



DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, June 13, 2018
Mercer Island City Hall

DESIGN COMMISSIONERS

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

PHONE: 206-275-7729
WEB: www.mercergov.org

CALL TO ORDER & ROLL CALL

7:00 PM

SPECIAL BUSINESS

Agenda Item #1: Election of Chair and Vice-Chair

Election of Design Commission Chair and Vice-Chair.

Agenda Item #2: Design Commission Bylaws

Review and adopt amendments (if needed) to the Design Commission Bylaws.

APPROVAL OF MINUTES

Minutes from April 25, 2018

REGULAR BUSINESS

Agenda Item #3: DSR2018-007

Design review and decision on the replacement of windows and minor façade changes outside the Town Center.

Staff Contact: Lauren Anderson, Assistant Planner

OTHER BUSINESS

Planning Manager's Report
Planned Absences for Future Meetings
Announcements & Communications
Next Scheduled Meetings: June 27, 2018 at 7:00PM

ADJOURN

MERCER ISLAND DESIGN COMMISSION BYLAWS

ARTICLE I GENERAL PROVISIONS

These bylaws are supplementary to City of Mercer Island Ordinances Nos. 297 and 298.

ARTICLE II OFFICERS AND THEIR DUTIES

- Section 1. The officers shall consist of Chair and Vice Chair and shall be elected at the first regular meeting of the calendar year after newly appointed Commissioners are seated.
- Section 2. In the absence of the Chair and Vice Chair, a Chair Pro tem shall be elected by the remaining members of the Design Commission and shall serve only for the meeting at which he/she is elected.
- Section 3. A scribe shall be provided by the City Planning Department to prepare minutes and keep such record, attend to correspondence of the Design Commission, and perform such other duties as may be deemed necessary.

ARTICLE III MEETINGS

- Section 1. Regular meetings of the Design Commission shall be held on the second and fourth Wednesday of each month at 7:00 P.M. or other such time as determined by the Design Commission in the Mercer Island City Hall or such other place as the Design Commission may determine. Any regular meeting may be canceled or re-scheduled by the Chair or in his/her absence by the Vice Chair
- Section 2. If a regular meeting falls on a legal holiday that meeting shall automatically be held on the next day which is not a holiday unless the Commission by formal action sets an alternative day.
- Section 3. Special meetings of the Design Commission may be called by any of the following; Chair or in his absence by the Vice Chair, City Manager, Mayor. The scheduling and holding of all Design Commission meetings is to be done in accordance with Washington State Statutes.
- Section 4. A majority of the Design Commission membership shall constitute a quorum. For the conduct of business, a majority vote of the members present at a meeting provided a quorum is present shall be sufficient to act. The Chair of the meeting shall be a full voting member, but may not initiate or second a motion. The motion which decides the issue or makes the recommendations shall be in the

form of findings of fact and shall state the reasons for the findings by the Design Commission.

ARTICLE IV CONDUCT OF MEETINGS

- Section 1. All meetings of the Design Commission shall be conducted in accordance with the Roberts' Rules or Order.
- Section 2. All meetings shall be conducted in accordance with the agenda.
- Section 3. Non-members of the Commission may address the Design Commission only after being recognized by the Chair of the meeting and shall confine their remarks to the subject before the Commission. The Chair of the meeting shall endeavor to minimize the amount of cumulative redundant testimony by the public.
- Section 4. Minutes of all regular meetings shall be kept and made part of a permanent public record. All actions of the Design Commission shall be considered conclusive as to general import as of the date of such action. Details of phraseology, conditions, etc., shall be subject to correction at the time of considering and approving the minutes of the meetings at which such actions were taken.
- Section 5. Any member of the Design Commission who has a material, direct or individual interest in any matter before the Design Commission shall publicly so indicate, shall then recuse him/herself from the meeting during the period of discussion and action thereon and shall refrain from any prior discussion of such matter with other members of the Design Commission.

