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PROPOSED PROJECT ARCHITECTURAL NARRATIVE

ARCHITECTURAL DESIGN:

The primary functions of the proposed Commons Building include all on-site dining venues, resident activities, administration & marketing offices as well as all the facilities and maintenance-related spaces. The project also includes a new multi-level structured under-building parking deck to replace the current impacted existing parking that will be displaced as a result of the new building and provides the required new parking to support the new Independent Living residences and additional visitors to the Commons Building. The project scope includes 16 new Independent Living residences as part of the construction which are planned to be distributed over the upper floors and terrace level.

Program Components

Resident Dining

A variety of dining venues will be located on the main level offering a wide range of choices for the residents, family members, staff, and visitors. Dining will be provided throughout the day in a variety of spaces and settings with varying menu choices; coffee, breakfast, and casual or formal dining will all be made available. A Coffee Shop, Casual Café & Bistro, as well as a Restaurant-style Fine Dining Room will all be included. Indoor & outdoor seating areas will be provided on both Commons levels for additional dining options, all connected to and serviced by a new central kitchen.

Multi-purpose room

The primary resident activity space would be a large flexible space to host a wide range of community needs such as resident gatherings, meetings, group activities, performances, and banquets. In addition to serving the needs of the residents inside the community, we will also continue to host events for the outside public/non-residents of Mercer Island. There will be a moveable partition for subdividing the space to allow additional flexibility in gathering size, as well as support multiple activities at the same time. Support spaces will include a serving pantry, chair & table storage, and audio/visual equipment.

Wellness Center

Program spaces on the terrace level will include a fitness room, aerobics studio, salon, and spa. Supporting spaces to include restrooms with lockers, training desk & office, consultation room, and storage. There will also be the opportunity to utilize the adjacent outdoor terraces for additional group exercise.

Resident Apartments

There are 16 new Independent Living apartments included in the scope for the new building. Four residences per floor on the upper three levels and six residences at grade on the terrace level. Sizes range from one-bedroom/1.5 bath with den to two-bedroom/2.5 bath with den. All upper-level units have exterior covered balconies while terrace-level units have walk-out patios at grade, all focused on the lake views.

Apartment Mix: (16 total units ranging from 1,200sf to 1,800sf each)

- One-bedroom / 1.5 bath/den – 3 total
- Two-bedroom / 2.5 bath/den – 13 total

Area Summary

Total square footage per level:

Garden Level

- Conditioned – 29,714sf
- Exterior Covered – 1,124sf
- Under-building Parking – 29,250sf

Terrace Level

- Conditioned – 22,498sf
- Exterior Covered – 4,468sf

First Floor Level

- Conditioned – 13,004sf
- Exterior Covered – 500sf

Second Floor Level

- Conditioned – 12,464sf
- Exterior Covered – 1,040sf

Totals by category:

- Conditioned – 77,680sf
- Exterior Covered – 7,132sf
- Under-building Parking – 29,250sf

Architecture

Building Massing

The Community Commons building has been conceptually designed and positioned to take advantage of the remarkable views of Lake Washington. Beyond the water views, the design of the building takes advantage of the internal views that the site has to offer and helps to define outdoor spaces which will be used to enhance the socialization opportunities for current and future residents. Though the site is sloped and the building tiered, incorporating sidewalks, terraces, and connectivity throughout the site will assure resident engagement in outdoor activities as well as support health & wellness.

Building Height

The various floor plates of the building are tiered back from the water to create outdoor terrace opportunities while also lessening the visual impact of the overall structure on site. The portion of the new building that in essence sits atop the former/current footprint of the commons or “lodge” building is intended to remain a two-story structure and support many of the Dining & Wellness program spaces. The taller portions of the building, primarily where the new residences occur on the upper levels are set back away from the water and designed as a single-loaded plan to assure each of the new residences is focused on the water views. The additional single-story wing of residences at the terrace level is intended to be set into the slope whereas it would be exposed as a single-story at the water side but merged into the grade so that the impact to the existing to remain apartments on site would not be compromised. Roof terraces and areas to be treated as “green roof” would blend into the surrounding landscape and walk system to lessen the footprint visually.

Architectural Style

The architectural team strived to use a palette of elegant, natural materials and finishes, yet low maintenance to bring warmth to this “northwest contemporary” structure. Through our vernacular study of the architecture on and around Mercer Island, we were able to take the approach that the architecture would complement the surrounding area rather than attempt to match what is currently on site.

Exterior materials

The goal was to blend the new building into the site as much as possible while creating a new iconic front door to the community. We are intending to incorporate a stone base to ground the new structure to the sloped site. By incorporating expanses of glazing at many of the resident activity spaces throughout the Commons levels and at all resident living rooms on the upper and terrace levels, we hope to visually lighten the overall building mass. Incorporating lap siding, trim, and residential-style windows hopes to reinforce a residential appearance overall.

Exterior materials to include (but not be limited to):

1. Regional stone veneer
2. Stucco accents
3. Cementitious lap siding
4. Accent plank cladding in wood tones
5. Some exposed beams at feature locations
6. Storefront glazing in commons & resident living rooms
7. Some spandrel glazing at multi-story glazing floor transitions
8. Operable punched windows at residences
9. Metal coping/cladding at parapets, roof projections & eyebrows
10. Railings primarily metal with some glass rail accents
11. Decorative lighting at all primary access points
12. Green roof/sedum tray system at specific locations

An aerial photograph of a residential complex. The complex consists of several multi-story apartment buildings with light-colored facades and dark roofs, arranged around a large, well-maintained green lawn. The lawn is bordered by a paved walkway and has several trees scattered across it. In the foreground, a dark body of water is visible, with a boat dock containing several small boats and a larger boat. The background is filled with dense green trees. The text "Proposed Platform for Replacement Commons" is overlaid in white on the lawn.

**Proposed Platform for
Replacement Commons**



Conceptual Aerial Perspective

Diagrammatic Plans

Area Summary by Level & Type of Space

Area Summary

Total square footage per level:

Garden Level Plan

- Conditioned – 29,714sf
- Exterior Covered – 1,124sf
- Under-building Parking – 29,250sf

Terrace Level Plan

- Conditioned – 22,498sf
- Exterior Covered – 4,468sf

First Resident Level Plan

- Conditioned – 13,004sf
- Exterior Covered – 500sf

Second Resident Level Plan

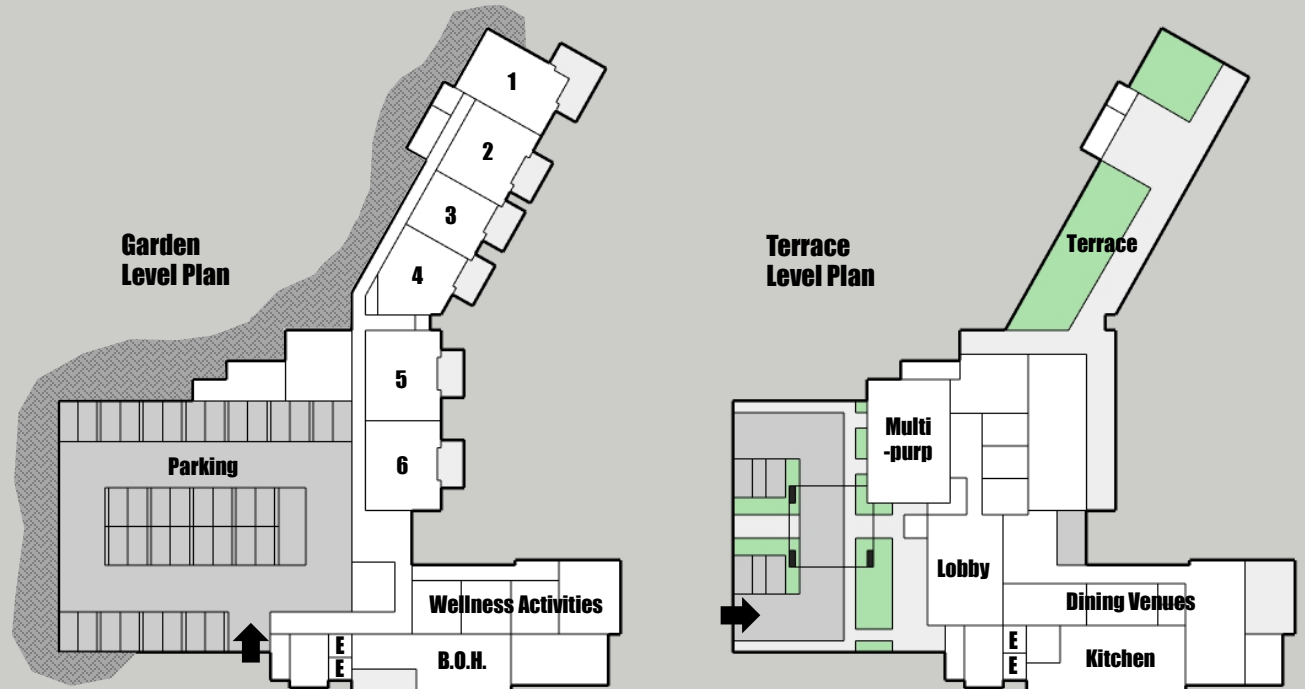
- Conditioned – 12,464sf
- Exterior Covered – 1,040sf

