

ISLANDIAN CONDO REPAIR

3055 80TH AVE SE
MERCER ISLAND, WA 98040

06.13.2023
DESIGN REVIEW

4435 REGISTERED ARCHITECT
Ralph W. Allen
RALPH W. ALLEN
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2114601

RENDERINGS

A-901



THIS IS CURRENTLY SHINGLE SIDING; CHANGED TO LAP IN THE PROPOSED

REAR RAILING WALLS ARE DAMAGE AND BEING REMOVED AND REPLACED WITH A GLASS RAIL SYSTEM



CURRENTLY SHINGLE SIDING; TO REMAIN, BUT PAINTED A DIFFERENT COLOR



THIS IS CURRENTLY SHINGLE SIDING; CHANGED TO LAP IN THE PROPOSED



REAR FACADE IS ENTIRELY LAP SIDING PAINTED BEIGE

SCOPE OF PROPOSED CHANGES:

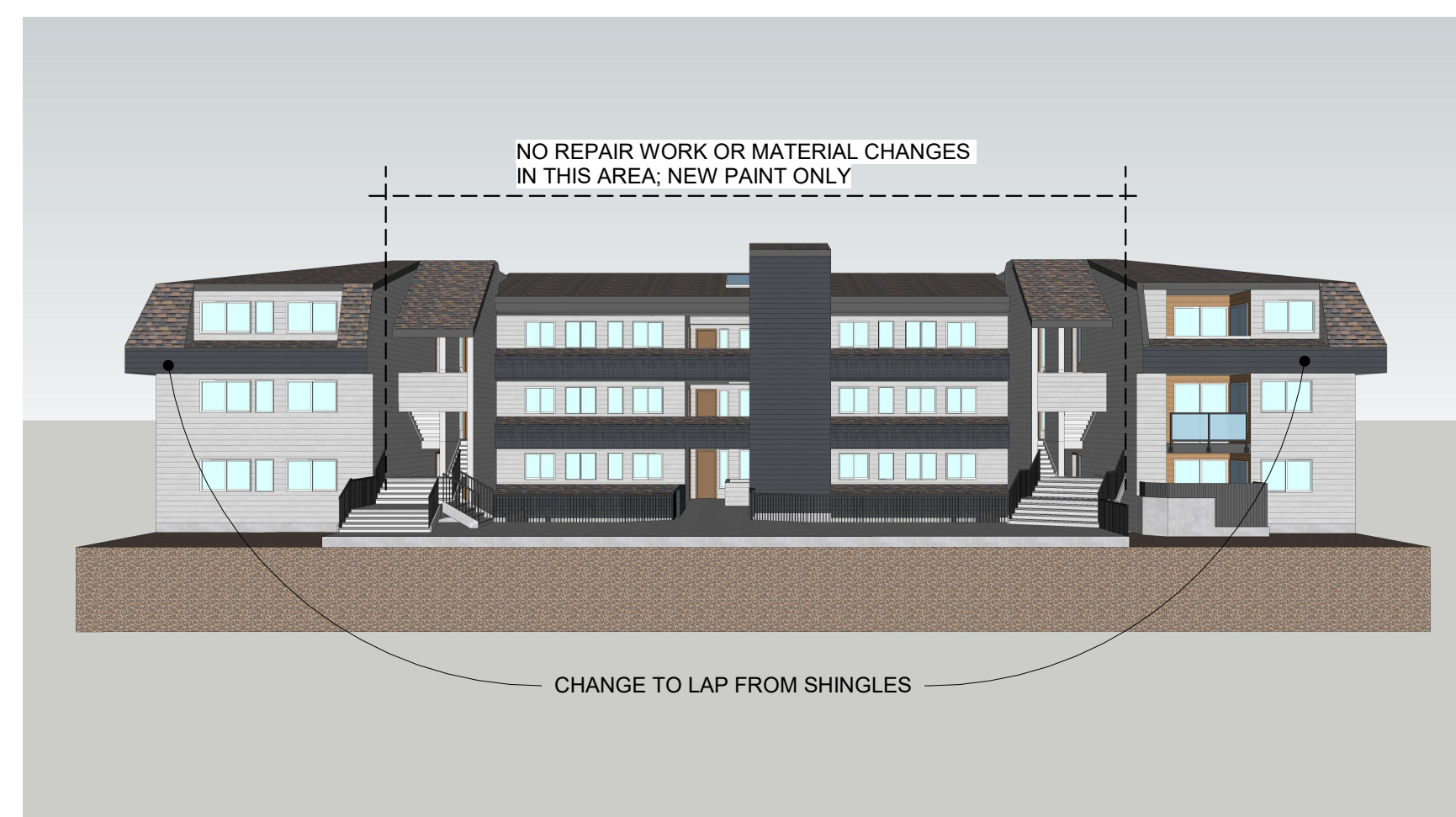
- THE MAIN BODY OF BUILDING IS LAP SIDING AND WILL REMAIN LAP SIDING AND WILL BE PAINTED A LIGHT GRAY COLOR.
- THERE ARE SOME VERY LIMITED AREAS THAT WILL CHANGE FROM SHINGLE SIDING TO LAP SIDING AS CALLED OUT IN THE PROPOSED SCHEME BELOW.
- CERTAIN HORIZONTAL AND VERTICAL ELEMENTS WILL BE PAINTED IN A DARK GRAY ACCENT COLOR.
- THE WINDOWS AND DOORS BEING RELACED IN THE AREA OF WORK WILL HAVE A WHITE FRAME.
- THE BALCONY WALLS WILL BE REMOVED AND A GLASS RAILING SYSTEM INSTALLED WITH STANCHIONS AND FRAMES IN DARK GRAY.

