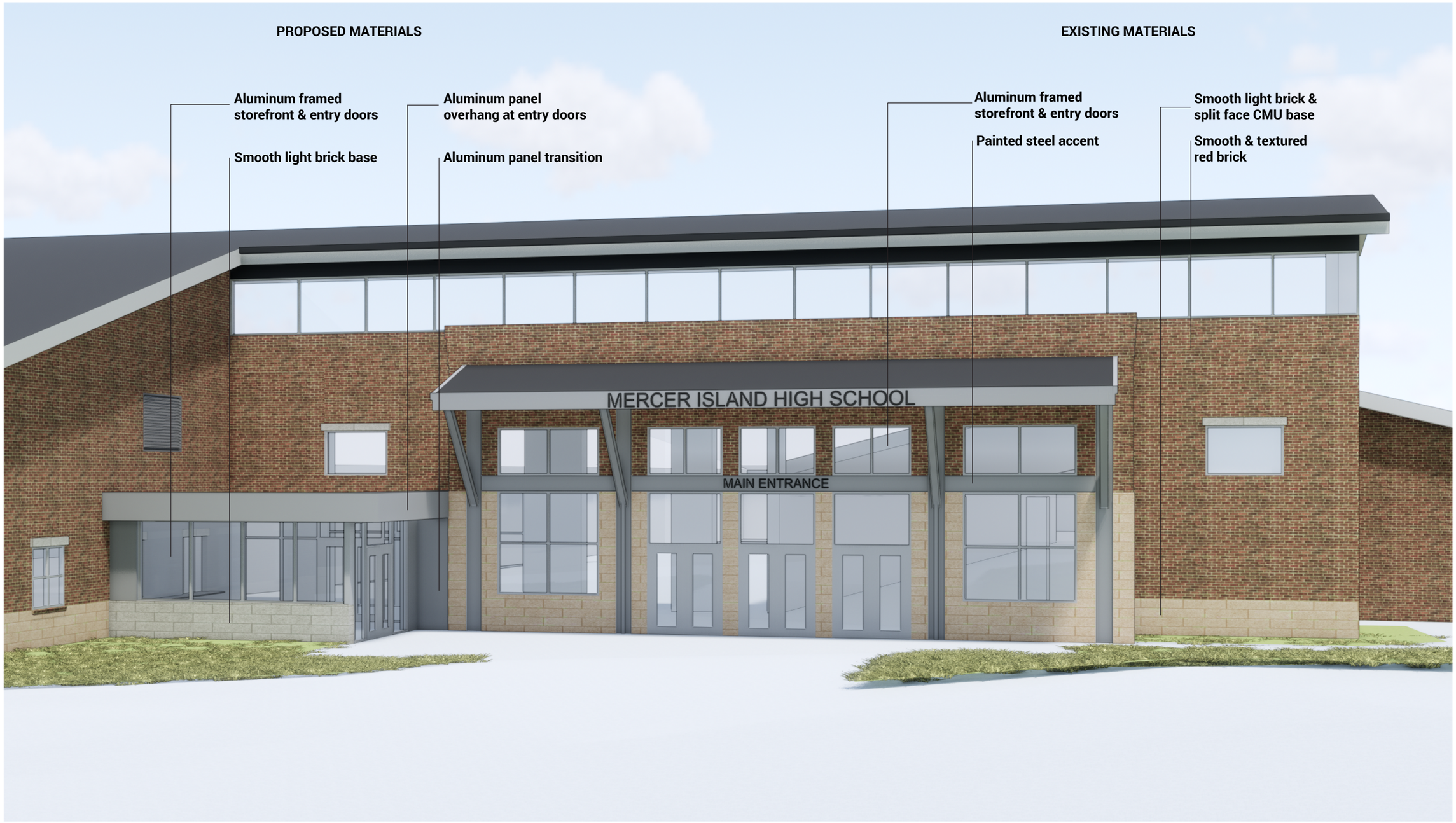
Smooth light brick &
split face CMU

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 | 30 OCTOBER 2018

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PERSPECTIVE VIEW B
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 30 OCTOBER 2018

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SECTION E-W
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 30 OCTOBER 2018

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SECTION N-S
MERCER ISLAND HIGH SCHOOL - VESTIBULE ADDITION
MERCER ISLAND SCHOOL DISTRICT | 30 OCTOBER 2018

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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.