



FRONT VIEW



BACK VIEW

# MONACO VILLA DESIGN REVIEW

09.19.23



FULL FRONT VIEW

# DESIGN OPTION 1

MOUNT ETNA  
CULTURED PEARL  
TRESPA ROMANTIC WALLNUT



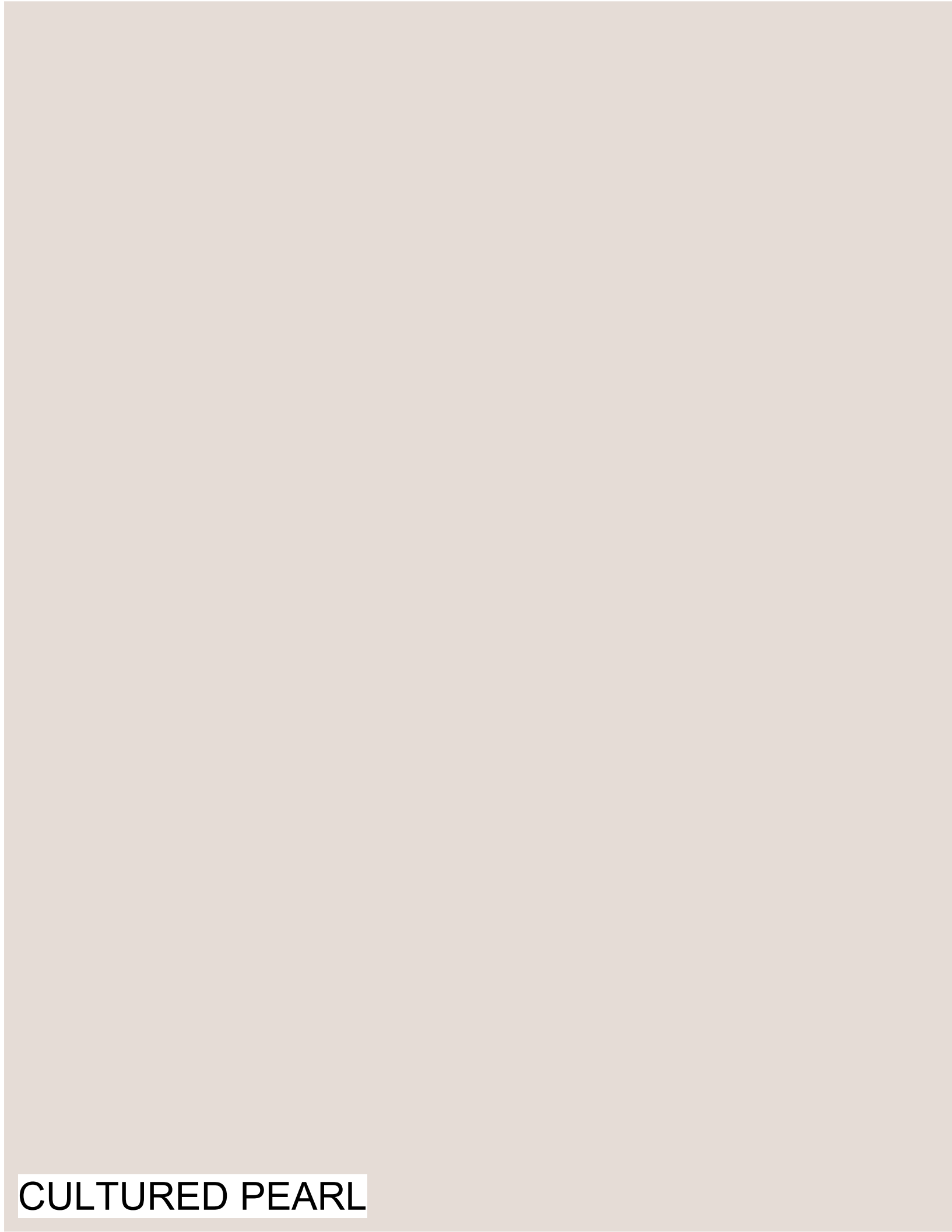
TRESPA ROMANTIC WALLNUT



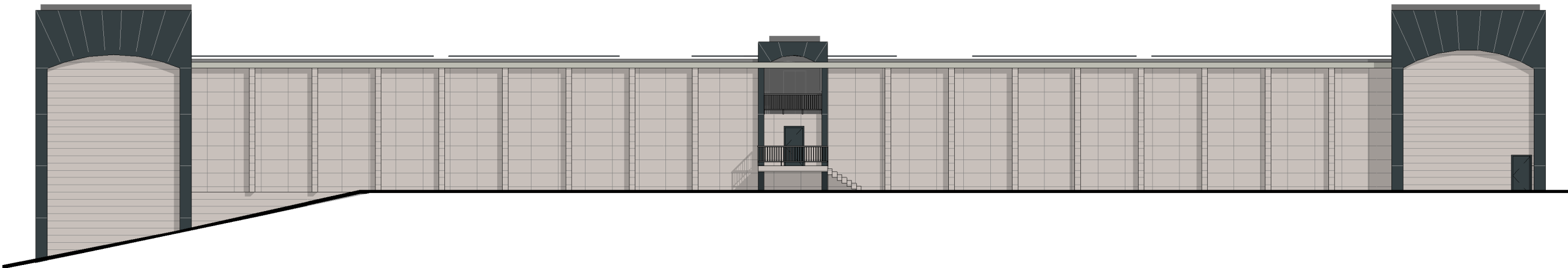
3D FRONT VIEW



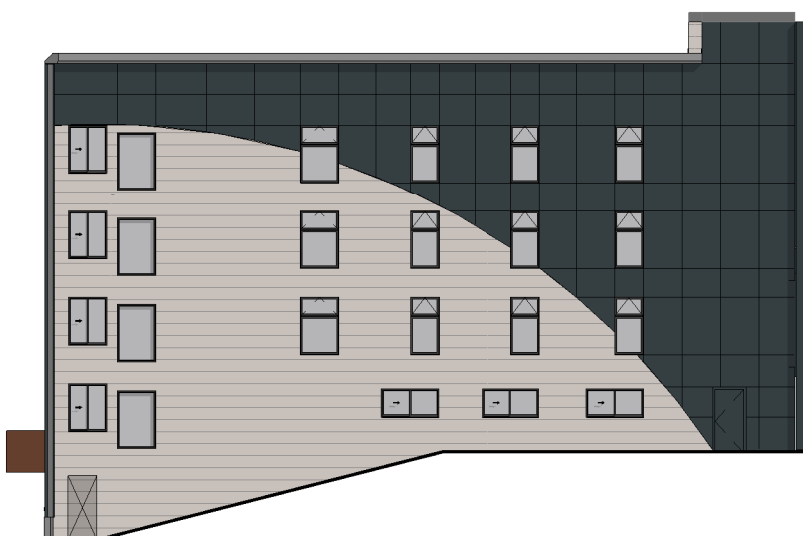
MOUNT ETNA



