



**Design Review Board
Regularly Scheduled Meeting
Monday, March 7, 2016
2:00 – 5:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- 2:00 PM **Call to Order** (Attendance, Agenda, Ethics)
- 2:05 PM **Approval of Minutes**
January 4, 2016
- 2:10 PM **Jones House Site Plan Review (PLN50311SPR)**
Project Location: 176 Ericksen Ave
Project Manager: Heather Beckmann
- 3:10 PM **Bainbridge Island Fire Department (PLN11791SPR/CUP)**
Project Location: Station 21
Project Manager: Josh Machen
- 4:00 PM **Bainbridge Island Fire Department (PLN14200SPR/CUP)**
Project Location: Station 22
Project Manager: Josh Machen
- 5:50 PM **New/Old Business**
- 5:00 PM **Adjourn**



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD

Regularly Scheduled Meeting Minutes

Monday, January 4, 2016 at 2:00 p.m.

City Council Conference Room

280 Madison Ave N

Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)

Creative Space (PLN50177SPR)

Wintergreen Walk (PLN50231PRE)

Old and New Business

Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:01 PM. Design Review Board members also in attendance were Jim McNett, Chuck Depew and, Jeff Boon. Susan Bergen and Chris Gutsche were absent and excused. City Staff in attendance were Planning Manager Josh Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Mr. Grainger mentioned that Mr. Michael Wangen was once an employee and Mr. Depew stated he lived across the wetlands from the Wintergreen Walk project site and had opposed the development but did not feel that would be an issue.

Creative Space (PLN50177SPR)

Senior Planner Heather Beckmann gave an update to the new members of the DRB providing past minutes and a brief synopsis of the DRB's work thus far. Mr. Wangen also gave an overview of the changes to the project since the DRB had seen it last citing the long delay was due to work with a wetlands specialist. The proposed equestrian/pedestrian trail was highlighted with the justification for the trail being on the eastern side of the road as opposed to on the BIMPD side (higher and drier ground). Mr. McNett asked about building materials. Mr. Dave Christianson (owner/developer) stated they would be metal siding in muted colors exactly the same as his previous development. He also stated he would be using vinyl windows. Mr. Depew asked why the final materials were not selected since this was the developer's final review with the DRB. Mr. McNett asked about trees, both saving (the property was primarily clear of trees) and adding new trees. Mr. Wangen stated 2/3 of the property was not being developed. Discussion of landscaping requirements for the parking lot occurred. Ms. Beckmann confirmed landscaping was required. Mr. Christianson stated that since they were leaving 67% of the parcel undeveloped, they would rather not have to do that. Mr. Grainger replied they had an obligation to state they were not meeting the standards and their rationale for why they should not have to meet the standard. Mr. McNett then asked whether the trash/recycling area was large enough for the development. The applicant stated it was conservatively sized for 12 or more small trash containers.

Mr. Wangen verbalized the issue as the prescribed end caps for the parking spaces and that they did not work with the creative open space design desired. Mr. McNett suggested a street elevation to show how the project would look. He also suggested they show a landscaping plan with landscape that would work for the open space design they wanted. Seeing how the developer could achieve their open space design with their own landscaping would be helpful. Landscape buffers and surety were discussed. Ms. Jackie Chipman spoke as a

representative of the Saddle Club and asked that ideally the equestrian trail would be better/safer on the Westside of the road. She also stated she understood why it would be proposed on the drier east side. She was also concerned about vehicular traffic and dust. Mr. Christianson stated he would be willing to pave the roadway up to the driveway which would help with potholes and dust when traffic levels were higher during special events (horse shows, etc.). The easement and whether it was a public or private easement was discussed.

Ms. Beckmann recommended for approval with the following conditions:

1. Engineer check infiltration with landscape architect to ensure buffer requirements can be met.
2. Landscaping in parking area should meet the code.
3. If there was any change to buffer, the applicant would return to the DRB.

Mr. Grainger confirmed that Ms. Beckmann would work out with the developer the four issues mentioned above.

**Motion: I move approval of application subject to clarification of above points.
Depew/Perry: Unanimously approved 5-0**

Wintergreen Walk (PLN50231PRE)

Planning Manager Josh Machen gave an overview of the project answering Mr. Depew's concerns over reviewing a project that has not had an architect engaged for the design. Discussion regarding the difference between a "clinic" and "building" as related to City Code occurred. Changes from the original Visconsi site plan to this new plan were reviewed. The developers were invited in at 3:32 PM. Architect Charles Wenzlau provided overview of the preliminary design concept of the project stating the design was based on future tenant Virginia Mason's ongoing design development. Highlights included how the site design had changed from the original site plan review with the original Visconsi development. Pedestrian connective walkways with adjacent rain garden were presented. It was stated the previously proposed stormwater pond would become an underground stormwater vault beneath one of the adjacent parking lots.

Mr. Grainger brought up the cement block walls that faced the lane and hoped they could create a front corner that would draw people in and be more attractive, such as that previously proposed by Virginia Mason in the Ericksen Avenue location. Mr. Wenzlau reiterated this was a preliminary concept and the design would only get better stating there were different ways to deal with the issues the DRB had brought up. Mr. Goldberg also agreed that the roof mechanicals would always be well screened. It was confirmed that Mr. Wenzlau would be designing the outside of the building. Concerns about employee parking as well as whether there was an appropriate number of customer parking spots included in the design were expressed. Mr. Charles Schmid (citizen) asked where the ambulance would be entering the clinic and both Mr. Wenzlau and Mr. Goldberg stated they needed to speak with Virginia Mason about that.

Old and New Business

Discussion of whether or not to move the January 18, 2016 meeting due to the holiday occurred. The DRB opted to simply cancel that meeting unless there were a sufficient number of projects to fill the agenda.

Adjournment

Meeting was adjourned at 4:29 PM.

Approved by:

Alan Grainger, Chair

Jane Rasely, Administrative Specialist



CITY OF BAINBRIDGE ISLAND

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

Website: www.bainbridgewa.gov

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP

City of Bainbridge Island
AUG 12 2015
Planning and
Community Development

DATE SUBMITTED 08/12/2015	PROJECT NUMBER PLN50311 PRE	
PROJECT NAME Jones House/Manzanita Partners		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET 176 Ericksen Avenue		
TAX PARCEL NUMBER(S) 26250230342009		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Remodel and expand the existing historic building, maintaining the historic look using similar building details. Change the use from commercial to residential with 3 or 4 units in the structure.

Preapplication Conference: Tuesday, September 1, 2015 @ 11:00 a.m.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER HEATHER BECKMANN -- PHONE: 206-780-3754 E-MAIL: hbeckmann@bainbridgewa.gov
OWNER PARTNERS LLC MANZANITA , Jon Thornburgh, Post Office Box 4729, Rolling Bay, WA 98061 Phone: 206-369-2739 E-MAIL:
CONTACT JON THORNBURGH , Manzanita Partners Llc, Post Office Box 4729, Rolling Bay, WA 98061 Phone: 206-369-2739 E-MAIL: jonthornburgh@comcast.net

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;"><u>DATE STAMP FOR CITY USE ONLY</u></p> <p style="text-align: center; color: blue;">City of Bainbridge Island</p> <p style="text-align: center; color: blue;">AUG 12 2015</p> <p style="text-align: center; color: blue;">Planning and Community Development</p>	<u>TO BE FILLED OUT BY APPLICANT</u>
	<p>PROJECT NAME: <u>JONES HOUSE REMODEL</u></p> <p>TAX ASSESSOR'S NUMBER: <u>262.502-3-034-2009</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>176 ERICSEEN AVENUE</u></p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
	<u>FOR CITY USE ONLY</u>
	<p>FILE NUMBER: <u>PLN50311 PRE</u></p> <p>PROJECT NUMBER: <u>50311</u></p> <p>DATE RECEIVED: <u>8.12.2015</u></p> <p>APPLICATION FEE: <u>\$265.00</u></p> <p>TREASURER'S RECEIPT NUMBER:</p>

SUBMITTAL REQUIREMENTS

APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be signed in blue . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.

**APPLICATIONS WILL NOT BE ACCEPTED
unless these basic requirements are met and the submittal packet is deemed counter complete.**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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A. GENERAL INFORMATION

1. Name of property owner: MANZANITA PARTNERS LLC
Address: P.O. Box 4729, ROLLING BAY, WA 98061
Phone: (206) 369-2739 Fax: _____
E-mail: JONTHORNBURGH@COMCAST.NET
JON THORNBURGH - MEMBER AND MANAGER - MANZANITA PARTNERS LLC

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

3. Name of land surveyor: NONE - THIS IS A REMODEL OF AN EXISTING STRUCTURE.
Address: _____
Phone: _____ Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: HEATHER BECKMANN

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PAGE 1 WILL BE GENERATED BY THE CITY AT TIME OF SUBMITTAL

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5. Description of proposal:

PLEASE SEE ATTACHED.

6. Driving directions to site:

FROM WINSLOW WAY TURN NORTH ON TO ERICKSEN AVENUE. PROPERTY IS LOCATED APPROX. 200' ON THE EAST SIDE OF THE STREET

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
<u>2622502-3-034-2009</u>	<u>MANZANITA PARTNERS LLC</u>	<u>9,756 SFT</u>
Use additional sheet if necessary	Total of all parcels:	

* As defined in Bainbridge Island Municipal Code 18.12.050

8. Legal description (or attach):

PLEASE SEE ATTACHED.

9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot	<u>MUTC DISTRICTS</u>	<u>ERICKSEN AVE DISTRICT</u>	<u>N/A</u>	<u>COMMERCIAL</u>
Lot				
Lot				
Lot				

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10. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	ERIKSSON AV DISTRICT	ERIKSSON AV DISTRICT	N/A	COMMERCIAL
South	CORE	CORE	N/A	MIXED USE
East	CORE	CORE	N/A	COMMERCIAL
West	GATEWAY DISTRICT	GATEWAY DISTRICT	N/A	GREEN SPACE - WINSLOW RAVINE

11. Common name of adjacent water area or wetlands area: WINSLOW RAVINE

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)? yes no unknown

If yes, check as appropriate:

<input type="checkbox"/> wetland*	<input type="checkbox"/> geologically hazardous area**
<input type="checkbox"/> wetland buffer*	<input type="checkbox"/> zone of influence**
<input type="checkbox"/> stream*	<input type="checkbox"/> slope buffer**
<input type="checkbox"/> stream buffer*	<input type="checkbox"/> fish and wildlife habitat area

*If your site includes a wetland or wetland buffer, a wetland report may be necessary with your application.

**If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be necessary with your application.

13. Are there underlying/overlying agreements on the property? yes no unknown
If yes, check as appropriate and provide a copy of the decision document:

<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> SPR Site Plan Review
<input type="checkbox"/> MPD Master Planned Development	<input type="checkbox"/> SPT Short Plat
<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SSDP Shoreline Permit
<input type="checkbox"/> REZ Contract Rezone	<input type="checkbox"/> SUB Prior Subdivision
<input type="checkbox"/> RUE Reasonable Use Exception	<input type="checkbox"/> VAR Zoning Variance
	<input type="checkbox"/> Other:

Under which jurisdiction was the approval given?

City of Bainbridge Island Kitsap County

Approval date: _____

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14. Is there any other information which is pertinent to this project? yes no

If yes, please explain: PLEASE SEE ATTACHED.

B. TECHNICAL INFORMATION

1. Name of water purveyor: CITY OF BAINBRIDGE ISLAND
If a private well, what class? _____

2. Type of sewage disposal: on-site septic off-site septic sewer
Sewer district: City of Bainbridge Island Sewer District 7

3. General description of the existing terrain: SLOPES VERY GENTLY FROM
ERIKSSON AVENUE TO THE EAST.

4. Soil survey classification: AREA # DESIGNATION: 22. SOIL TYPE KAPOWSI.

5. Flood plain designation: X AE

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6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet		
collector	50 feet	ERIKSEN AVENUE	50'
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel: yes no
 If yes, existing sidewalks are _____ feet wide.
 Sidewalk installation is proposed as part of the development project: yes no
 Proposed sidewalks: adjacent to the parcel and are to be _____ feet wide.
 internal to the proposal and are to be _____ feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:
REMODEL EXISTING BUILDING. DURATION OF CONSTRUCTION - SIX
TO NINE MONTHS.

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area): .48

10. Proposed lot coverage (total area of building footprint/lot area x 100%): 27 %

11. Height of proposed buildings or structures: 25'

12. Square footage of all spaces:
 retail: _____ storage: _____
 office: 1775 residential: 2,880
(EXISTING BUILDING ON BACK OF LOT) other: _____

13. Number of stories proposed: 2

CITY OF BAINBRIDGE ISLAND

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14. Proposed setbacks:

north: EXISTING WALL LINE south: 8'
east: EXISTING WALL LINE west: ≈ 125'

15. Number of parking stalls proposed: SIX

16. Amount of square footage of proposed paved areas: 100 SQFT

17. Percent of site to be covered by impervious surfaces: 28 %
(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)

18. For light manufacturing proposals, percentage of site to remain as open space: %

19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
[] yes [x] no [] unknown

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
NO

21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:
NONE

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22. Will the completed project result in 800 or more square feet of impervious surface (building footprint + driveways + parking)? yes no unknown

23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground? yes no unknown

24. Do storm water systems exist on the site? yes no unknown

If yes, were they constructed after 1982? yes no unknown

If yes, what type of storm water system exists on the site?
 infiltration open ditching closed conveyance detention

25. Will the completed project result in excavating of or filling in:
 less than 50 cubic yards. more than 50 cubic yards but less than 100 cubic yards. more than 100 cubic yards.

26. For reasonable use exception applications, proposed square footage of wetland and buffer to be disturbed: _____

I hereby certify that I have read this application and know the same to be true and correct.

[Signature]
*Signature of owner or authorized agent

7.31.2015
Date

JONATHAN R. THORNBURGH
Please Print

*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.