ARTICLE V ATTENDANCE

- Section 1. Attendance at regular and special meetings is expected of all Design Commission members.
- Section 2. Any member anticipating absence from a meeting should notify the Chair or City Planning Department.
- Section 3. Any absence may be excused by the Design Commission, even for an extended period. Chronic unexcused absence of any member shall be referred by the Design Commission to the Mayor.

ARTICLE VI AGENDA AND STAFF REPORTS

Section 1. An agenda for every regular meeting shall be prepared and distributed by the City Planning Department to each member not less than five (5) days prior to the date of the meeting at which such agenda is to be considered. The agenda shall be accompanied with a complete copy of the unapproved minutes of the previous meeting, staff reports, and such material, illustrations, petitions, etc. as may pertain to the agenda.

Section 2. All matters requiring Design Commission consideration shall be filed with the City Planning Department at least fifteen (15) days prior to the date of any regular meeting. Under special circumstances this filing date may be waived by the Chair or City Manager for Capital Improvement Projects, however, in no instance shall the Design Commission take official action on any matter that is not included on the agenda.

ARTICLE VII AMENDMENTS TO RULES AND REGULATIONS

These bylaws may be amended by a majority vote of the entire membership of the Design Commission, and are subject to the approval of the City Council.

Date Approved: _____

Design Commission Chair: _____



DESIGN COMMISSION SPECIAL MEETING MINUTES APRIL 25, 2018

CALL TO ORDER: Vice Chair Colin Brandt called the meeting to order at 7:06 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Vice Chair Colin Brandt, Commissioners Tami Szerlip, Anthony Perez, Suzanne Zahr (arrived 7:07 pm) and Hui Tian were present. Commissioner Susanne Foster and Chair Richard Erwin were absent.

STAFF PRESENT:

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

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the April 11, 2018. Commissioner Szerlip moved to approve the April 11, 2018 minutes. Commissioner Tian seconded the motion. The minutes were approved as amended by a vote of 5-0-0.

REGULAR BUSINESS:

Agenda Item #1: Design Review DSR17-024: Aviara Landscaping

Nicole Gaudette, Senior Planner, provided a brief staff presentation on the proposed replacement of a water feature with a landscape feature at the Aviara in the Town Center.

The Design Commission reviewed the design of the landscape feature.

Josh Richards, with Rich Landscaping, provided some clarification on the plants that are being proposed. Mr. Richards provided clarification on what ground cover would be used around the pavers in the landscape feature.

Commissioner Zahr moved to approve the project with the recommended motion with all three recommended conditions of approval. The motion was seconded by Commissioner Perez

Move to grant BRE Properties design approval for landscaping for a multi-family location in the Town Center located at 2441 76th Ave SE, as shown in Exhibit 1, subject to the following conditions and furthered conditioned as follows:

1. The completed project shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials), as depicted by Exhibit 7 and 8 and the handout dated April 25, 2018 provided by the applicant at the meeting.
2. The project must be completed within one year of the approval date, or within one year from the decision on appeal from the final design review decision, or the design review approval shall expire. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.
3. The vine maple and rhododendron shall be removed and shall be replaced with evergreen huckleberry.
4. Kinnikinnick shall be planted at a rate of one 4-inch pot at 12-inches on center throughout the entire planter as necessary to reach 100 percent ground cover in two years from the date of design review approval.
5. The black granite pavers are approved as shown in the drawing, subject to the "greencarpet" being planted and maintained between and around them.

Vote passed 5-0-0.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Commissioner Foster will be absent for meetings until the end of June

OTHER BUSINESS:

Evan Maxim provided the Commission with a brief description on the proposed procedural code amendments that are being reviewed by the Planning Commission.

ANNOUNCEMENTS AND COMMUNICATIONS:

The next scheduled meeting is for May 9, 2018.