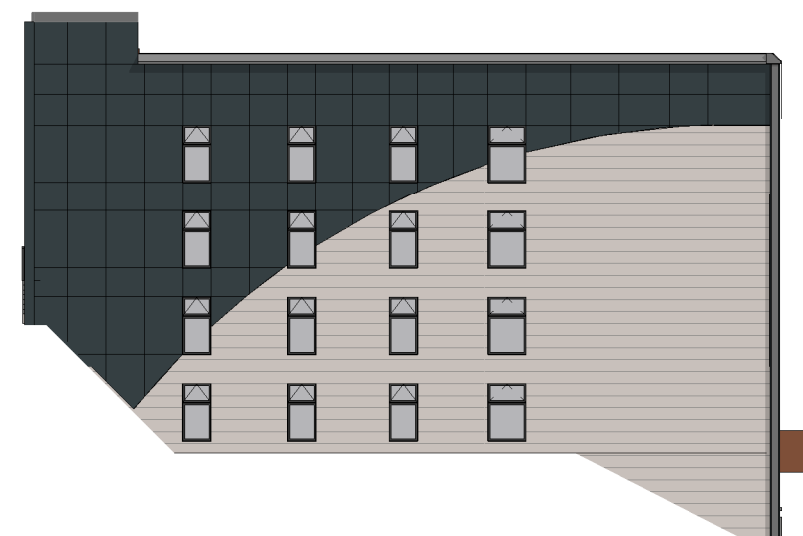
CULTURED PEARL



WEST ELEVATION VIEW



NORTH ELEVATION VIEW



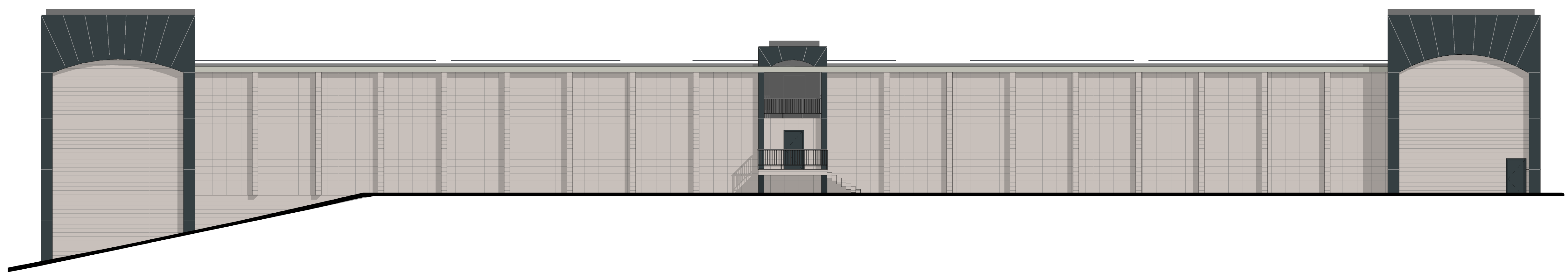
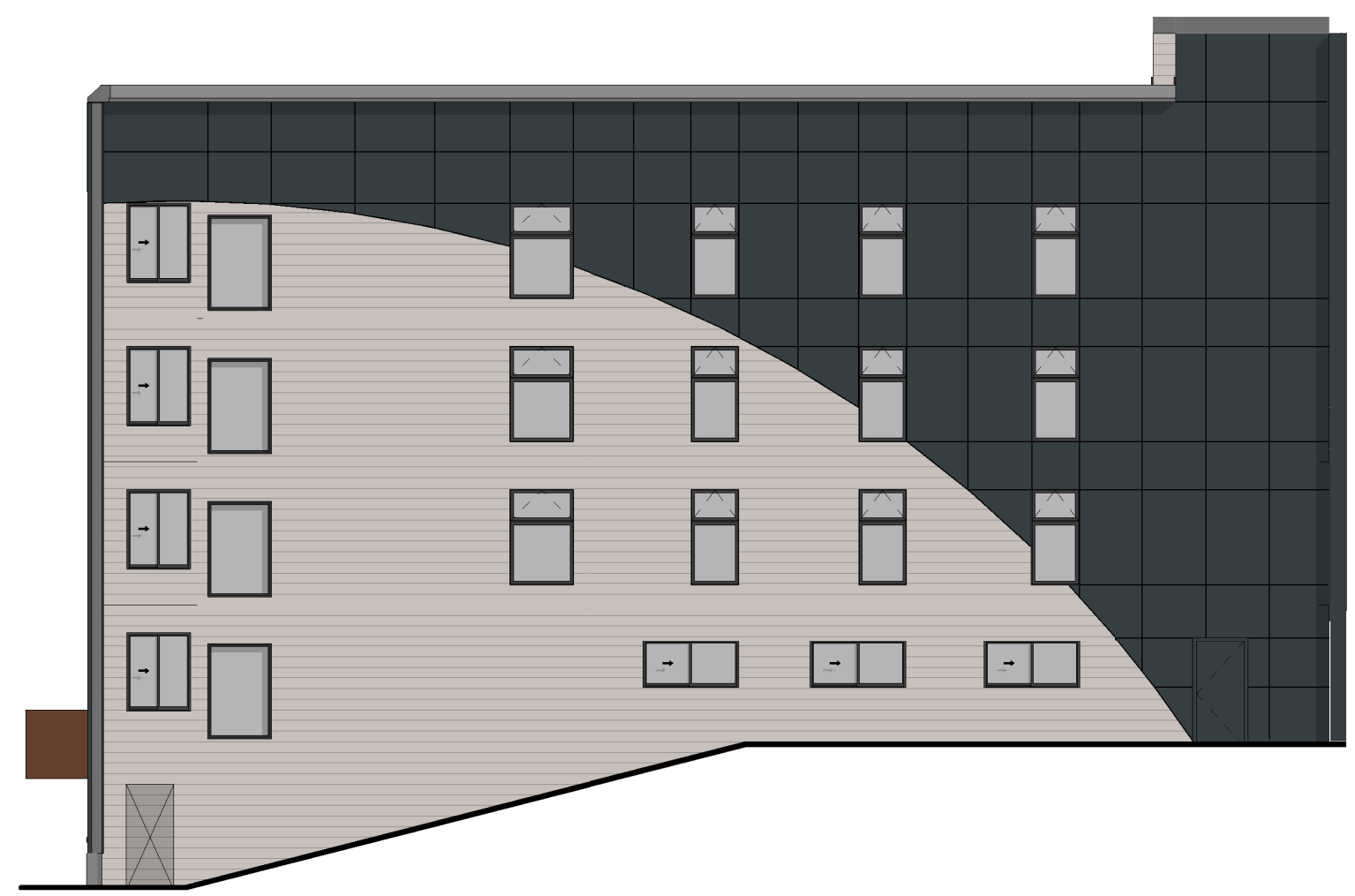
SOUTH ELEVATION Copy 1

# DESIGN OPTION 1

PAGE 2



MOUNT ETNA + CULTURED PEARL



# DESIGN OPTION 2

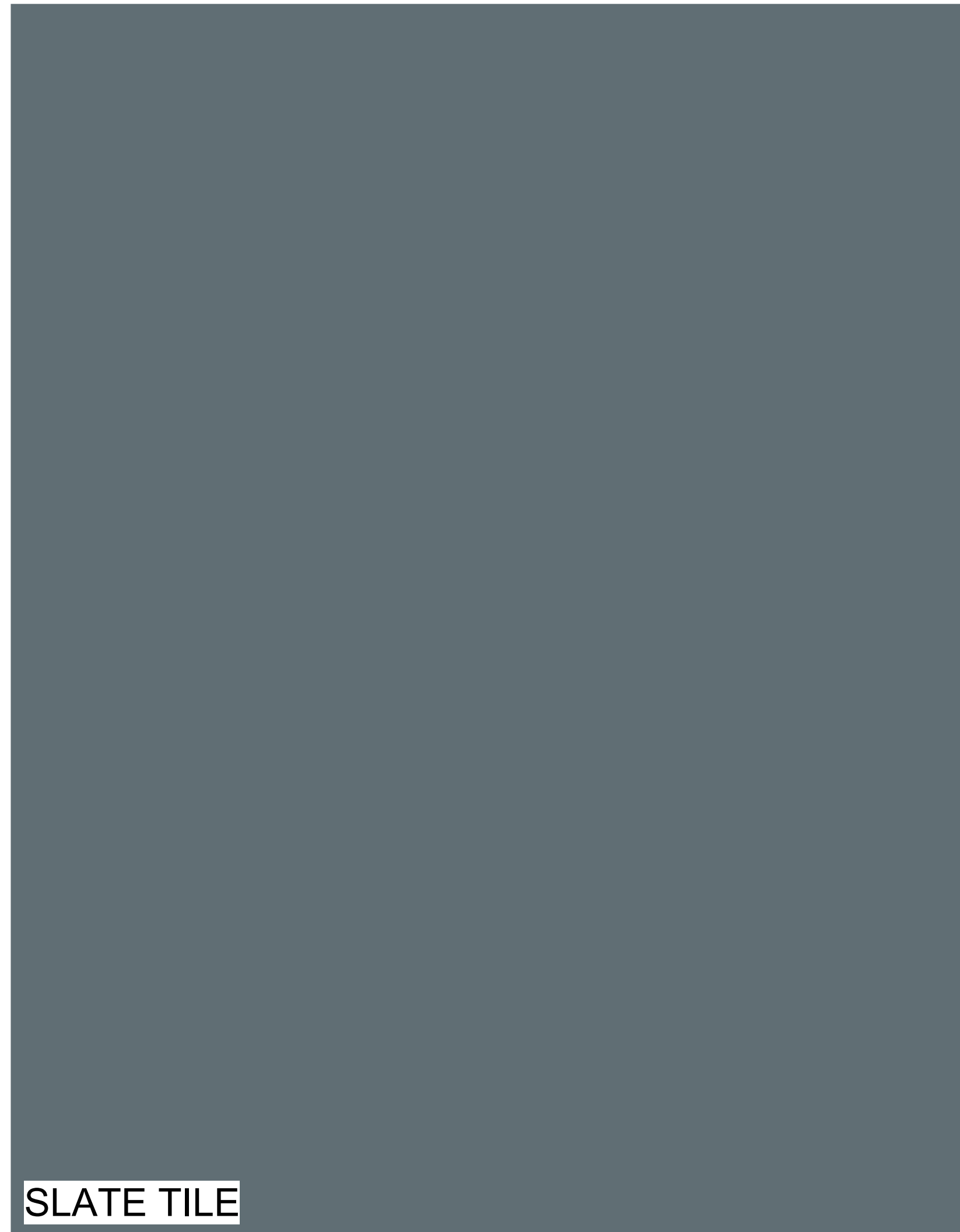
SLATE TILE  
DORIAN GRAY  
TRESPA AGED ASH