5. Description of Proposal:

The project will remodel and expand the current building located at 176 Ericksen. The intent is to maintain the historic look of the existing structure through similar building details (i.e. size and shape of windows, an open front porch, and similar looking siding. The project is intended to address the poor condition of the building. There is no foundation and many components of the building are failing. The existing structure is currently a commercial use and we propose changing it to residential use with 3 or 4 units.

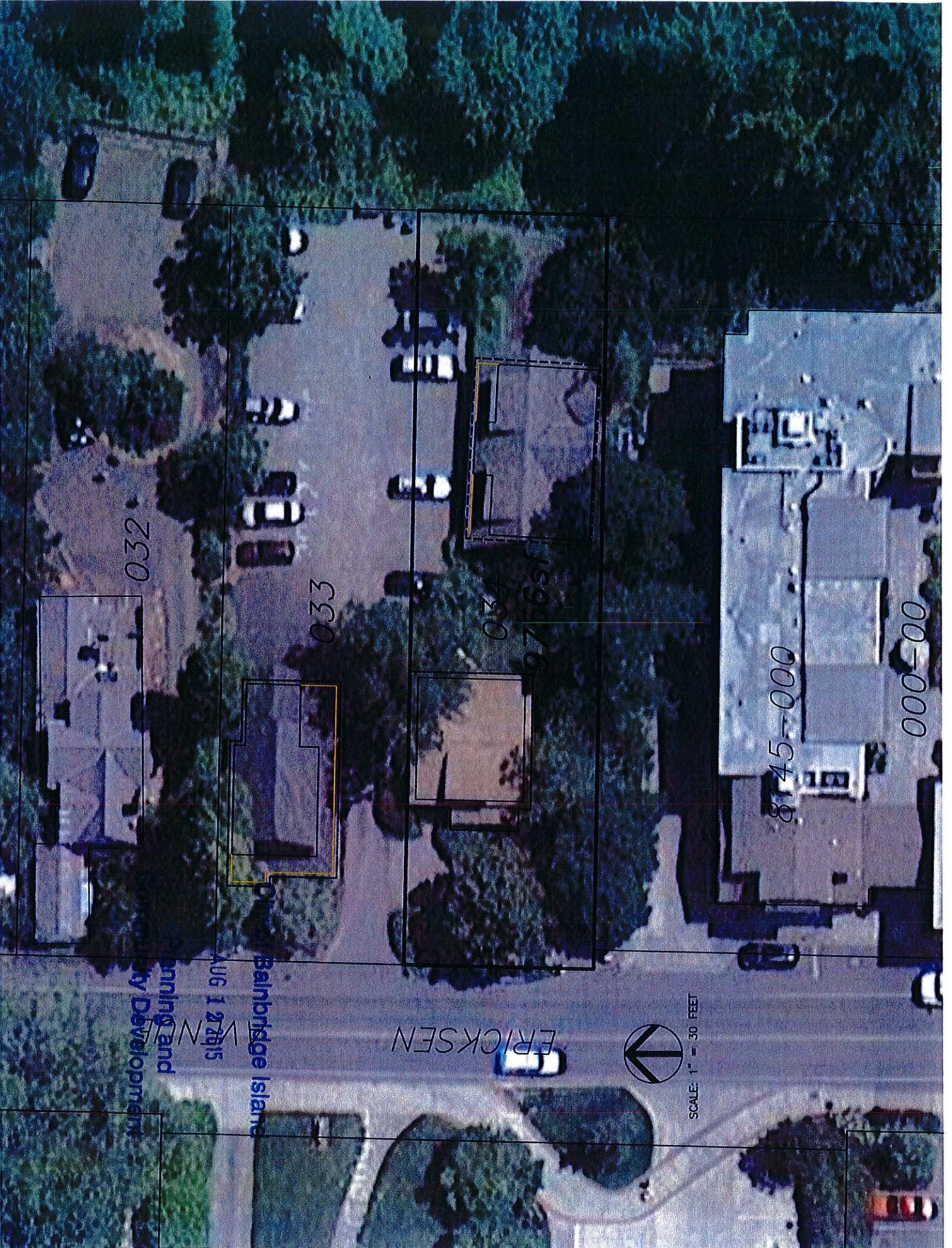
14. Other Pertinent Information

1. We own both 176 Ericksen and the adjacent property to the north 188 Ericksen. 176 Ericksen has an easement via the driveway on 188 Ericksen for access to parking.
2. We want to preserve the historic look and feel of the buildings while addressing the structural deficiencies and increasing the usable area. This project will maintain the historic pattern of building placement and building scale.
3. This project proposes an addition that adds 10 feet of structure to the south portion of the existing building. There is a building located to the rear of 176 Ericksen, the address for this building is 180-182 Ericksen. Due to the placement of the rear building the proposed remodel of the 176 building will not increase the non-conformity and should not be subject to the Ericksen Avenue Guidelines SD3.
4. We wish to retain as much of the existing and mature landscaping as possible. Especially important is retaining the buffer of trees on the South Property line. This is important for the neighbors as well as maintaining the sense of privacy for these small structures. Equally important is retaining the large deciduous tree on the street side.
5. The current tenant of 176 Ericksen uses 15 parking spaces in our surface parking lot. We anticipate the new project to use 6 parking spaces and these can be located below the building.

City of Bainbridge Island

AUG 12 2015

**Planning and
Community Development**



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Bainbridge Island
Planning and
City Development

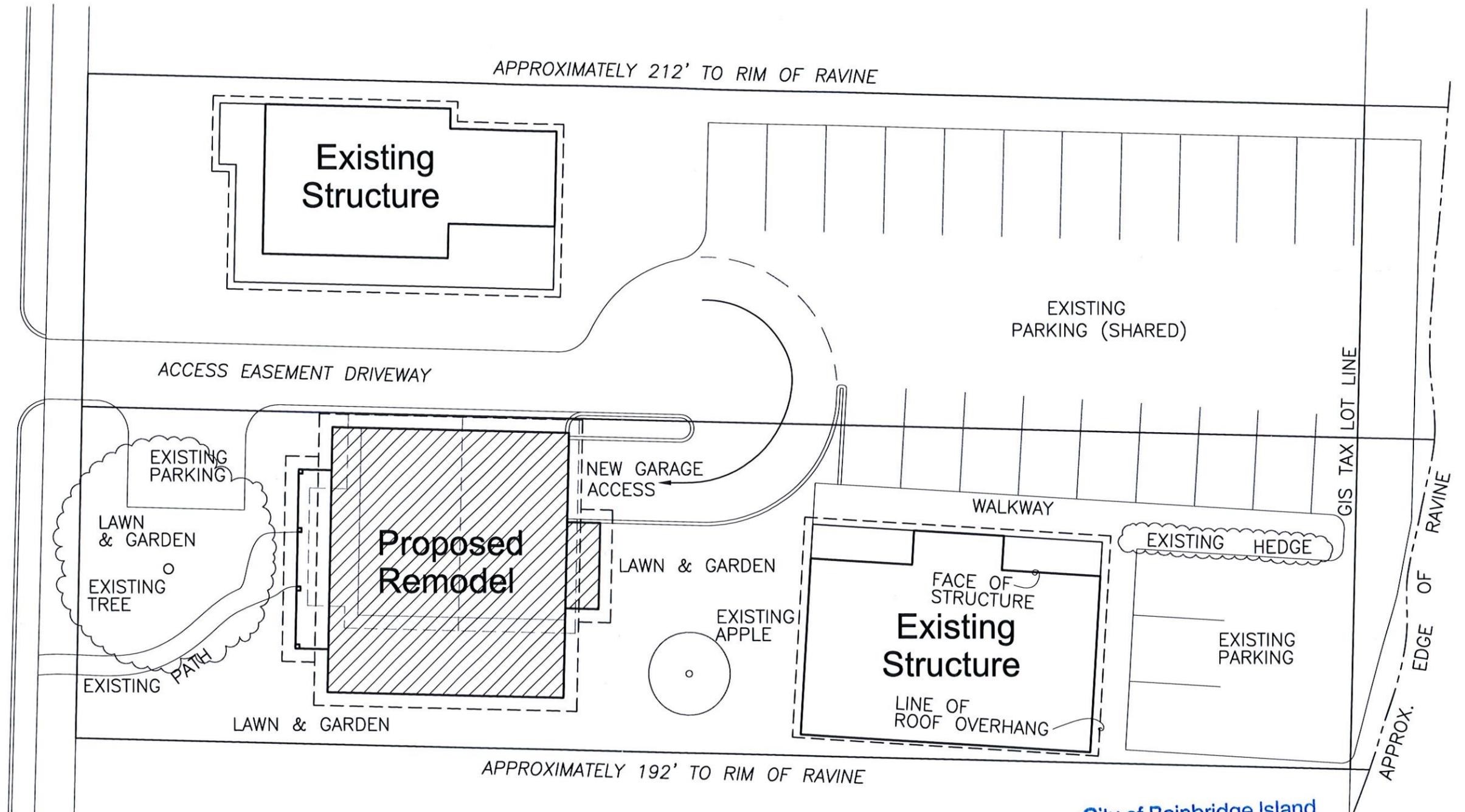
AUG 1 2 2015

ERICKSEN



SCALE: 1" = 30 FEET

ERICKSEN AVENUE



City of Bainbridge Island

AUG 12 2015

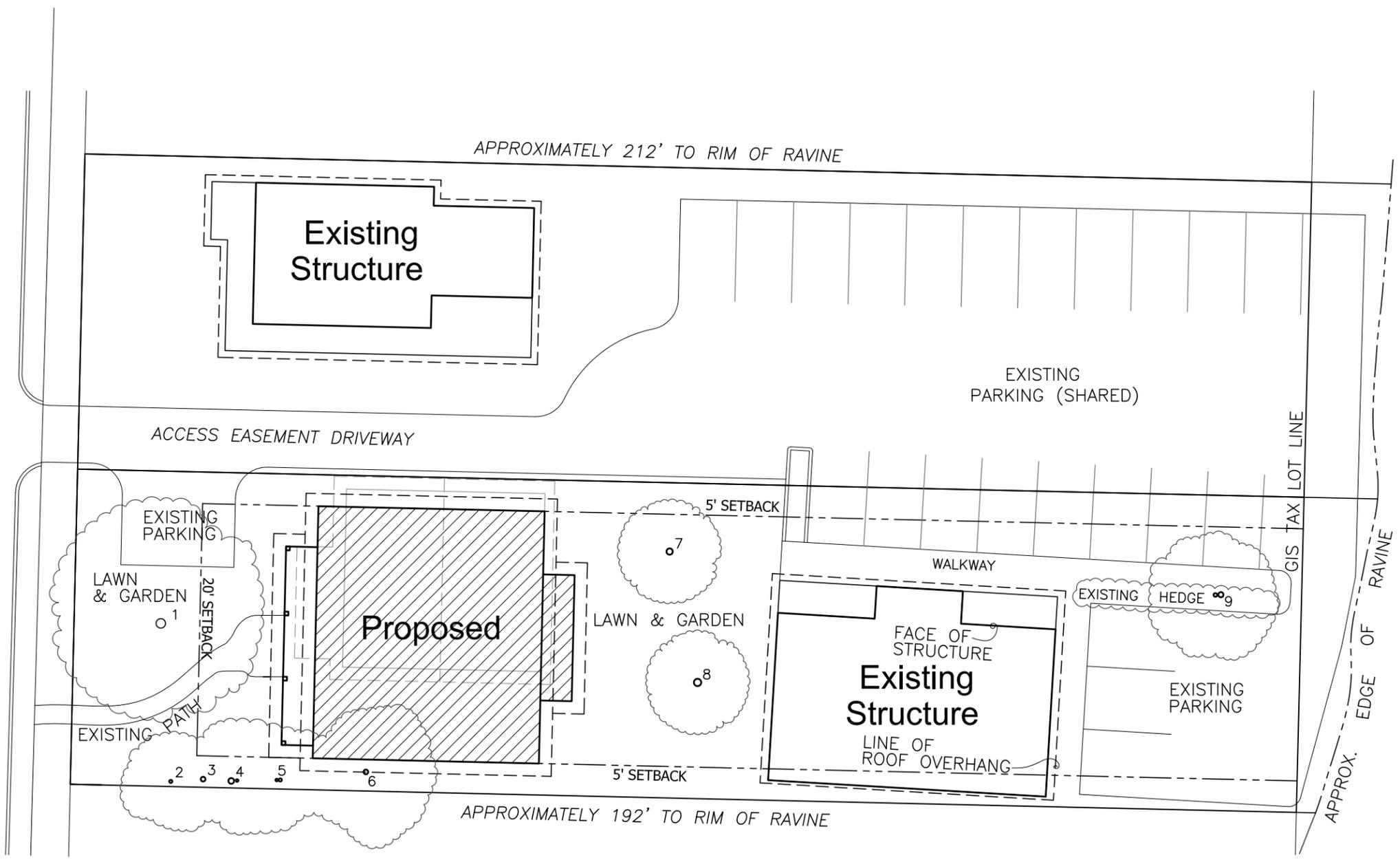
Planning and
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Site Plan