Totals by category:

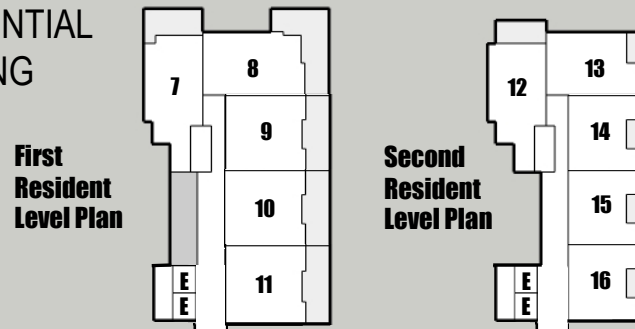
- Conditioned – 77,680sf
- Exterior Covered – 7,132sf (3,566sf @ 50%)
- Under-building Parking – 29,250sf

TERRACE
RESIDENTIAL

TERRACE BUILDING

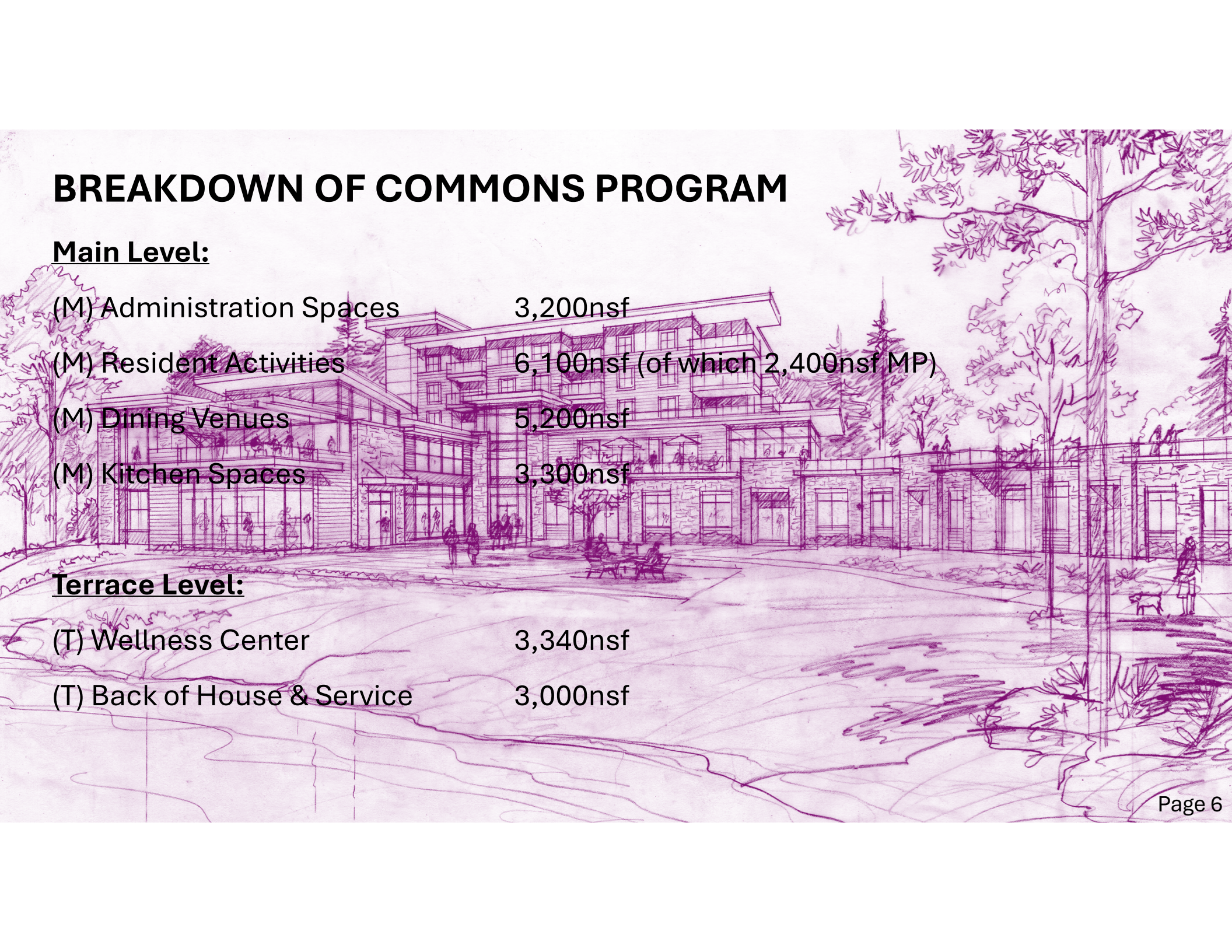


RESIDENTIAL BUILDING



BREAKDOWN OF COMMONS PROGRAM

Main Level:



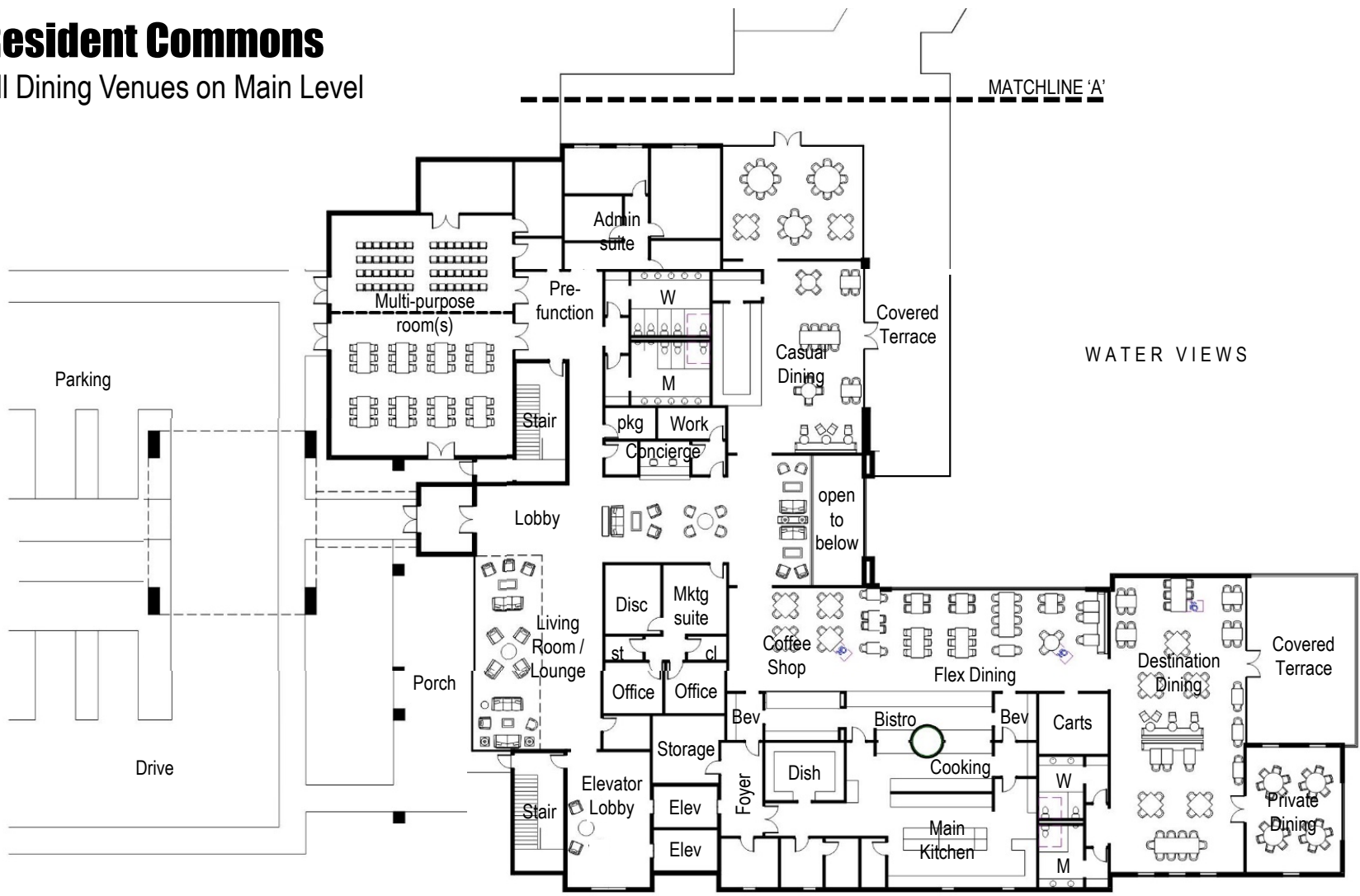
(M) Administration Spaces	3,200nsf
(M) Resident Activities	6,100nsf (of which 2,400nsf MP)
(M) Dining Venues	5,200nsf
(M) Kitchen Spaces	3,300nsf

Terrace Level:

(T) Wellness Center	3,340nsf
(T) Back of House & Service	3,000nsf

Resident Commons

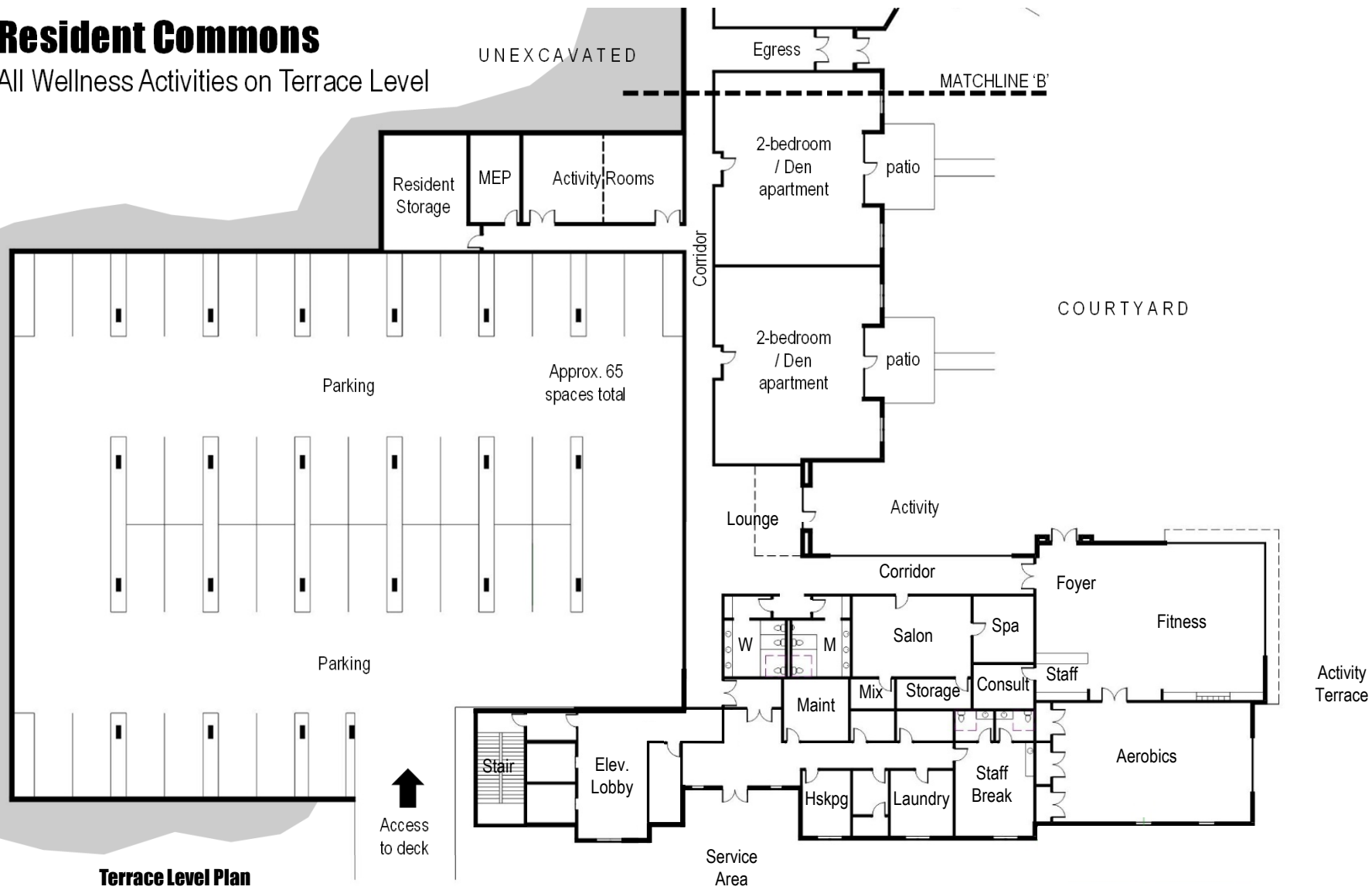
All Dining Venues on Main Level



Ground Level Plan

Resident Commons

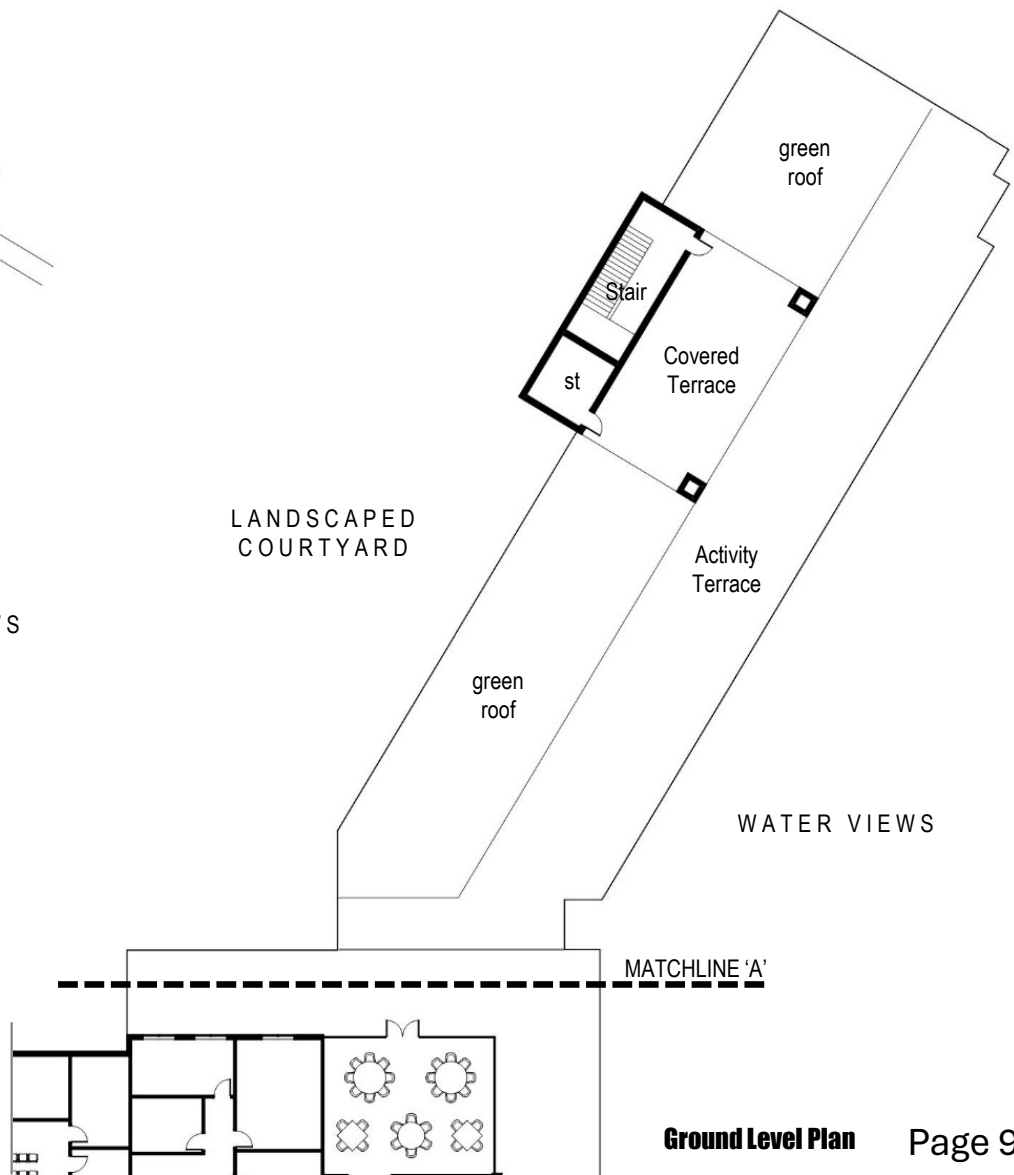
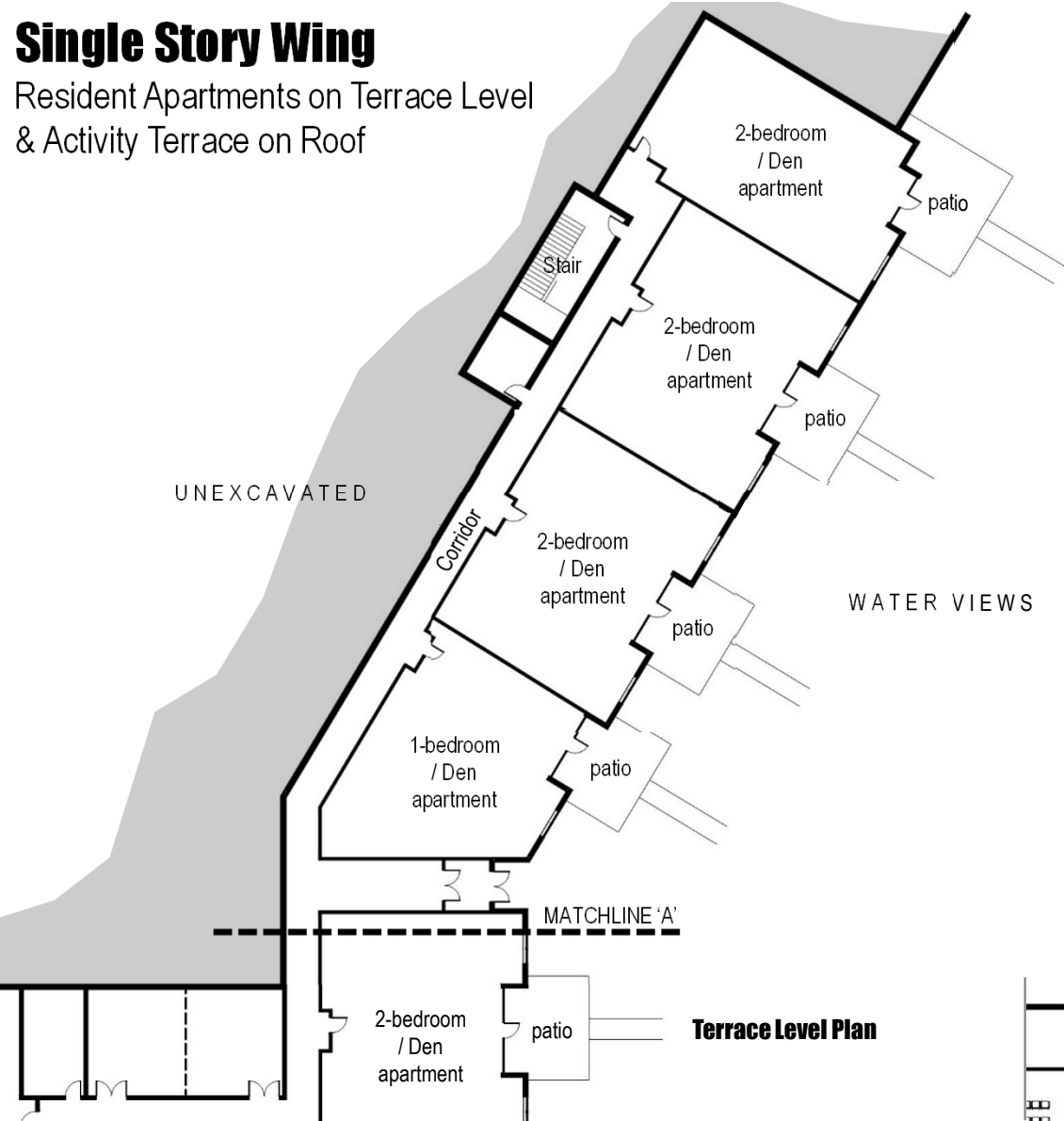
All Wellness Activities on Terrace Level