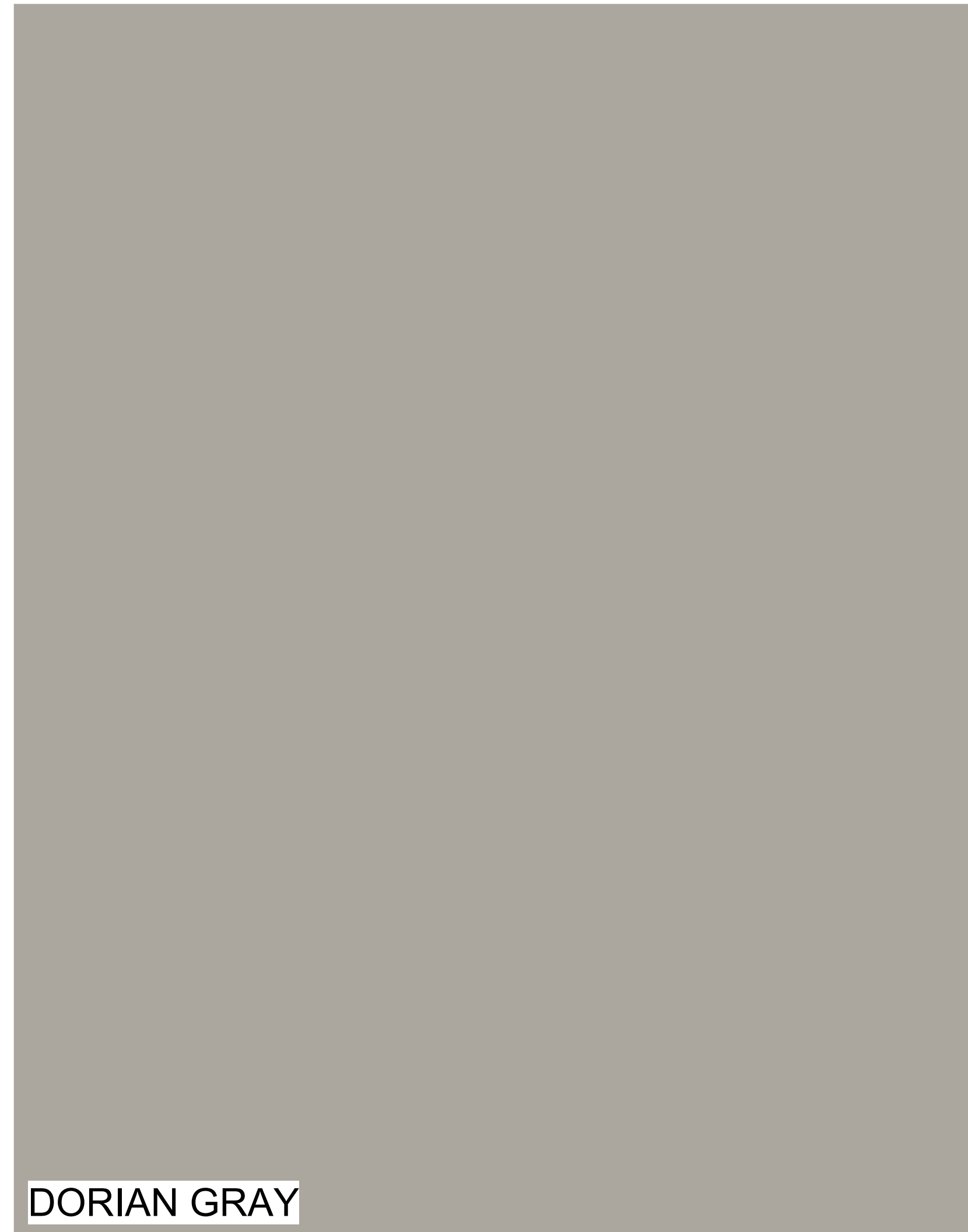
TRESPA AGED ASH



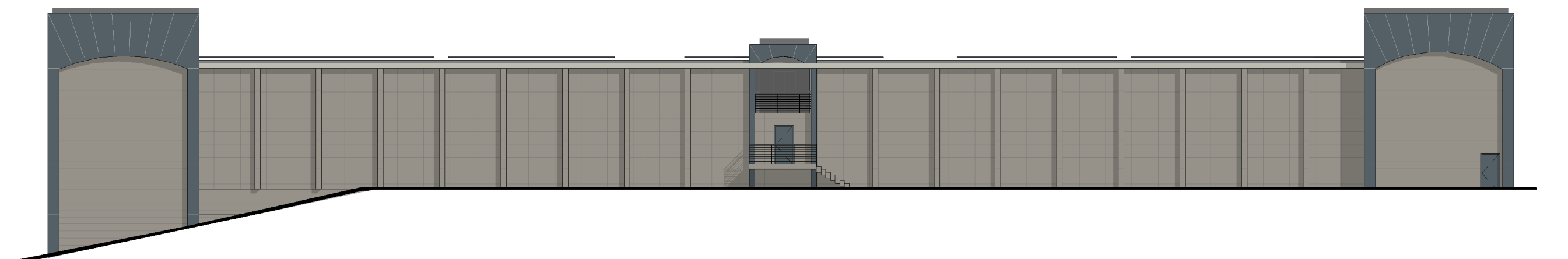
3D FRONT VIEW



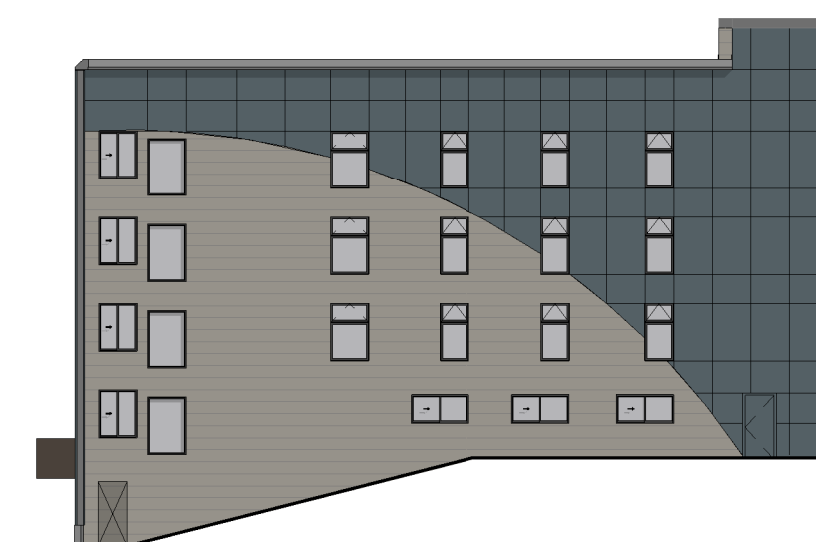
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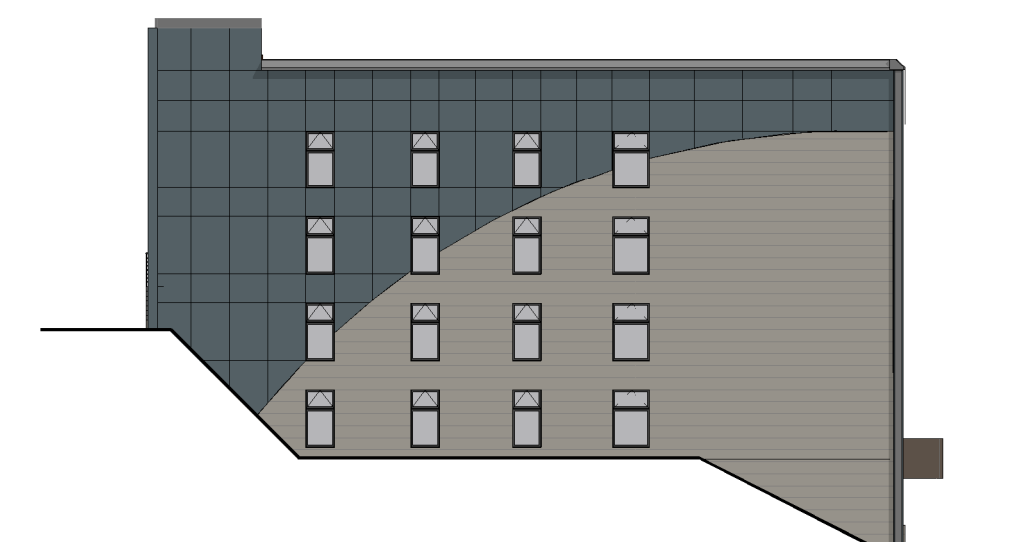
DORIAN GRAY