ADJOURNMENT: The meeting was adjourned at 7:39pm

DRAFT



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

**Agenda Item: 3
June 13, 2018**

Project:	DSR18-007 Mercer Isle Condominium Window and Siding Replacement.
Description:	A request for preliminary design review to exchange 12 windows that are currently aluminum with new white vinyl windows. Within 6 laundry rooms the 6 windows being replaced will not affect any siding on the exterior. The other 6 are on the ends of the buildings and will affect the siding appearance. Currently above the windows is marbelcrete which is proposed to be removed and replaced with James Hardie cladding siding to properly flash the new window installation. The James Hardie siding will then be painted beige with the color "Malabar" by Sherwin Williams. All the windows will be Milgard Montecito style with the 6 laundry room windows being half vent slider and the other 6 will be like the existing windows.
Applicant:	John Marshall of Maintco Inc.
Site Addresses:	2500 81 st Ave SE Mercer Island, WA 98040; Identified by King County Tax Parcel # 545150-0000
Zoning District:	Multi-Family (MF3)
Exhibits:	<ol style="list-style-type: none">1. Development application received on April 23, 2018.2. Photographs of the existing conditions received on April 23, 2018.3. Project description and new windows and siding designs received on April 23, 2018.4. Photographs and illustrations of what is proposed received on May 11, 2018.

1. SUMMARY

The applicant is requesting preliminary design review to replace 12 aluminum windows with 12 white vinyl windows. There is currently marbelcrete around 6 of the 12 windows, the proposal removes the marbelcrete and replaces it with James Hardie cladding that will be painted beige (Sherwin Williams Malabar). The subject property is addressed as 2500 81st Ave SE and is in the Multi-Family zone.

2. CRITERIA FOR REVIEW AND STAFF ANALYSIS

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), 19.15.040(F)(1)(c), and 19.15.040(F)(3)(c) a minor exterior modification outside the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve window and siding replacement at the Mercer Isle Condos located outside the Town Center.

Mercer Island City Code MICC 19.15.040 and the Design Standards for Zones Outside the Town Center in Chapter 19.12.030 provide the criteria for design review approval. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

Staff Analysis:

Staff finds that the regulation is applicable to the proposal, the project will be conditioned to meet this requirement

2. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

Staff Analysis:

Staff finds that the regulation is applicable to the proposal. Pursuant to MICC 19.15.040(F)(3)(a), "the code official shall have the authority to determine if a minor exterior modification is not significant, and therefore does not require formal design review, based on factors such as the scope, location, context and visibility of the change or modification. The code official may determine that formal design review is not required for minor exterior modifications including, but not limited to: repainting structures to similar colors; relocating, modifying or adding mechanical equipment; reorganization of portions of parking lots involving less than five spaces; modifications to existing signs pertaining to sign locations or minor changes to color or text; modifications to locations of existing lighting; or minor changes to existing, approved landscaping."

Since the proposed window replacement (from aluminum to white vinyl) and change in siding and color (siding will be painted beige) is a visible change and modification to the exterior of the building, Design Commission review is required for this project.

2. **MICC 19.15.010.E, Summary of Actions and Authorities:** Minor Exterior Modifications outside the Town Center shall be reviewed by the Code Official.

Staff Analysis:

Because the Mercer Isle Condominium was reviewed as part of design review before the Design Commission, the Commission should review the new minor exterior modification proposed for the building. Additionally, Design Commission approval is required pursuant to MICC 19.15.040(F)(3)(a), as described above.

3. MICC 19.15.040(F)(4), Criteria for Design Review Decisions: Following the applicable review process above, the Design Commission or Code Official shall deny an application if it finds that all the following criteria have not been met, or approve an application, or approve it with conditions, based on finding that all the following criteria have been met:

- a. The proposal conforms with the applicable design objectives and standards of the design requirements for the zone in which the improvement is located, as set forth in subsection G of this section:

Staff Analysis:

The proposal is conforms to the applicable design standards as set forth in MICC 19.15.040(G) and MICC 19.12.080 (See analysis below).

- b. The proposal is consistent with the comprehensive plan.

Staff Analysis:

Goal 1 of the Land Use component of the Comprehensive Plan states:

“Ensure that single family and multi-family neighborhoods provide safe and attractive living environments, and are compatible in quality, design and intensity with surrounding land uses, traffic patterns, public facilities and sensitive environmental features.”