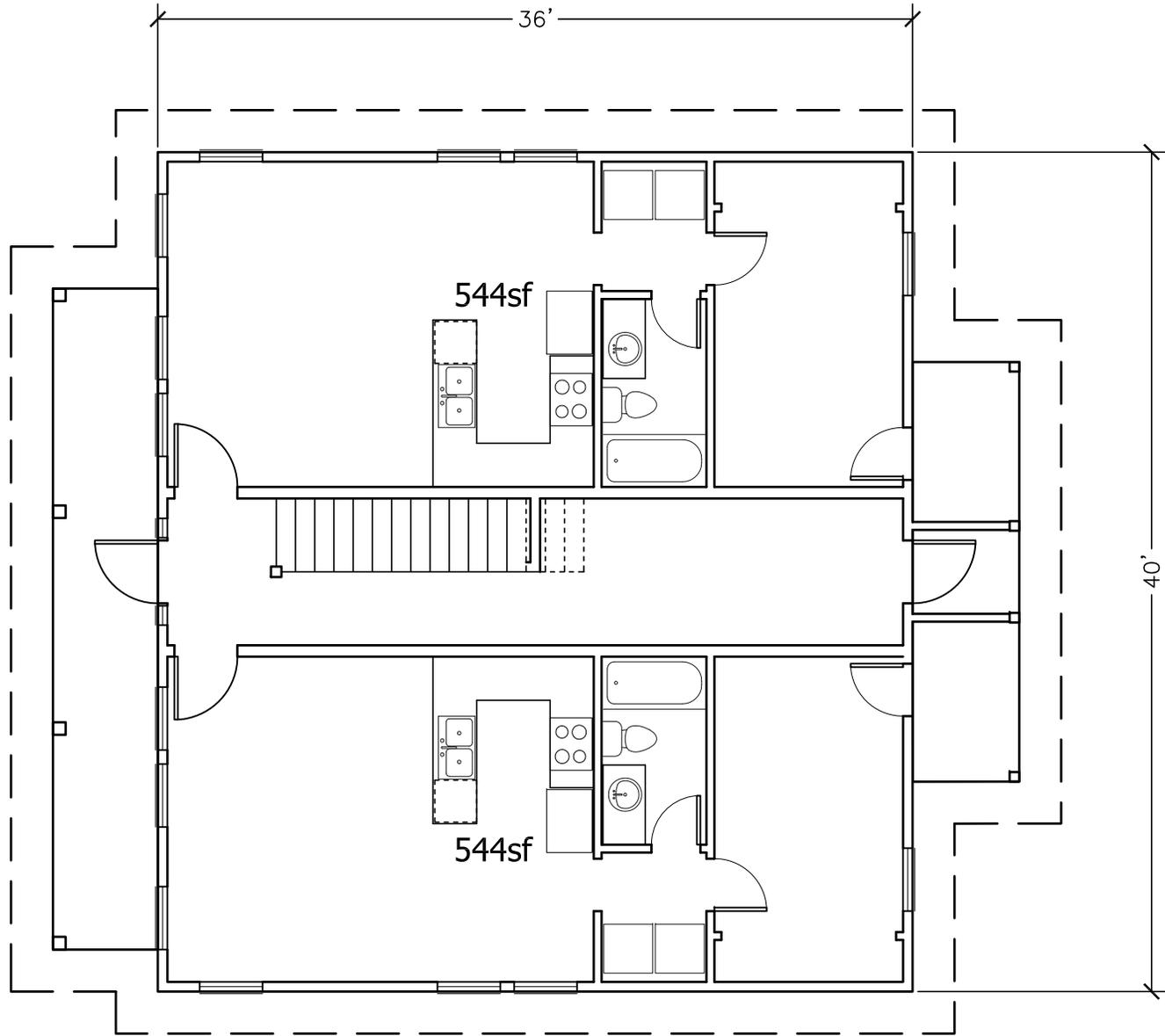
SCALE: 1" = 20 FEET

ERICKSEN AVENUE



Site Plan

SCALE: 1" = 20 FEET



Main Floor Plan

SCALE: 1/8" = 1'-0"

35' MAX BUILDING HEIGHT
W/ PARKING BELOW

25' MAX BUILDING
HEIGHT

SECOND FLOOR

FIRST FLOOR

STORAGE



Street Elevation

SCALE: 1/8" = 1'-0"

3-2-16

35' MAX BUILDING HEIGHT
W/ PARKING BELOW

City of Bainbridge Island

AUG 12 2015

Planning and
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25' MAX BUILDING
HEIGHT

SECOND FLOOR

FIRST FLOOR

PARKING



1/8" = 1'-0"

DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST
MIXED USE TOWN CENTER/ERICKSEN DISTRICT DESIGN GUIDELINES BIMC 18.18.030(E)

Preapplication Conference Checklist

Formal Submittal Checklist

PROJECT NAME JONES HOUSE REMODEL	CASE NUMBER PLN50311 PRE	SITE ADDRESS 176 ERICKSEN AVENUE, BAINBRIDGE IS	TAX PARCEL NUMBER(S) 262502-3-034-2009
PROJECT DESCRIPTION			
<p>The project will remodel and expand the current building located at 176 Ericksen. The intent is to maintain the historic look of the existing structure through similar building details (i.e. size and shape of windows, an open front porch, and similar looking siding. The project is intended to address the poor condition of the building. There is no foundation and many components of the building are failing. The existing structure is currently a commercial use and we propose changing it to residential use with 3 or 4 units.</p>			

SITE DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	
SITE DESIGN 1	Ensure that the pre-1920s residential character predominates.	PRESERVATION OF HISTORIC BUILDINGS Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.	DRB ACTION (Y/N)
Applicant Response: Project is designed specifically to capture the look and feel of the existing 1908 home. The additional space is added to the south side and front of the building. This allows for preservation of mature trees and the courtyard between this structure and the building located to the rear.			
SITE DESIGN 2	Ensure that the pre-1920s residential character predominates.	SCALE OF CONSTRUCTION Scale of buildings in this corridor shall remain modest (refer to guideline BD1). Any new development shall be constructed so that building forms, roof shapes and	DRB ACTION (Y/N)

		relationship of building to street are compatible with the historic structures on Ericksen Avenue.	
Applicant Response: The building scale is similar in size to the other two existing building on our parcels and substantially less than allowed by code. Building form and rooflines to be similar to the existing building in order to retain the historic look and feel of the street.			
SITE DESIGN 3	Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine.	RAVINE VIEW CORRIDORS On the west side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under Highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.	DRB ACTION (Y/N)
Applicant Response: There are two existing buildings on this parcel. Due to the site placement where the two buildings are offset the property does not meet the open-air view corridor requirement. The proposed additional space does not increase the non-conformity and retains both the historic pattern of development and existing mature trees.			
SITE DESIGN 4	Reinforce the historic pattern of development.	SETBACKS Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.	DRB ACTION (Y/N)
Applicant Response: This project does not meet the front set back requirement. To meet the requirement would require removal of a heritage tree. Moving the building forward would also not reinforce the historic pattern of			

development – the original building have staggered set backs are not located as close to the street as currently required.			
SITE DESIGN 5	Reinforce the historic pattern of development.	LANDSCAPE FRONT YARDS Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover.	DRB ACTION (Y/N)
Applicant Response: A main goal of the project is to retain as much of the existing mature trees and landscaping as possible. Substantially more than 50% of the front yard will be landscaped.			
SITE DESIGN 6	To have signs along this corridor be very unobtrusive.	SIGNS The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.	DRB ACTION (Y/N)
Applicant Response: All signage will be designed to match the style of the building and will not be either neon or internally lit.			

Building Design Guidelines continued on following page...

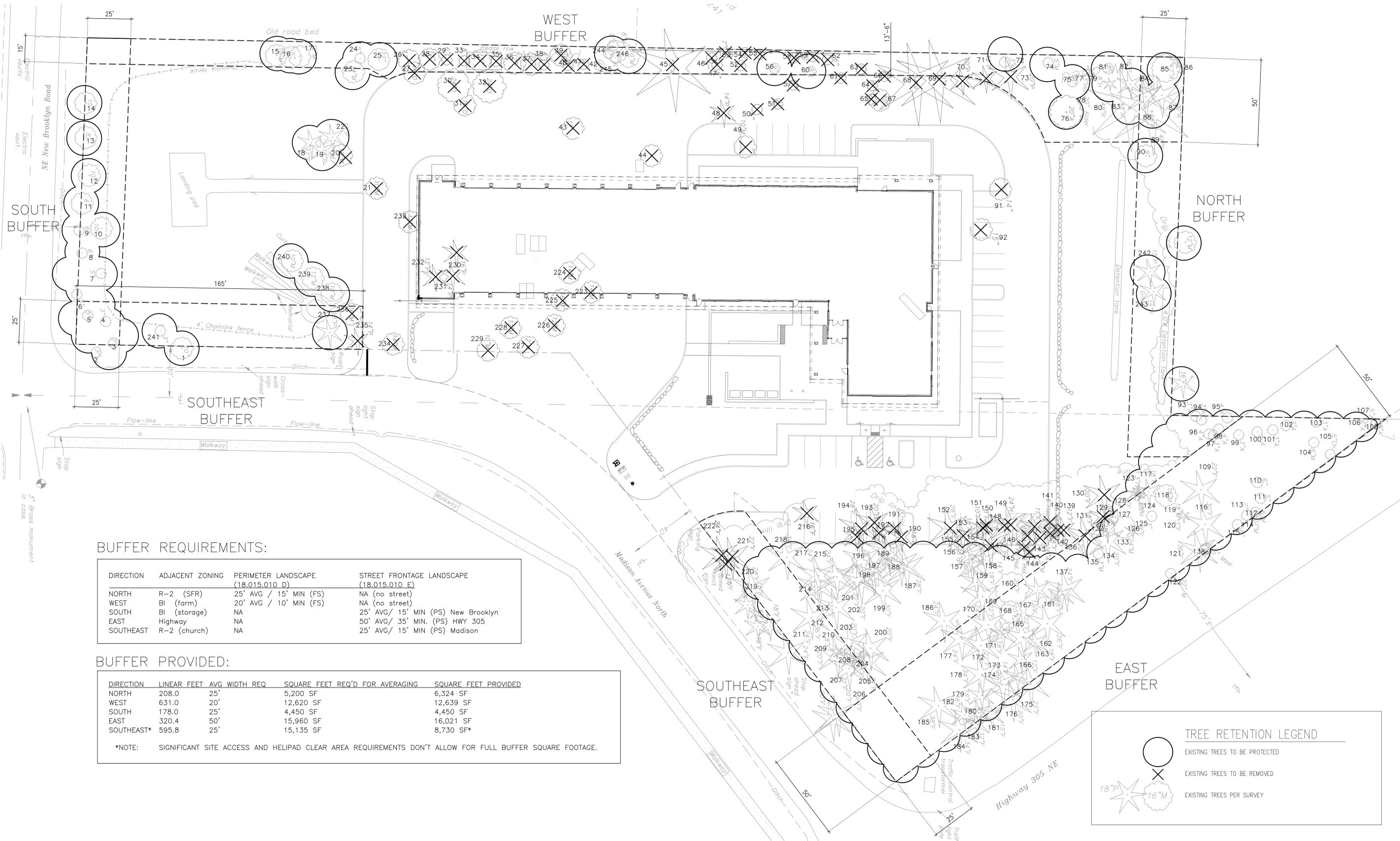
BUILDING DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	DRB ACTION (Y/N)
BUILDING DESIGN 1	Ensure that the scale of new development is compatible with historic structures.	MAXIMUM BUILDING FOOTPRINT South of Wyatt, the total footprint of any building shall not exceed 2500 sf. North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be no minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt.	
Applicant Response: Proposed footprint to be approximately 1,500 square feet.			

BUILDING DESIGN 2	Continue the historic pattern of building forms.	PITCHED ROOFS Buildings should have pitched roofs with one or more visible ridge lines. Roof pitch on main roofs shall have at least 8: 12 and no more than 12: 12. Roof overhang should be at least 12". Roof pitch on shed dormers and attached porches shall be at least 4: 12. No continuous roof ridge shall be over 50' long.	DRB ACTION (Y/N)
Applicant Response: Roof pitches to meet criteria.			
BUILDING DESIGN 3	Continue the historic pattern of building forms.	BUILDING AND SITE ACCESS In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons. In remodel projects, this guideline will be met to the extent feasible.	DRB ACTION (Y/N)
Applicant Response: Integration of ADA and pedestrian access to be integrated in overall design.			
BUILDING DESIGN 4	Continue the historic pattern of building forms.	BUILDING MATERIALS Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at	DRB ACTION (Y/N)

		<p>windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. <i>It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of the guideline.</i></p>	
<p>Applicant Response: Project's intent is to retain the pre-1920's look of the design features the existing building and incorporate in the new construction. We have attempted to replicate the existing structure as closely as possible using the design details and types of materials that make the existing building distinctive.</p>			

Additional comments/recommendations from the Design Review Board on the following page...

<p>GUIDELINES REQUIRING ACTION PER DESIGN REVIEW BOARD</p>
<p>DESIGN REVIEW BOARD SUMMARY MOTION ON ACTIONS</p>



BUFFER REQUIREMENTS:

DIRECTION	ADJACENT ZONING	PERIMETER LANDSCAPE (18.015.010 D)	STREET FRONTAGE LANDSCAPE (18.015.010 E)
NORTH	R-2 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)
WEST	BI (farm)	20' AVG / 10' MIN (FS)	NA (no street)
SOUTH	BI (storage)	NA	25' AVG/ 15' MIN (PS) New Brooklyn
EAST	Highway	NA	50' AVG/ 35' MIN. (PS) HWY 305
SOUTHEAST	R-2 (church)	NA	25' AVG/ 15' MIN (PS) Madison

BUFFER PROVIDED:

DIRECTION	LINEAR FEET	AVG WIDTH REQ	SQUARE FEET REQ'D FOR AVERAGING	SQUARE FEET PROVIDED
NORTH	208.0	25'	5,200 SF	6,324 SF
WEST	631.0	20'	12,620 SF	12,639 SF
SOUTH	178.0	25'	4,450 SF	4,450 SF
EAST	320.4	50'	15,960 SF	16,021 SF
SOUTHEAST*	595.8	25'	15,135 SF	8,730 SF*

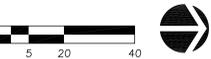
*NOTE: SIGNIFICANT SITE ACCESS AND HELIPAD CLEAR AREA REQUIREMENTS DON'T ALLOW FOR FULL BUFFER SQUARE FOOTAGE.