WEST ELEVATION VIEW



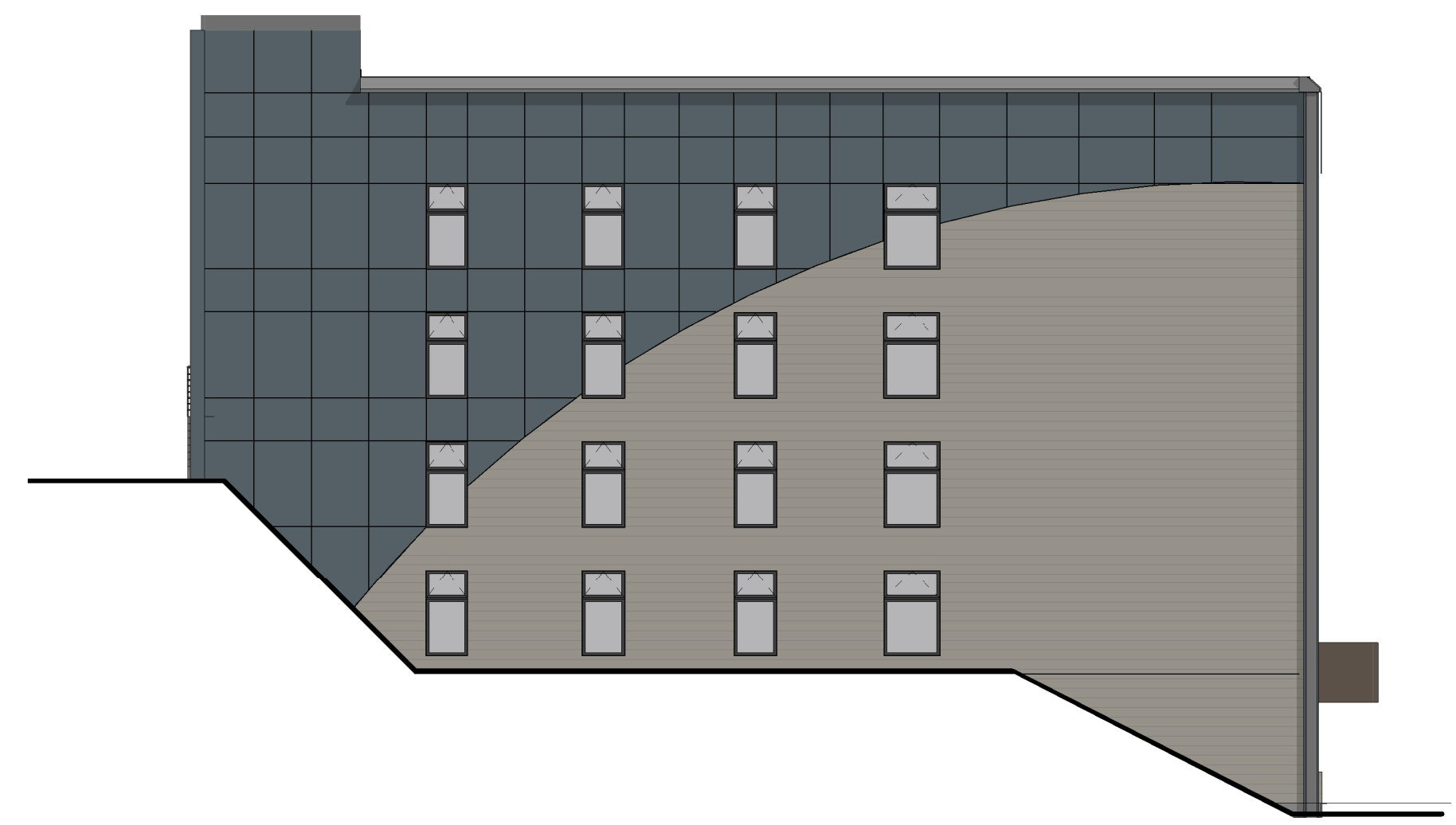
NORTH ELEVATION VIEW



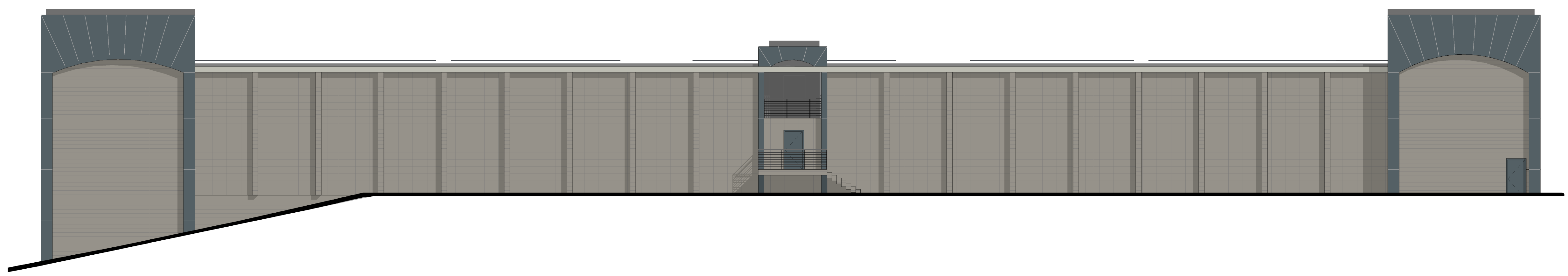
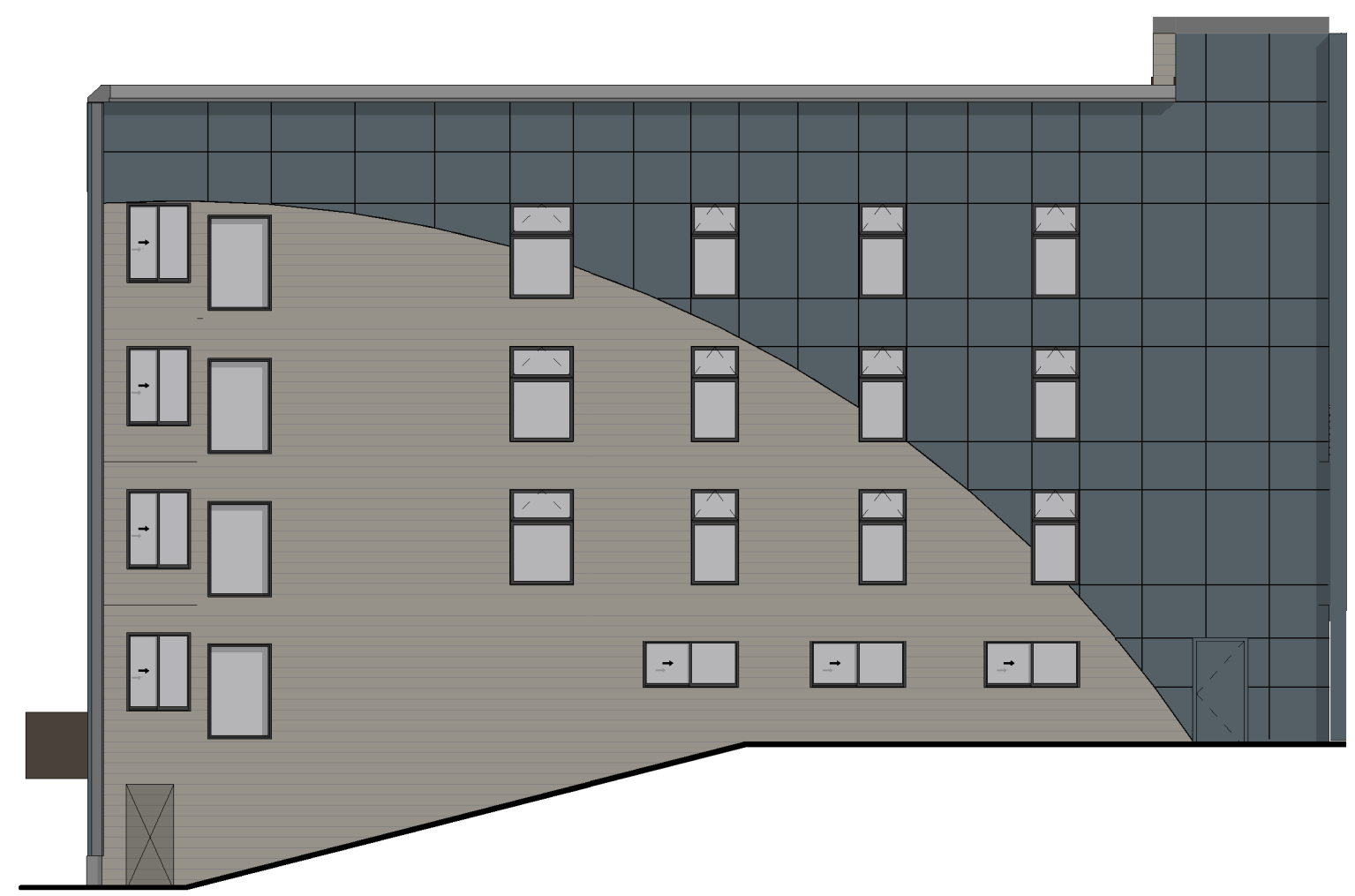
SOUTH ELEVATION VIEW

# DESIGN OPTION 2

PAGE 2



SLATE TILE + DORIAN GRAY



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S1.0	STRUCTURAL GENERAL NOTES
S2	STRUCTURAL ELEVATIONS
S3.0	STRUCTURAL SECTIONS & DETAILS
S3.1	STRUCTURAL SECTIONS & DETAILS

**PROJECT INFORMATION**

**SITE ADDRESS:** 2929 76TH AVE SE, MERCER ISLAND, WA 98040  
**ZONING:** MF-2  
**CONSTRUCTION TYPE:**  
**OCCUPANCY TYPE:** CONDOMINIUM (RESIDENTIAL)  
**APPLICABLE CODES:** 2018 IBC, 2018 WSEC, 2018 IEBC  
**ABBREVIATED LEGAL DESCRIPTION:** N/A