This goal indicates that multi-family neighborhoods should provide good quality and designed buildings and living environments. The Mercer Isle Condominium proposal is an upgrade from the current design and materials. This criterion is met with the approval of the Design Commission.

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

Staff Analysis:

The application is proposing to comply with all applicable requirements, including materials, and color. This criterion is met.

4. MICC 19.15.040(G) Design Objectives and Standards

- 3. Zones Outside Town Center.** Design objectives and standards for regulated improvements in all zones outside the Town Center are set forth in Chapter 19.12 MICC.

Staff Analysis:

The proposal conforms to the applicable design objectives and standards of the design requirements in MICC 19.12 for zones outside the Town Center. (See analysis below).

5. MICC 19.12.030(A) Building Design and Visual Interest Objectives:

1. To ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.

Staff Analysis:

The white vinyl for the windows and the James Hardie cladding are higher quality materials than the existing aluminum windows and marbelcrete siding (refer to Exhibit 3 and 4). Staff finds this criterion is met.

2. To ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.

Staff Analysis:

There won't be a major design change to the building, just a change of materials and colors. The overall building design and architectural concept has not changed. Staff finds this criterion is met.

3. To not restrict the design to a particular style.

Staff Analysis:

The design has not been restricted to a particular design style, thus this criterion is met.

4. To ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.

Staff Analysis:

Staff finds that this criterion does not apply as a new building is not being proposed.

5. To ensure buildings are detailed, provide visual interest, do not have blank walls and that large buildings are modulated and articulated to reduce their apparent mass and scale.

Staff Analysis:

Staff finds that this criterion does not apply as a new building is not being proposed and that it would be out of scope to require modulation.

6. To ensure high quality and durable buildings which will help to maintain and protect property values.

Staff Analysis:

The materials selected are high quality and durable, thus staff finds this criterion is met. Please refer to Exhibit 3 and 4.

6. MICC 19.12.030(B)(4) Materials and Color states:

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

Staff Analysis:

The materials selected are high quality and durable, thus staff finds this criterion is met. Please refer to Exhibit 3 and 4.

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

Staff Analysis:

As seen in Exhibit 3 and 4, the natural beige color of James Hardie cladding is consistent with the buildings color scheme. In addition, the Milgard Montecito windows are a white vinyl product similar to ones that have been previously installed in other areas of both buildings. Staff finds this criterion is met.

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 Analysis:

The applicant is proposing to replace the existing aluminum windows and marbelcrete siding with white vinyl and beige James Hardie cladding. From looking at Exhibit 3 and 4 staff finds the proposal is an improvement in materials and blends well with the existing colors.

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 Analysis:

No concrete walls are proposed, thus staff finds that this regulation is not applicable.

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 Analysis:

No bright and/or fluorescent colors are proposed. Staff finds this criterion is met.

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

Staff Analysis:

As conditioned, this criterion is met.

3. RECOMMENDATION

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

Recommended Motion: Move to grant Maintco Inc. design approval for the replacement of 12 aluminum windows with 12 white vinyl windows and the removal of marbelcrete siding around 6 windows and replacing it with James Hardie cladding in the Multi-Family zone located at 2500 81st Ave SE, as shown in Exhibit 3 and 4 subject to the following conditions.

4. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the project shall be consistent with the detail information submitted with this application (i.e. colors, materials, sizing, and graphics), as depicted by Exhibit 3 and 4.
2. If required, the applicant shall apply for and obtain a building permit from the City of Mercer Island prior to replacing the windows and installing James Hardie cladding.
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within two years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

**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 <i>2500 81st Ave SE Mercer Island</i>	ZONE
COUNTY ASSESSOR PARCEL # S	PARCEL SIZE (SQ. FT.)