TREE RETENTION LEGEND

- EXISTING TREES TO BE PROTECTED
- EXISTING TREES TO BE REMOVED
- EXISTING TREES PER SURVEY

TREE RETENTION PLAN

1"=20'-0"



MECHANICAL/ELECTRICAL
INTERFACE ENGINEERING
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PORTLAND, OR 97204

LANDSCAPE FISCHER BOUMA PARTNERSHIP
310 MADISON AVENUE
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Client

BAINBRIDGE ISLAND FIRE DEPARTMENT
8895 MADISON AVE. NE
BAINBRIDGE ISLAND, WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT STATION 21
8895 MADISON AVE. NE



REVISIONS:

REVISION	REVISION DELTA	CLOSING DATE

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SHEET TITLE:

TREE RETENTION PLAN

SHEET

L1.0

JOB NO. 2150124.00

Tree Retention Analysis

Project: BIFD -Station 21
 Performed by: Fischer Bouma Partnership
 Date: 2/8/2016

REQUIRED TREE UNITS

PROJECT SITE: 2.88 Acres (Excludes Buffer Area of 1.03 acres) 3.91 total acres minus 1.03 buffer acres
 CURRENT TOTAL TREE UNITS: 375.2 TUs (Excludes Buffers)
 CURRENT TREE UNITS PER ACRE: 130.3 TUs/AC (Excludes Buffers)
 TREE UNITS REQUIRED: 115.2 Total per 18.15.010.G.4.iii

SUMMARY OF TREE UNITS RETAINED & NEW REQUIRED

TREES RETAINED (SEE DATA BELOW): 141.2
 NEW TREE UNITS REQUIRED (MIN.): 0.0

TREE UNIT DESIGNATIONS PER CODE

Table 18.15.010-7: Tree Unit Conversion Table for Preserved Trees

DBH	Tree Units
0-2	0.0
3-5	1.0
6-10	1.2
11-12	1.4
13-15	2.0
16-18	3.2
19-20	3.8
21-23	4.6
24-26	6.2
27-28	7.0
29-30	7.8
30+	8.2

KEY:

	Retained
	Removed

DATA

Notes:

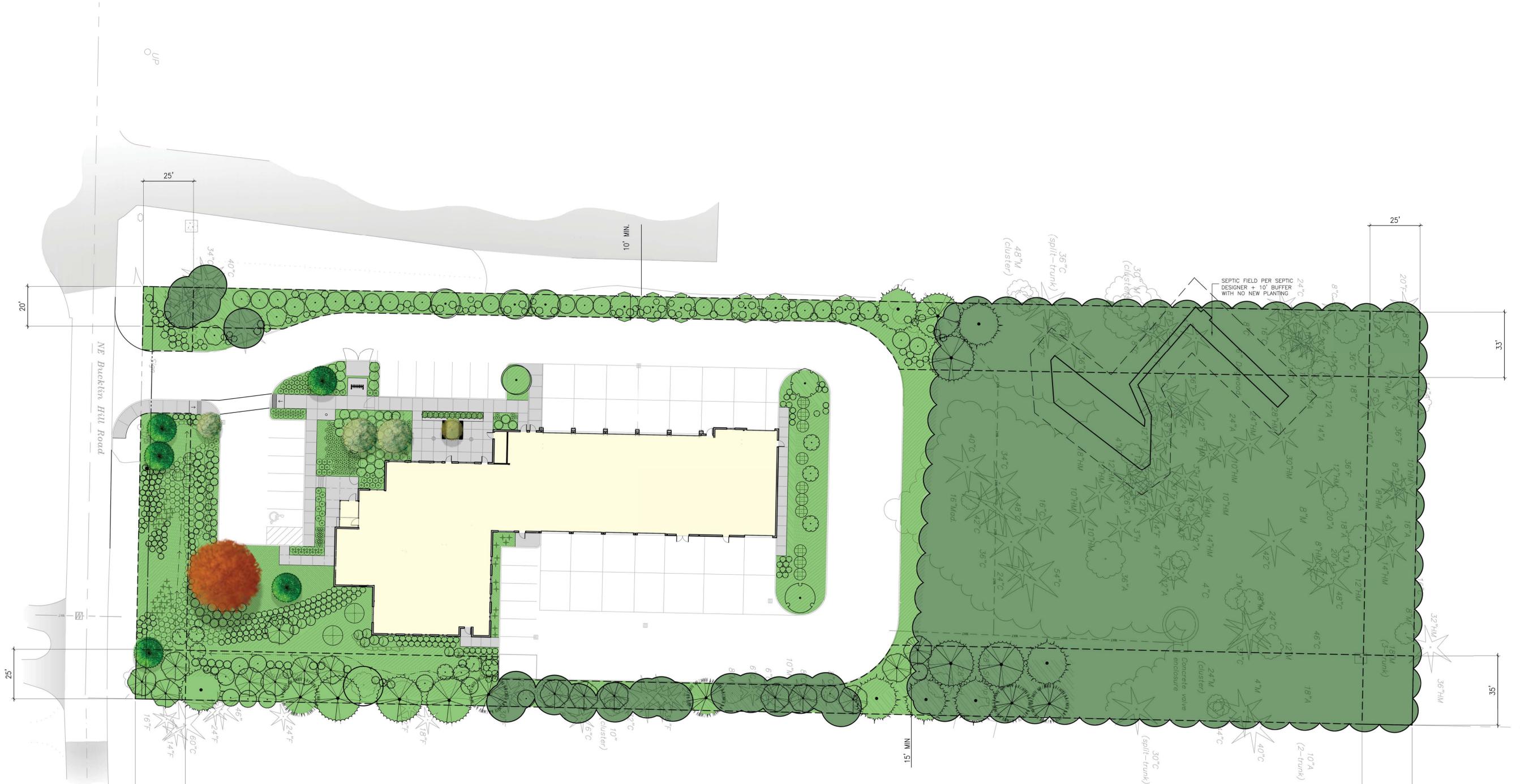
Tree No.	Species	Size (DBH)	TU Retained	TU Removed	Notes
001		10	0		Buffer
002		7	0		Buffer
003		7	0		Buffer
004		3	0		Buffer
005		5	0		Buffer
006		5	0		Buffer
007		5	0		Buffer
008		6	0		Buffer
009		6	0		Buffer
010		10	0		Buffer
011		6	0		Buffer
012		10	0		Buffer
013		8	0		Buffer
014		10	0		Buffer
015	Maple	10	0		Buffer
016		5	0		Buffer
017	Maple	12	0		Buffer
018	Pine	12	1.4		
019	Pine	18	3.2		
020	Maple	10	0	1.2	
021	Maple	10	0	1.2	
022	Pine	22	4.6		
023	Maple	14	2		
024		5	0		Buffer
025		12	0		Buffer
026		12	0	1.4	
027	Oak	16	0	3.2	
028		12	0	1.4	
029		6	0	1.2	
030	Oak	24	0	6.2	
031	Oak	16	0	3.2	
032	Oak	24	0	6.2	
033		8	0	1.2	
034		12	0	1.4	
035		4	0	1	
036		12	0	1.4	

037		12	0	1.4		
038		6	0	1.2		
039	Alder	7	0	1.2		
040		4	0	1		
041		4	0	1		
042		6	1.2			
043		12	0	1.4		
044			0	0	Diameter not given on survey	
045	Redwood	50	0	8.2		
046		8	0	1.2		
047		8	0	1.2		
048	Pine	14	0	2		
049	Maple	10	0	1.2		
050		6	0	1.2		
051		6	0	1.2		
052		7	0	1.2		
053		7	0	1.2		
054		5	0	1		
055		5	0	1		
056		9	0		Buffer	
057		6	0	1.2		
058		5	0	1		
059		6	0	1.2		
060		8	0		Buffer	
061		6	0	1.2		
062		7	0	1.2		
063		9	0	1.2		
064		6	0	1.2		
065		5	0	1		
066		6	0	1.2		
067		10	0	1.2		
068	Redwood	54	0	8.2		
069	Redwood	50	0	8.2		
070	Pine	10	0	1.2		
071	Pine	12	0	1.4		
072	Maple	3	0		Buffer	
073	Pine	20	0	3.8		
074	Maple	5	0		Buffer	
075		8	0		Buffer	
076	Alder	20	0		Buffer	
077	Holly	3	0		Buffer	
078	Alder	20	0		Buffer	
079	Holly	8	0		Buffer	
080			0		No tree (Misabeled on survey)	
081		3	0		Buffer	
082	Pine	16	0		Buffer	
083	Redwood	48	0		Buffer	
084	Redwood	22	0		Buffer	
085	Alder	17	0		Buffer	
086	Fir	6	0		Buffer	
087	Redwood	22	0		Buffer	
088	Redwood	48	0		Buffer	
089			0		No tree (Misabeled on survey)	
090		9	0		Buffer	
091		14	0	2		
092		15	0	2		
093	Alder	3	0		Buffer	
094	Alder	3	0		Buffer	
095	Alder	4	0		Buffer	
096	Alder	4	0		Buffer	
097	Alder	3	0		Buffer	
098	Alder	4	0		Buffer	
099	Alder	3	0		Buffer	
100	Alder	4	0		Buffer	
101	Alder	3	0		Buffer	
102	Alder	3	0		Buffer	
103	Alder	3	0		Buffer	
104	Maple	6	0		Buffer	
105	Cherry	5	0		Buffer	
106	Alder	6	0		Buffer	
107	Alder	5	0		Buffer	
108	Alder	3	0		Buffer	
109	Fir	22	0		Buffer	
110		6	0		Buffer	
111		5	0		Buffer	
112	Maple	6	0		Buffer	
113		7	0		Buffer	
114	Maple	7	0		Buffer	
115		8	0		Buffer	

116	Fir	30	0		Buffer		
117	Fir	18	0				
118	Maple	18	0		Buffer		
119	Maple	18	0		Buffer		
120	Fir	3	0		Buffer		
121	Fir	36	0		Buffer		
122	Maple	22	0		Buffer		
123	Fir	3	1				
124	Fir	18	0		Buffer		
125		3	0		Buffer		
126	Fir	9	0		Buffer		
127	Fir	5	0		Buffer		
128	Fir	4	1				
129	Fir	30	0	7.8			
130	Fir	20	0	3.8			
131	Fir	18					
132	Fir	18	3.2				
133	Maple	24	0		Buffer		
134	Fir	20	0		Buffer		
135	Maple	3	0		Buffer		
136	Fir	20	0	3.8			
137	Fir	24	0		Buffer		
138	Madrona	5	0		Buffer		
139	Fir	12	0	1.4			
140	Holly	6	0	1.2			
141	Holly	6	0	1.2			
142	Fir	8	0	1.2			
143	Alder	16	0	3.2			
144	Holly	6	0	1.2			
145	Holly	6	0	1.2			
146	Holly	24	0	6.2			
147	Fir	26	0	6.2			
148	Fir	6	0	1.2			
149	Holly	24	0	6.2			
150	Fir	3	0	1			
151	Fir	10	0	1.2			
152	Fir	28	0	7			
153	Fir	18	0	3.2			
154	Fir	26	0	6.2			
155	Fir	24	0	6.2			
156	Fir	18	3.2				
157	Fir	20	3.8				
158	Fir	14	2				
159	Fir	18	3.2				
160	Fir	20	3.8				
161	Fir	18	0		Buffer		
162	Fir	26	0		Buffer		
163	Fir	18	0		Buffer		
164			0		No tree		
165	Fir	22	0		Buffer		
166	Fir	12	0		Buffer		
167	Fir	12	0		Buffer		
168	Fir	10	0		Buffer		
169	Fir	22	4.6				
170	Fir	24	6.2				
171	Fir	18	0		Buffer		
172	Fir	22	0		Buffer		
173	Fir	14	0		Buffer		
174	Fir	20	0		Buffer		
175	Fir	22	0		Buffer		
176	Fir	20	0		Buffer		
177	Fir	24	0		Buffer		
178	Fir	34	0		Buffer		
179	Fir	179	0		Buffer		
180	Fir	10	0		Buffer		
181	Fir	15	0		Buffer		
182	Fir	16	0		Buffer		
183	Fir	12	0		Buffer		
184	Fir	34	0		Buffer		
185	Fir	38	0		Buffer		
186	Fir	24	6.2				
187	Fir	28	7				
188	Fir	20	3.8				
189	Fir	22	4.6				
190	Fir	18	0	3.2			
191	Holly	6	0	1.2			
192		5	0	1			
193	Fir	20	0	3.8			
194	Fir	28	0	7			

195	Fir	15	0	2		
196	Fir	26	6.2			
197	Fir	8	1.2			
198	Fir	34	8.2			
199	Fir	30	7.8			
200	Fir	20	3.8			
201	Fir	22	4.6			
202	Fir	20	3.8			
203	Fir	20	3.8			
204	Fir	8	1.2			
205	Fir	24	0		Buffer	
206	Fir	20	0		Buffer	
207	Fir	32	0		Buffer	
208	Fir	10	0		Buffer	
209	Fir	20	0		Buffer	
210	Fir	8	0		Buffer	
211	Fir	24	0		Buffer	
212	Fir	36	0		Buffer	
213	Fir	22	4.6			
214	Fir	22	4.6			
215	Fir	24	6.2			
216	Fir	16	0	3.2		
217	Fir	24	6.2			
218	Fir	34	8.2			
219	Fir	18	0		Buffer	
220	Fir	28	0	7		
221	Fir	22	0	4.6		
222	Fir	24	0	6.2		
223	Maple	14	0	2		
224	Maple	14	0	2		
225	Maple	16	0	3.2		
226	Maple	12	0	1.4		
227	Maple	12	0	1.4		
228	Maple	12	0	1.4		
229	Maple	10	0	1.2		
230	Pine	16	0	3.2		
231	Pine	14	0	2		
232	Pine	12	0	1.4		
233	Maple	12	0	1.4		
234	Maple	14	0	2		
235	Pine	14	0	2		
236	Maple	16	0	3.2		
237	Pine	18	0		Buffer	
238	Maple	10	1.2			
239	Maple	12	1.4			
240	Maple	10	1.2			
241		3	1			
242	Pine	15	0		Buffer	
243	Pine	15	0		Buffer	
244		4	0		Buffer	
245	Alder	6	0		Buffer	
246	Maple	10	0		Buffer	