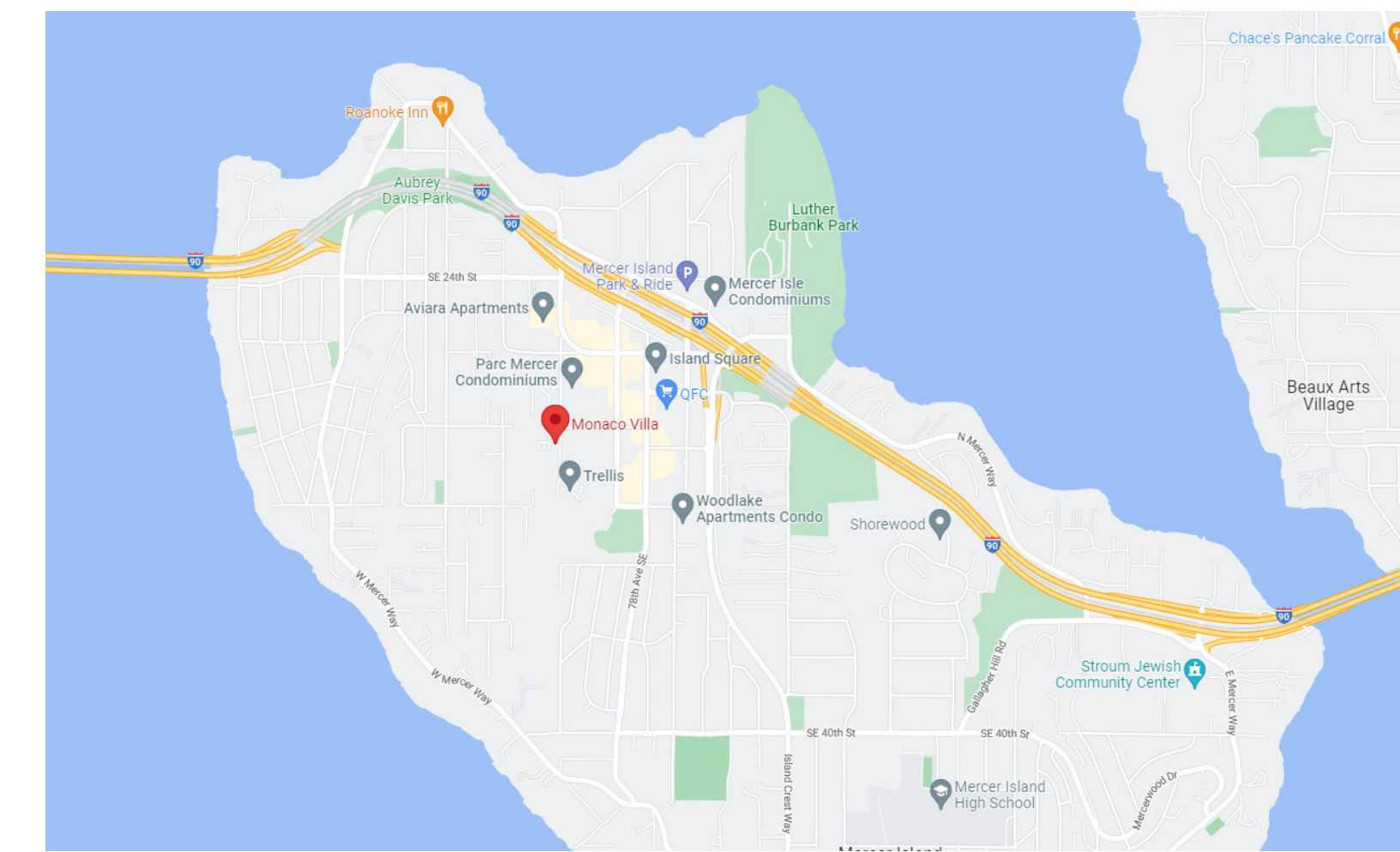
**PARCEL NUMBER:** 556960-0000  
**YEAR BUILT:** 1968  
**# OF BUILDINGS:** 1  
**# OF UNITS:** 52 CONDOMINIUM UNITS  
**LOT SIZE:** 59,544 SF

**DESCRIPTION OF WORK:** STRIP AND RECLAD OF 3 SIDES OF THE EXISTING BUILDING. REMOVE EXISTING STUCCO, AND INSTALL NEW CLADDING PER THE DRAWINGS. PROVIDE NEW WINDOWS PER WINDOW SCHEDULE & DETAILS. PROVIDE ALL NEW UNIT DECK SLIDING GLASS DOORS, AND SWING DOORS PER DOOR SCHEDULE. REMOVE AND REPLACE DAMAGED FRAMING AND INSULATION PER ALLOWANCE REQUIREMENTS. REPAIR AND MODIFY EXISTING UNIT DECKS TO ENHANCE DRAINAGE AND PROVIDE RAIL WALLS AND RAILINGS PER THE DRAWINGS.

**OWNER:** MONACO VILLA OWNERS ASSOCIATION  
**PROPERTY MANAGER:** JOE PELOSO WITH BEST MANAGEMENT  
**ADDRESS:** 2929 76TH AVE SE  
**CITY, STATE ZIP CODE:** MERCER ISLAND, WA 98040  
**PHONE:** 425-553-1297 EXT. 4  
**EMAIL:** joe@bestpmc.net

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S INSTRUCTIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.
- APPLICABLE CODES INCLUDE THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), AND 2018 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS.
- CONTRACTOR SHALL VERIFY CONDITIONS ON SITE BEFORE BEGINNING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- ASSUME ALL ITEMS REFERENCED OR DETAILED HEREIN ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
- THE CONTRACTOR SHALL BE FAMILIAR W/ THESE DRAWINGS AND DETAILS AND SHALL ENSURE THAT THEIR WORKERS HAVE THE EXPERIENCE, TRAINING AND SKILLS REQUIRED TO EXECUTE THE WORK.
- SUBMIT REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT. SUBMIT ANY CHANGES IN THE CONTRACT VALUE IN THE FORM OF A CHANGE ORDER PROPOSAL TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER AND ARCHITECT, INCLUDING AREAS FOR WORK, MATERIALS STORAGE, ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK, INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES AND RELOCATION OF EXISTING EQUIPMENT, CASEWORK, FIXTURES, FITTINGS, ETC. PROTECT LANDSCAPING & FIXTURES.
- ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE.
- EXISTING WORK DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES. SUBJECT TO TENANT'S APPROVAL, AT NO ADDITIONAL COST TO THE TENANT. PATCH ALL DISTURBED AND/OR DAMAGED ITEMS AS REQUIRED TO ACCOMPLISH NEW WORK AS REQUIRED FOR FINISHED APPEARANCE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER IMAGES AND ILLUSTRATION.
- ALL LUMBER SIZES INDICATED ARE NOMINAL UNLESS NOTED OTHERWISE.
- EXTERIOR SHEATHING & FRAMING REPAIRS REQUIRE INSPECTIONS AS DICTATED BY THE LOCAL JURISDICTION. COORDINATE INSPECTIONS WITH BUILDING OFFICIALS PRIOR TO COVERING.
- DO NOT INSTALL DAMAGED OR DEFECTIVE MATERIAL(S).
- LAP LIQUID FLASHING OVER VERTICAL FLASHING A MIN OF 4". UNLESS NOTED OTHERWISE.
- REFER TO MATERIAL DATA SHEETS AND MANUFACTURER'S INSTRUCTIONS BEFORE INSTALLING ANY NEW MATERIALS
- PROVIDE:
  - 4" MIN CLEAR @ ALL CLADDING TO HORIZONTAL HARD SURFACES
  - 6" MIN CLEAR @ ALL FRAMING TO FINISH GRADE
- EXPOSED FASTENERS SHALL BE SEALED OR GASKETED. INSTALL & LOCATE ALL FASTENERS PER SIMACNA REQUIREMENTS.
- HEM METAL FLASHING DRIP EDGES. TYPICAL. PROVIDE FULLY SOLDERED JOINTS IN SECTIONS OF FLASHING JOINED TOGETHER AS INDICATED ON DRAWINGS.
- PROVIDE GALVANIC SEPARATION MATERIAL BETWEEN DISSIMILAR METALS.
- NOTIFY THE ARCHITECT OF ANY PREVIOUSLY UNDISCOVERED DAMAGE, DEFICIENCIES OR THREATS THAT COMPROMISE THE FIRE AND/OR LIFE SAFETY OF THE BUILDING OCCUPANTS.
- CONTRACTOR SHALL PROMPTLY REPAIR ANY ACCIDENTAL DAMAGE AT NO ADDITIONAL COST TO THE OWNER
- CONTRACTOR SHALL REMOVE DEBRIS AND TRASH FROM THE SITE IMMEDIATELY. KEEP THE BUILDING AND GROUNDS CLEAN AND FREE OF REFUSE AT ALL TIMES.
- CONTRACTOR SHALL DOCUMENT PRE-EXISTING CONDITIONS FOR REFERENCING DURING NEW CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCOVERED MOLD OR OTHER ORGANIC GROWTH DURING THE COURSE OF WORK.
- ALL FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND TO REDIRECT IT TO THE EXTERIOR.
- ALL WALL PENETRATIONS SHALL BE TARGET FLASHED.
- LIQUID FLASHING AND SEALING OF SEAMS, PENETRATIONS, JOINTS SHALL MEET MANUFACTURER REQUIREMENTS.
- ALL HORIZONTAL HARD SURFACES SHALL HAVE ADEQUATE SLOPING FOR DRAINAGE.
- AFTER REMOVAL OF DAMAGED MATERIALS, TREAT ADJACENT SURFACES WITH FUNGICIDE AND MILDICIDE PER SPECIFICATIONS.
- TEST SURFACES FOR MOISTURE CONTENT PRIOR TO COVERING TO ENSURE THAT THE MATERIAL MOISTURE CONTENTS ARE BELOW THE MAXIMUM ACCEPTABLE LEVELS.