CURRENT VIEW FROM STREET AND REAR FACADES



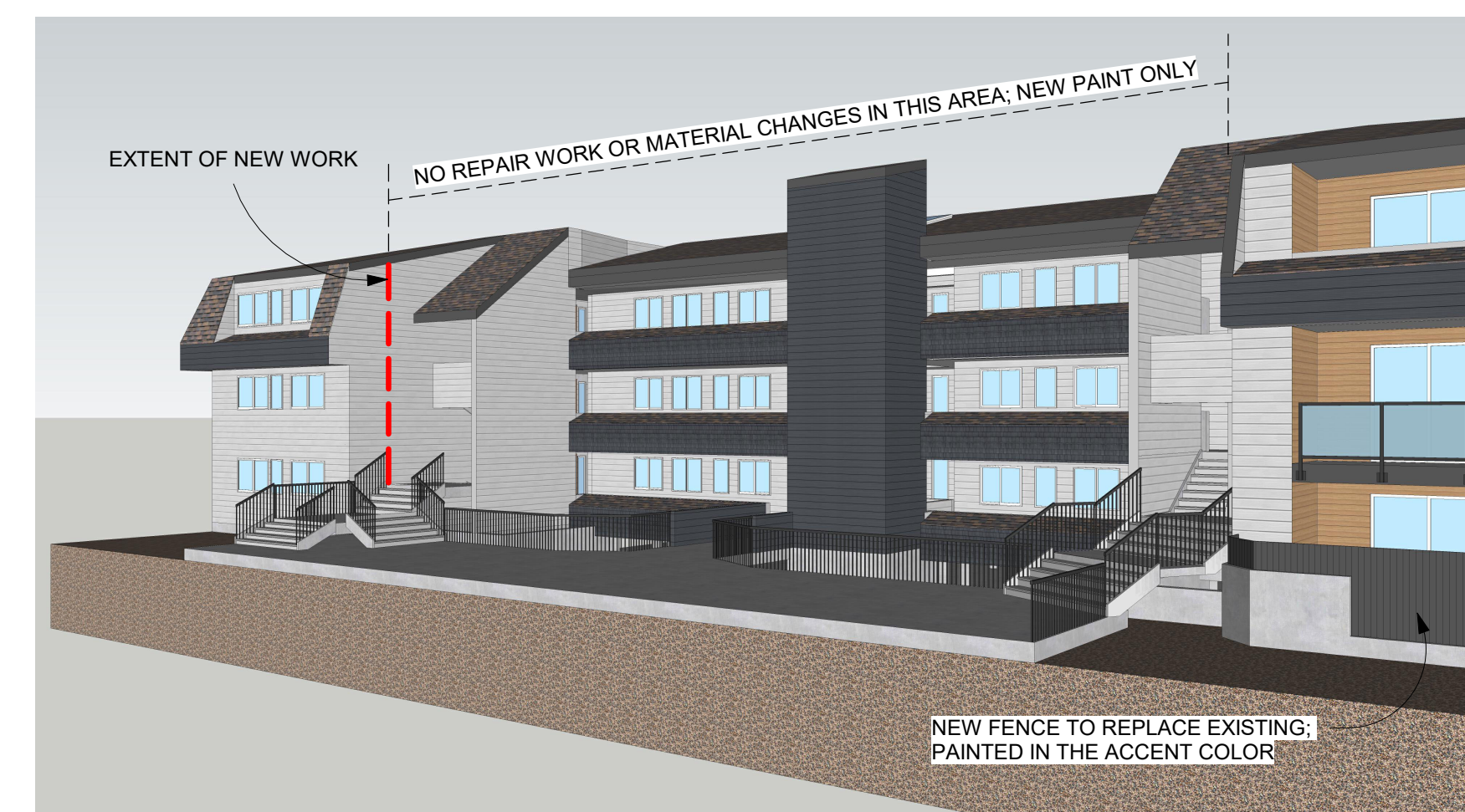
NO REPAIR WORK OR MATERIAL CHANGES IN THIS AREA; NEW PAINT ONLY

EXTENT OF NEW WORK



NO REPAIR WORK OR MATERIAL CHANGES IN THIS AREA; NEW PAINT ONLY

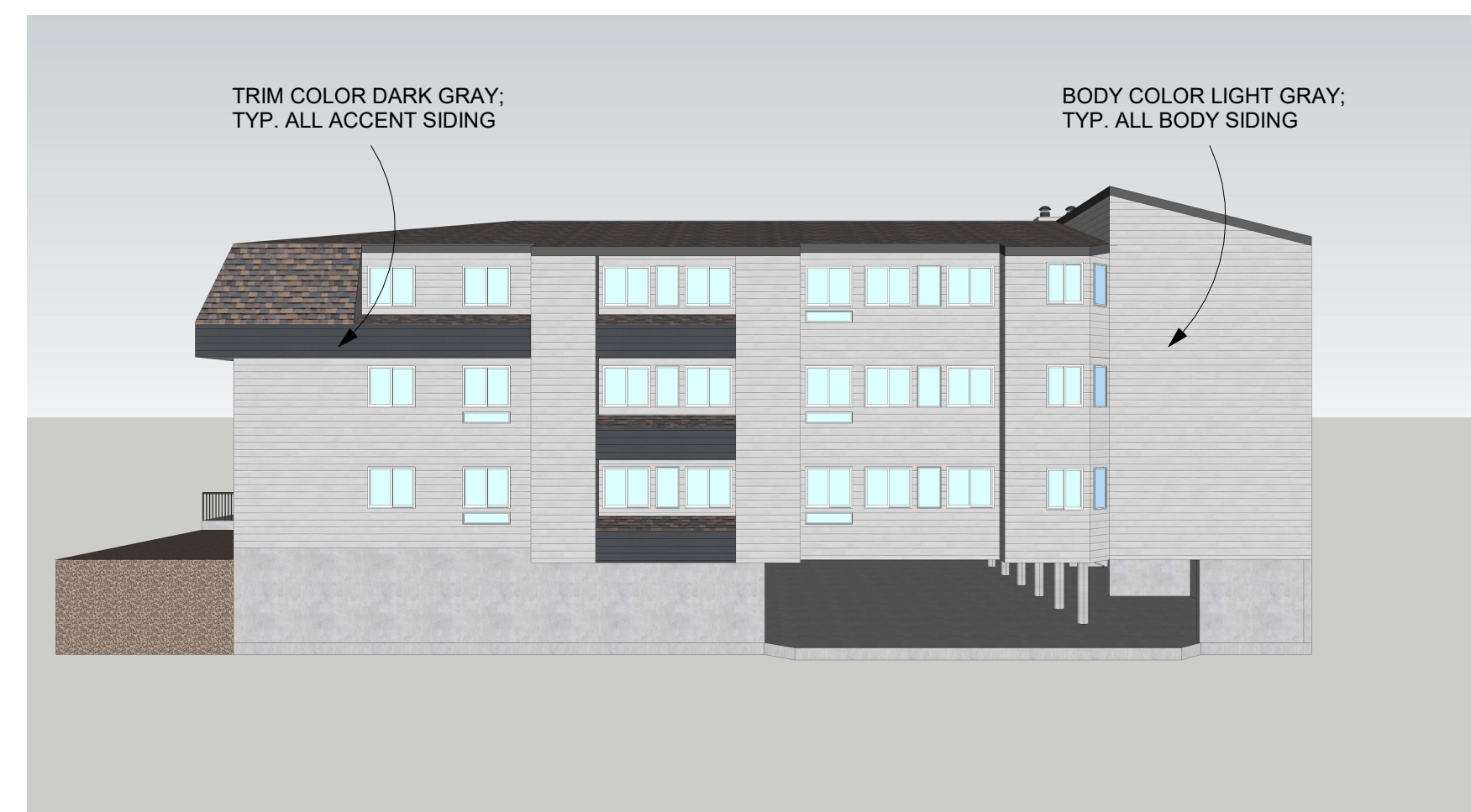
CHANGE TO LAP FROM SHINGLES



EXTENT OF NEW WORK

NO REPAIR WORK OR MATERIAL CHANGES IN THIS AREA; NEW PAINT ONLY

NEW FENCE TO REPLACE EXISTING; PAINTED IN THE ACCENT COLOR



TRIM COLOR DARK GRAY; TYP. ALL ACCENT SIDING

BODY COLOR LIGHT GRAY; TYP. ALL BODY SIDING



BALCONY COLOR LIGHT BROWN; TYP. ALL BALCONY SIDING

BODY COLOR LIGHT GRAY; TYP. ALL BODY SIDING

RAIL WALL REMOVED AND REPLACE WITH GLASS RAIL SYSTEM



BODY COLOR LIGHT GRAY; TYP. ALL BODY SIDING

BALCONY COLOR LIGHT BROWN; TYP. ALL BALCONY SIDING

TRIM COLOR DARK GRAY; TYP. ALL ACCENT SIDING

PROPOSED MATERIAL AND COLOR SCHEME

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LEVEL 1 FLOOR
PLAN

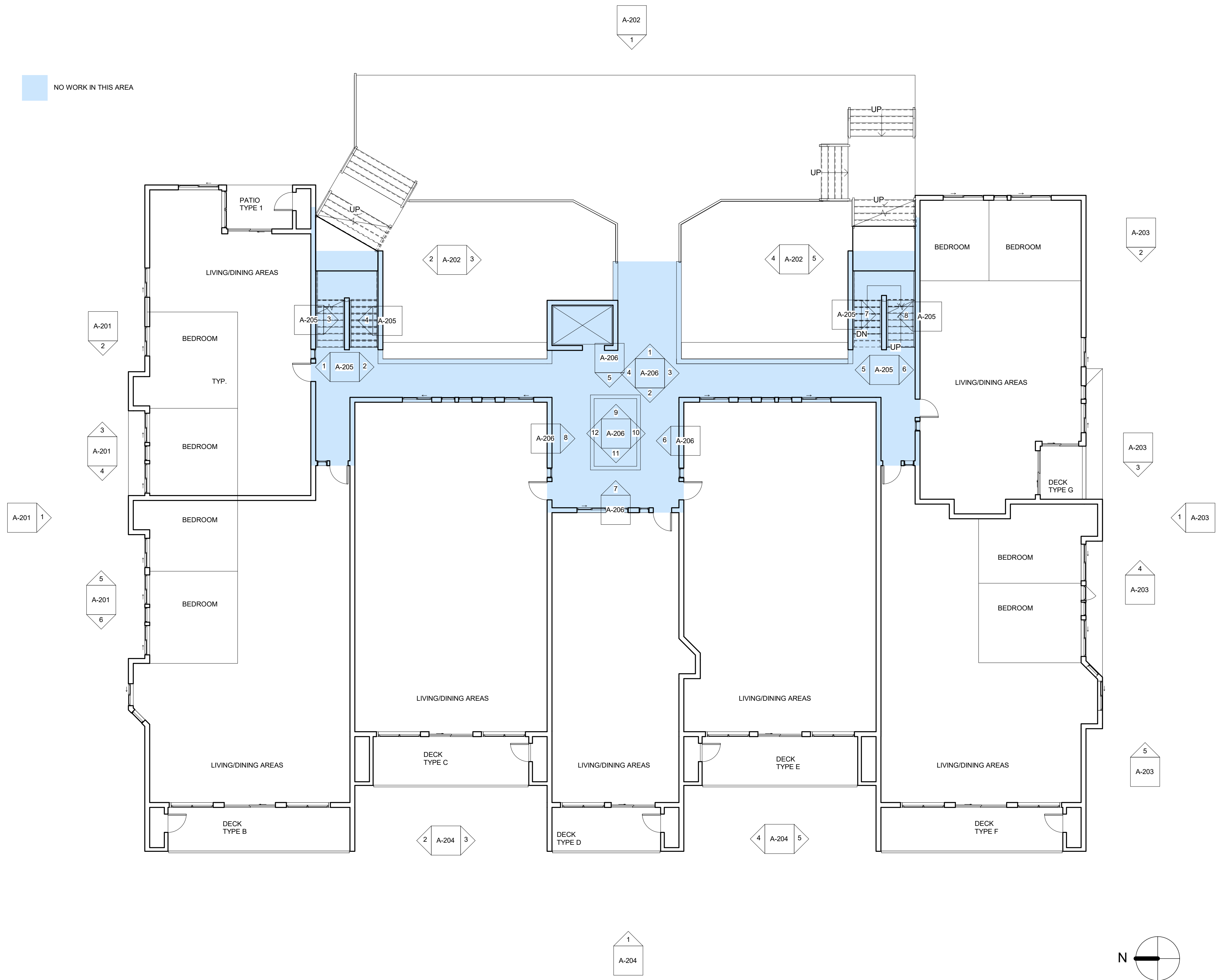
A-101

EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
SEATTLE, WA 98134
P: 206.588.1282

E: info@evolutionarchitecture.net

NO WORK IN THIS AREA

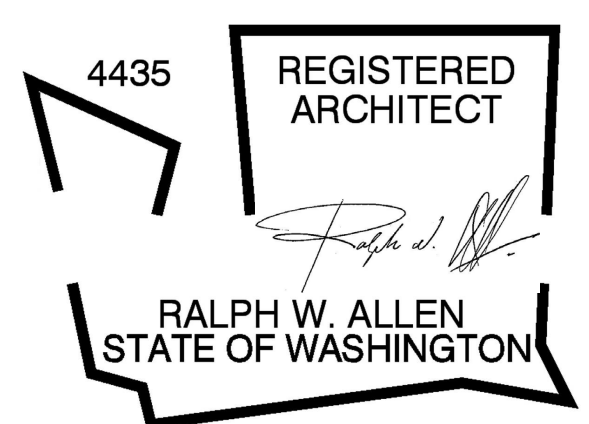


1 LEVEL 1
1/8" = 1'-0"

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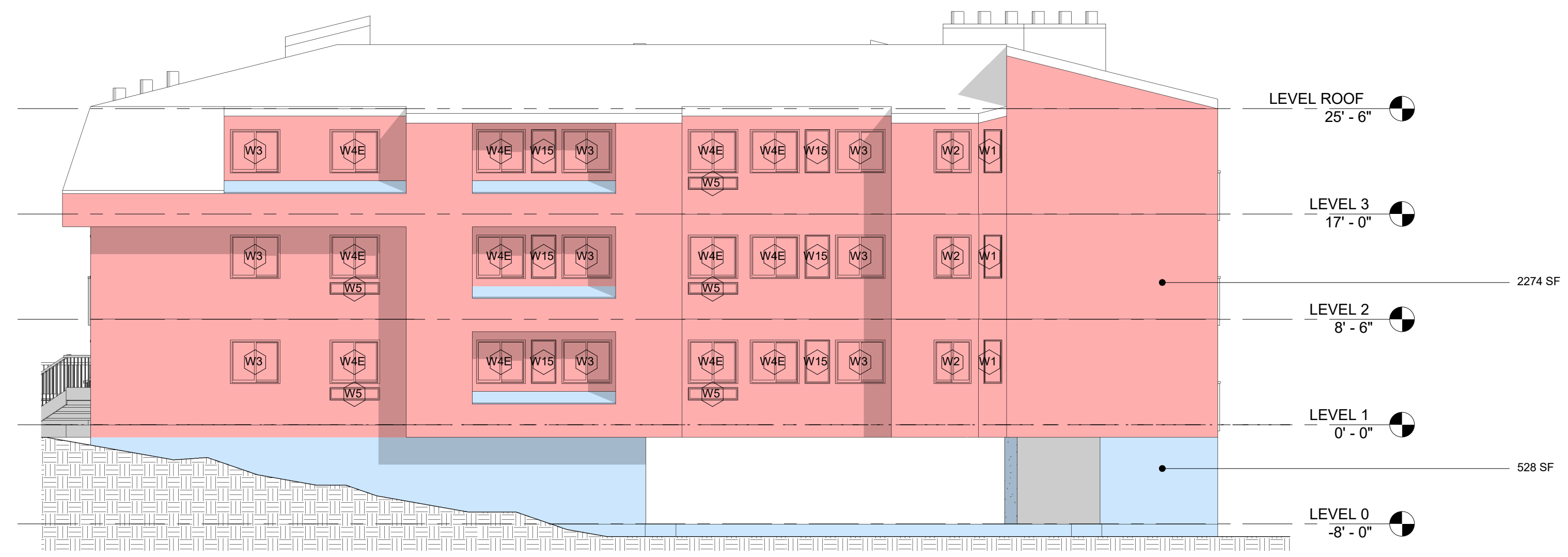
ELEVATIONS NORTH

A-201

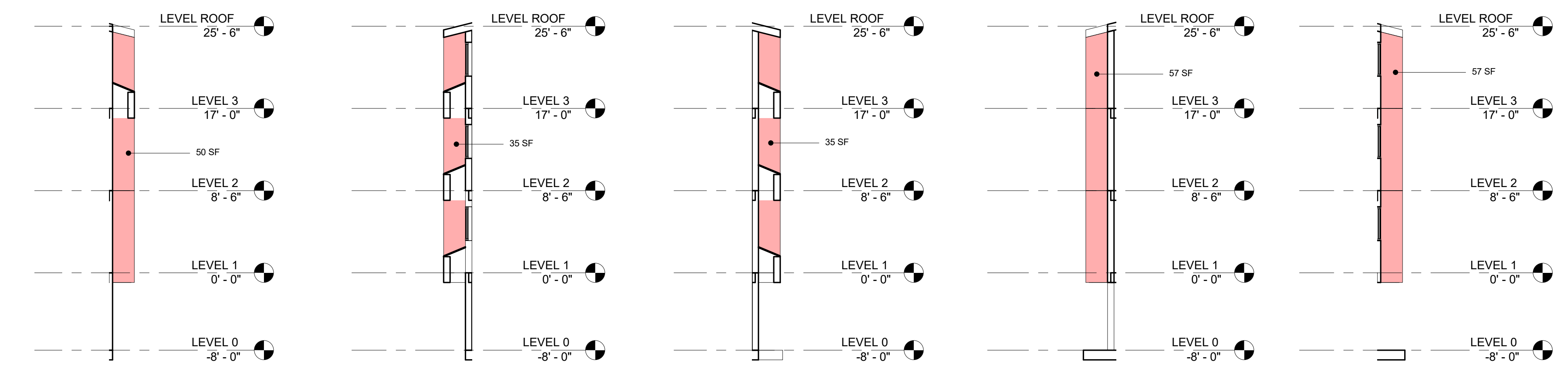
EVOLUTION ARCHITECTURE

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SEATTLE, WA 98134
P: 206.588.1282
E: info@evolutionarchitecture.net

NO WORK IN THIS AREA
WORK IN THIS AREA



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



2 INDENT 1A 1/8" = 1'-0"
3 INDENT 2A 1/8" = 1'-0"
4 INDENT 2B 1/8" = 1'-0"
5 INDENT 3A 1/8" = 1'-0"
6 INDENT 3B 1/8" = 1'-0"

A-201	2,508 SF WORK	528 SF NO WORK
A-202	1,243 SF WORK	3,299 SF NO WORK
A-203	2,267 SF WORK	427 SF NO WORK
A-204	4,396 SF WORK	1,280 SF NO WORK
A-205	0 SF WORK	3,286 SF NO WORK
A-206	0 SF WORK	4,587 SF NO WORK