	RETAINED	REMOVED	TOTAL
TOTAL TREE UNITS (not in buffers):	141.2	234.0	375.2



BUFFER REQUIREMENTS:

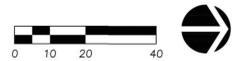
DIRECTION	ADJACENT ZONING	PERIMETER LANDSCAPE (18.015.010 D)	STREET FRONTAGE LANDSCAPE (18.015.010 E)
NORTH	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)
WEST	R-1 (Am Legion)	20' AVG / 10' MIN (FS)	NA (no street)
SOUTH	R-0.4 (school)	NA b/c Bucklin Rd	25' AVG/ 15' MIN (PS) Bucklin
EAST	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)

BUFFERS PROVIDED:

DIRECTION	LINEAR FEET	AVG WIDTH REQ	SQUARE FEET REQ'D FOR AVERAGING	SQUARE FEET PROVIDED
NORTH	208.6	25'	5,205 SF	5,205 SF
WEST	638.5	20'	12,770 SF	13,822 SF
SOUTH	208.6	25'	5,205 SF	4,417 SF + ROAD ACCESS
EAST	638.5	25'	15,963 SF	16,574 SF

LANDSCAPE PLAN

1"=20'-0"



MECHANICAL/ELECTRICAL
INTERFACE ENGINEERING
708 SW 3RD, SUITE 400
PORTLAND, OR 97204

LANDSCAPE
FISCHER BOUMA PARTNERSHIP
310 MADISON AVENUE
SOUTH, SUITE A
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8895 MADISON AVE. NE
BAINBRIDGE ISLAND, WA 98110

Project
**BAINBRIDGE ISLAND FIRE DEPT
STATION 22**



REVISIONS:

REVISION	DATE	DESCRIPTION

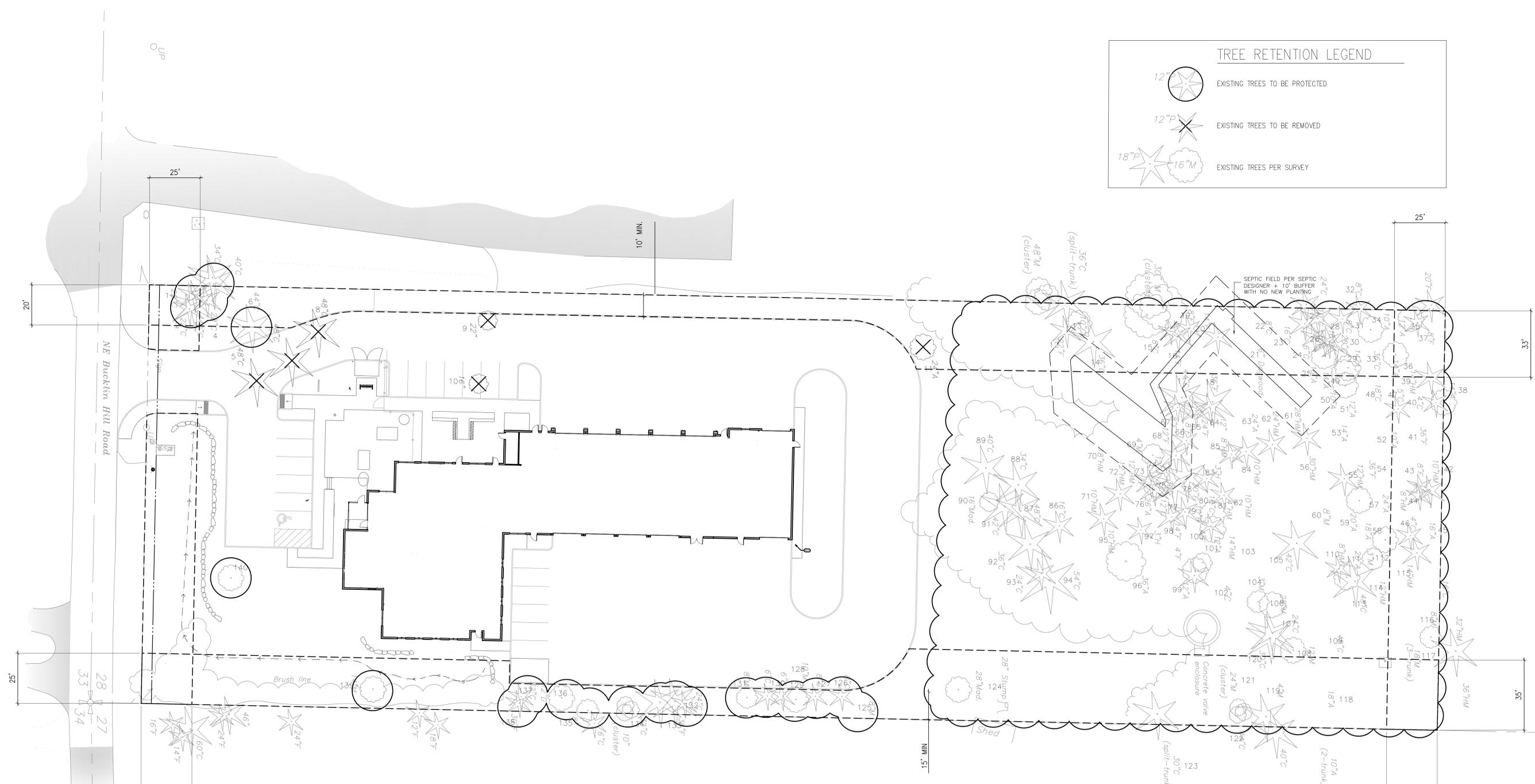
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SHEET TITLE:
**ILLUSTRATIVE
LANDSCAPE PLAN**

SHEET
L0.0
JOB NO. 2150124.00

TREE RETENTION LEGEND

-  EXISTING TREES TO BE PROTECTED
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES PER SURVEY



BUFFER REQUIREMENTS:

DIRECTION	ADJACENT ZONING	PERIMETER LANDSCAPE (18.015.010 D)	STREET FRONTAGE LANDSCAPE (18.015.010 E)
NORTH	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)
WEST	R-1 (Am Legion)	20' AVG / 10' MIN (FS)	NA (no street)
SOUTH	R-0.4 (school)	NA b/c Bucklin Rd	25' AVG/ 15' MIN (PS) Bucklin
EAST	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)

BUFFERS PROVIDED:

DIRECTION	LINEAR FEET	AVG WIDTH REQ	SQUARE FEET REQ'D FOR AVERAGING	SQUARE FEET PROVIDED
NORTH	208.6	25'	5,205 SF	5,205 SF
WEST	638.5	20'	12,770 SF	13,822 SF
SOUTH	208.6	25'	5,205 SF	4,417 SF + ROAD ACCESS
EAST	638.5	25'	15,963 SF	16,574 SF

TREE RETENTION PLAN

1"=20'-0"



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BAINBRIDGE ISLAND FIRE DEPARTMENT
8895 MADISON AVE. NE
BAINBRIDGE ISLAND, WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 22



JEFFREY K. BOUMA
CERTIFICATE NO. 947

REVISIONS:

REVISION	REVISION DELTA	CLOSING DATE

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SHEET TITLE:

TREE RETENTION PLAN

SHEET

L1.0

JOB NO. 2150124.00

Tree Retention Analysis

Project: BIFD -Station 22
 Performed by: Fischer Bouma Partnership
 Date: 3/3/2016

REQUIRED TREE UNITS

PROJECT SITE: 2.2 Acres (Excludes Buffer Area of 0.88 acres) 3.06 total acres minus 0.88 buffer acres
 CURRENT TOTAL TREE UNITS: 216.4 TUs (Excludes Buffers)
 CURRENT TREE UNITS PER ACRE: 99.3 TUs/AC (Excludes Buffers)
 TOTAL TREE UNITS REQUIRED: **87.2** Total per 18.15.010.G.4.iii

SUMMARY OF TREE UNITS RETAINED & NEW REQUIRED

TREES RETAINED (SEE DATA BELOW): **177.8**
 NEW TREE UNITS REQUIRED (MIN.): 0.0

TREE UNIT DESIGNATIONS PER CODE

Table 18.15.010-7: Tree Unit Conversion Table for Preserved Trees

DBH	Tree Units
0-2	0.0
3-5	1.0
6-10	1.2
11-12	1.4
13-15	2.0
16-18	3.2
19-20	3.8
21-23	4.6
24-26	6.2
27-28	7.0
29-30	7.8
30+	8.2

KEY:

	Retained
	Removed

DATA

Notes:

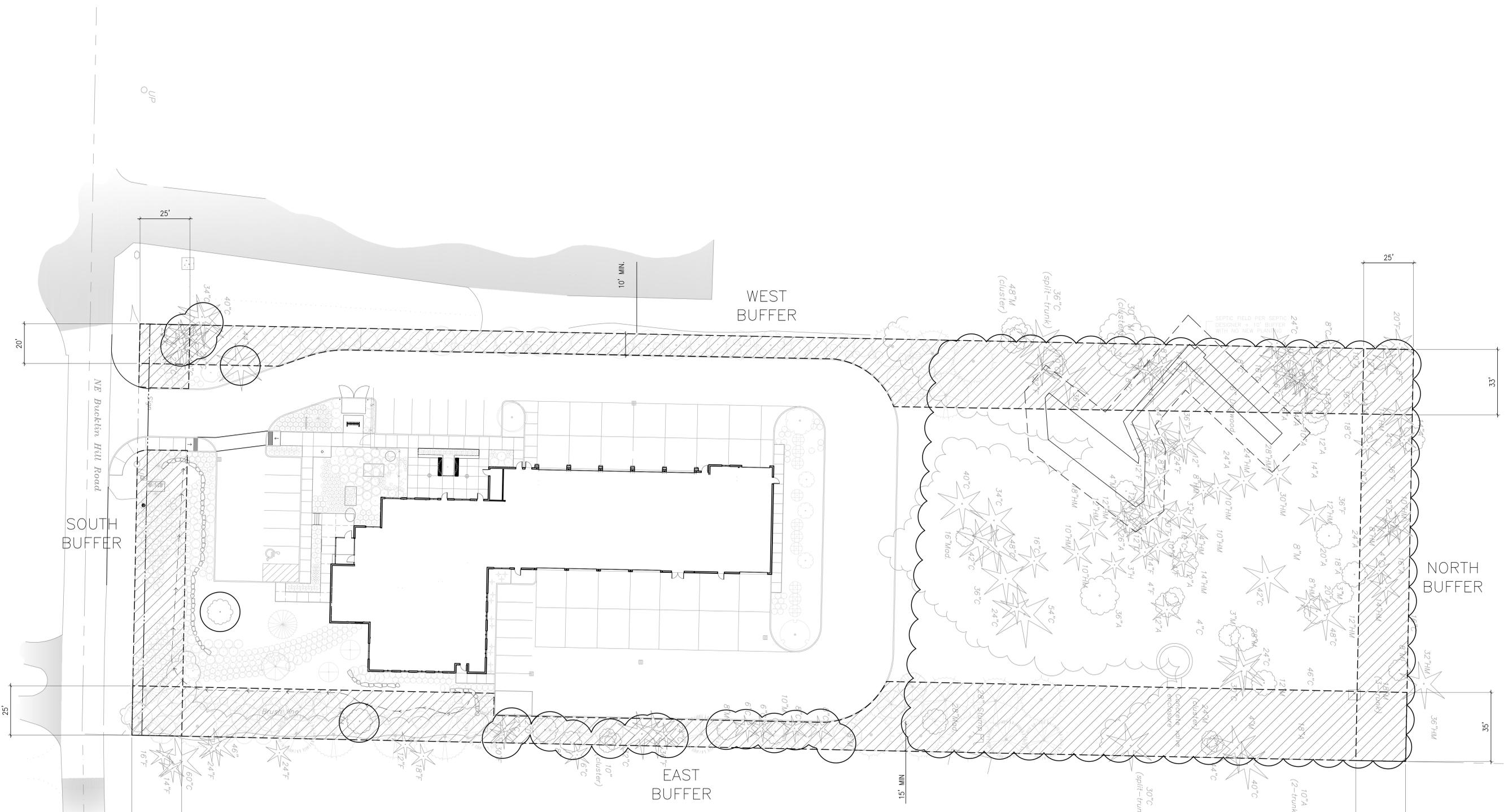
Trees within buffers are listed below but the tree units associated with each are not calculated as TU's retained or removed

Tree No.	Species	Size (DBH)	TU Retained	TU Removed	Notes
001	Cedar	22	0.0		Buffer
002	Cedar	22	0.0		Buffer
003	Cedar	40	0.0		Buffer
004	Cedar	20	0.0		Buffer
005	Cedar	48	0.0	8.2	
006	Cedar	44	0.0		Buffer
007	Cedar	48	0.0	8.2	
008	Cedar	48	0.0	8.2	
009		22	0.0	4.6	
010		16	0.0	3.2	
011	Alder	24	0.0	6.2	
012	Fir	22	0.0		Buffer
013		10	0.0		Buffer
014	Cedar	36	0.0		Buffer
015	Cedar	8	0.0		Buffer
016	Fir	14	0.0		Buffer
017	Cedar	44	8.2		
018	Fir	36	8.2		
019	Dogwood	8	0.0		Buffer
020	Cedar	14	0.0		Buffer
021	Cedar	6	0.0		Buffer
022	Cedar	8	0.0		Buffer
023	Alder	16	0.0		Buffer
024	Cedar	6	0.0		Buffer
025	Cedar	16	0.0		Buffer
026	Cedar	6	0.0		Buffer
027	Cedar	10	0.0		Buffer
028	Cedar	16	0.0		Buffer
029	Alder	14	0.0		Buffer
030	Cedar	20	0.0		Buffer
031	Cedar	8	0.0		Buffer
032	Cedar	8	0.0		Buffer
033	Cedar	36	0.0		Buffer
034	Alder	10	0.0		Buffer
035	Alder	12	0.0		Buffer
036	Alder	14	0.0		Buffer