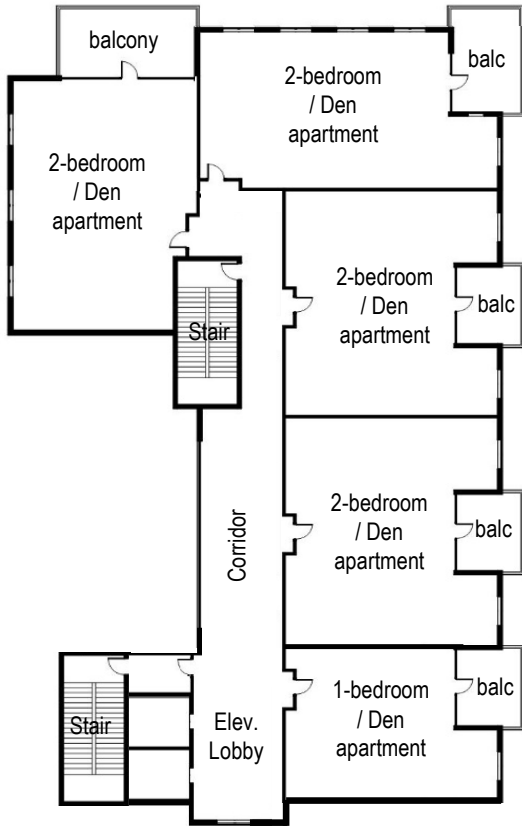


Terrace Level Plan

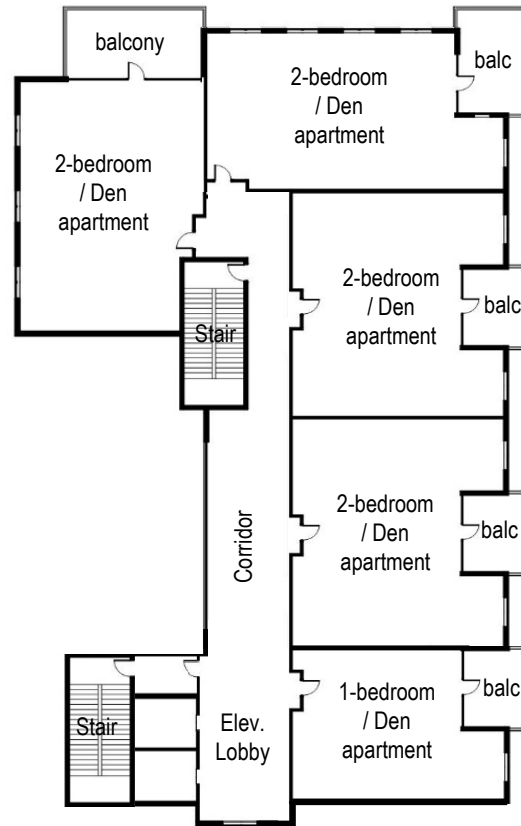
Single Story Wing

Resident Apartments on Terrace Level
& Activity Terrace on Roof





Second Level Plan



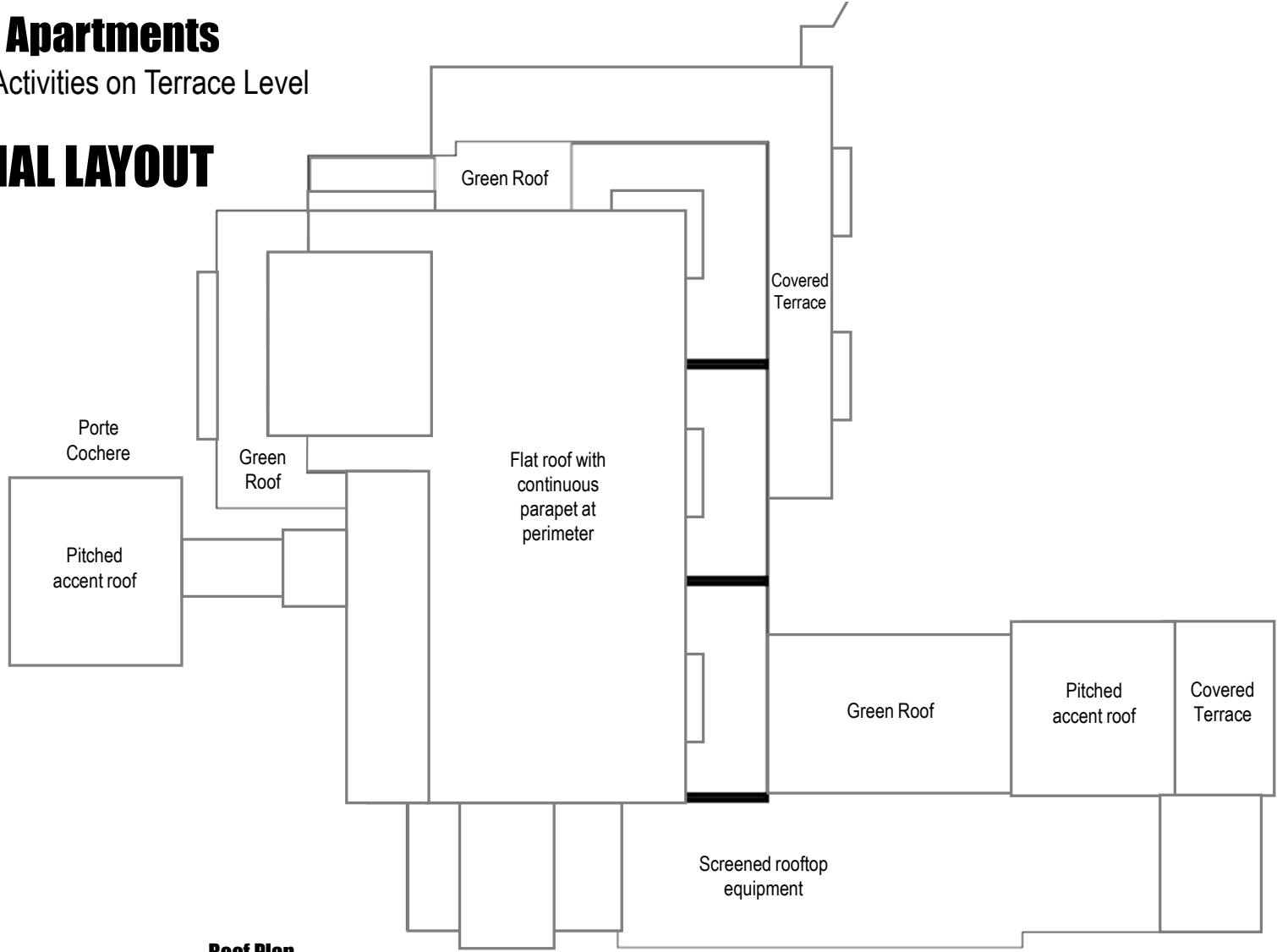
Third Level Plan

Mix:
One-bed/Den
 Unit A – 3
Two-bed/Den
 Unit B – 8
 Unit C – 3
 Unit D – 2
 Total = 16 units