TOTAL SF WORK:
10,414 SF

TOTAL SF NO WORK:
13,407 SF

1,243 SF WORK
3,299 SF NO WORK

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ELEVATIONS EAST

A-202

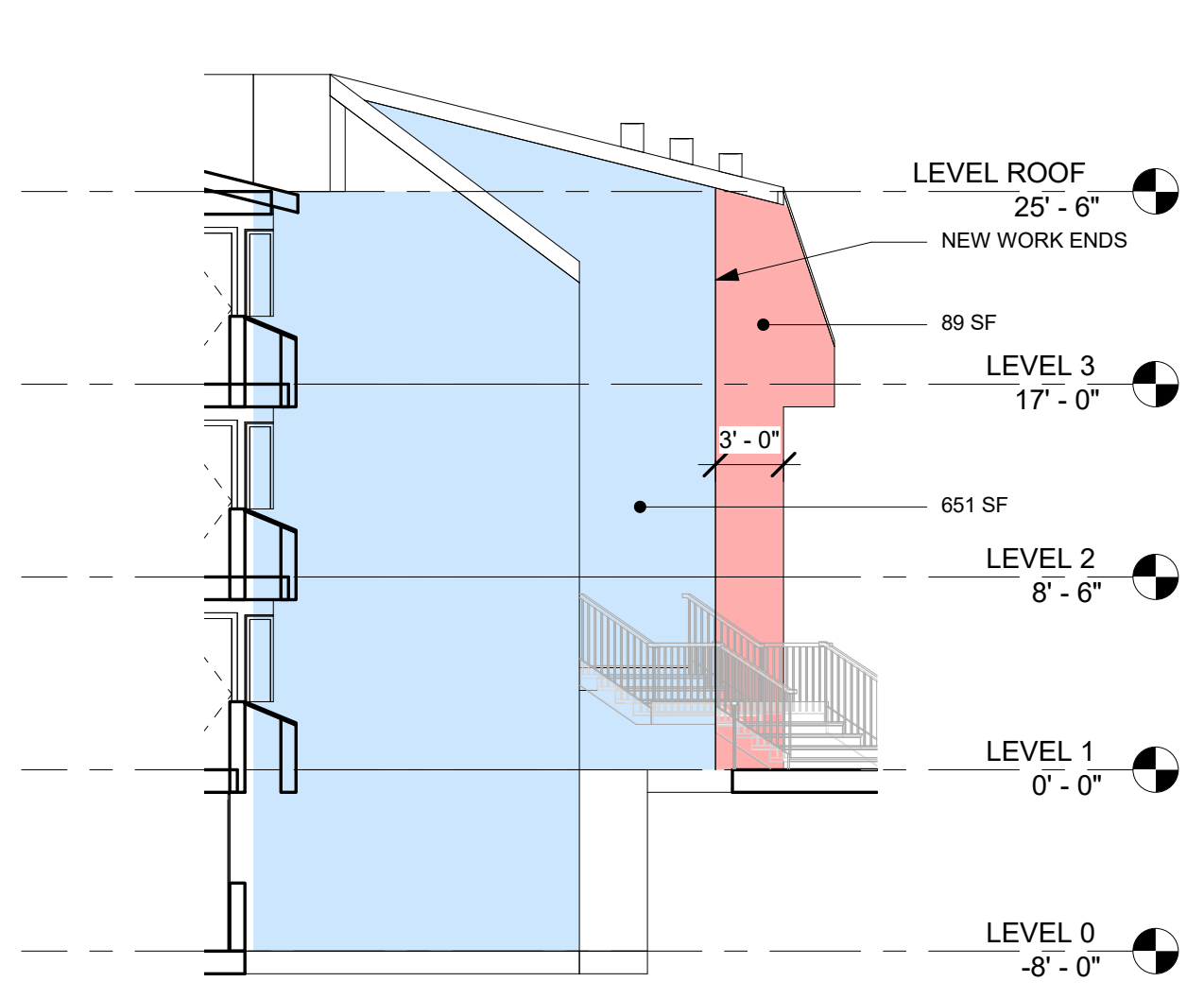
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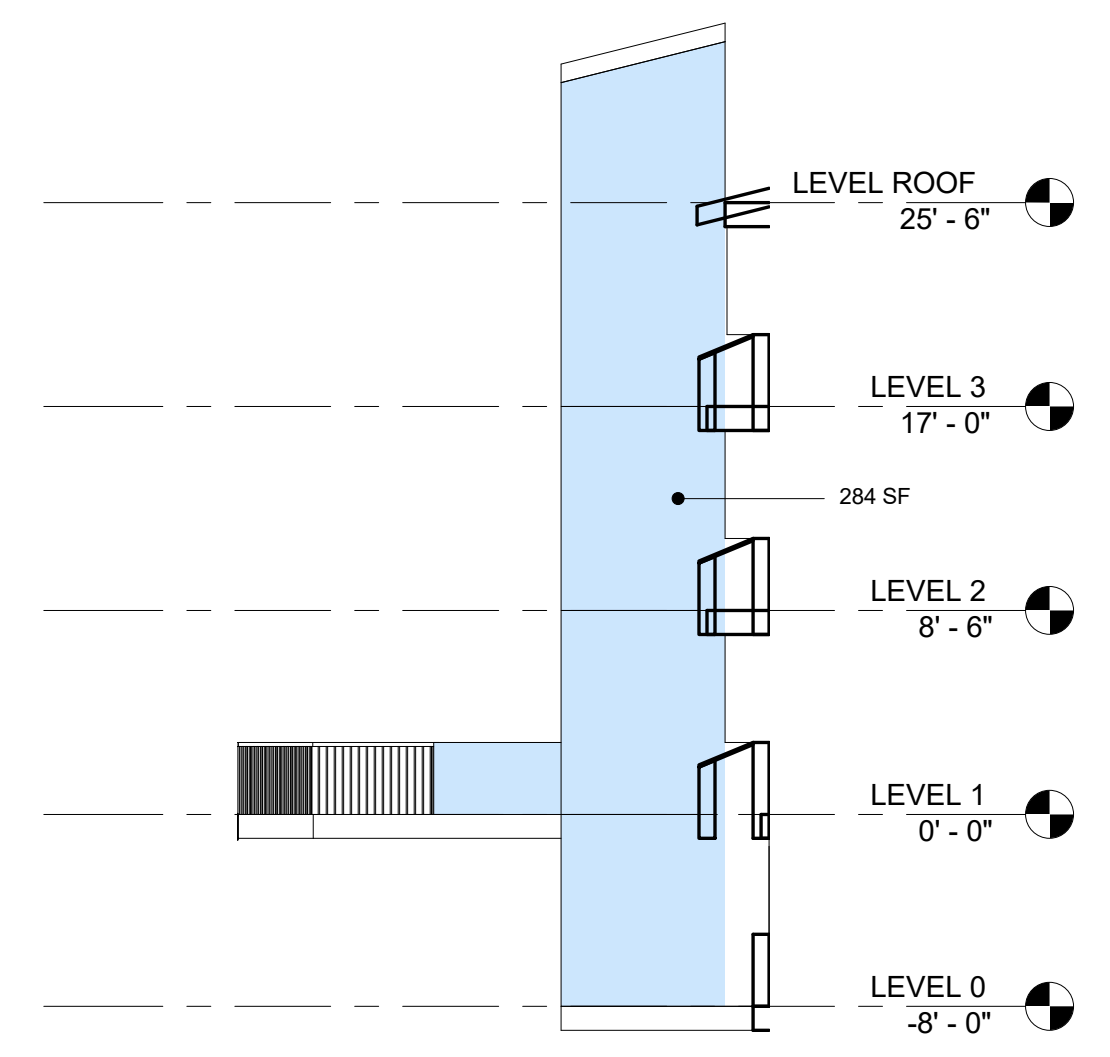
NO WORK IN THIS AREA
WORK IN THIS AREA



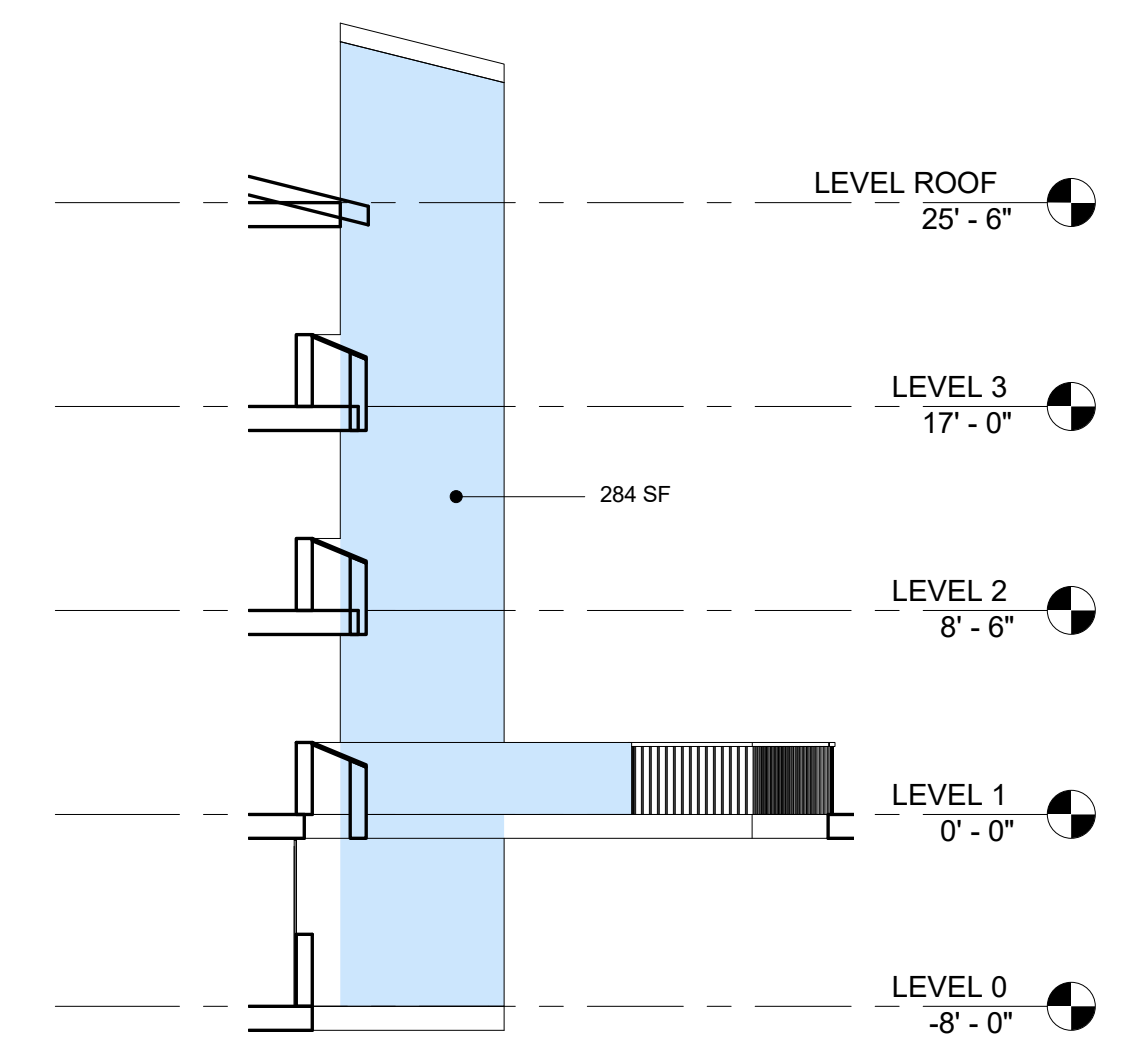
1 EAST ELEVATION
1/8" = 1'-0"



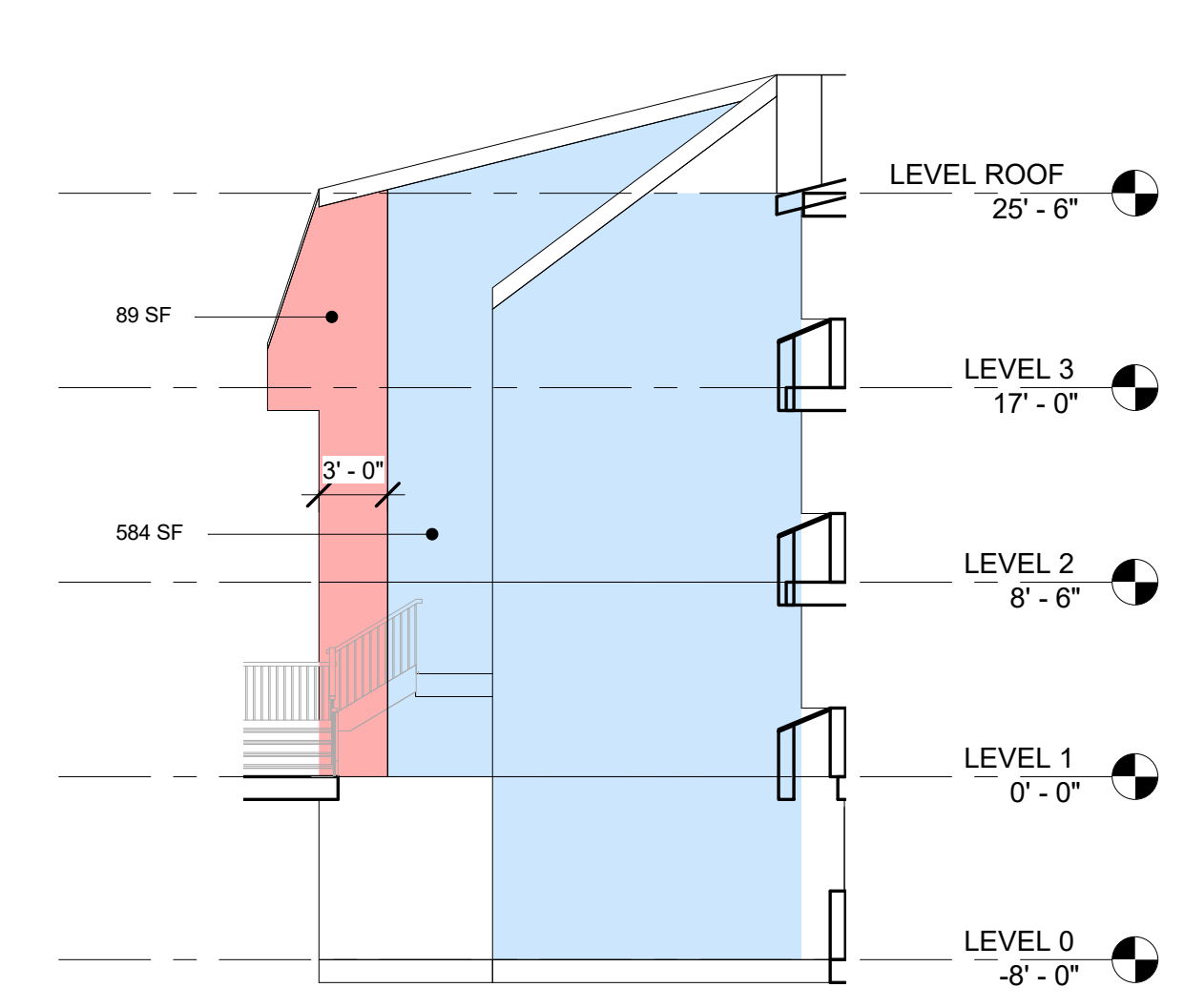
2 EAST INDENT 1A
1/8" = 1'-0"