PROPERTY OWNER (required) <i>Mercer Island Condominium Home Owners Assoc.</i>	ADDRESS (required) <i>2500 81st Ave SE Mercer Island</i>	CELL/OFFICE (required) <i>425-466-5640</i> E-MAIL (required) <i>trishaco@suhrc.com</i>
PROJECT CONTACT NAME <i>John Marshall</i>	ADDRESS <i>11020 120th Ave NE Kirkland, WA</i>	CELL/OFFICE <i>206-755-5473</i> E-MAIL <i>John@MainCoinc.com</i>
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]
SIGNATURE

4/20/18
DATE

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

We proposed to remove 12 old aluminum frame windows and replace them with new white vinyl windows. In addition to removing some associated marblecrete and replacing it with Hardie Siding.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

- | | | |
|--|--|--|
| <p>APPEALS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Building (+cost of file preparation) <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Land use (+cost of verbatim transcript) <input type="checkbox"/> Right-of-Way Use <p>CRITICAL AREAS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Determination <input type="checkbox"/> Reasonable Use Exception <p>DESIGN REVIEW</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Administrative Review <input type="checkbox"/> Design Review - Major <input checked="" type="checkbox"/> Design Review - Minor <input type="checkbox"/> Design Review - Study Session <p>SUBDIVISION SHORT PLAT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Short Plat <input type="checkbox"/> Short Plat Amendment <input type="checkbox"/> Deviation of Acreage Limitation <input type="checkbox"/> Final Short Plat Approval | <p>DEVIATIONS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Changes to Antenna requirements <input type="checkbox"/> Changes to Open Space <input type="checkbox"/> Critical Areas Setback <input type="checkbox"/> Wet Season Construction Moratorium <p>ENVIRONMENTAL REVIEW (SEPA)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Checklist: Single Family Residential Use <input type="checkbox"/> Checklist: Non-Single Family Residential Use <input type="checkbox"/> Environmental Impact Statement <p>SHORELINE MANAGEMENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exemption <input type="checkbox"/> Semi-Private Recreation Tract (modification) <input type="checkbox"/> Semi-Private Recreation Tract (new) <input type="checkbox"/> Substantial Dev. Permit <p>SUBDIVISION LONG PLAT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Long Plat <input type="checkbox"/> Subdivision Alteration to Existing Plat <input type="checkbox"/> Final Subdivision Review | <p>WIRELESS COMMUNICATIONS FACILITIES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption <input type="checkbox"/> New Wireless Communications Facility <p>VARIANCES (Plus Hearing Examiner Fee)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Type 1** <input type="checkbox"/> Type 2*** <p>OTHER LAND USE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation Request <input type="checkbox"/> Comprehensive Plan Amendment (CPA) <input type="checkbox"/> Conditional Use (CUP) <input type="checkbox"/> Lot Line Revision/ Lot Consolidation <input type="checkbox"/> Noise Exception <input type="checkbox"/> Reclassification of Property (Rezoning) <input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit) <input type="checkbox"/> 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)