Resident Apartments

All Wellness Activities on Terrace Level

ORIGINAL LAYOUT



Roof Plan

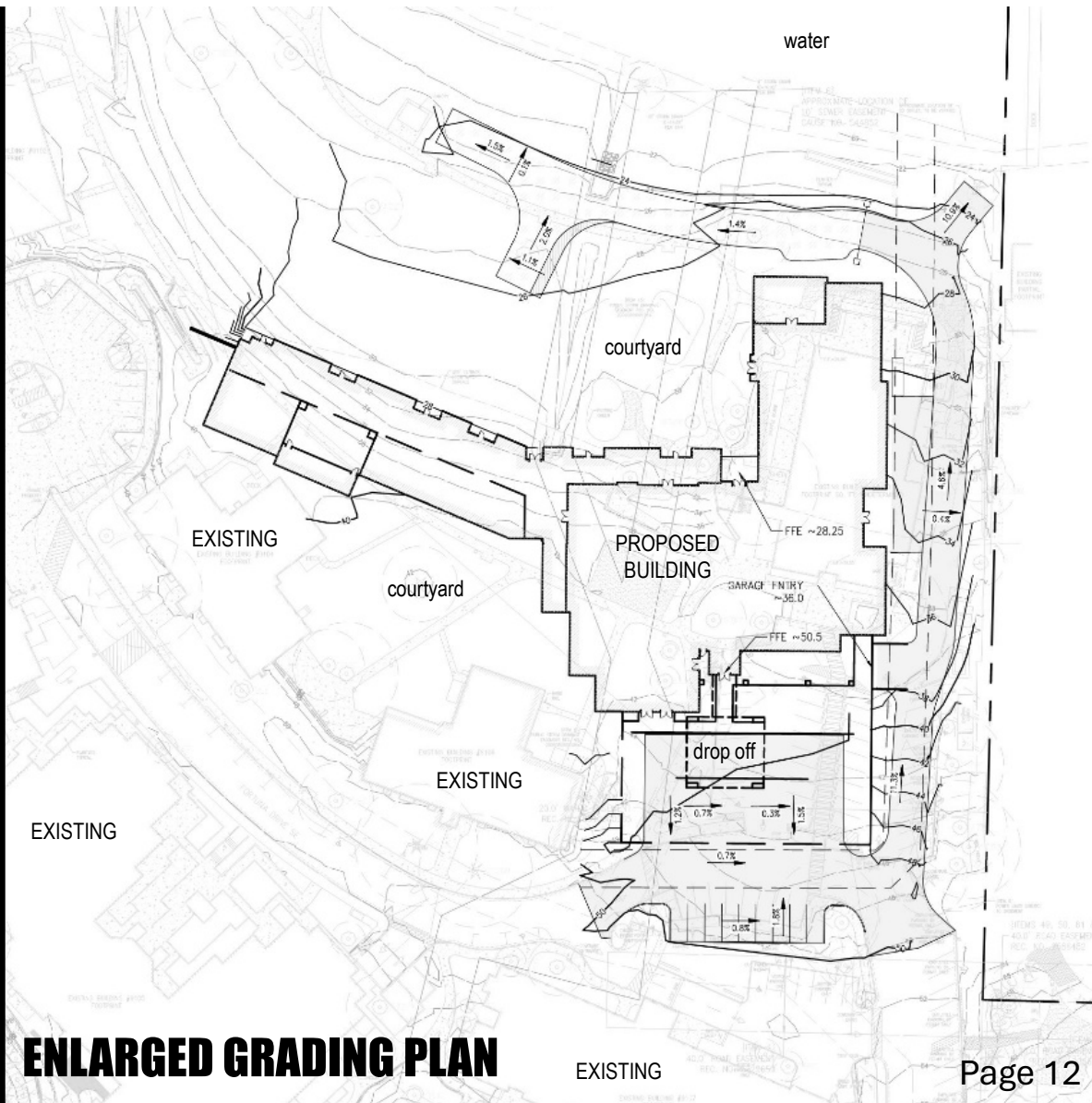
**COVENANT LIVING
AT THE SHORES**

9150 FORTUNA DRIVE
MERCER ISLAND, WA

GRADING EXHIBIT

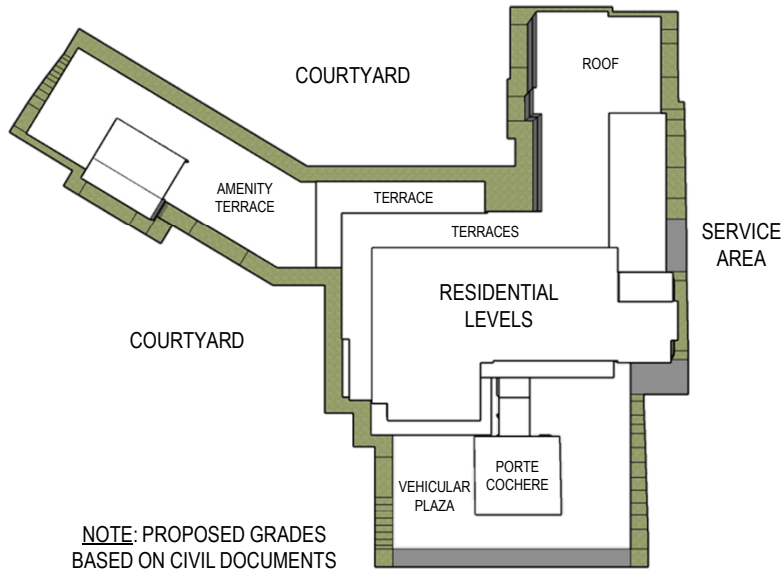


OVERALL GRADING PLAN



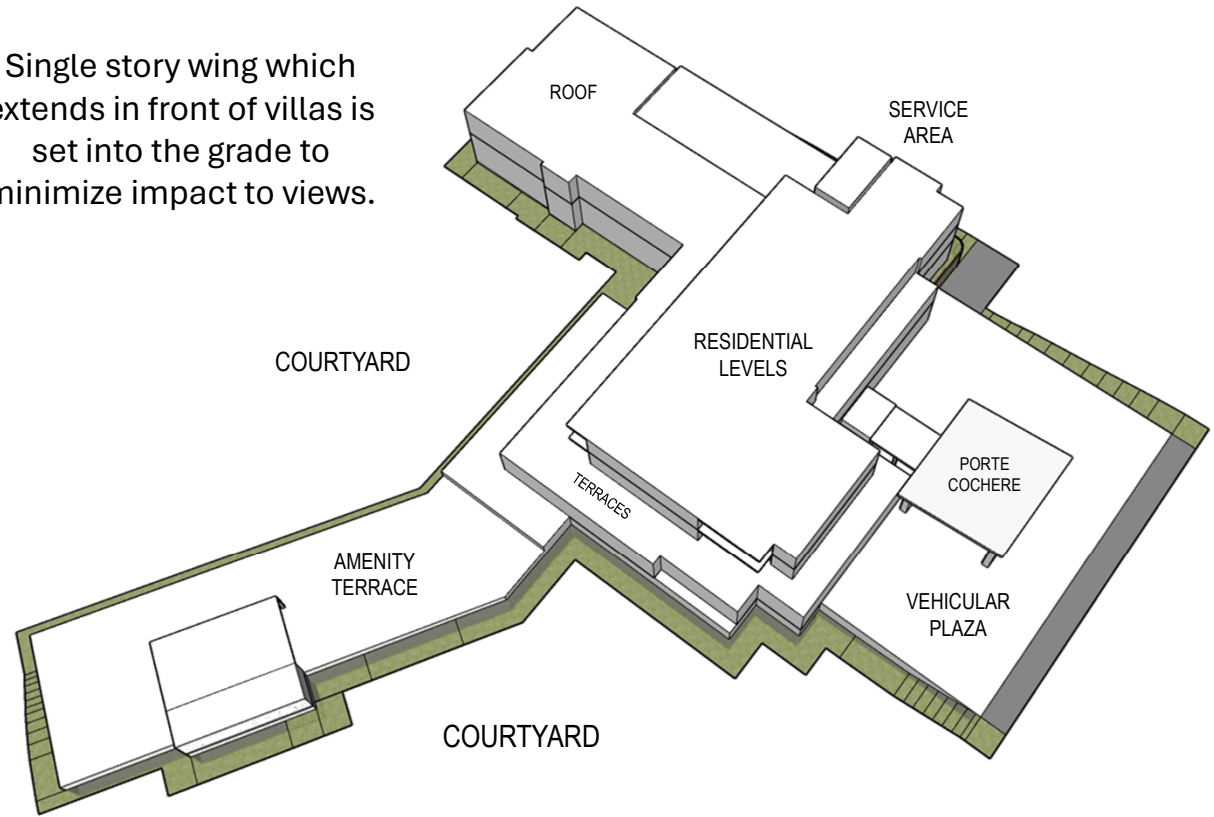
ENLARGED GRADING PLAN

EXISTING



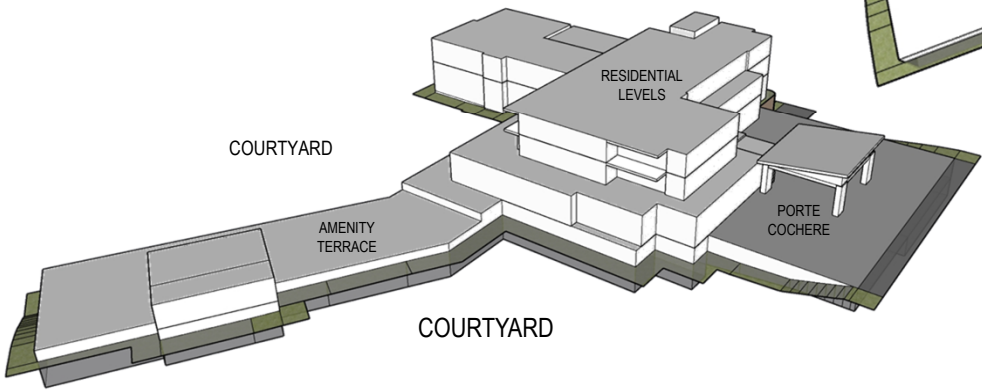
NOTE: PROPOSED GRADES BASED ON CIVIL DOCUMENTS

Single story wing which extends in front of villas is set into the grade to minimize impact to views.



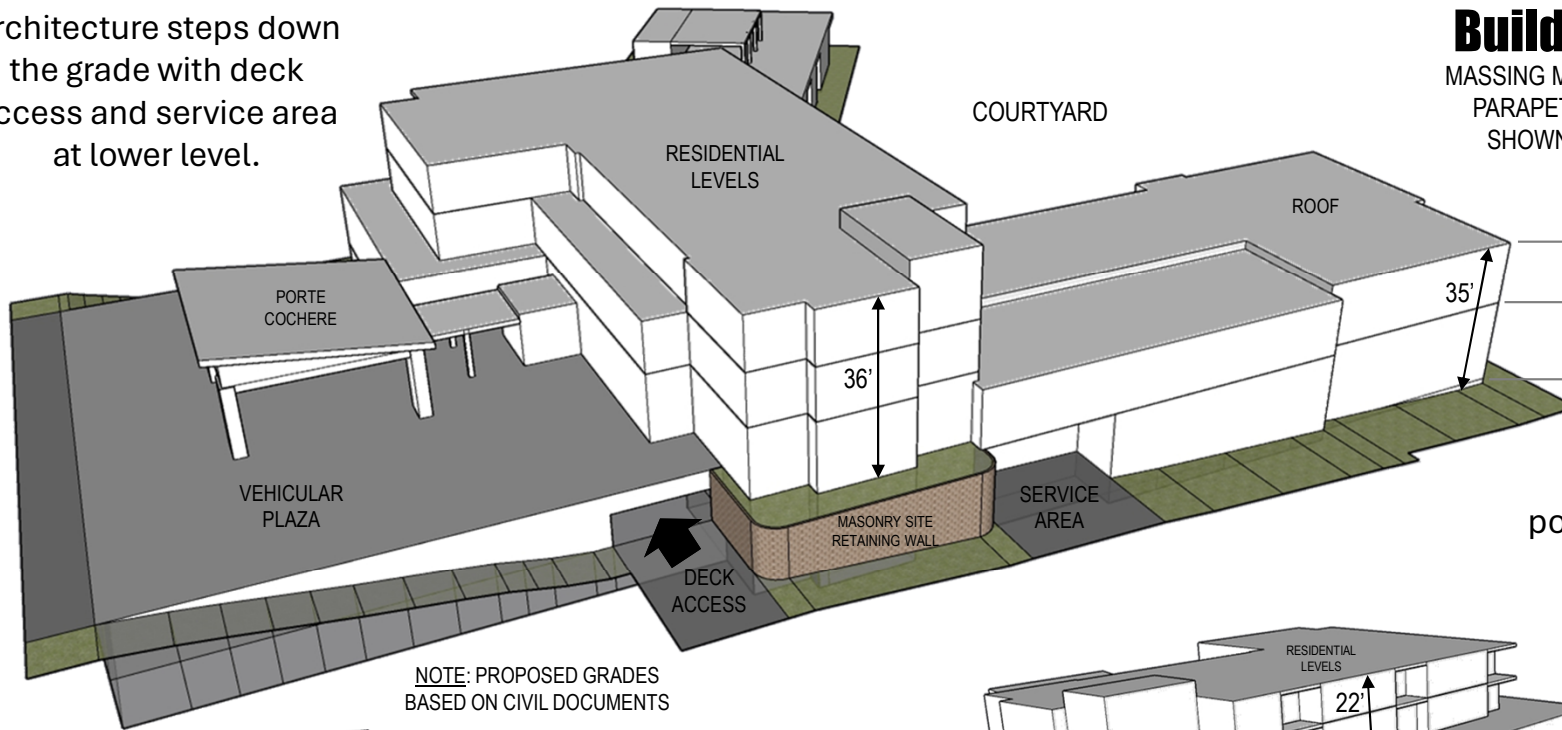