3 EAST INDENT 1B
1/8" = 1'-0"



4 EAST INDENT 2A
1/8" = 1'-0"



5 EAST INDENT 2B
1/8" = 1'-0"

2,267 SF WORK
427 SF NO WORK

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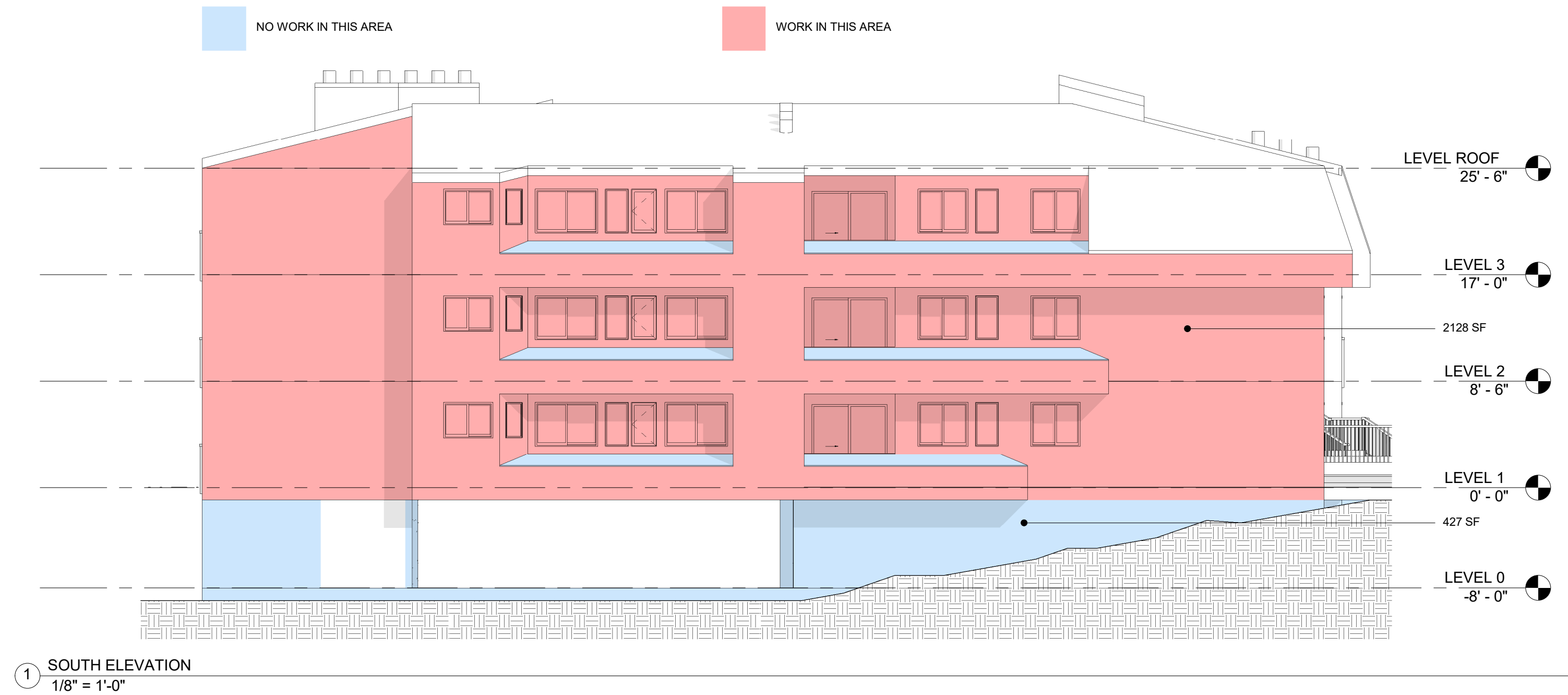
ELEVATIONS SOUTH

A-203

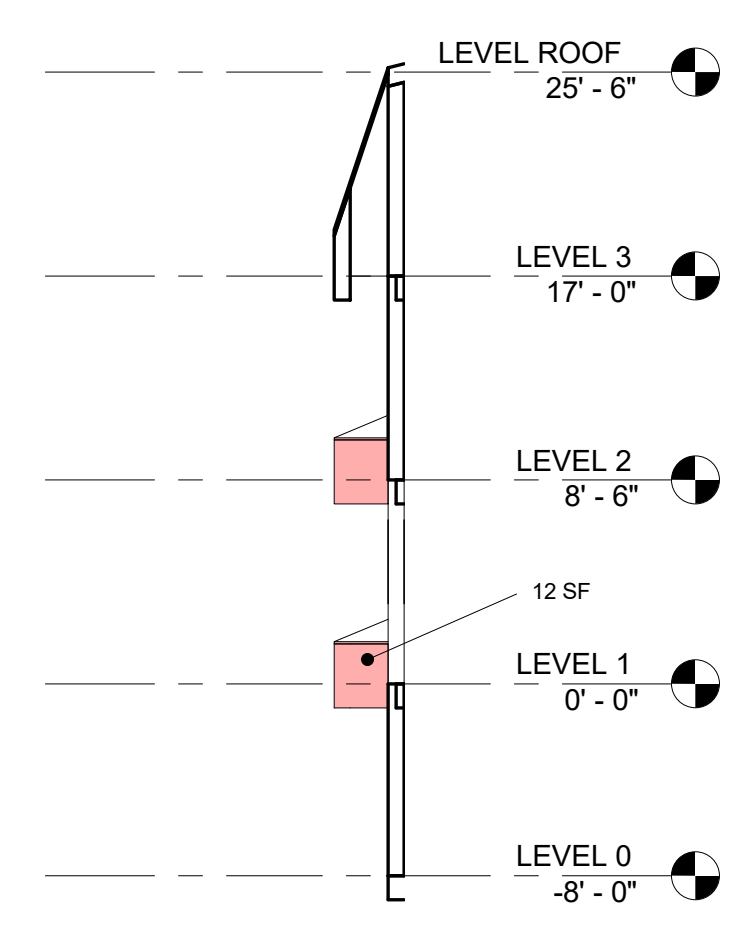
EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH
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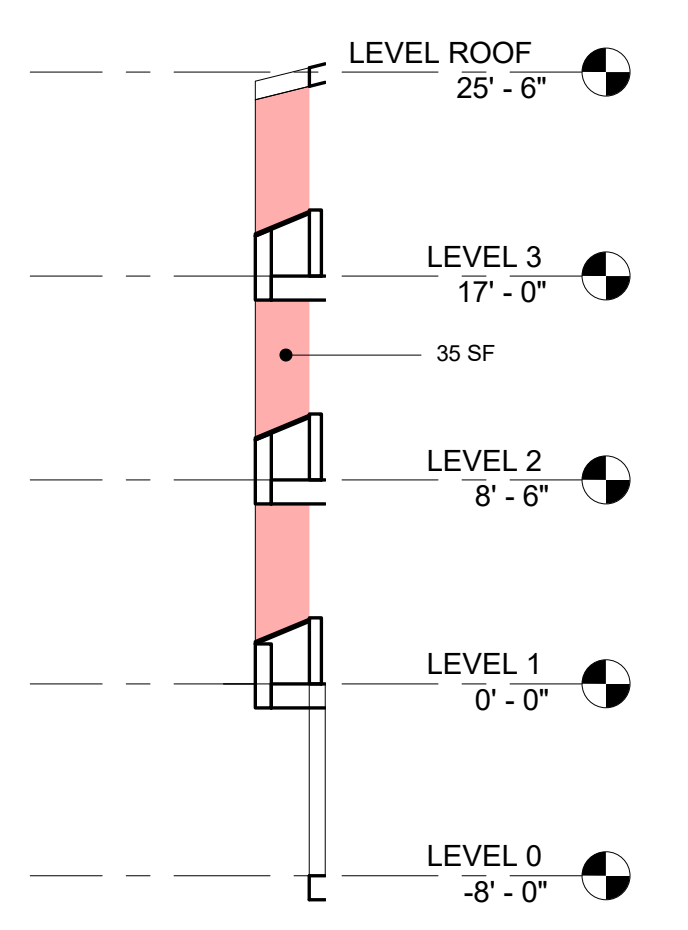
E: info@evolutionarchitecture.net



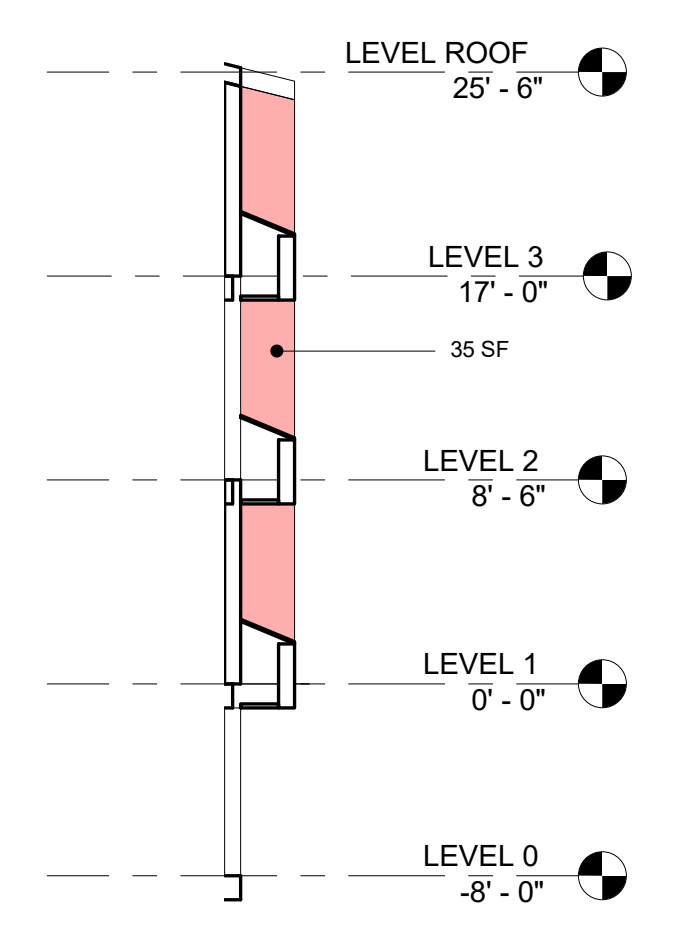
1 SOUTH ELEVATION
1/8" = 1'-0"



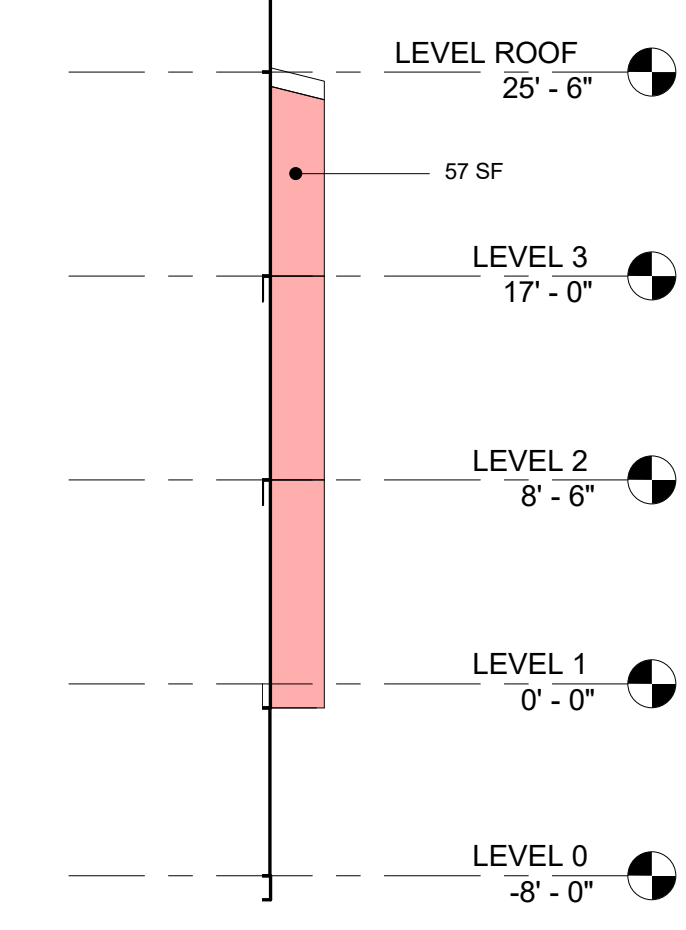
2 SOUTH INDENT 1A
1/8" = 1'-0"