037	Fir	8	0.0	Buffer
038	Alder	14	0.0	Buffer
039	Hemlock	14	0.0	Buffer
040	Cedar	4	0.0	Buffer
041	Fir	36	0.0	Buffer
042	Hemlock	10	0.0	Buffer
043	Fir	8	0.0	Buffer
044	Hemlock	8	0.0	Buffer
045	Alder	16	0.0	Buffer
046	Cedar	4	0.0	Buffer
047	Cedar	5	1	
048	Cedar	18	3.2	
049	Alder	14	2	
050	Alder	10	1.2	
051	Alder	12	1.4	
052	Alder	10	1.2	
053	Alder	14	2	
054	Fir	36	8.2	
055	Hemlock	12	1.4	
056	Hemlock	30	7.8	
057	Alder	24	6.2	
058	Alder	18	3.2	
059	Alder	20	3.8	
060	Maple	8	1.2	
061	Hemlock	28	7	
062	Hemlock	24	6.2	
063	Alder	24	6.2	
064		12	1.4	
065	Fir	24	6.2	
066	Fir	8	1.2	
067	Fir	8	1.2	
068	Fir	12	1.4	
069	Maple	4	1.0	
070	Hemlock	18	3.2	
071	Hemlock	10	1.2	
072	Hemlock	12	1.4	
073	Hemlock	12	1.4	
074	Maple	12	1.4	
075	Fir	30	7.8	
076	Alder	26	6.2	
077	Cedar	12	1.4	
078	Fir	30	7.8	
079	Fir	10	1.2	
080	Cedar	16	3.2	
081	Hemlock	4	1	
082	Hemlock	10	1.2	
083	Holly	3	1	
084	Hemlock	10	1.2	
085	Hemlock	8	1.2	
086	Cedar	16	1.2	
087	Cedar	48	3.2	
088	Cedar	34	8.2	
089	Cedar	40	8.2	
090	Madrona	16	8.2	
091	Cedar	42	3.2	
092	Cedar	36	8.2	
093	Cedar	24	8.2	
094	Cedar	54	6.2	
095	Hemlock	10	8.2	
096	Hemlock	36	1.2	
097	Holly	3	8.2	
098	Fir	14	1.0	
099	Alder	12	1.4	
100	Fir	4	1	
101	Alder	12	1.4	
102	Cedar	4	1	
103	Hemlock	14	2	
104	Maple	3	1	
105	Cedar	42	8.2	
106	Maple	28	7	
107	Cedar	24	6.2	
108	Maple	12	1.4	
109	Cedar	46	8.2	
110	Hemlock	8	1.2	
111	Alder	20	3.8	
112	Maple	3	1	
113	Cedar	48	8.2	
114	Hemlock	12	1.4	
115	Hemlock	14	0	Buffer

116	Maple	8	0	Buffer
117	Maple	18	0	Buffer
118	ALDER	18	0	Buffer
119	Maple	4	0	Buffer
120	Cedar	30	7.8	
121	Maple	24	0	Buffer
122	Cedar	44	0	Buffer
123	Cedar	30	0	Buffer
124	Madrona	28	7	Buffer
125	Maple	8	0	Buffer
126	Cedar	8	0	Buffer
127	Cedar	8	0	Buffer
128	Maple	10	0	Buffer
129	Cedar	6	0	Buffer
130	Cedar	6	0	Buffer
131	Maple	8	0	Buffer
132	Cedar	24	0	Buffer
133	Fir	36	0	Buffer
134	Cedar	32	0	Buffer
135		8	0	Buffer
136		12	0	Buffer
137	Cedar	32	0	Buffer
138	Fir	30	0	Buffer
139	Maple	14	0	Buffer
140	Japanese Maple	20	3.8	

	RETAINED	REMOVED	TOTAL
TOTAL TREE UNITS (not in buffers):	177.8	38.6	216.4



BUFFER REQUIREMENTS:

DIRECTION	ADJACENT ZONING	PERIMETER LANDSCAPE (18.015.010 D)	STREET FRONTAGE LANDSCAPE (18.015.010 E)
NORTH	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)
WEST	R-1 (Am Legion)	20' AVG / 10' MIN (FS)	NA (no street)
SOUTH	R-0.4 (school)	NA b/c Bucklin Rd	25' AVG/ 15' MIN (PS) Bucklin
EAST	R-1 (SFR)	25' AVG / 15' MIN (FS)	NA (no street)

BUFFERS PROVIDED:

DIRECTION	LINEAR FEET	AVG WIDTH REQ	SQUARE FEET REQ'D FOR AVERAGING	SQUARE FEET PROVIDED
NORTH	208.6	25'	5,205 SF	5,205 SF
WEST	638.5	20'	12,770 SF	13,822 SF
SOUTH	208.6	25'	5,205 SF	4,417 SF + ROAD ACCESS
EAST	638.5	25'	15,963 SF	16,574 SF

LANDSCAPE BUFFER DIAGRAM
1"=20'-0"



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LANDSCAPE
FISCHER BOUMA PARTNERSHIP
310 MADISON AVENUE
SOUTH SUITE A
BAINBRIDGE ISLAND, WA
98110



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Client
BAINBRIDGE ISLAND FIRE DEPARTMENT
8895 MADISON AVE. NE
BAINBRIDGE ISLAND, WA 98110

Project
BAINBRIDGE ISLAND FIRE DEPT STATION 22



REVISIONS:

REVISION	DATE	DESCRIPTION

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SHEET TITLE:
LANDSCAPE BUFFER DIAGRAM

SHEET
L3.0
JOB NO. 2150124.00

Tree Retention Analysis

Project: BIFD -Station 22
 Performed by: Fischer Bouma Partnership
 Date: 2/3/2016

REQUIRED TREE UNITS

PROJECT SITE: 2.2 Acres (Excludes Buffer Area of 0.88 acres) 3.06 total acres minus 0.88 buffer acres
 CURRENT TOTAL TREE UNITS: 216.4 TUs (Excludes Buffers)
 CURRENT TREE UNITS PER ACRE: 99.3 TUs/AC (Excludes Buffers)
 TOTAL TREE UNITS REQUIRED: **87.2** Total per 18.15.010.G.4.iii

SUMMARY OF TREE UNITS RETAINED & NEW REQUIRED

TREES RETAINED (SEE DATA BELOW): **177.8**
 NEW TREE UNITS REQUIRED (MIN.): 0.0

TREE UNIT DESIGNATIONS PER CODE

Table 18.15.010-7: Tree Unit Conversion Table for Preserved Trees

DBH	Tree Units
0-2	0.0
3-5	1.0
6-10	1.2
11-12	1.4
13-15	2.0
16-18	3.2
19-20	3.8
21-23	4.6
24-26	6.2
27-28	7.0
29-30	7.8
30+	8.2

KEY:

	Retained
	Removed

DATA

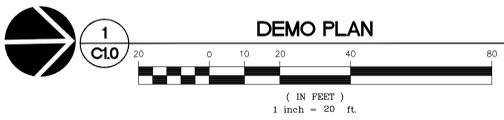
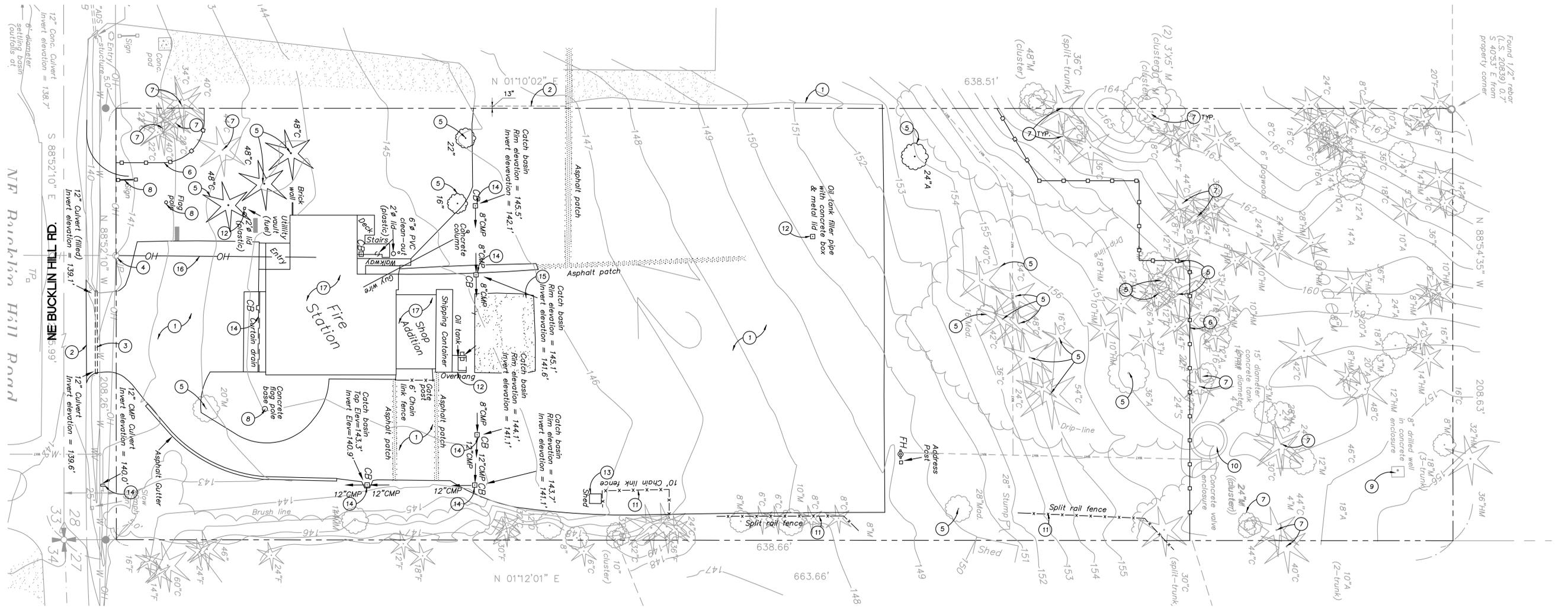
Notes:
 Trees within buffers are listed below but the tree units associated with each are not calculated as TU's retained or removed

Tree No.	Species	Size (DBH)	TU Retained	TU Removed	Notes
001	Cedar	22	0.0		Buffer
002	Cedar	22	0.0		Buffer
003	Cedar	40	0.0		Buffer
004	Cedar	20	0.0		Buffer
005	Cedar	48	0.0	8.2	
006	Cedar	44	0.0		Buffer
007	Cedar	48	0.0	8.2	
008	Cedar	48	0.0	8.2	
009		22	0.0	4.6	
010		16	0.0	3.2	
011	Alder	24	0.0	6.2	
012	Fir	22	0.0		Buffer
013		10	0.0		Buffer
014	Cedar	36	0.0		Buffer
015	Cedar	8	0.0		Buffer
016	Fir	14	0.0		Buffer
017	Cedar	44	8.2		
018	Fir	36	8.2		
019	Dogwood	8	0.0		Buffer
020	Cedar	14	0.0		Buffer
021	Cedar	6	0.0		Buffer
022	Cedar	8	0.0		Buffer
023	Alder	16	0.0		Buffer
024	Cedar	6	0.0		Buffer
025	Cedar	16	0.0		Buffer
026	Cedar	6	0.0		Buffer
027	Cedar	10	0.0		Buffer
028	Cedar	16	0.0		Buffer
029	Alder	14	0.0		Buffer
030	Cedar	20	0.0		Buffer
031	Cedar	8	0.0		Buffer
032	Cedar	8	0.0		Buffer
033	Cedar	36	0.0		Buffer
034	Alder	10	0.0		Buffer
035	Alder	12	0.0		Buffer
036	Alder	14	0.0		Buffer

037	Fir	8	0.0	Buffer
038	Alder	14	0.0	Buffer
039	Hemlock	14	0.0	Buffer
040	Cedar	4	0.0	Buffer
041	Fir	36	0.0	Buffer
042	Hemlock	10	0.0	Buffer
043	Fir	8	0.0	Buffer
044	Hemlock	8	0.0	Buffer
045	Alder	16	0.0	Buffer
046	Cedar	4	0.0	Buffer
047	Cedar	5	1	
048	Cedar	18	3.2	
049	Alder	14	2	
050	Alder	10	1.2	
051	Alder	12	1.4	
052	Alder	10	1.2	
053	Alder	14	2	
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060	Maple	8	1.2	
061	Hemlock	28	7	
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063	Alder	24	6.2	
064		12	1.4	
065	Fir	24	6.2	
066	Fir	8	1.2	
067	Fir	8	1.2	
068	Fir	12	1.4	
069	Maple	4	1.0	
070	Hemlock	18	3.2	
071	Hemlock	10	1.2	
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073	Hemlock	12	1.4	
074	Maple	12	1.4	
075	Fir	30	7.8	
076	Alder	26	6.2	
077	Cedar	12	1.4	
078	Fir	30	7.8	
079	Fir	10	1.2	
080	Cedar	16	3.2	
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083	Holly	3	1	
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085	Hemlock	8	1.2	
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087	Cedar	48	3.2	
088	Cedar	34	8.2	
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090	Madrona	16	8.2	
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094	Cedar	54	6.2	
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099	Alder	12	1.4	
100	Fir	4	1	
101	Alder	12	1.4	
102	Cedar	4	1	
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111	Alder	20	3.8	
112	Maple	3	1	
113	Cedar	48	8.2	
114	Hemlock	12	1.4	
115	Hemlock	14	0	Buffer

116	Maple	8	0	Buffer
117	Maple	18	0	Buffer
118	ALDER	18	0	Buffer
119	Maple	4	0	Buffer
120	Cedar	30	7.8	
121	Maple	24	0	Buffer
122	Cedar	44	0	Buffer
123	Cedar	30	0	Buffer
124	Madrona	28	7	Buffer
125	Maple	8	0	Buffer
126	Cedar	8	0	Buffer
127	Cedar	8	0	Buffer
128	Maple	10	0	Buffer
129	Cedar	6	0	Buffer
130	Cedar	6	0	Buffer
131	Maple	8	0	Buffer
132	Cedar	24	0	Buffer
133	Fir	36	0	Buffer
134	Cedar	32	0	Buffer
135		8	0	Buffer
136		12	0	Buffer
137	Cedar	32	0	Buffer
138	Fir	30	0	Buffer
139	Maple	14	0	Buffer
140	Japanese Maple	20	3.8	

	RETAINED	REMOVED	TOTAL
TOTAL TREE UNITS (not in buffers):	177.8	38.6	216.4



KEYNOTES

1. REMOVE EXISTING ASPHALT AND BASE ROCK
2. SAW-CUT EXISTING ASPHALT
3. REMOVE EXISTING 12" CULVERT
4. EXISTING POWER POLE TO REMAIN
5. EXISTING TREE TO BE REMOVED
6. PROVIDE TREE PROTECTION PRIOR TO DEMOLITION WORK
7. EXISTING TREE TO REMAIN
8. EXISTING SIGN AND FLAG POLE, SALVAGE AND STORE ON-SITE
9. EXISTING WELL TO REMAIN
10. EXISTING TANK AND VALVE ENCLOSURE TO REMAIN
11. REMOVE EXISTING FENCE
12. REMOVE EXISTING OIL TANK AND ASSOCIATED HARDWARE. REMOVE, DISPOSE, AND DOCUMENT IN ACCORDANCE WITH ALL APPLICABLE STATE REQUIREMENTS.
13. REMOVE EXISTING SHED
14. REMOVE ALL CATCH BASINS AND STORM DRAIN PIPES.
15. REMOVE EXISTING CONCRETE SLAB.
16. REMOVE EXISTING ELECTRICAL SERVICE.
17. REMOVE EXISTING TIRE STATION BUILDING, SHOP AND ADJACENT STAIRS, DECK AND WALKWAYS.