COMMUNITY SIDE OF THE REPLACEMENT BUILDING

Taller portions of the new building positioned as to minimize impact to current resident views to water.



Building Massing Model
 MASSING MODEL INDICATES FINISHED SURFACES – PARAPETS, EYEBROWS & FENESTRATION NOT SHOWN (REFER TO EXTERIOR ELEVATIONS)

Architecture steps down the grade with deck access and service area at lower level.



Building Massing Model

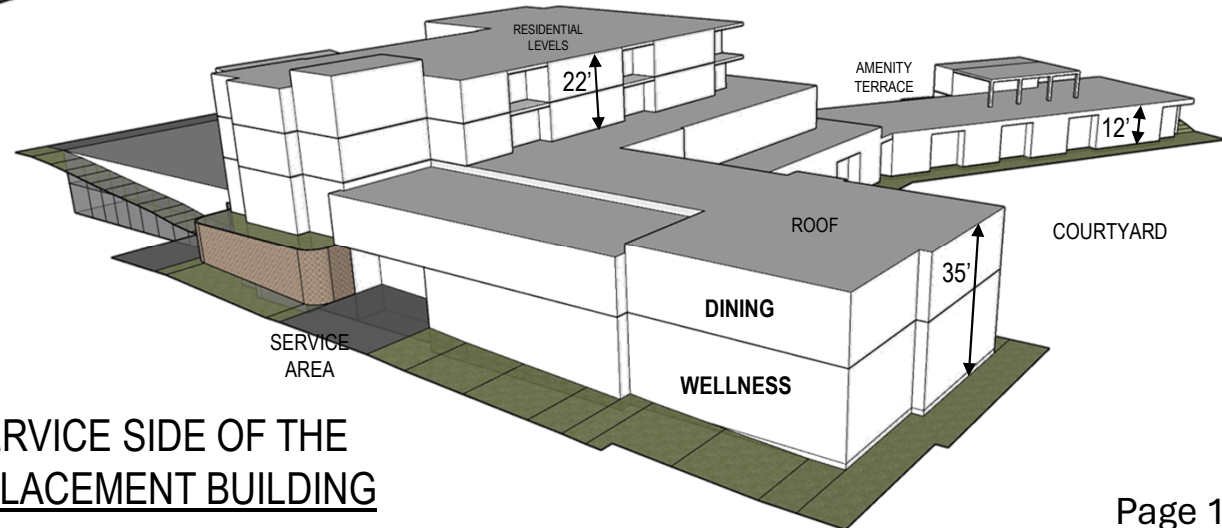
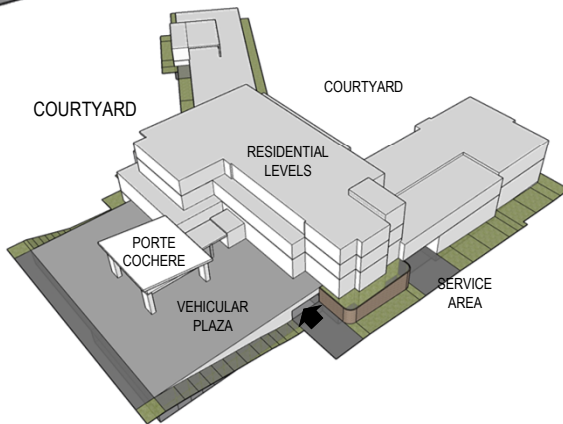
MASSING MODEL INDICATES FINISHED SURFACES – PARAPETS, EYEBROWS & FENESTRATION NOT SHOWN (REFER TO EXTERIOR ELEVATIONS)