100
Building

1

2

3

4

DO NOT
PARK

216-811



300
Building



PARKING
ONLY





7

8

MERCER ISLAND
236-0811

300
Building



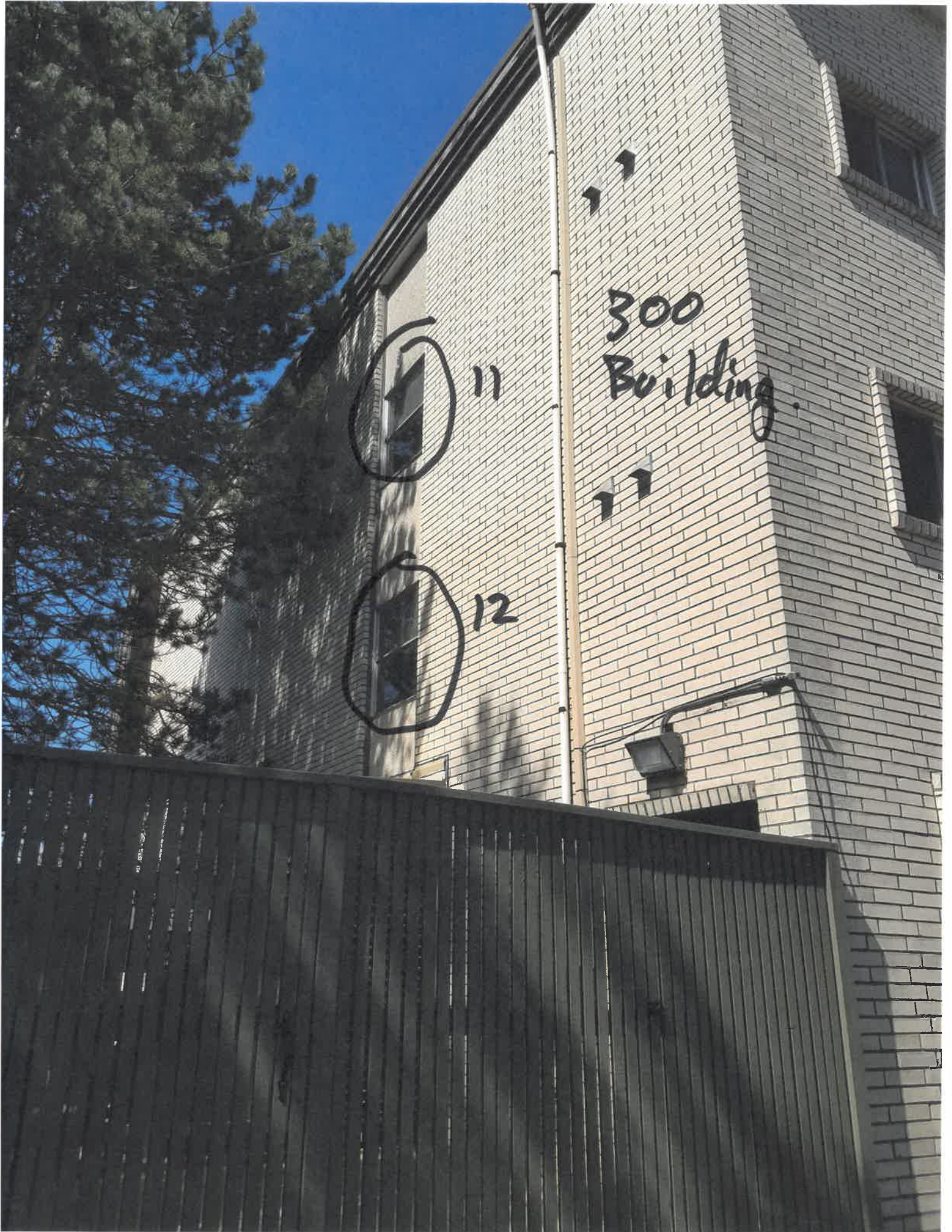
9



10

300
Building





300
Building.

11

12





4/4/18

Mercer Island Condominiums Window Replacement.

The purpose of this Design Review is to exchange 12 windows that are currently aluminum with new white vinyl windows. 6 of these are located in the 6 laundry rooms and will not affect any siding on the exterior. The other 6 are on the ends of the buildings and will affect the siding appearance. Directly above and below the windows is Marblecrete that will be removed and replaced with James Hardie cement cladding in order to properly flash the new window installation. The James Hardie cladding will then be painted in Sherwin Williams color "Malabar" # SW 9110 (essentially a neutral beige).

All windows will be Milgard Montecito style. The 6 in the laundry rooms are to be a half vent XO window (slider). And the other 6 are to be awning above picture windows (exactly like the ones that are currently installed). All windows are to be flashed in Vycar window wrap with caulking and head flashing.

Morcen Isle Design Review

4/23/18

Milgard Montecito windows are a white vinyl product similar to ones that have been previously installed in other areas of both buildings.

Paint color of cladding is to be Sherwin Williams "Malabar" #SW 9110 (essentially Beige).

John Marshall



MI

WINDOWS DOORS & MORE
5961 CORSON AVE S # 100
SEATTLE, WA 98108-3517
206.782.1011
www.windowshowroom.com



Clearly the best.