VICINITY MAP

**ABBREVIATIONS**

@	ABV	AFF	ALT	ALLUM	ARCH	ASPH	ASSY	BGALV	BLDG	BLKG	BLW	BM	BO	BOT	CONT	DET, DTL	DIA	DIM	DN	DS	DWG	EA	ELEV	EQ	EXT	(E) EXIST	FFE	FIN	FLASH	FND	FT	FR	GA	AT	ABOVE	ABOVE FINISHED FLOOR	ALTERNATE	ALUMINUM	ARCHITECTURAL	ASPHALT	ASSEMBLY	BONDERIZED GALVANIZED	BUILDING	BLOCKING	BELOW	BEAM	BOTTOM OF	BOTTOM	CONTINUOUS	DETAIL	DIAMETER	DIMENSION	DOWN	DOWNSPOUT	DRAWINGS	EACH	ELEVATION OR ELEVATOR	EQUAL	EXTERIOR	EXISTING	FINISH FLOOR ELEVATION	FINISH	FLASHING	FOUNDATION	FOOT	FIRE RESISTIVE, FIRE RATED	GAUGE	GALV	GALVANIZED	GWB	GYP	HB	HC	HGT	HORIZ	HT	INSUL	INST	INT	JOINT	LOC	MATL	MAX	MECH	MED	MEMB	MFR	MTL	MIN	MIR	MISC	MTD	NA	NO	NOT TO SCALE	OV	OC	OPN'G	OPPOSITE	PERP	PREP	PTD	PT	PRESSURE TREATED	PLYWOOD	ROOF DRAIN	RECOMMNDED	REF	REINFC	REOD	RO	R&R	SAF	SCHED	SF	SG	SHT	SPEC	SGD	SHTG	SIM	SS	STD	STRUC	TBD	T&G	TYP	UON	VERT	VIF	W/	WD	WIN, WDW	WP	WPM	WRB	REINFORCED	REQUIRED	ROUGH OPENING	REMOVE AND REINSTALL	SELF-ADHERED FLASHING	SCHEDULE, SCHEDULED	SQUARE FEET	SAFETY GLASS	SHEET	SPECIFICATION	SLIDING GLASS DOOR	SHEATHING	SIMILAR	STAINLESS STEEL	STANDARD	STRUCTURAL	TO BE DETERMINED	TONGUE & GROOVE	TYPICAL	UNLESS OTHERWISE NOTED	VERTICAL	VERIFY IN FIELD	WITH	WOOD	WINDOW	WATERPROOF	WATERPROOFING MEMBRANE	WEATHER RESISTIVE BARRIER
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**BUILDING ENVELOPE CERTIFICATION LETTER**



07/31/2023  
**Monaco Villa Condominiums**  
**Building Envelope Exterior Repair/Remediation Project**  
 2929 76Th SE,  
 Mercer Island, WA 98040  
 Subject: Building Envelope Certification

We have designed the referenced work to meet current standards, codes and best practices relating to the configuration, performance and integrity of the building envelope as required by RCW 64.55.005 through 090. We will function as the qualified third-party inspector for this work. Near the time of final inspection, we will submit to the building inspector, a letter signed by us (acting as third-party qualified inspector) certifying that the building enclosure has been inspected during construction and has been constructed in substantial compliance with the building enclosure design documents, per RCW 64.55.060.

Ralph Allen  
 Partner  
 Evolution Architecture



**MONACO VILLA  
 EXTERIOR  
 REMEDIATION**

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23  
 PERMIT/BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

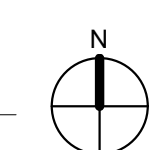
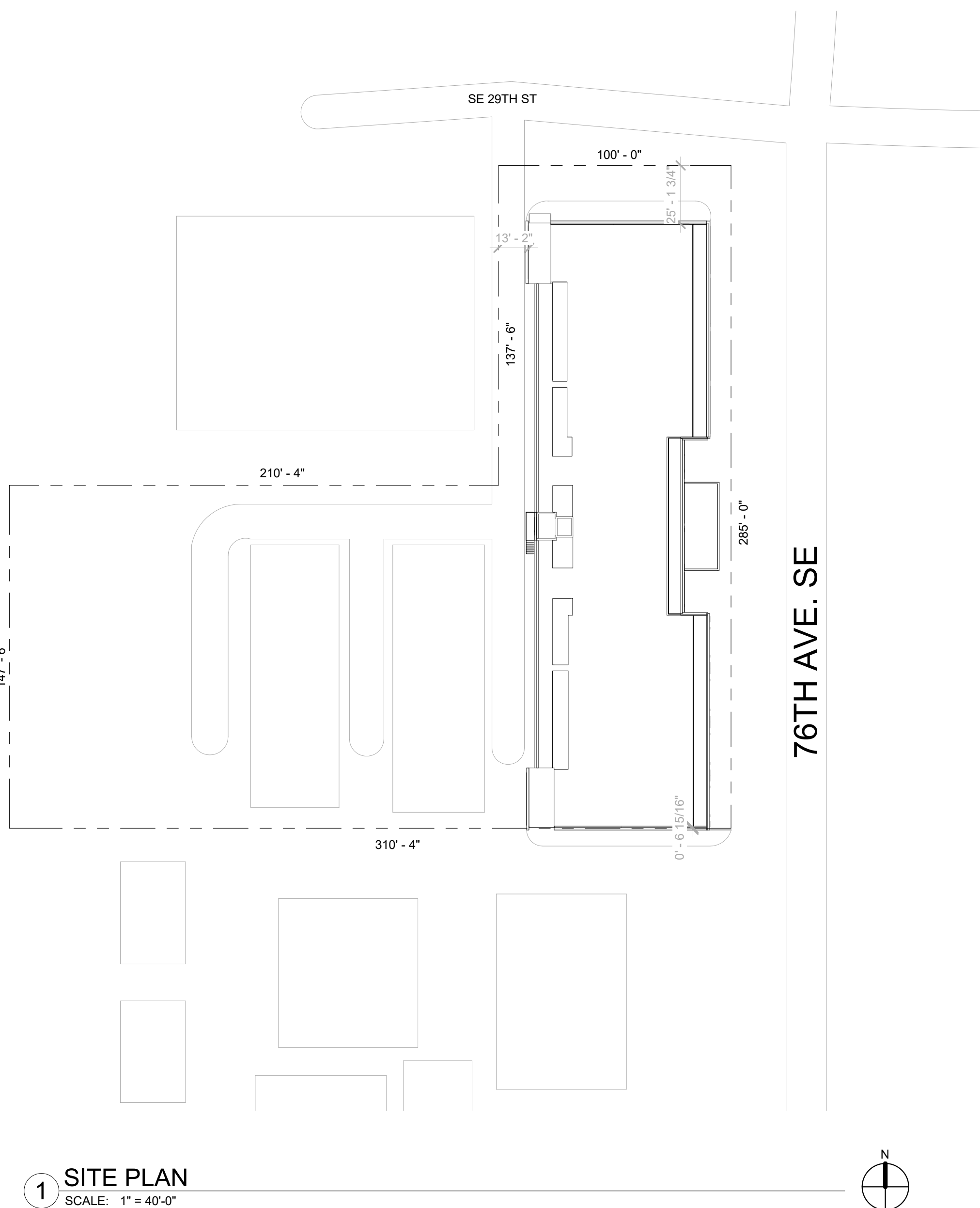
2215901

**PROJECT INFO**

**A-001**

EVOLUTION ARCHITECTURE  
 3100 AIRPORT WAY SOUTH  
 SEATTLE, WA 98134  
 P: 206.588.1282  
 E: info@evolutionarchitecture.net

1 SITE PLAN  
 SCALE: 1" = 40'-0"



**PLAN LEGEND**

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS. PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
- (E) DENOTES EGRESS WINDOW OR DOOR PER SBC SECTION 1030:  
 -PROVIDES 5.7 SF MIN. EGRESS OPENING  
 -MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"  
 -MIN. NET CLEAR OPENING WIDTH SHALL BE 20"  
 -MAX. SILL HEIGHT OF 44"
- W1 WALL TYPE W1: FIBER CEMENT LAP SIDING
- W2 WALL TYPE W2: FIBER CEMENT PANEL SIDING
- W3 WALL TYPE W3: TRESPA PANEL SIDING
- W4 WALL TYPE W4: ARCHES
- W5 WALL TYPE W5: MASONRY SCREEN WALL
- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY



**MONACO VILLA  
EXTERIOR  
REMEDiation**

2929 76th Ave SE, Mercer  
Island, WA 98040

08/21/23  
PERMIT/BID SET



REVISION SCHEDULE	
REV	DESCRIPTION

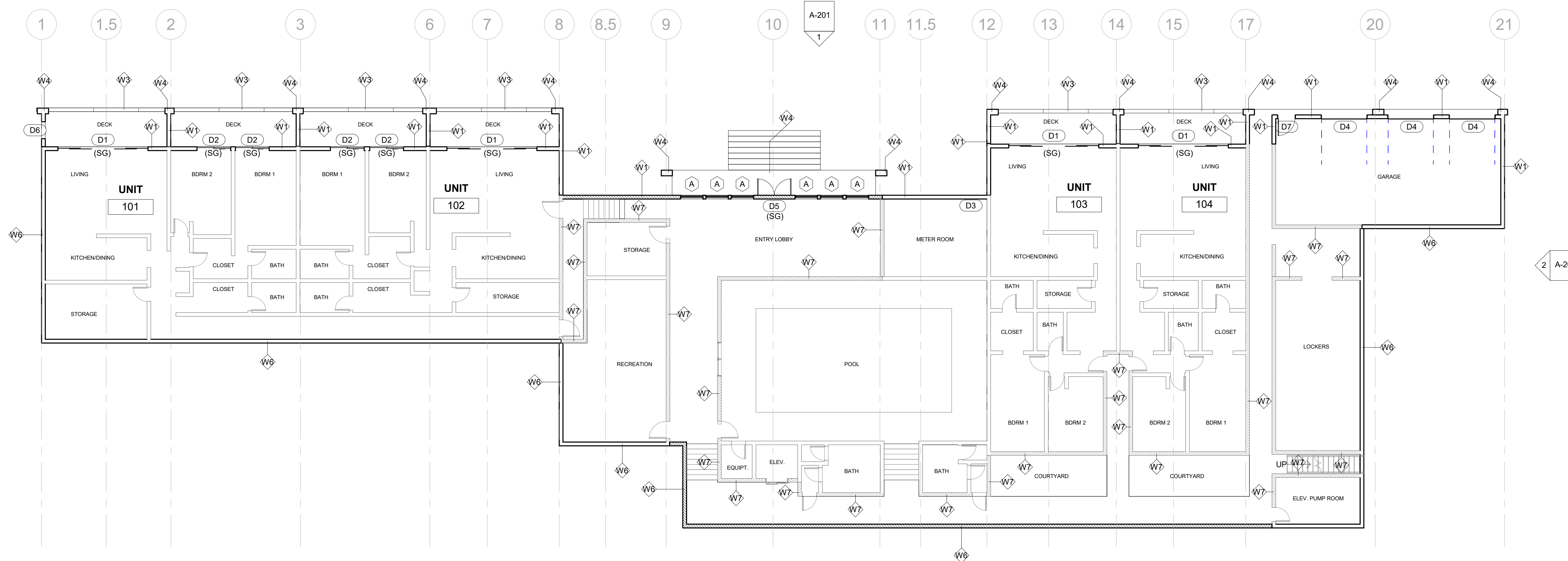
2215901

**LEVEL 1 FLOOR  
PLAN**

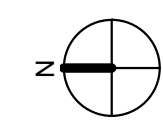
**A-101**

EVOLUTION ARCHITECTURE

3100 AIRPORT WAY SOUTH  
SEATTLE, WA 98134  
P: 206.588.1282  
E: info@evolutionarchitecture.net



**1** LEVEL 1  
SCALE: 3/32" = 1'-0"




# MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23  
PERMIT/BID SET

4435 REGISTERED ARCHITECT



RALPH W. ALLEN  
STATE OF WASHINGTON

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

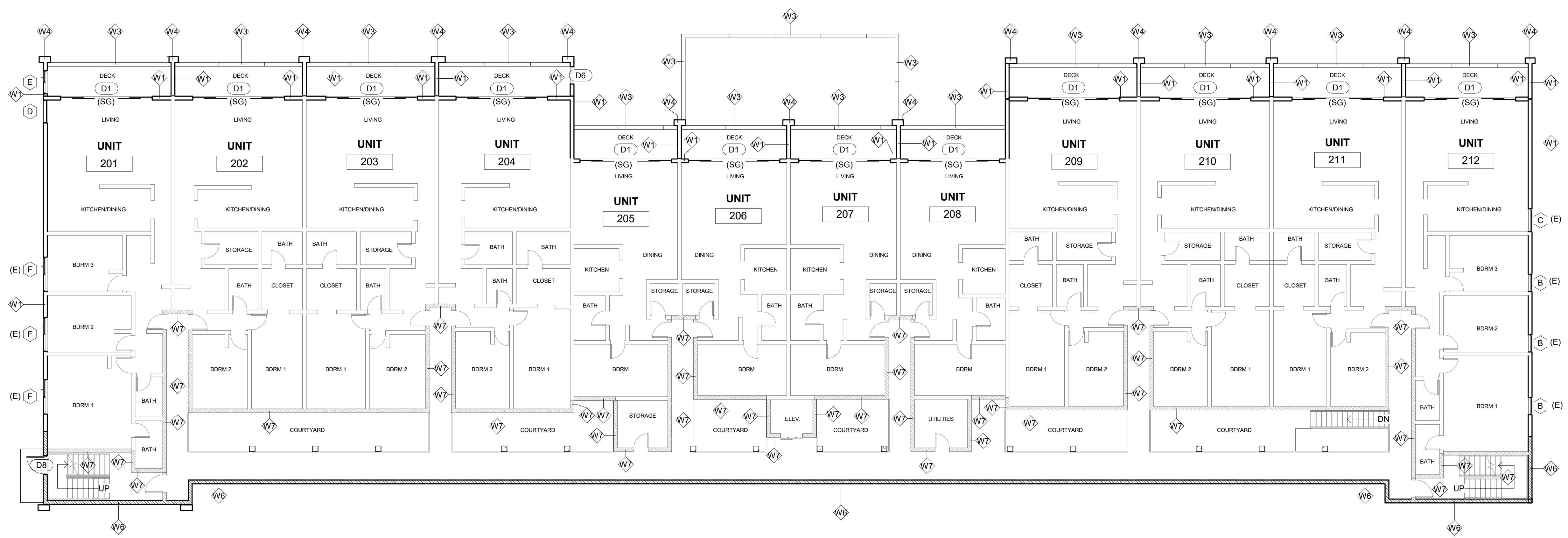
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## LEVEL 2 FLOOR PLAN

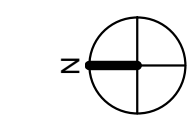
# A-102

### PLAN LEGEND

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS, PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
- (E) DENOTES EGRESS WINDOW OR DOOR PER SBC SECTION 1030:  
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- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY



1 LEVEL 2  
SCALE: 3/32" = 1'-0"





# MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer  
Island, WA 98040

08/21/23  
PERMIT/BID SET

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

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

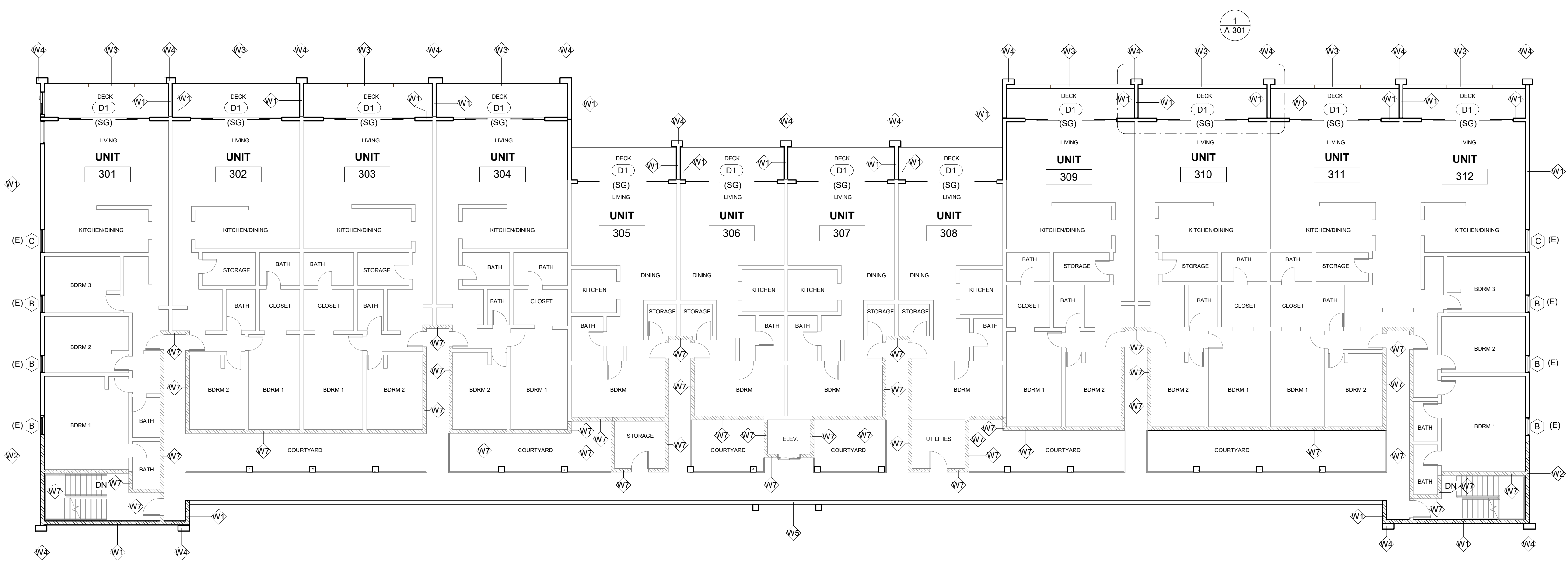
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## LEVEL 3 FLOOR PLAN

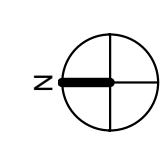
# A-103

### PLAN LEGEND

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS, PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
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1 LEVEL 3  
SCALE: 3/32" = 1'-0"



# MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer Island, WA 98040

08/21/23  
PERMIT/BID SET

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

REVISION SCHEDULE		
REV	DATE	DESCRIPTION

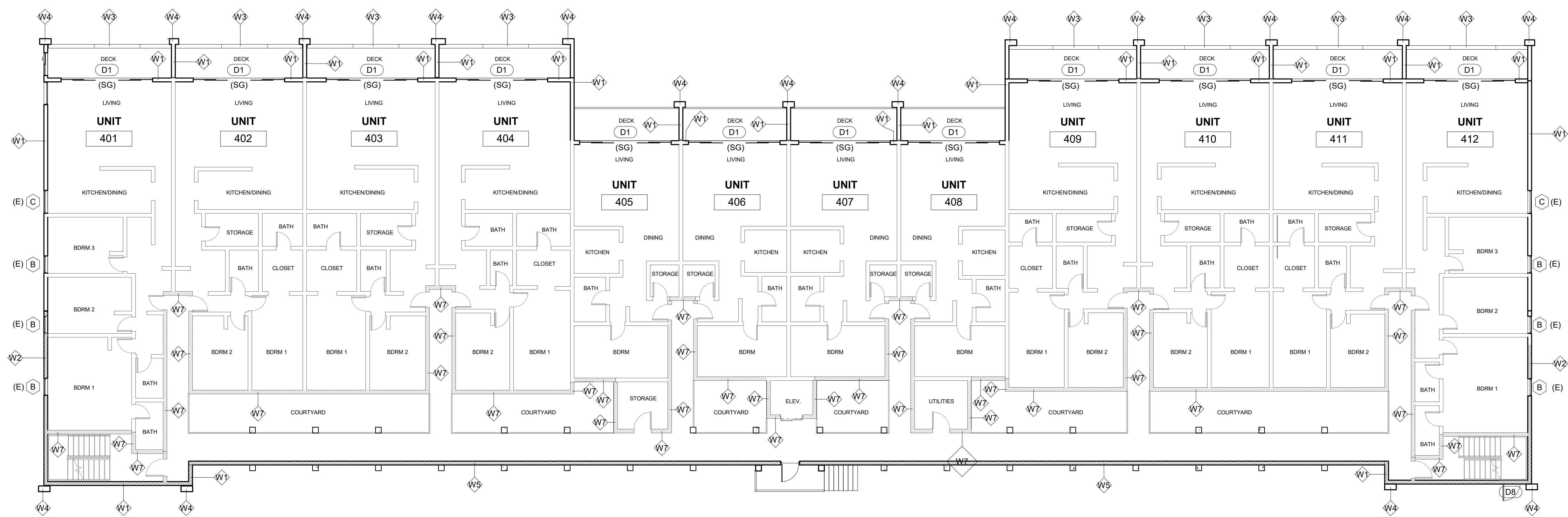
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## LEVEL 4 FLOOR PLAN

# A-104

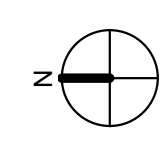
### PLAN LEGEND

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1 LEVEL 4  
SCALE: 3/32" = 1'-0"

4  
A-201



**PLAN LEGEND**

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS, PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
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- W4 WALL TYPE W4: ARCHES
- W5 WALL TYPE W5: MASONRY SCREEN WALL
- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY



**MONACO VILLA  
EXTERIOR  
REMEDiation**

2929 76th Ave SE, Mercer  
Island, WA 98040

08/21/23  
PERMIT/BID SET



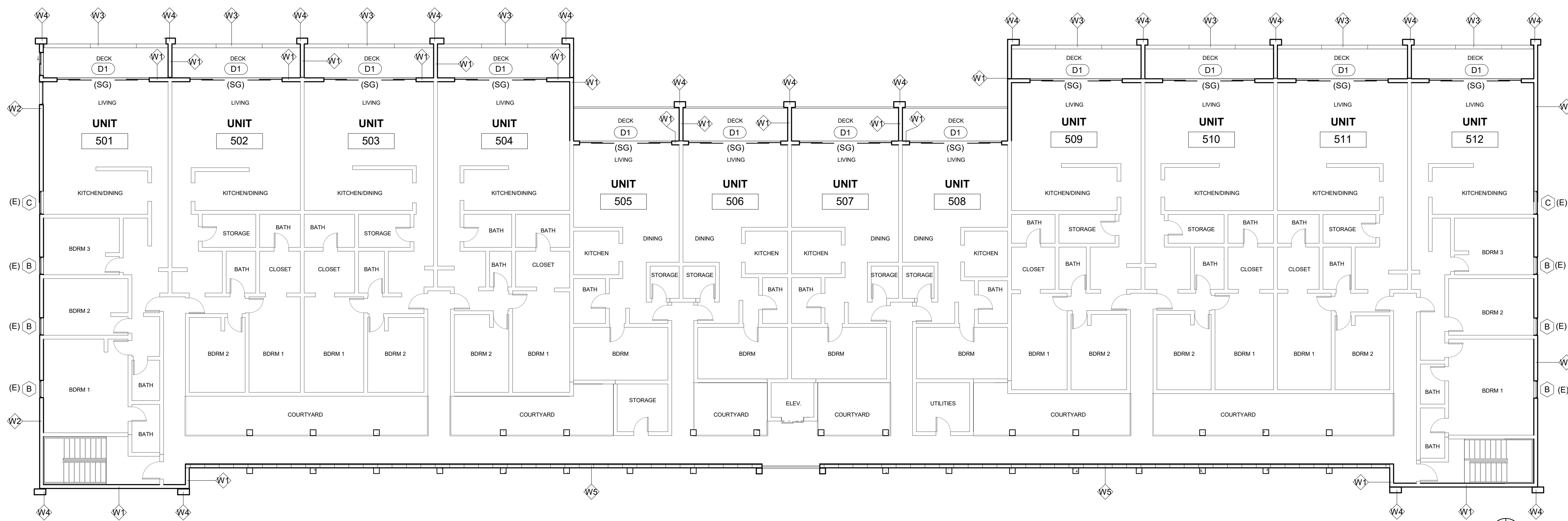
REVISION SCHEDULE		
REV	DATE	DESCRIPTION

2215901

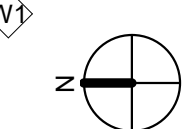
**LEVEL 5 FLOOR  
PLAN**

**A-105**

EVOLUTION ARCHITECTURE  
3100 AIRPORT WAY SOUTH  
SEATTLE, WA 98134  
P: 206.588.1282  
E: info@evolutionarchitecture.net



**1 LEVEL 5**  
SCALE: 3/32" = 1'-0"



**MONACO VILLA  
EXTERIOR  
REMEDiation**

2929 76th Ave SE, Mercer  
Island, WA 98040

08/21/23  
PERMIT/BID SET



REVISION SCHEDULE		
REV	DATE	DESCRIPTION

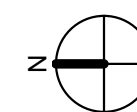
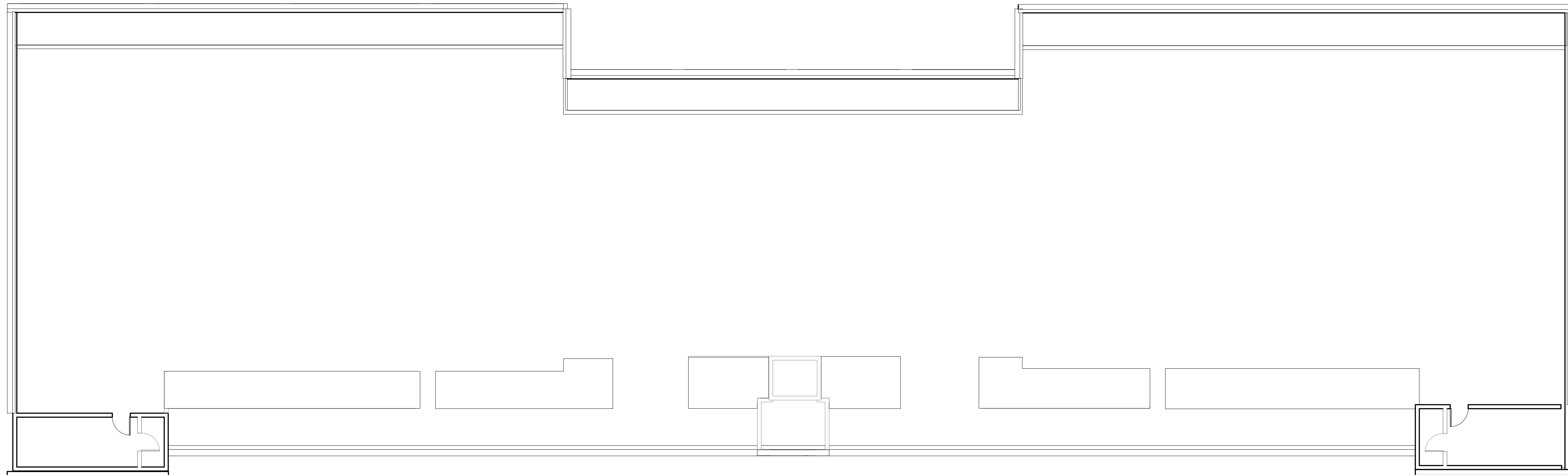
2215901

ROOF PLAN

**A-106**

**PLAN LEGEND**

- (A) REPLACEMENT WINDOW TYPE - SEE WINDOW SCHEDULE
- (D1) DOOR TYPE - SEE DOOR SCHEDULE
- (SG) DENOTES SAFETY GLAZING REQUIRED AT WINDOW LOCATIONS. PER SBC SECTION 2406. SEE DOOR SCHEDULE FOR SAFETY GLAZING AT DOORS TYP.
- (E) DENOTES EGRESS WINDOW OR DOOR PER SBC SECTION 1030:  
-PROVIDES 5.7 SF MIN. EGRESS OPENING  
-MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"  
-MIN. NET CLEAR OPENING WIDTH SHALL BE 20"  
-MAX. SILL HEIGHT OF 44"
- W1 WALL TYPE W1: FIBER CEMENT LAP SIDING
- W2 WALL TYPE W2: FIBER CEMENT PANEL SIDING
- W3 WALL TYPE W3: TRESPA PANEL SIDING
- W4 WALL TYPE W4: ARCHES
- W5 WALL TYPE W5: MASONRY SCREEN WALL
- W6 WALL TYPE W6: BELOW GRADE WALLS - NO WORK
- W7 WALL TYPE W7: INTERIOR WALLS - PAINT ONLY



**1 ROOF PLAN**  
SCALE: 3/32" = 1'-0"