Top of Roof

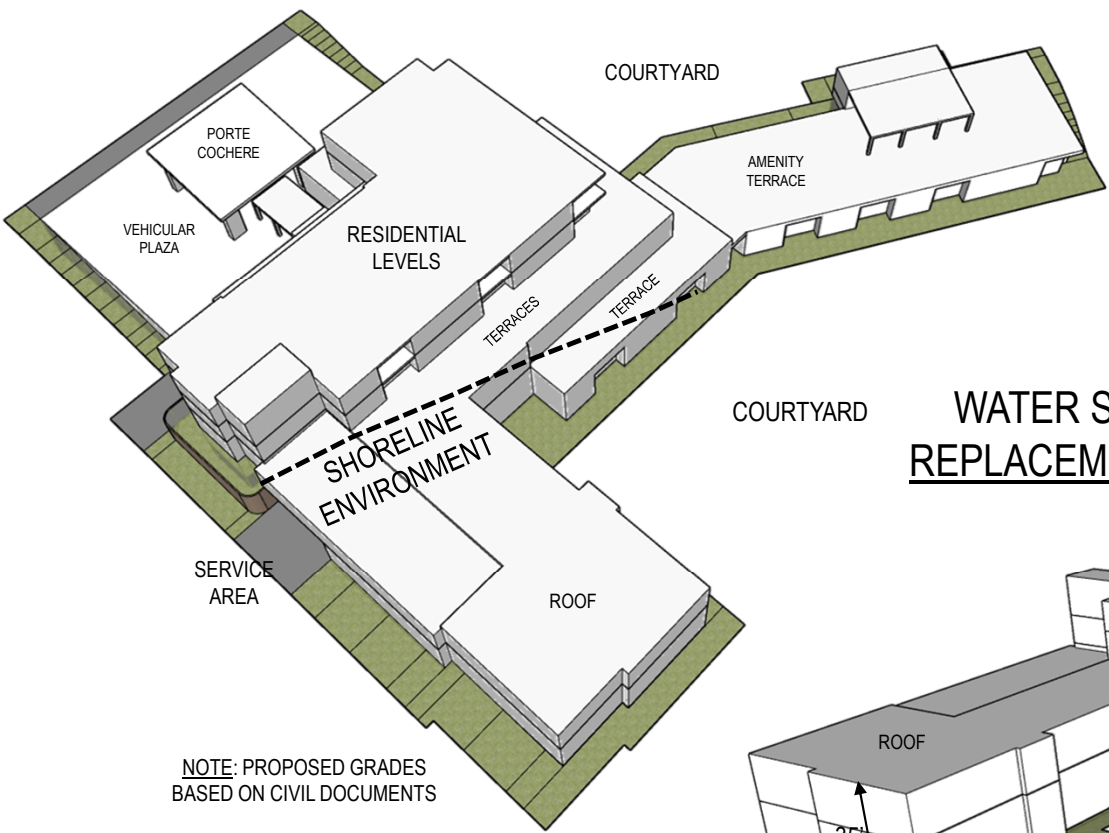
Main Level

Terrace Level

All Resident Parking positioned under-building in parking structure.

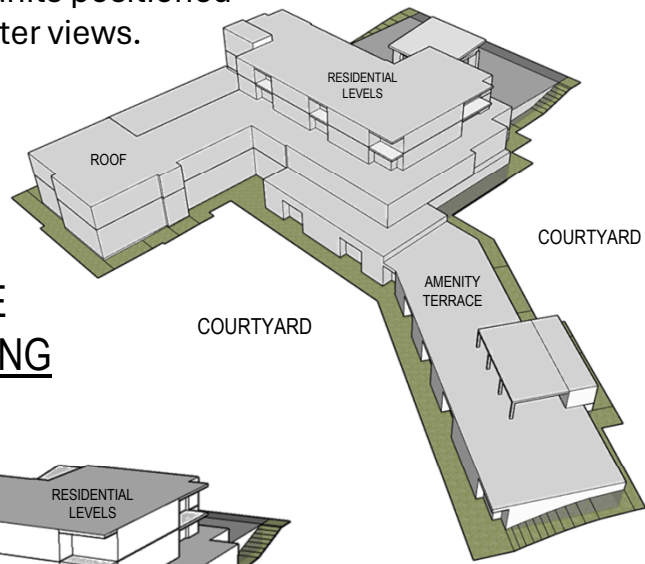


SERVICE SIDE OF THE REPLACEMENT BUILDING

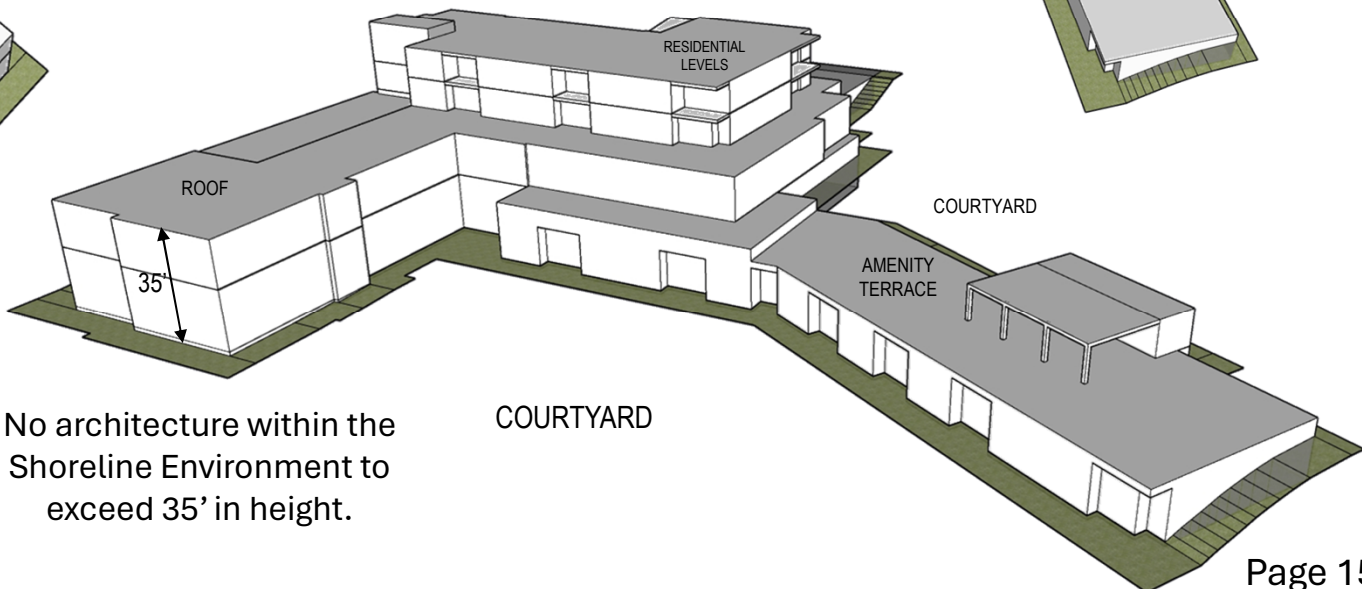


NOTE: PROPOSED GRADES
BASED ON CIVIL DOCUMENTS

Architecture stepping up the
grade with single loaded
residential units positioned
on water views.



WATER SIDE OF THE
REPLACEMENT BUILDING



No architecture within the
Shoreline Environment to
exceed 35' in height.