Quote Name: Mercer Island
Customer: Maintco
Payment Terms:
Sales Representative: Dave Pascoe **Mobile:** 425-877-0138
davep@windowshowroom.com

Quote Number: SQPCRS001207_1
Created Date: 4/10/2018
Modified Date: 4/12/2018
PO Number:
Total Units: 10
Total Sq Ft: 135.00
Est. Delivery: _____

Comments:

Billing Information

Name: Maintco
Address:

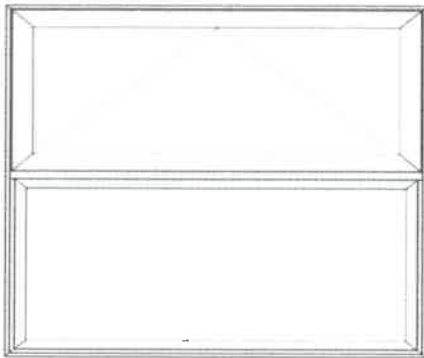
Phone:
Fax:
Email:

Shipping Information

Name: Same as Bill-to
Address:

Phone:
Fax:
Email:

Line: 1 **Location:** Stair Landings
Quantity: 5 Montecito, 8420M, TA, 1 3/8" Setback, Ext White /Int White
U-Factor: .27, SHGC: .25, VT: .48



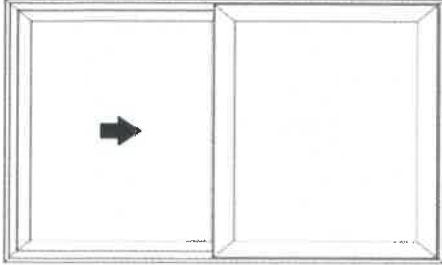
Viewed From Exterior

Size: RO 46" x 48" Net Frame 45 1/2" X 47 1/2"
Dimensions: Operable Height From Top 23"
Model: Awning Above Picture
Energy Package: Energy Star North-Central
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
Other Glass: Gray EdgeGardMAX Spacer with Argon
Hardware: Fold Down Roto/Stainless Steel Operator Handle
Screen: Standard with Fiberglass Mesh
Ratings: STC: No Rating, OITC: No Rating, Tested: LC40
Other Ratings: CPD: MIL-A-226-05637-00001

Item Total: \$564.68
Item Qty Total: \$2,823.42

Customer Approval: _____

Line: 2 **Location:** Laundry
Quantity: 5 Montecito, 8120M, HV, 1 3/8" Setback, Ext White /Int White
U-Factor: .30, SHGC: .28, VT: .53



Viewed From Exterior

Size: RO 48" x 36" Net Frame 47 1/2" X 35 1/2"
Model: Half Vent
Handing: Half Vent XO
Energy Package: Energy Star North-Central
Glass: 3/32" SunCoat (Low-E) over 3/32" Clear
Other Glass: Gray EdgeGardMAX Spacer with Argon
Hardware: SmartTouch Lock
Screen: Standard with Fiberglass Mesh
Ratings: STC: No Rating, OITC: No Rating, Tested: LC40
Clear Opening: W 21 1/16" x H 32 1/2" Sq. Ft. 4.75
Other Ratings: CPD: MIL-A-224-05671-00001

Item Total: \$263.82
Item Qty Total: \$1,319.12

Customer Approval: _____



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SEATTLE, WA 98108-3517
206.782.1011
www.windowshowroom.com



Clearly the best.™

Submitted By: _____
Accepted By: _____
Date: _____

Material Subtotal: \$4,142.54
Shipping & Handling: \$150.00
Grand Total (USD): \$4,292.54

For warranty information please visit www.milgard.com/warranty/

Please note that actual NFRC energy values may vary from those reported in CTB Quote Plus due to variations that may occur during the manufacturing process. In most cases variations will be minimal. Please contact your Milgard location with questions or concerns regarding this potential variation.

Handing is viewed from outside looking in.