3 SOUTH INDENT 1B
1/8" = 1'-0"



4 SOUTH INDENT 1C
1/8" = 1'-0"



5 SOUTH INDENT 1D
1/8" = 1'-0"

4,396 SF WORK
1,280 SF NO WORK



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ELEVATIONS WEST

A-204

EVOLUTION ARCHITECTURE

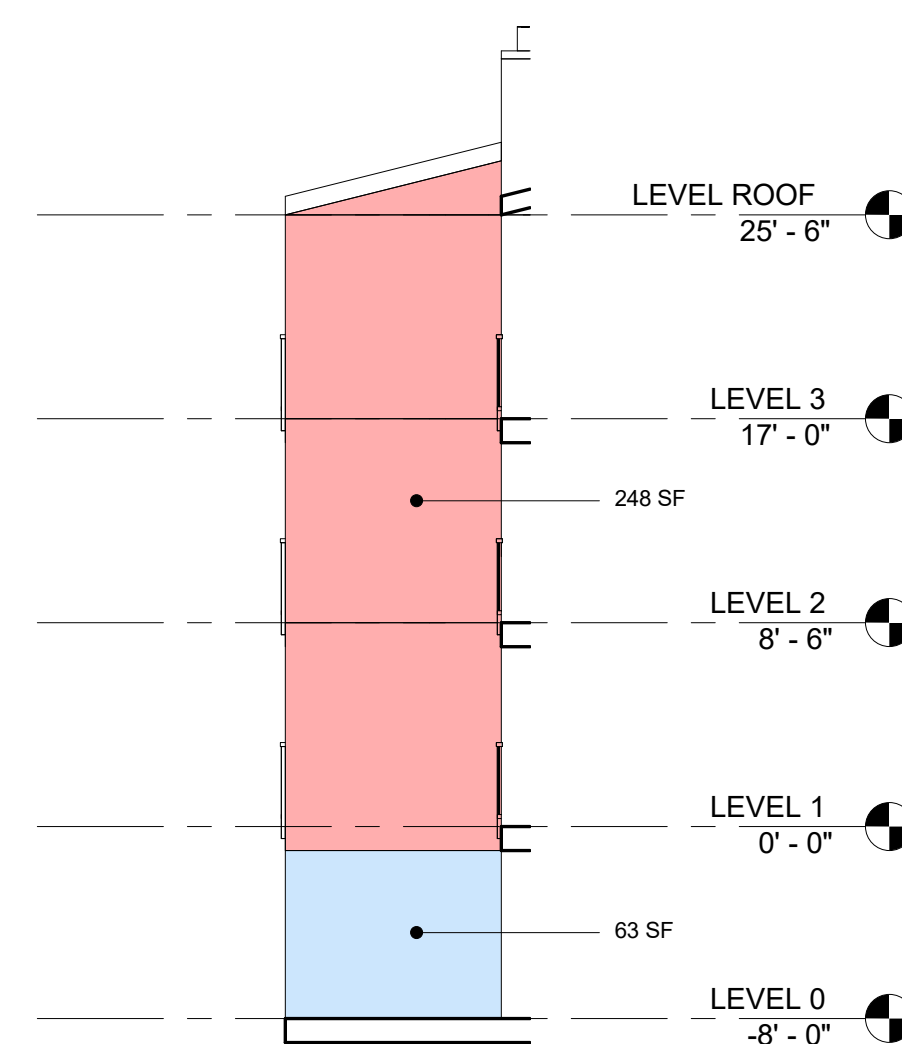
3100 AIRPORT WAY SOUTH
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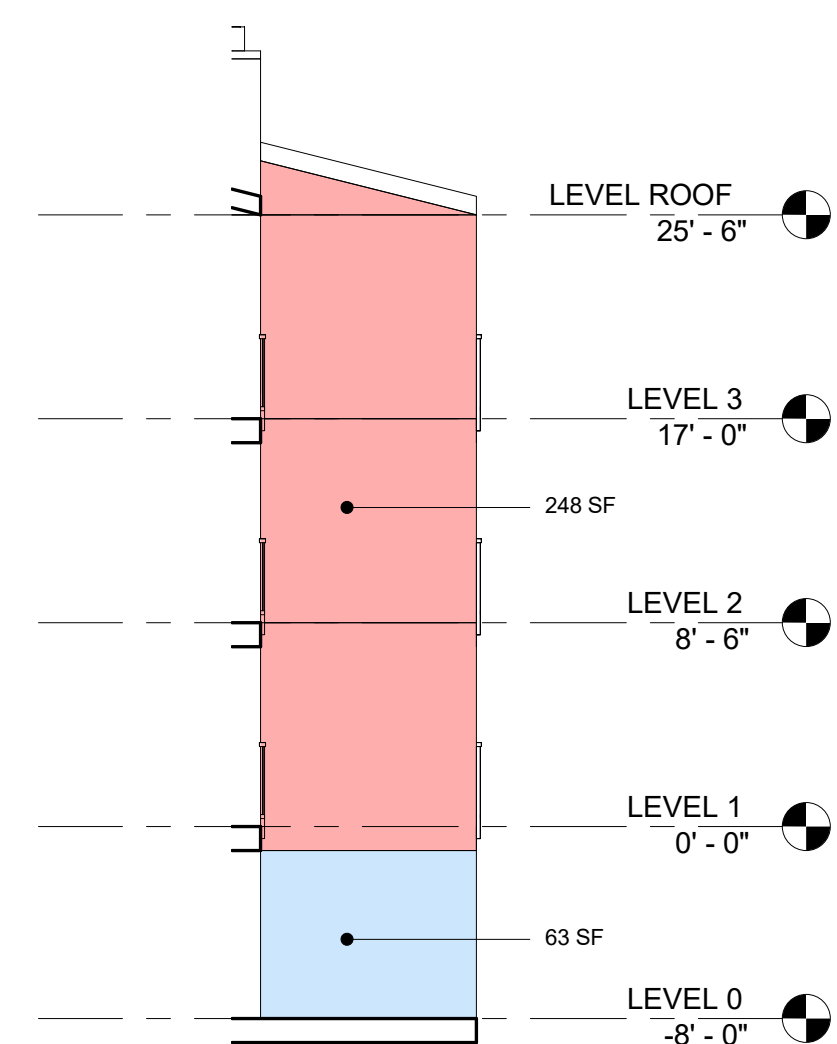
NO WORK IN THIS AREA
WORK IN THIS AREA



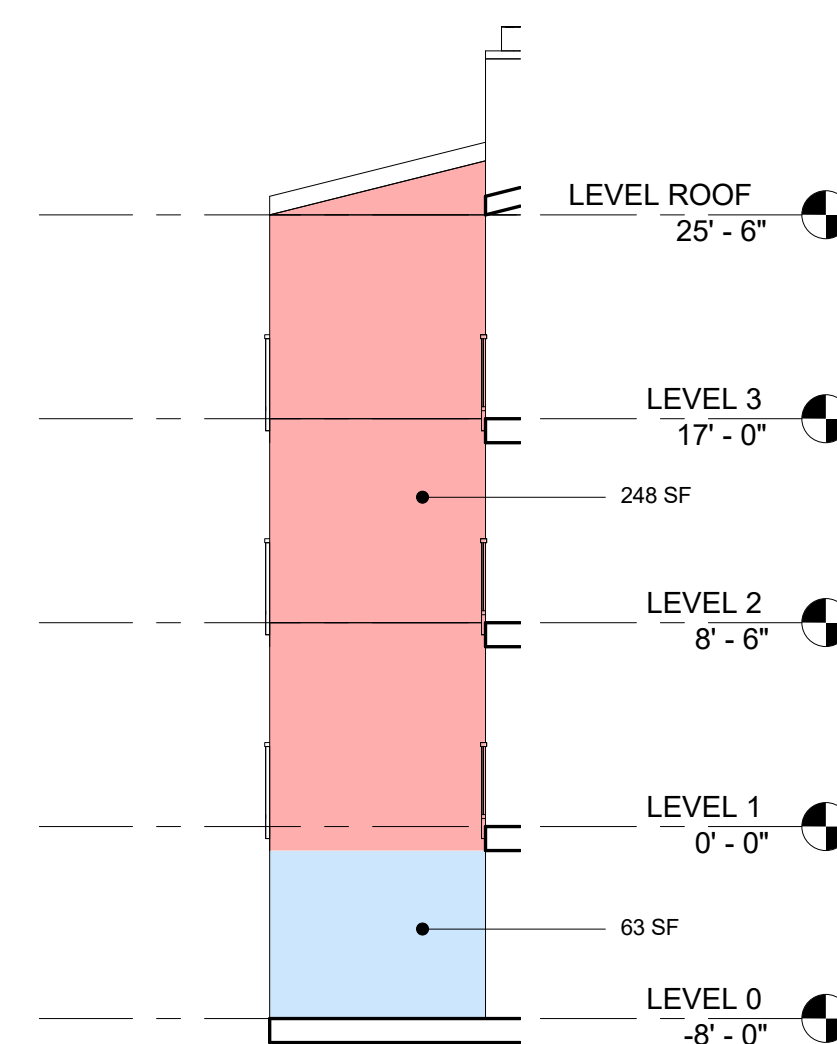
1 WEST ELEVATION
1/8" = 1'-0"



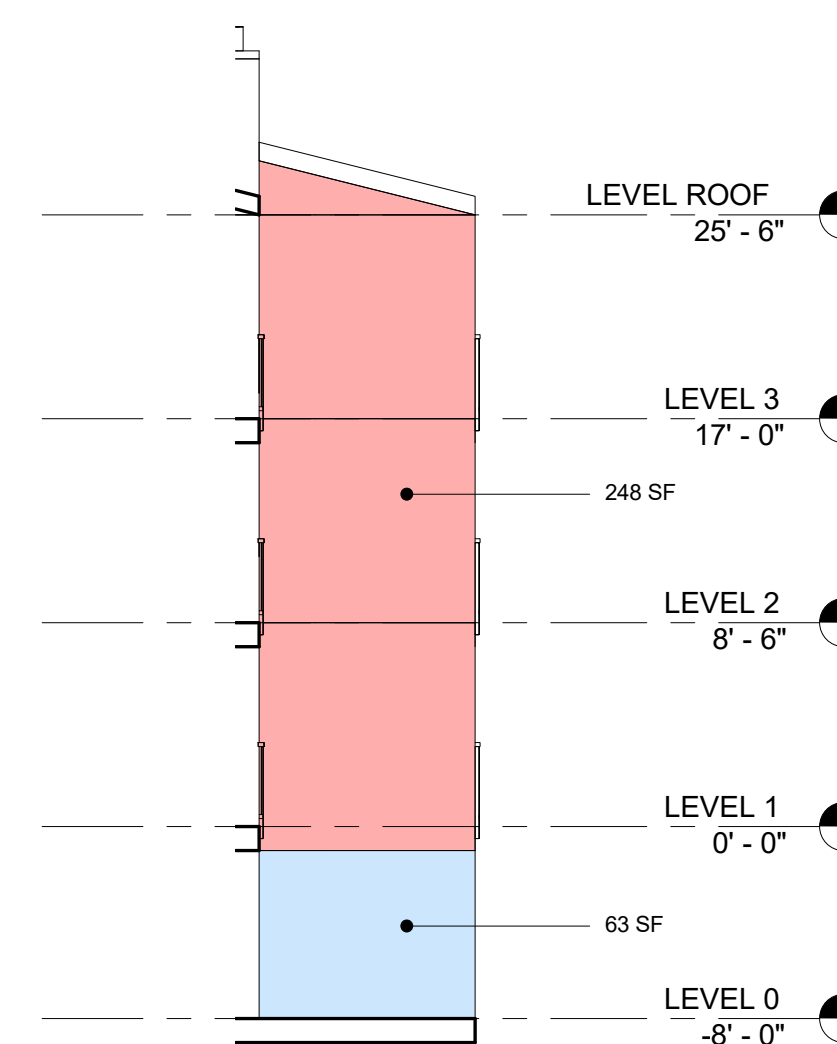
2 WEST INDENT 1A
1/8" = 1'-0"