Building Massing Model

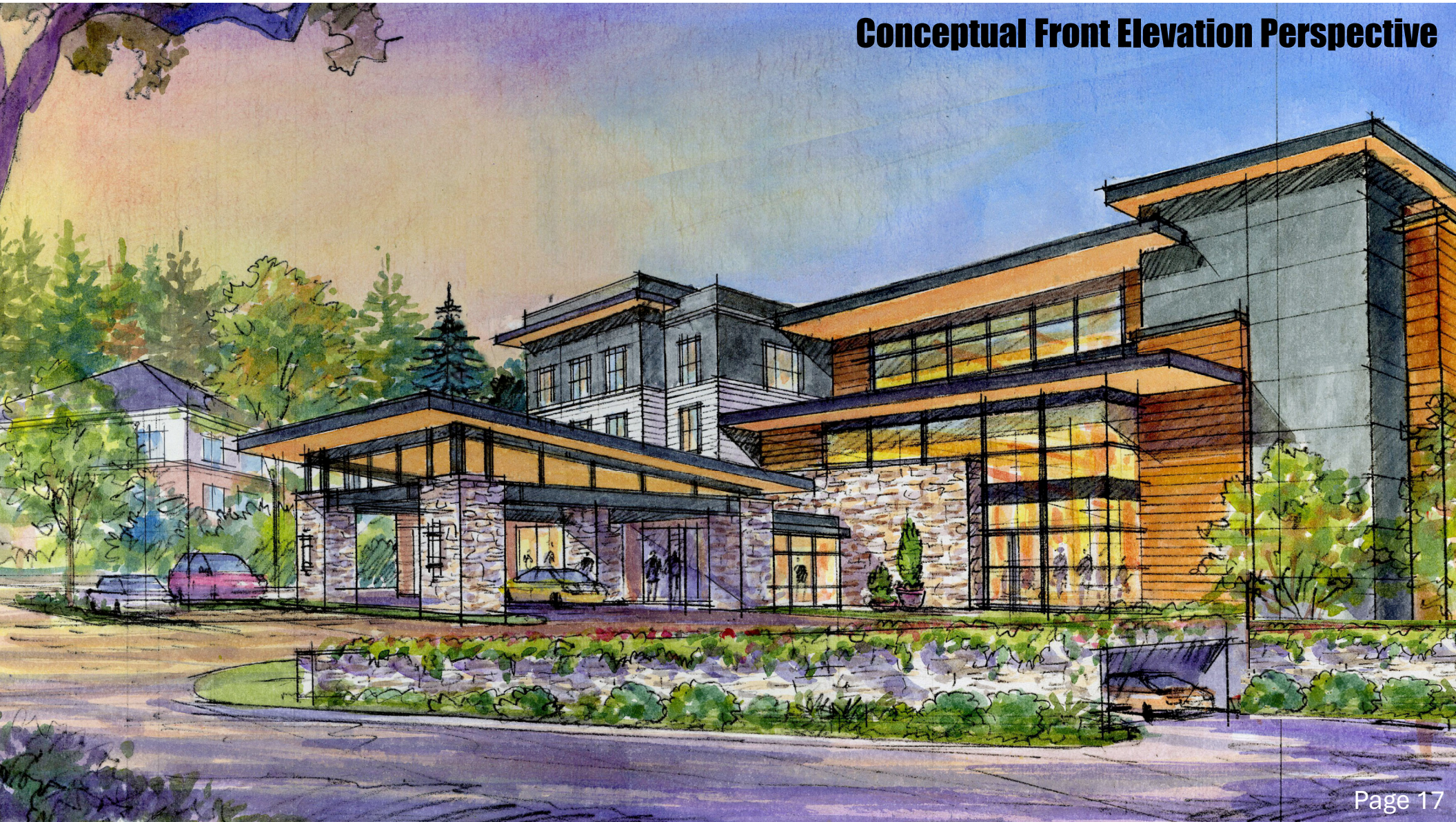
MASSING MODEL INDICATES FINISHED SURFACES –
PARAPETS, EYEBROWS & FENESTRATION NOT
SHOWN (REFER TO EXTERIOR ELEVATIONS)



Regional Architectural Vernacular

Exterior Massing, Materials, Details, Finishes and Colors

Conceptual Front Elevation Perspective



Conceptual Rear Elevation Perspective



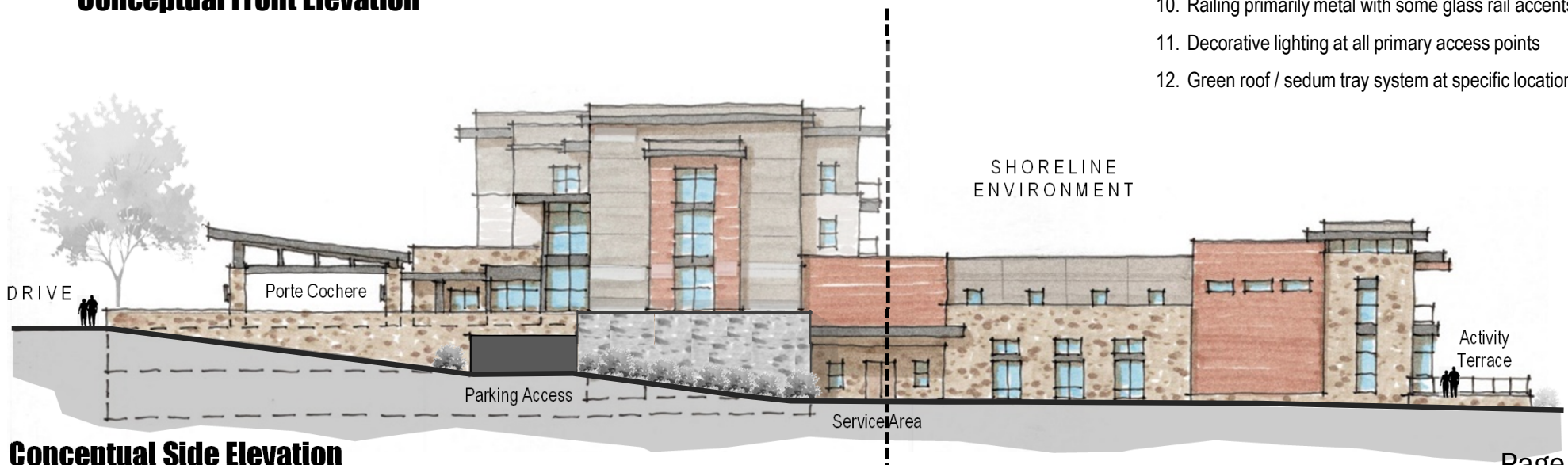
Exterior Elevations

Exterior materials to include:

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11. Decorative lighting at all primary access points
12. Green roof / sedum tray system at specific locations



Conceptual Front Elevation



Conceptual Side Elevation

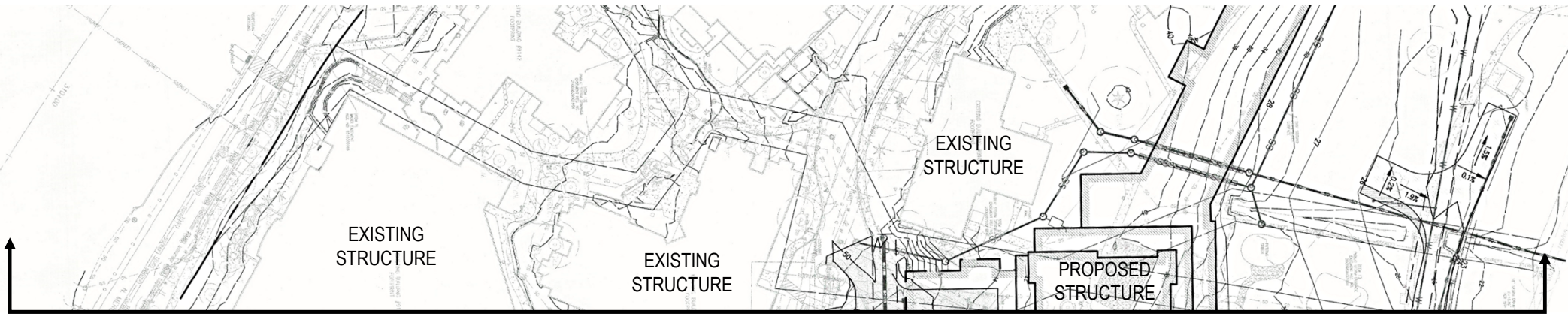


Conceptual Rear Elevation

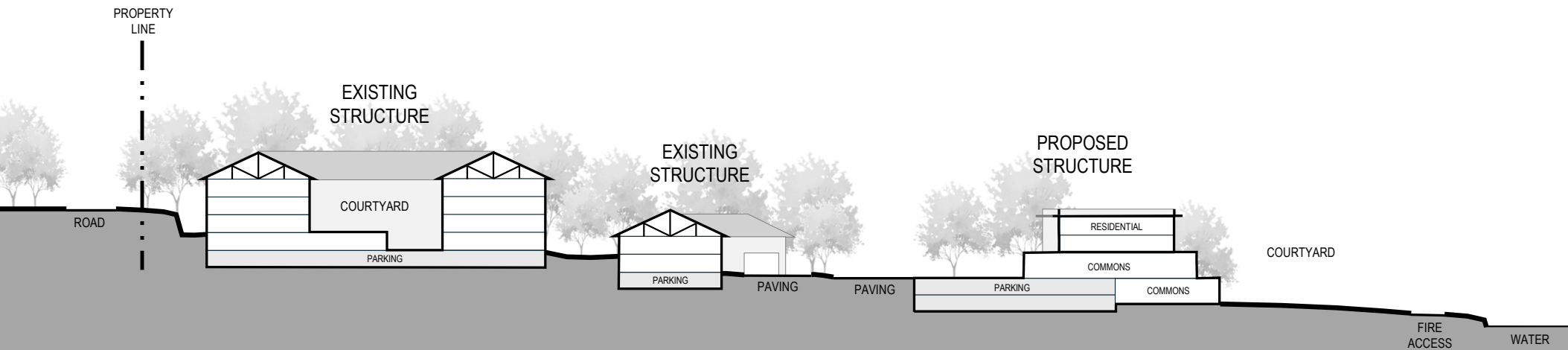


- ⊕ SECOND 43'-0" RESIDENTIAL
- ⊕ FIRST 32'-0" RESIDENTIAL
- ⊕ TERRACE 16'-0" COMMONS
- ⊕ GARDEN 0'-0" COMMONS

Conceptual Side Elevation



SECTION CUT





4 STORIES

4 STORIES

2 STORIES

5 STORIES

3 STORIES

3 STORIES