ADDITIONAL INFORMATION:

artisan® **FI10** lap siding

INSTALLATION REQUIREMENTS

Visit www.artisanluxury.com for the most recent version.

artisan®
JamesHardie

EFFECTIVE JAN 2011



IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE LIMITED PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ INSTRUCTIONS. TO DETERMINE WHICH HARDIEZONE™ APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING

Store flat and keep dry and covered prior to installation (*fig. 1*). Installing siding wet or saturated may result in shrinkage at joints. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product. When working with Artisan® siding and trim products, carry the product on edge. If only one person is carrying the product, hold it in the middle and spread arms apart to better support the product (*fig. 2*). If two people are carrying the product, hold it near each end and on edge (*fig. 3*). Do not lift or carry Artisan products flat (*fig. 4*).

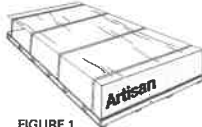


FIGURE 1



FIGURE 2

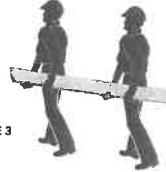


FIGURE 3



FIGURE 4

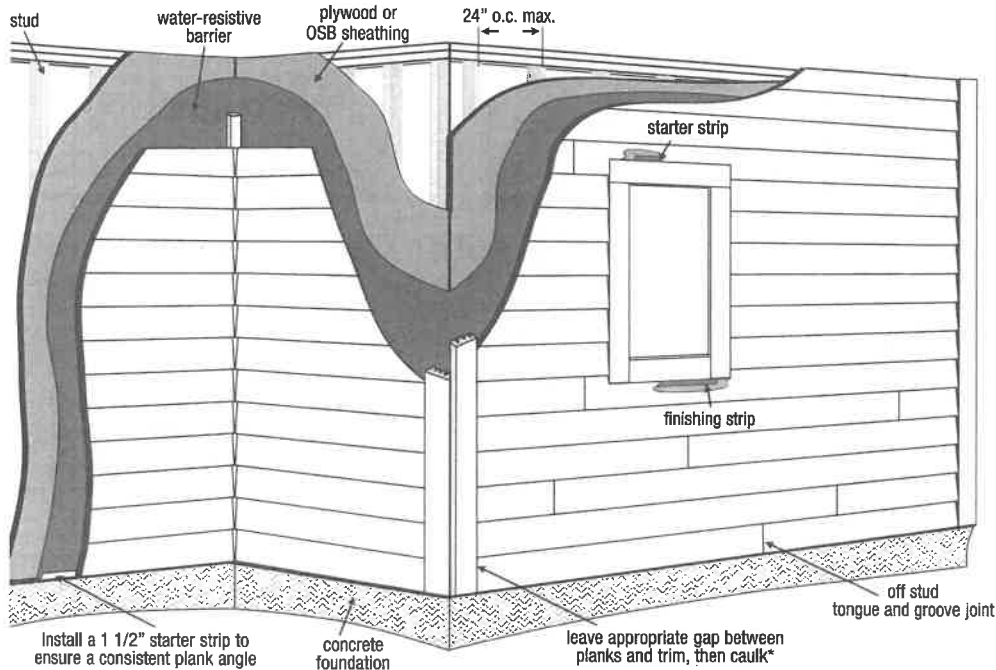
CUTTING INSTRUCTIONS - Outdoor

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
 - a. Better:
 - i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - **NEVER** use a power saw indoors to cut Artisan siding and trim products
 - **NEVER** use a circular saw blade that does not carry the HardieBlade saw blade trademark
 - **NEVER** dry sweep - Use wet suppression or HEPA Vacuum

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.artisanluxury.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

INSTALLATION

FIGURE 5



Warning: Avoid Breathing Silica Dust

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a Hardieblade™ saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

SD050905

Hi Lauren

Here are the
Items you asked
for for Mercer
Isle Condo
design Review

John Marshal

RECEIVED

MAY 11 2018

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICE GROUP**

SW 9110
Malabar

205-C2



Milga
WINDOWS