3 WEST INDENT 1B
1/8" = 1'-0"



4 WEST INDENT 1C
1/8" = 1'-0"



5 WEST INDENT 1D
1/8" = 1'-0"

0 SF WORK
3,286 SF NO WORK



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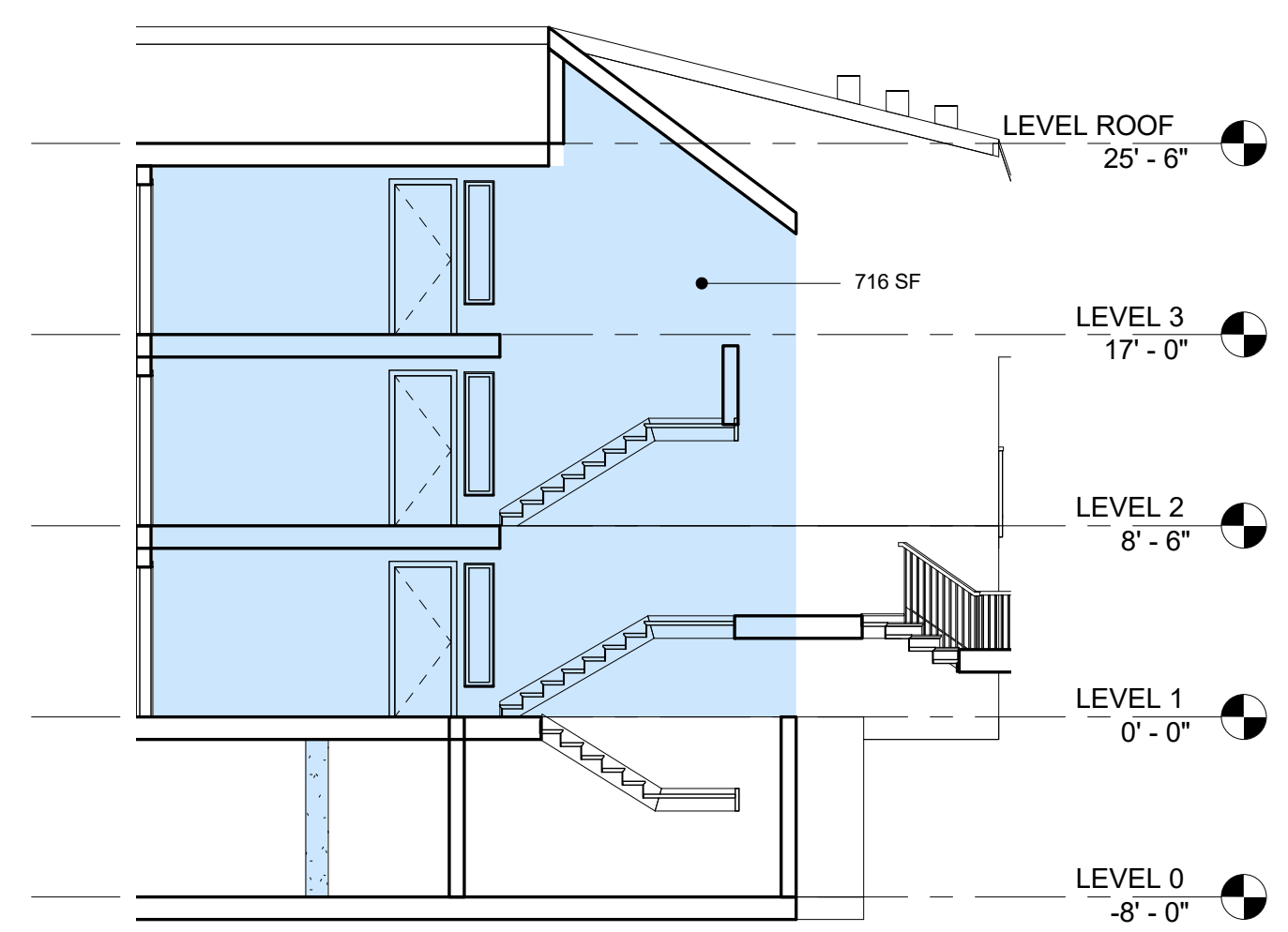
2114601

ADDITIONAL
ELEVATIONS

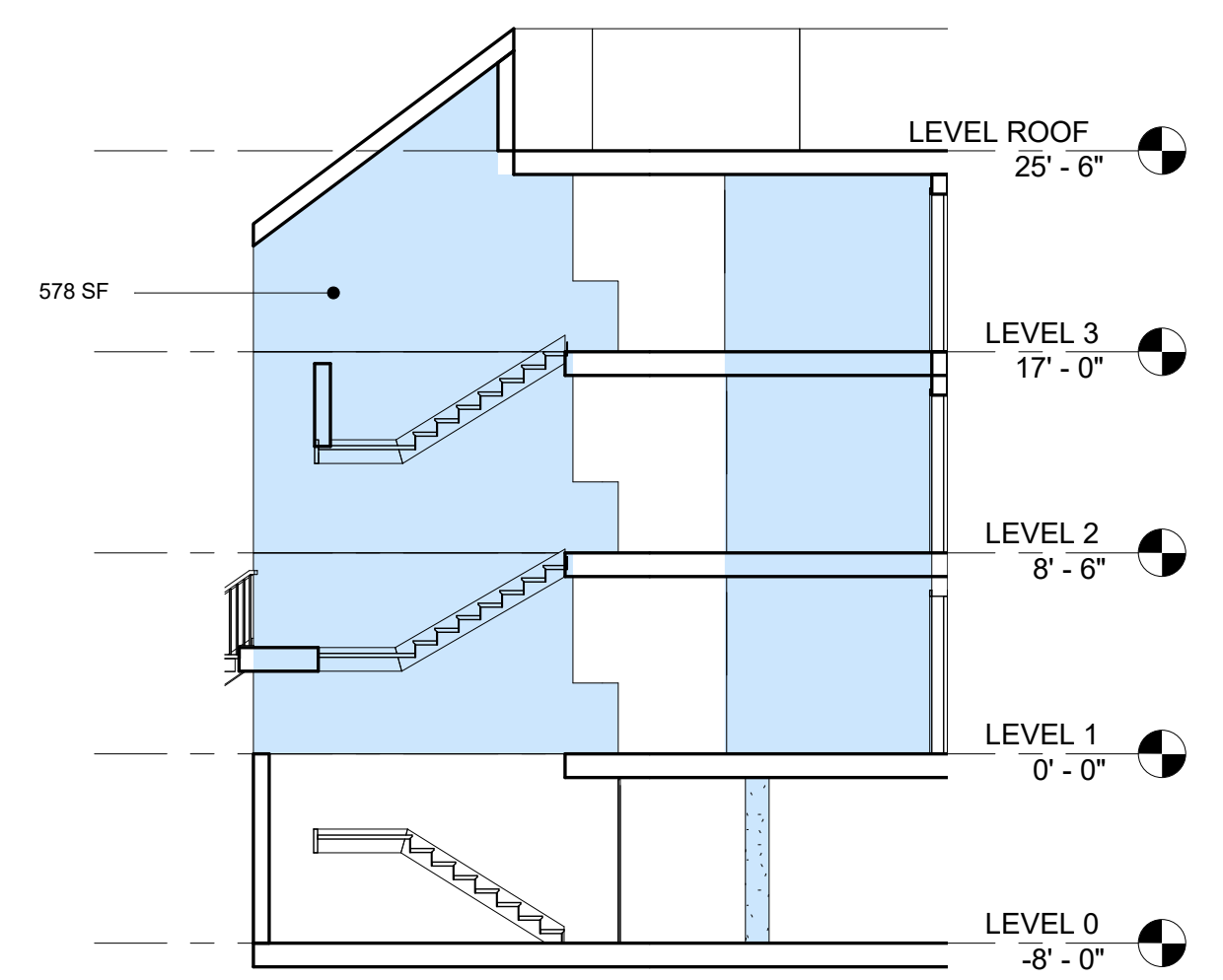
A-205

EVOLUTION ARCHITECTURE
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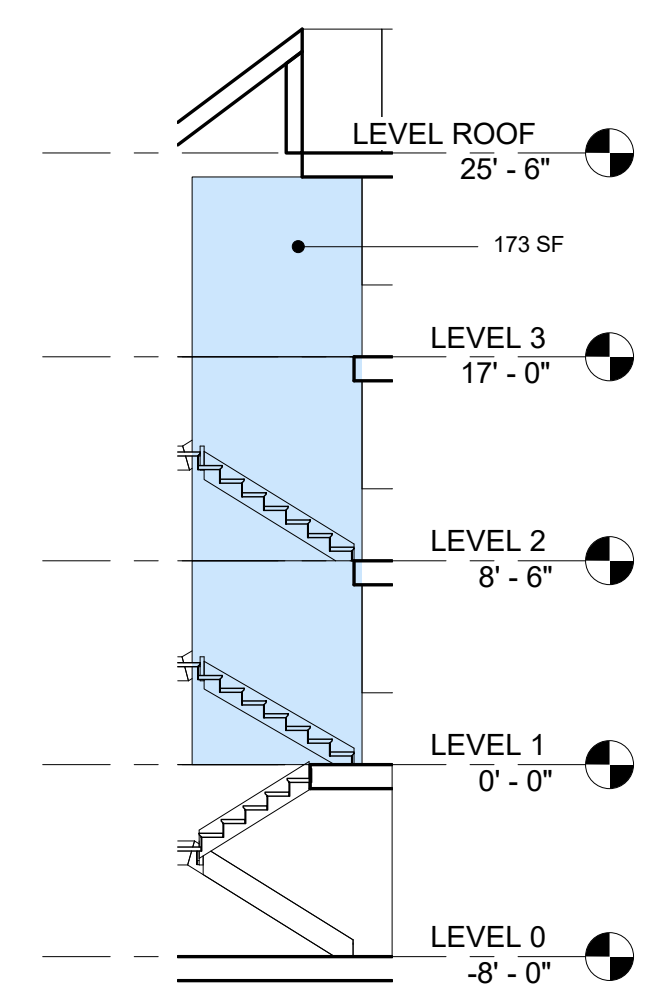
NO WORK IN THIS AREA
WORK IN THIS AREA



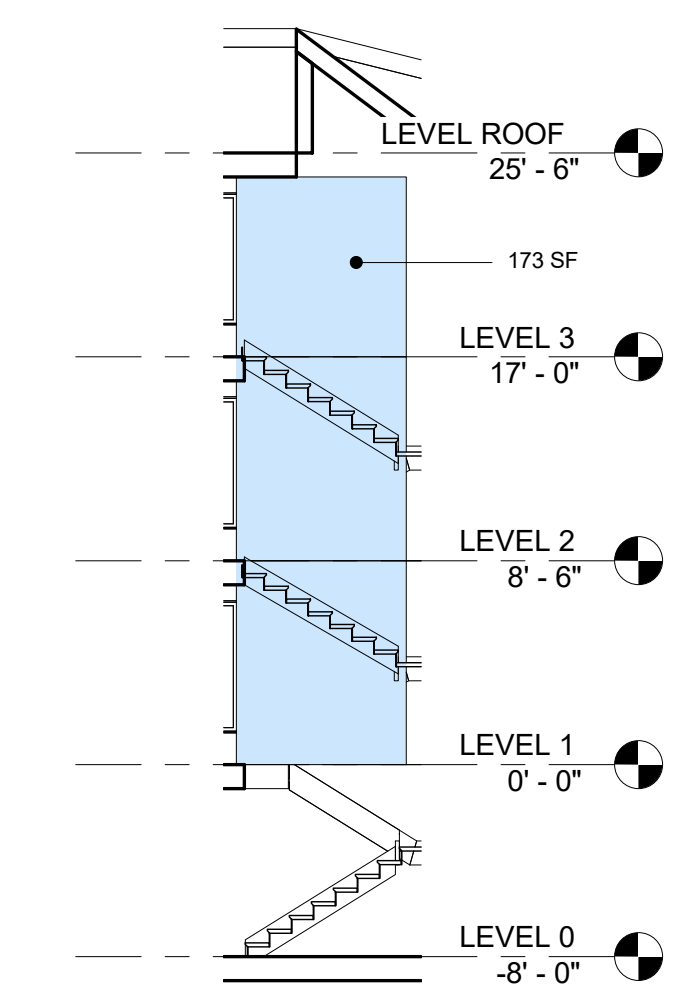
1 STAIR 1A
1/8" = 1'-0"



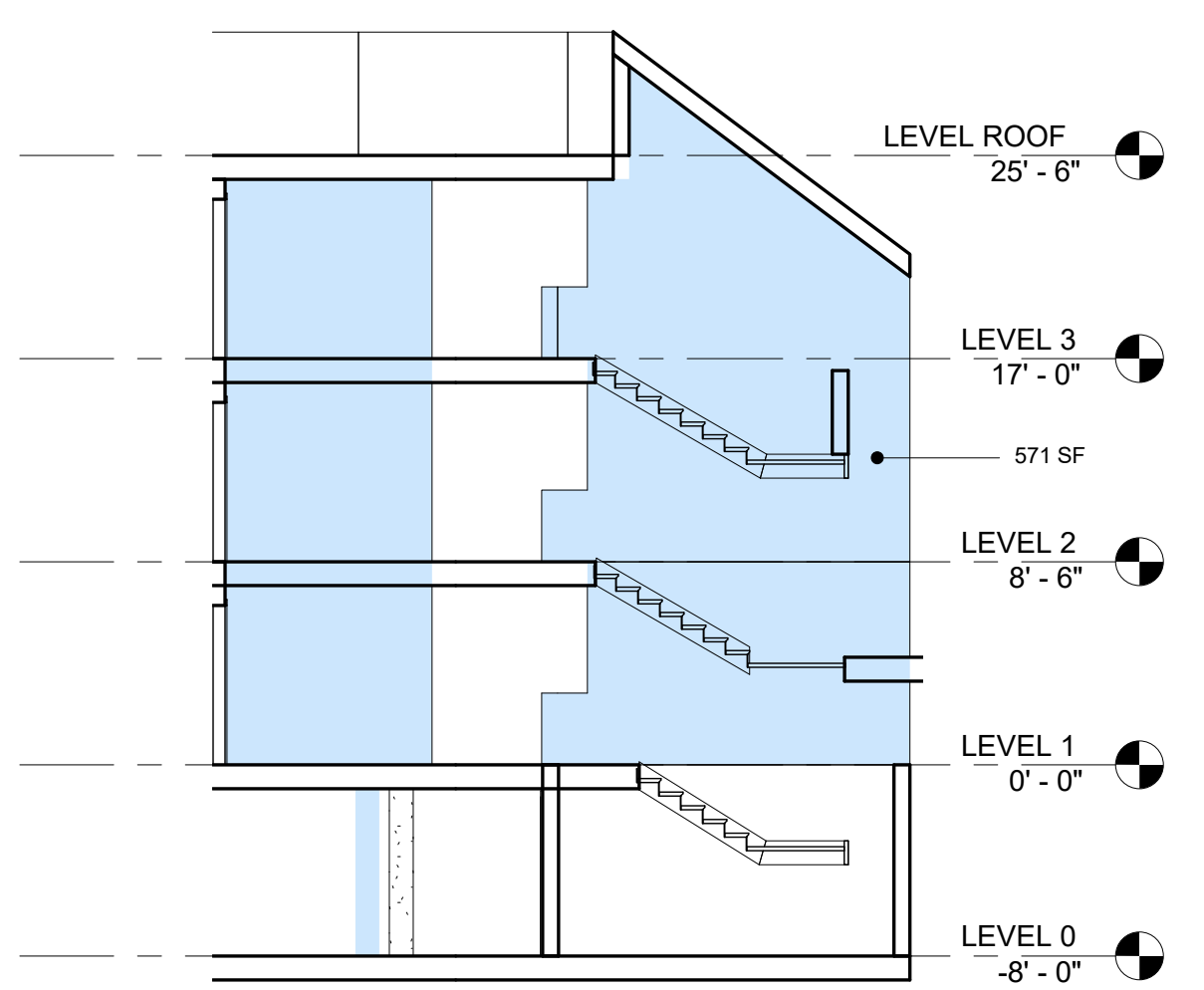
2 STAIR 1B
1/8" = 1'-0"



