

Islandia Center Ste 3018 6 Ton RTU Shell

To whom it may concern,

This is a summarized narrative of the project we are trying to permit at the Islandia Center in Mercer Island.

The Property Manager/Owner has hired our company, Performance Mechanical Group, to provide and install a new 6 ton RTU to serve suite 3018 in their building located at 3018 78th Ave SE in Mercer Island, WA. They have now found a tenant to lease the space and would like to provide conditioning for that tenant, as this space does not currently have any HVAC serving it.

Performance Mechanical Group (Referred to as PMG going forward in this narrative letter) Will install the new RTU under the mechanical permit (Once reviewed and approved by permit tech), as well as the RTU screening per the design provided on Sheets M0.0 and Shop-1 on a separate building permit, once the building permit has been reviewed and approved/issued. PMG does not have a mechanical permit to reference due to the necessity of applying and being issued the building permit for screening prior to the mechanical permit being reviewed and approved for issuance.

Screening will be installed per Mercer Island, Washington – City Code / Title 19 – Unified Land Development ... / Chapter 19.12.060 – Screening of Service and Mechanical Areas

B – Standards

Note 2 – Rooftop mechanical equipment and appurtenances.

All rooftop mechanical equipment shall not be visible and shall be enclosed, hidden or screened from adjacent properties, public ways and parks. Rooftop appurtenances are allowed if there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least ten feet from the exterior edge of any building, and shall not cover more than 20 percent of the rooftop area. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least ten feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas surrounding the building.

PMG's proposed screening will be installed more than 10 ft from the roof's edge, will not be in excess of the building's maximum limit height, and shall not cover more than 20 percent of the rooftop area.

Of the approx (20) rooftop package units on this roof, none of them have any screening to use as an example of screening that the city has approved in the past.

Our screening design includes paneling that will match the existing building's siding

Thanks for your time

Derek Herndon

Performance Mechanical Group

425.251.0356