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**By Sarah Kress at 12:26 pm, Apr 28, 2020**

Project Narrative:

Losvar Condominiums will be receiving decorative and safety design upgrades to the building facade to increase curb appeal and property values. The building is composed of brick masonry units (BMU) with a flat roof system, decorative CMU has been installed at the parking garage. The building is located between the Lighthouse Park and the current Ferry Terminal off of Front Street in Mukilteo, WA.

This is an exterior renovation project to the existing building to include, exterior painting, new code compliant guardrails, and decorative metal trim elements to the windows and at the roofline at the front and sides of the building. The roofline trim will contain and reinforce for earthquake damage mitigation. Design upgrades are consistent with the City of Mukilteo Design Standards as follows:

The trim at the roofline will be installed at the east, south and west elevations of the building and reinforcement will be added to the north elevation. The trim and reinforcement has been designed to contain loose bricks that could come loose during an earthquake.

Projection accents at windows and roof to promote human scale and visual interest 17.25A.040.B.2, 17.25A.040.B.2.ii, IBC 2015 3201.3.3. These elements will break up long flat, unadorned walls 17.25A.040.B.4.b.ii, Provide areas to accent with color on the building still complying with the maximum 3 color palette 17.25a.040.B.7.b.iv

New wood look cladding at parking garage CMU. 17.25A.040.B.6.b.iv.B

Removing chain link site fencing and installing new site fencing at front utilities, pool and boat storage for better security and aesthetics. 17.25A.040.A.4.b.ii,

New glass railings will be incorporated into the existing pool wall and private decks to promote views.

Adding and illuminating the new building address numbers at the SE corner to help with way finding. The numbers will be lit so that it is clear and comply with illumination standards and wall sign standards.