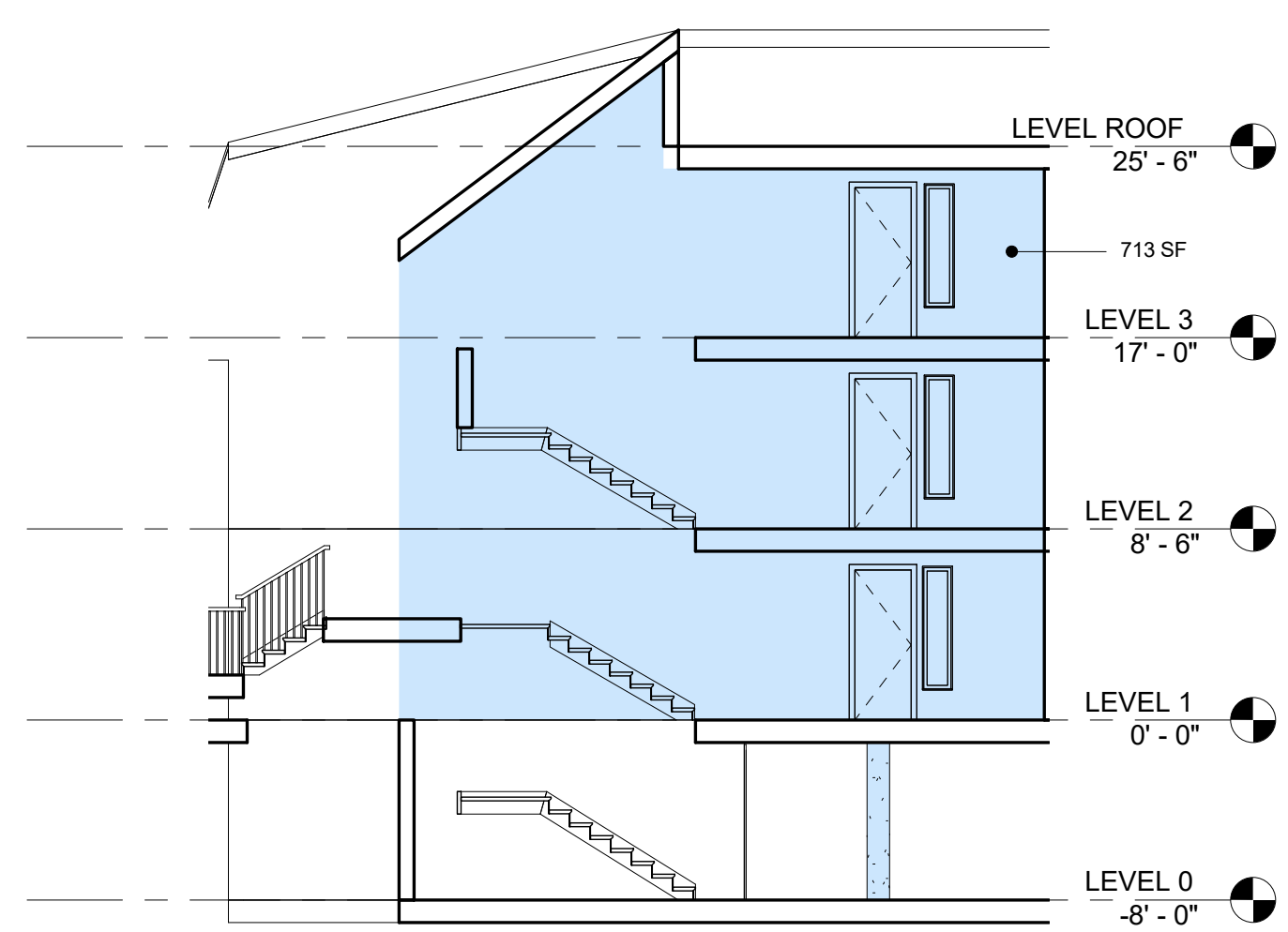
3 STAIR 1C
1/8" = 1'-0"



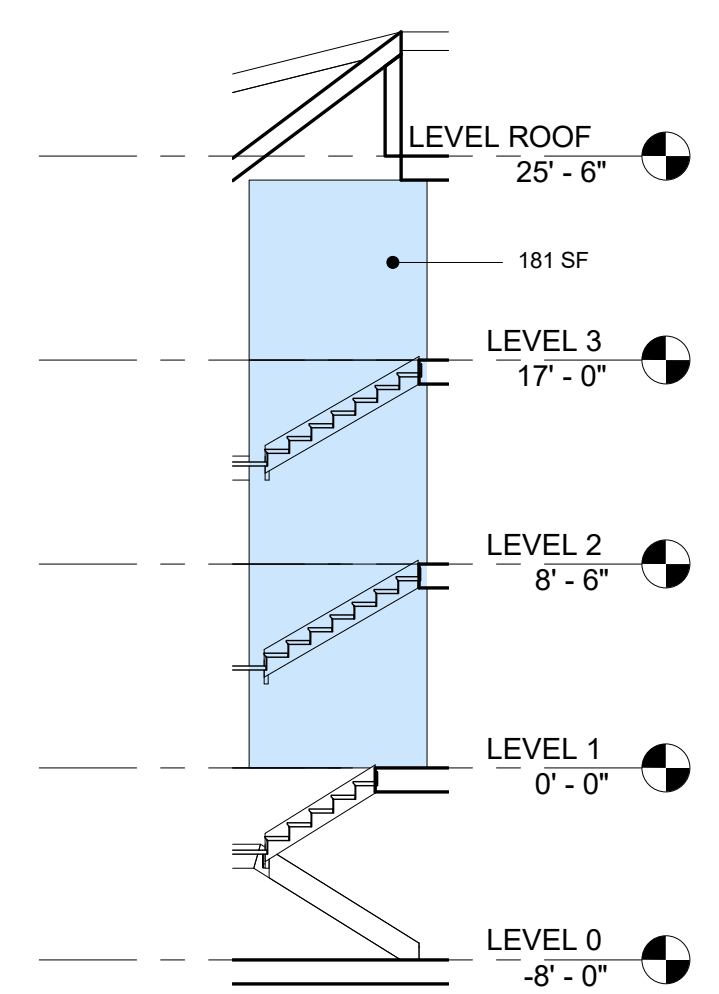
4 STAIR 1D
1/8" = 1'-0"



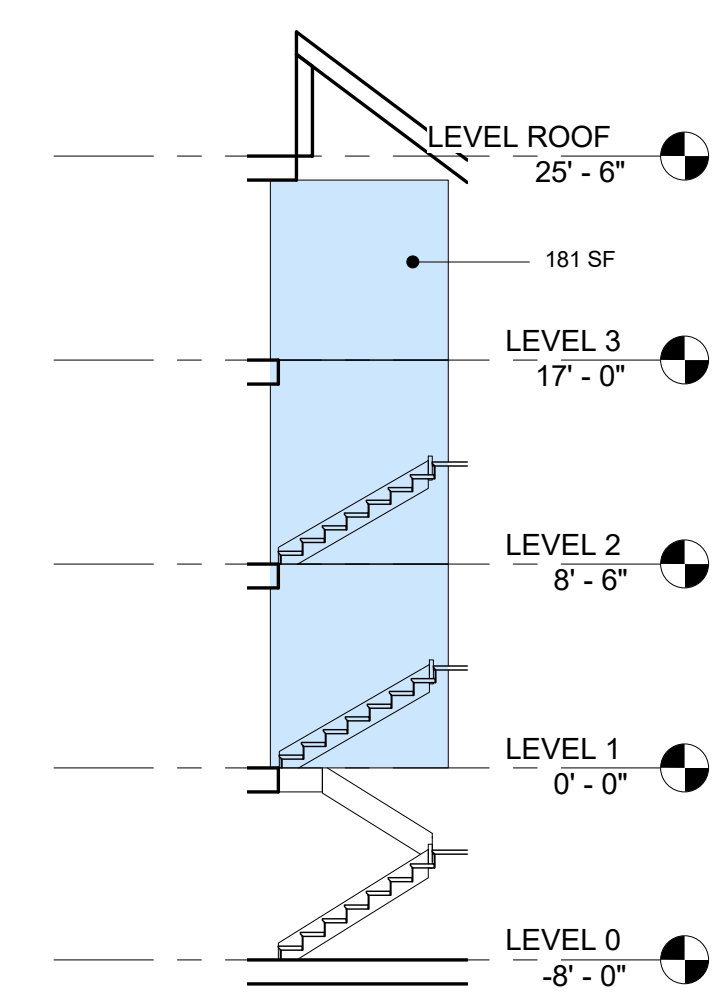
5 STAIR 2A
1/8" = 1'-0"



6 STAIR 2B
1/8" = 1'-0"



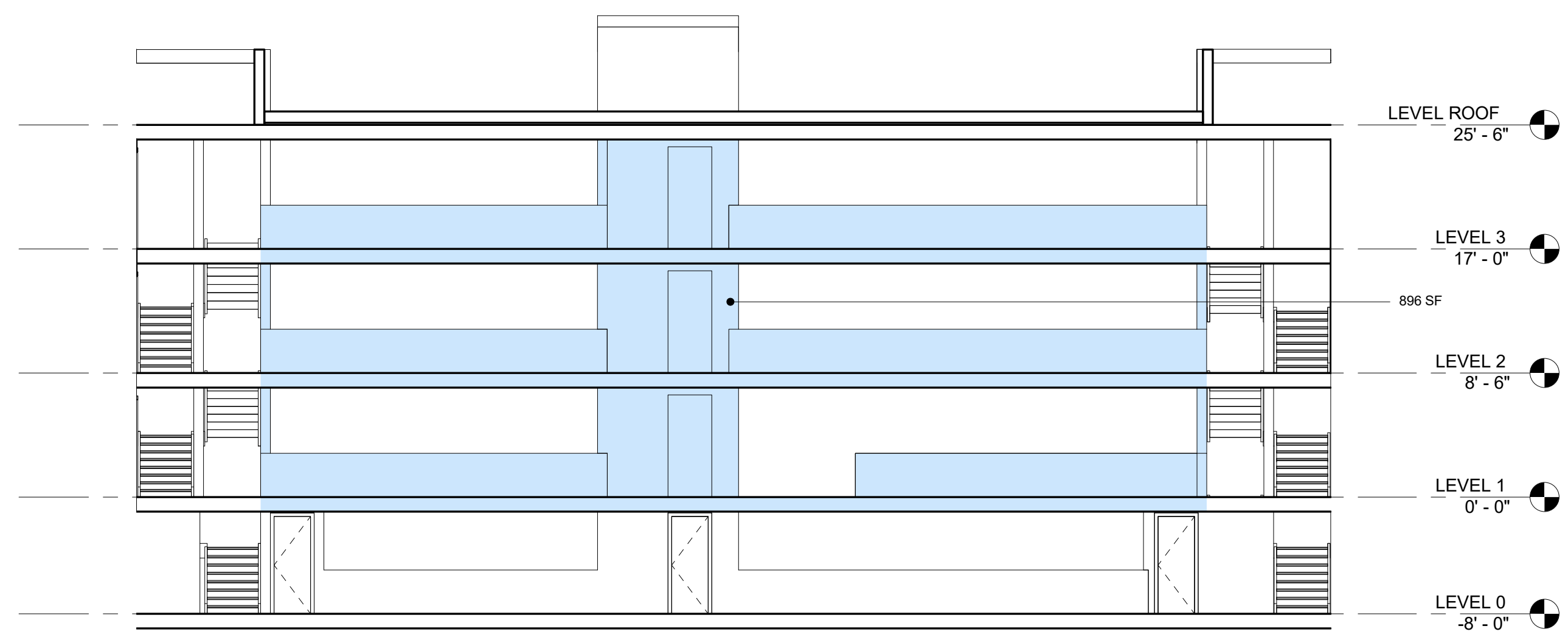
7 STAIR 2C
1/8" = 1'-0"



8 STAIR 2D
1/8" = 1'-0"

0 SF WORK
4,587 SF NO WORK

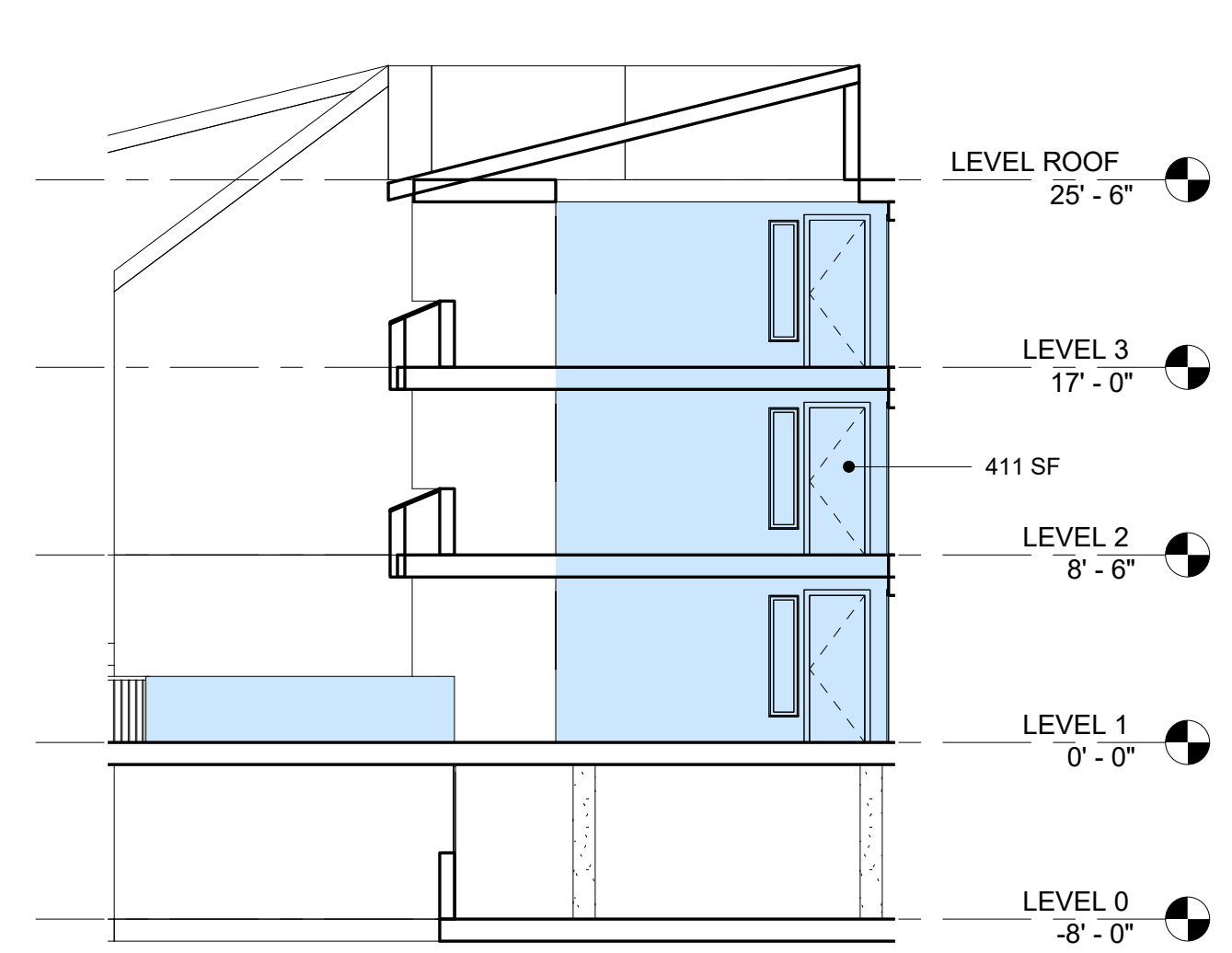
NO WORK IN THIS AREA
WORK IN THIS AREA



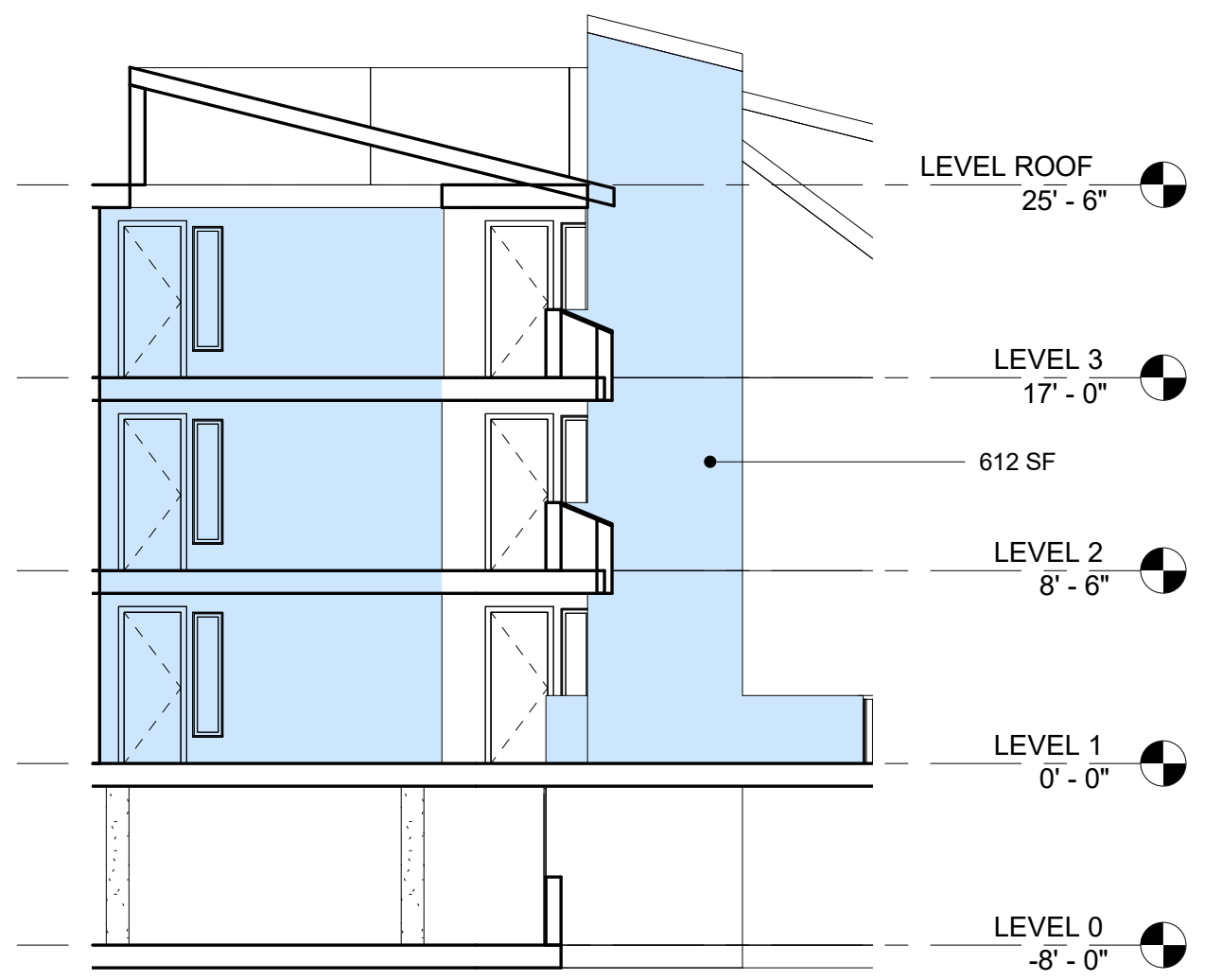
① CIRCULATION 1
1/8" = 1'-0"



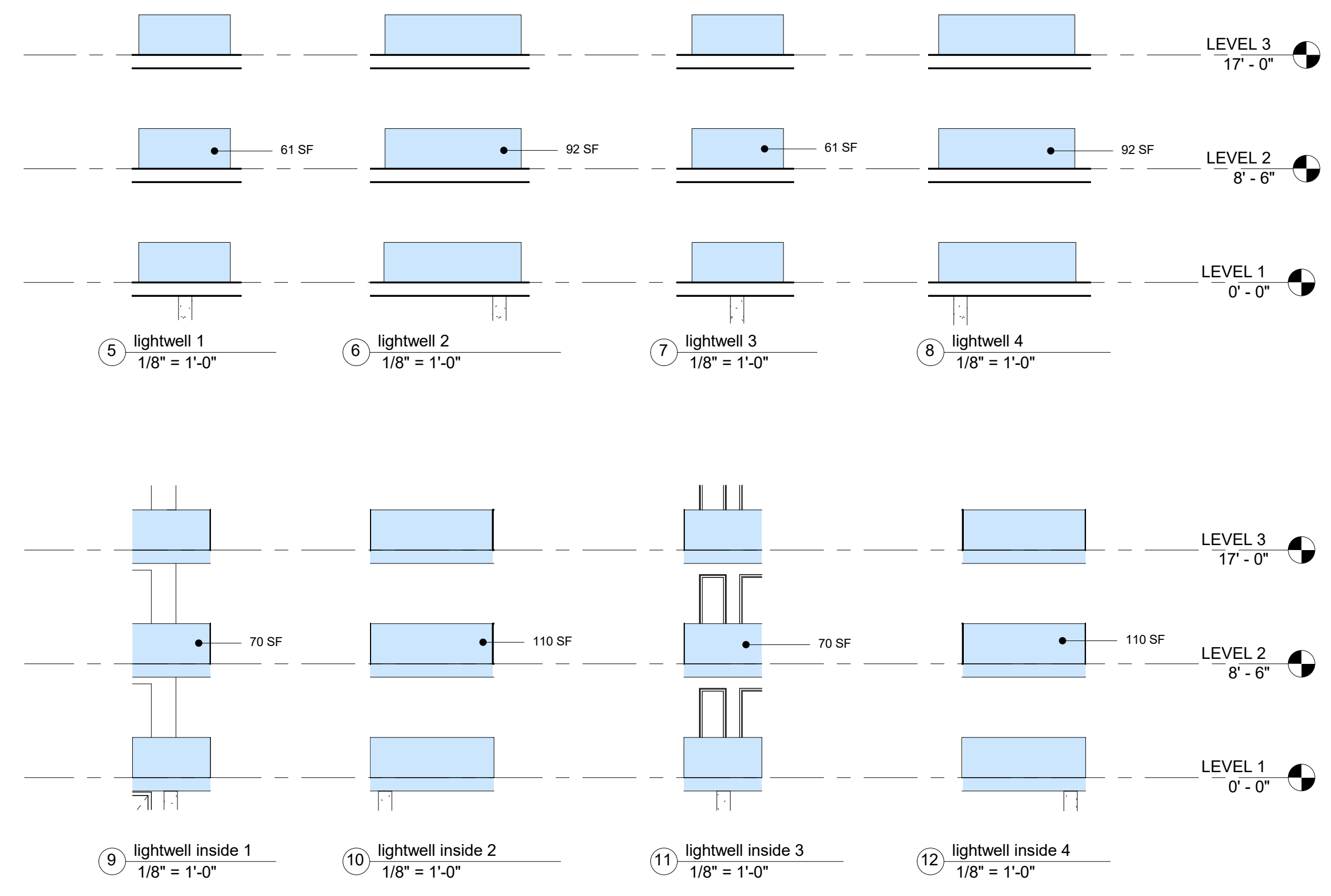
② CIRCULATION 2
1/8" = 1'-0"



③ CIRCULATION 3
1/8" = 1'-0"



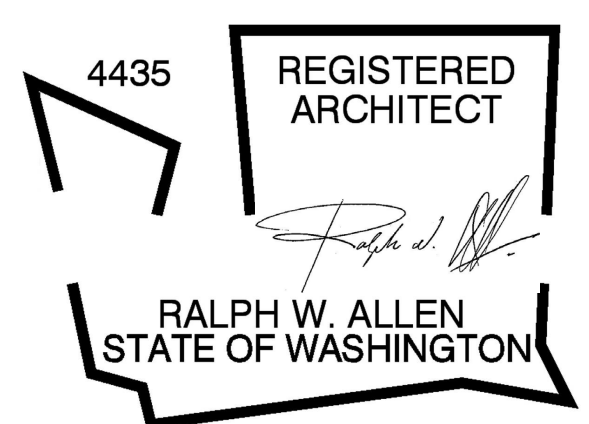
④ CIRCULATION 4
1/8" = 1'-0"



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ADDITIONAL ELEVATIONS

A-206



← 3055 80th Ave SE
Mercer Island, Washington
Google Street View
Nov 2022 See more dates







WASHINGTON
ATH9870

ML 350

WASHINGTON
A0Y9999



← 3027 80th Ave SE
Mercer Island, Washington
Google Street View
Nov 2022 See more dates