DEMOLITION NOTES

1. DEMOLITION GENERALLY INCLUDES PROPER REMOVAL OF ALL EXISTING IMPROVEMENTS FROM THE SITE, INCLUDING ABOVE AND BELOW GROUND VEGETATION, UTILITIES AND STRUCTURES. KEYNOTES ARE PROVIDED WHERE SPECIFIC REQUIREMENTS MAY BE WARRANTED.
2. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL UTILITIES ARE PROPERLY TURNED OFF PRIOR TO ANY SITE OR BUILDING DEMOLITION.
3. ALL HAZARDOUS MATERIALS (IF ANY ARE FOUND TO EXIST) SHALL BE DISPOSED IN ACCORDANCE WITH DEQ REQUIREMENTS.
4. INSTALL APPROPRIATE EROSION CONTROL MEASURES AND SECURITY FENCES PRIOR TO DEMOLITION.
5. COORDINATE DEMOLITION WORK WITH THE PROPOSED SITE DEVELOPMENT PLANS.
6. ALL EXCAVATIONS SHALL BE BACKFILLED WITH MATERIALS, AND COMPACTED, AS SPECIFIED IN THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
7. DO NOT STOCKPILE DEMOLISHED MATERIALS, OR SOILS, ON-SITE FOR EXTENDED PERIODS OF TIME.

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8895 MADISON AVE. NE
BAINBRIDGE, WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7934 BUCKLIN HILL RD. NE

REVISIONS:

NO.	REVISIONS	REVISION DATE	REVISION DELTA	CLOSING DATE

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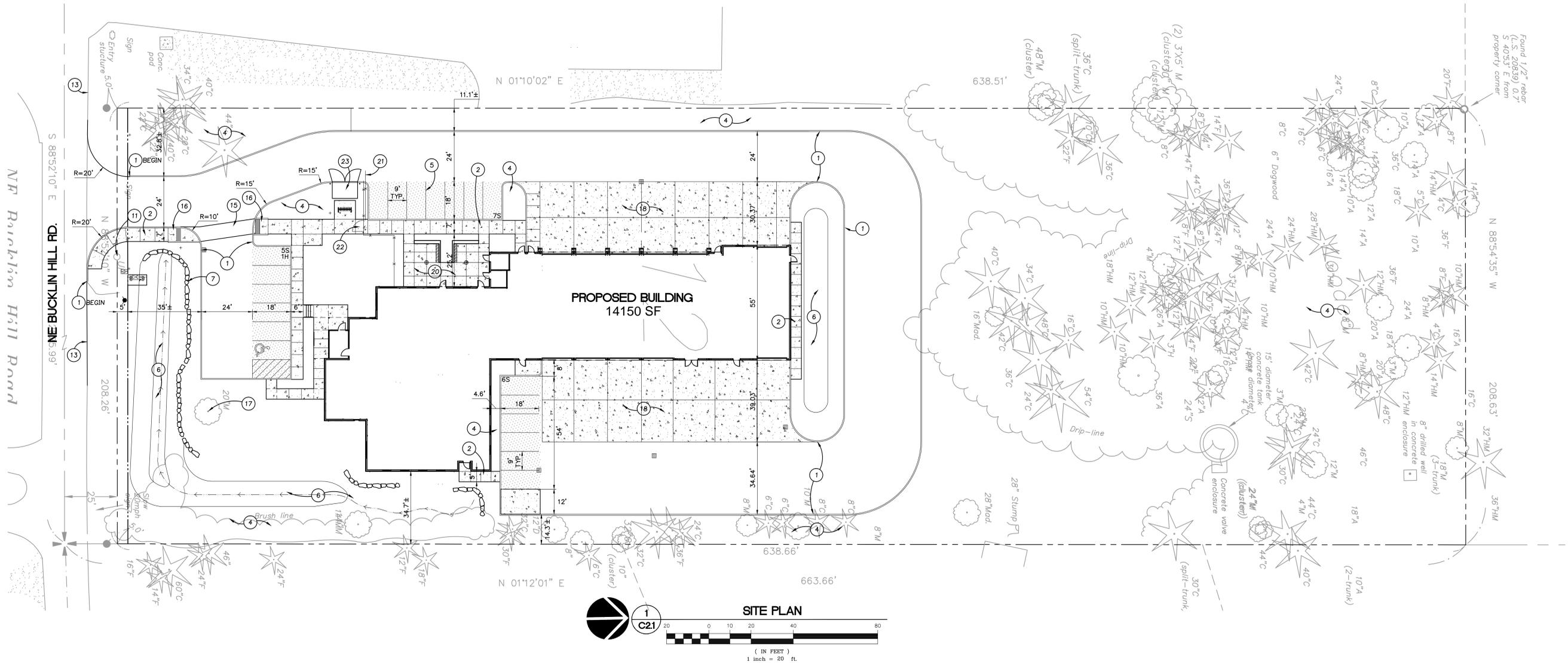
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CHECKED BY: TWM

SHEET TITLE:
DEMOLITION PLAN

SHEET

C2.0

JOB NO. 2150124.00



GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF BAINBRIDGE ISLAND AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF BAINBRIDGE ISLAND REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. (ONE CALL LOCATE UTILITY NOTIFICATION CENTER - 1-800-332-2344).
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.

CURB NOTE

ALL CURB RADII TO BE 2.5' UNLESS OTHERWISE NOTED

KEYNOTES

- CONCRETE VERTICAL CURB PER DETAIL 1/C8.0
- CONCRETE SIDEWALK PER DETAIL 2/C8.0
- ADA ACCESSIBLE PARKING STALL PER DETAIL 3/C8.0
- LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 4" WIDE WHITE PARKING STRIPE
- STORMWATER FACILITY, SEE GRADING PLAN
- ROCK WALL, SEE GRADING PLAN
- TEMPORARY FACILITIES
- FUELING PAD
- CHAIN LINK FENCE
- EXISTING POWER POLE TO REMAIN, PROTECT DURING CONSTRUCTION
- CONCRETE RISER, SEE GRADING PLAN
- EDGE OF ASPHALT
- TRANSFORMER
- 12" WHITE CROSSWALK STRIPE
- SIDEWALK RAMP PER DETAIL 8/C8.0 AND 9/C8.0
- EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION
- CONCRETE APRON, SEE PAVING LEGEND
- GENERATOR PAD
- PATIO AREA, SEE GRADING PLAN FOR DETAILS
- MOTORIZED ROLLING GATE
- PERSONNEL GATE
- TRASH ENCLOSURE

SITE DATA

SITE AREA	133,109 SF (3.06 AC)
BUILDING FOOTPRINT	13,422 SF
BUILDING COVERAGE	10.1%
LANDSCAPE AREA	81,993 SF (61.6%)

PARKING DATA

PARKING PROVIDED	18 SPACES
STANDARD	1 SPACE
ACCESSIBLE	0 SPACES
COMPACT	0 SPACES
TOTAL	19 SPACES (1.3/1,000)

LEGEND

- CONCRETE VERTICAL CURB
- PROPERTY LINE
- ROCK RETAINING WALL
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- EXISTING TREE TO REMAIN

PAVEMENT LEGEND

- (SEE SPECIFICATIONS FOR ADDITIONAL PAVEMENT DETAILS)
- CAR PARKING
 - 3" AC OVER 6" ROCK BASE
 - TRUCK AREAS
 - 4" AC OVER 8" ROCK BASE
 - CONCRETE APRON
 - 6" CONCRETE (4,000 PSI) OVER 6" ROCK BASE

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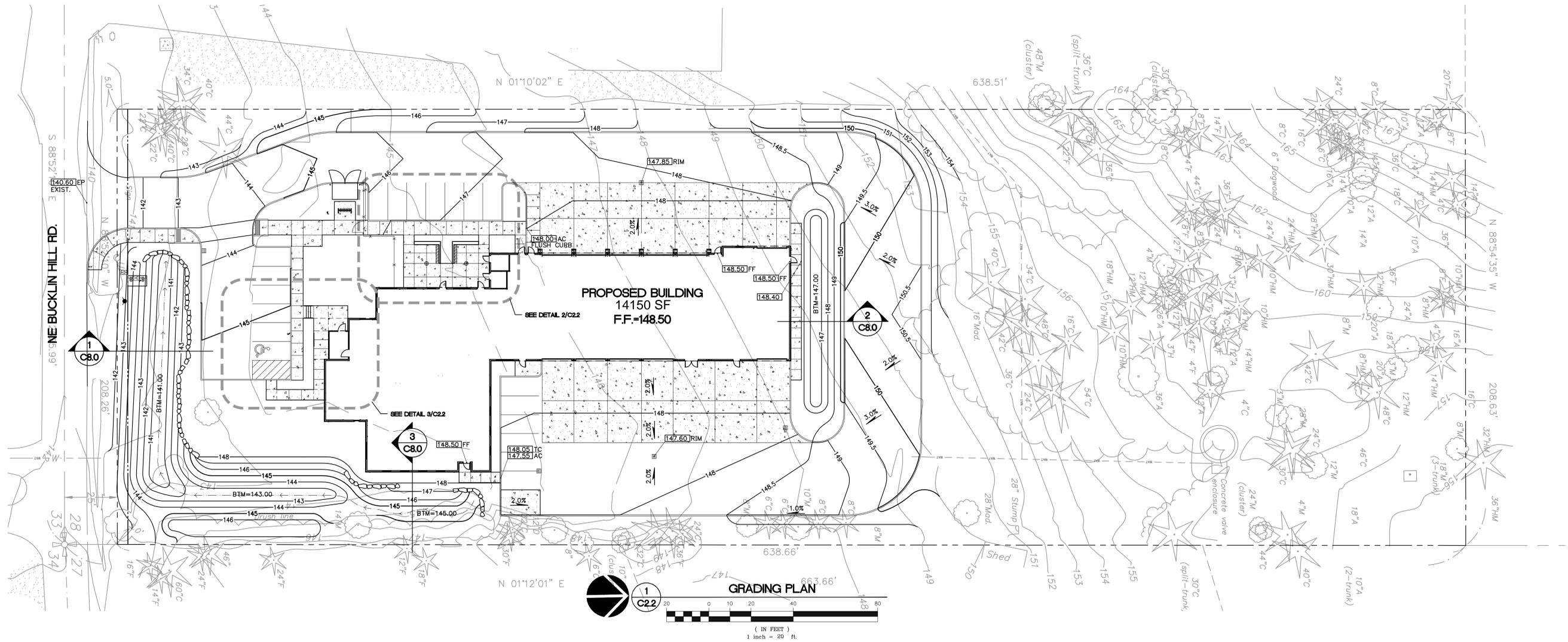
SHEET TITLE:

SITE PLAN

SHEET

C2.1

JOB NO. 2150124.00



GRADING NOTES

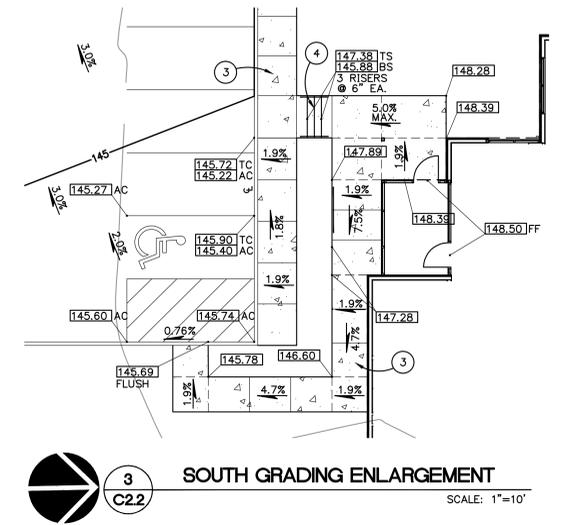
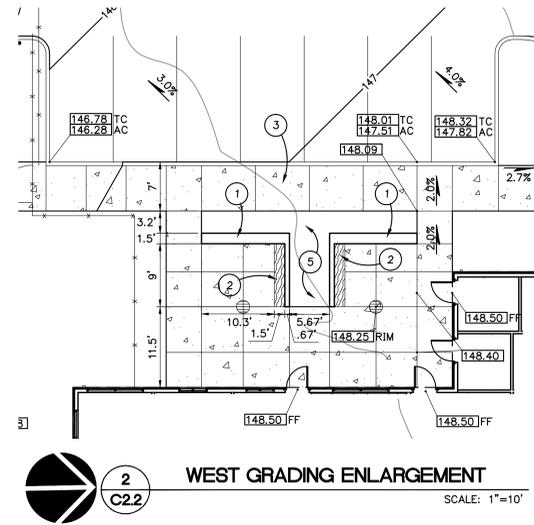
- ROUGH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES. AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:
 ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
 FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
- EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY OF BAINBRIDGE ISLAND REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY ADAM & GOLDSWORTHY, INC., AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 2% MAXIMUM SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.
- 5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
- WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	—185'—
PROPOSED 1-FIT CONTOUR	—134—
PROPOSED 5-FIT CONTOUR	—135—
EXISTING TREE TO REMAIN	⊙
SPOT GRADE	[142.00]
TOP OF CURB ELEVATION	[142.00]TC
EXISTING GUTTER	[142.00]EX. GUT
ASPHALT GRADE	[142.00]AC
RIM ELEVATION	[142.00]RIM
TOP OF RETAINING WALL	[142.00]TW
BACK OF WALK	[142.00]BOW

KEYNOTES

- CONCRETE SEAT WALL
- WOOD BENCH ATTACHED TO WALL
- CONCRETE SIDEWALK
- CONCRETE RISER PER DETAIL 10/CB.1
- LANDSCAPE AREA



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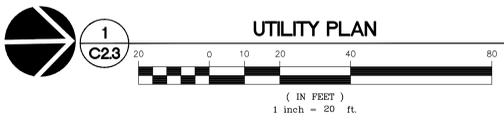
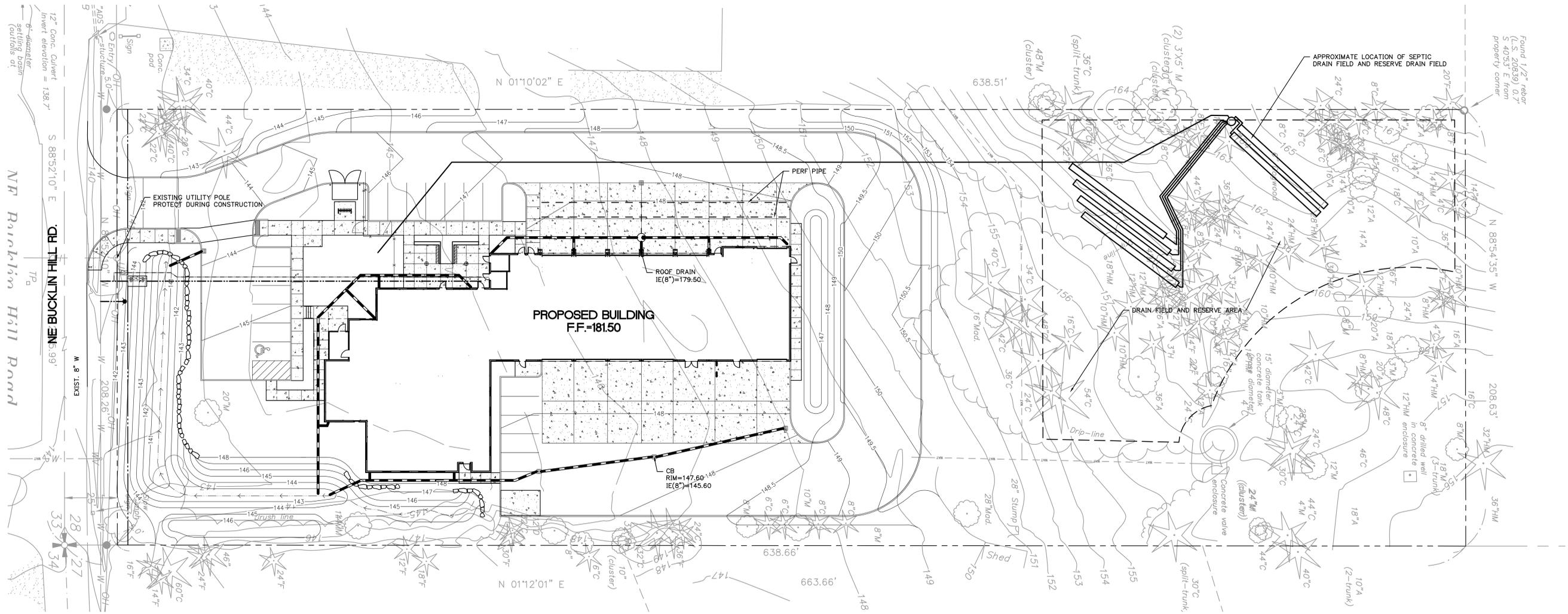
Project
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REVISIONS:

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 CHECKED BY: TWM

SHEET TITLE:
GRADING PLAN
 SHEET
C2.2
 JOB NO. 2150124.00



UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BAINBRIDGE ISLAND AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
4. ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
6. ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE.
7. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POT-HOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
8. PROVIDE 2" PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2" PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4" DIA. 1/2" DIA. CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT TO SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
9. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY ADAM & GOLDSWORTHY, INC., DATED 09/22/2015.
10. CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP
11. CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	---	---
STORM LINE	---	---
PERF PIPE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
OVERHEAD WIRE	---	OH
MANHOLE	●	○
CATCH BASIN	■	□
FIRE HYDRANT ASSEMBLY	●	⊙
SANITARY SEWER MANHOLE	●	○
UTILITY POLE	○	○

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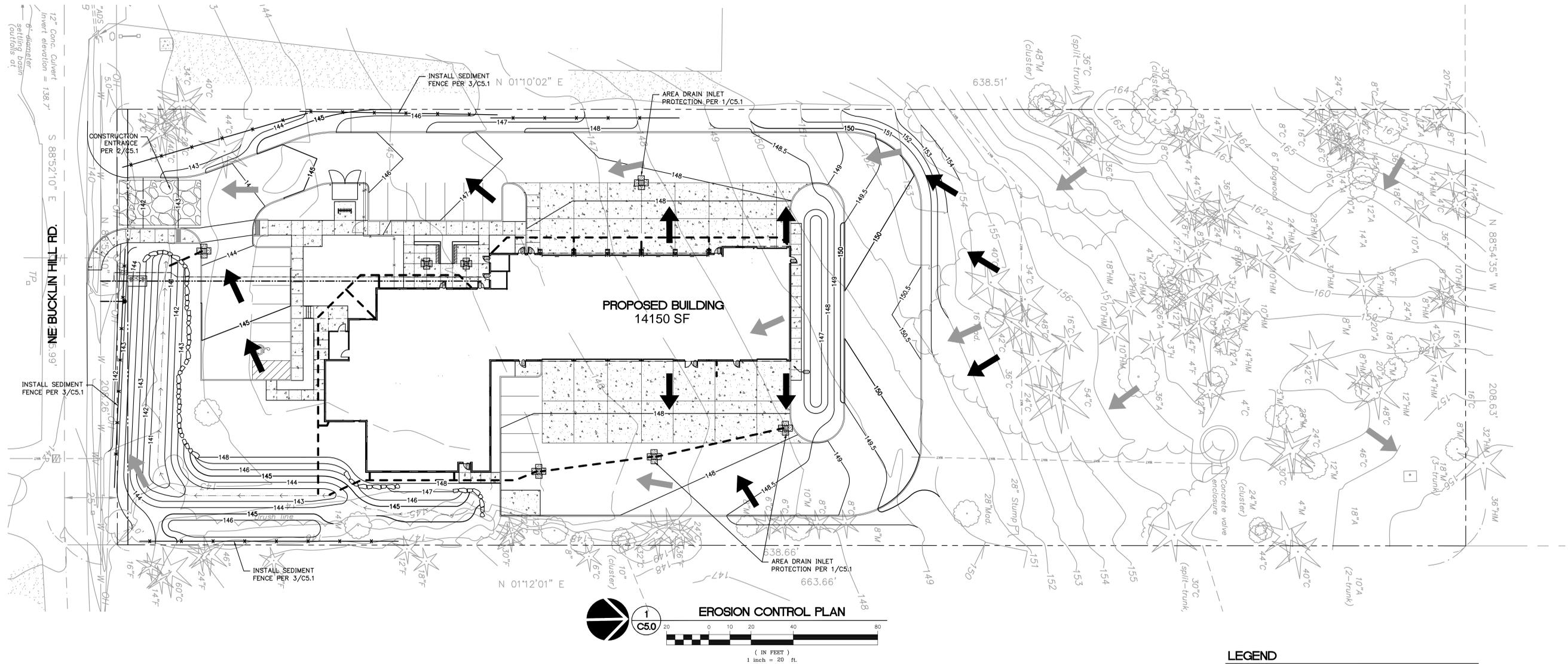
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SHEET TITLE:
UTILITY PLAN

SHEET
C2.3
JOB NO. 2150124.00



LEGEND

	SEDIMENT FENCE
	CONSTRUCTION ENTRANCE
	EXISTING DRAINAGE FLOW DIRECTION
	DRAINAGE FLOW DIRECTION
	EXISTING TREE TO REMAIN, PROVIDE TREE PROTECTION
	INLET PROTECTION

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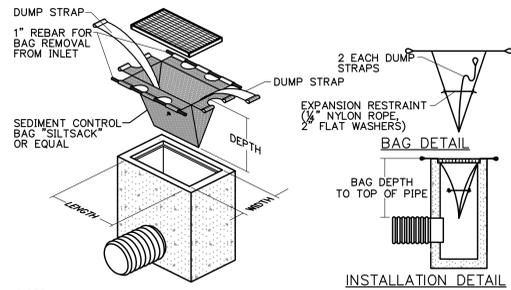
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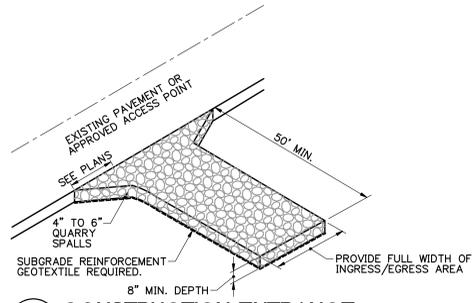
SHEET TITLE:
EROSION CONTROL PLAN

SHEET
C5.0
JOB NO. 2150124.00

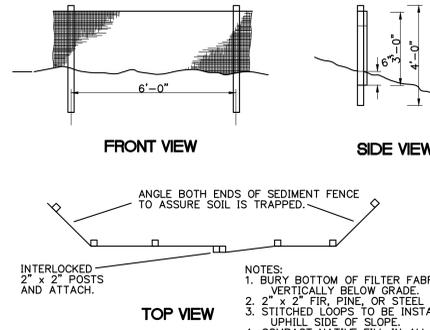


- NOTE:
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF NORMAL FLOW DESIGN, 40 GAL/MIN/SF WITH NO OVERFLOWS.
 4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
 5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

1 AREA DRAIN SEDIMENT FILTER BAG
C5.1 N.T.S. CBSACK3



2 CONSTRUCTION ENTRANCE
C5.1 N.T.S.



3 FILTER FABRIC SEDIMENT FENCE
C5.1 N.T.S. SED-FENCE

- NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" MIN. VERTICALLY BELOW GRADE.
 2. 2" x 2" FIR, PINE, OR STEEL FENCE POSTS.
 3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
 4. COMPACT NATIVE FILL IN ALL AREAS OF FILTER FABRIC TRENCH.
 5. ACCUMULATED SEDIMENT CAN BE ALLOWED TO REACH NO MORE THAN ONE-THIRD THE HEIGHT OF THE SEDIMENT FENCE.

TREE PROTECTION MEASURES

UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF GRESHAM REQUIREMENTS.

6' HIGH MINIMUM ORANGE PLASTIC CONSTRUCTION FENCING, SHALL BE ERECTED AND MAINTAINED. FENCING SHALL COMPLETELY SURROUND AT MINIMUM THE TREE DRIP LINE FOR EACH TREE OR GROUP OF EXISTING TREES.

IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE A CERTIFIED ARBORIST SHALL DESIGNATE THE FENCING LOCATION PRIOR TO START OF WORK.

NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.

DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.

MULCH COVER TO MINIMUM DEPTH OF 6". PLYWOOD, OR OTHER SIMILAR MATERIAL REQUIRED AT AREAS ADJOINING DESIGNATED TREE PROTECTION AREAS TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT. COORDINATE PLACEMENTS AND LOCATION WITH LANDSCAPE ARCHITECT.

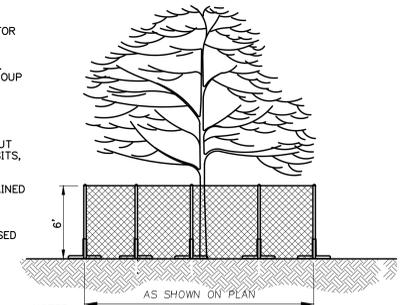
PROTECTION FENCE SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS AUTHORIZED BY CITY OR UNTIL A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

EXCAVATION / TRENCHING AROUND TREES

PROPOSED TRENCHING AND EXCAVATION AROUND TREES SHALL BE COORDINATED WITH CONSULTING ARBORIST.

WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT/SEVER SMALLER ROOTS.

RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED, PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.



- NOTES:
- TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN.
 - CITY SHALL APPROVE INSTALLED TREE PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.
 - FENCE MATERIALS SHALL CONSIST OF ORANGE PLASTIC CONSTRUCTION FENCING SECURED TO A BRACKET ANCHORING SYSTEM OR METAL T-POSTS.
 - FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

4 TREE PROTECTION
C5.1 N.T.S.

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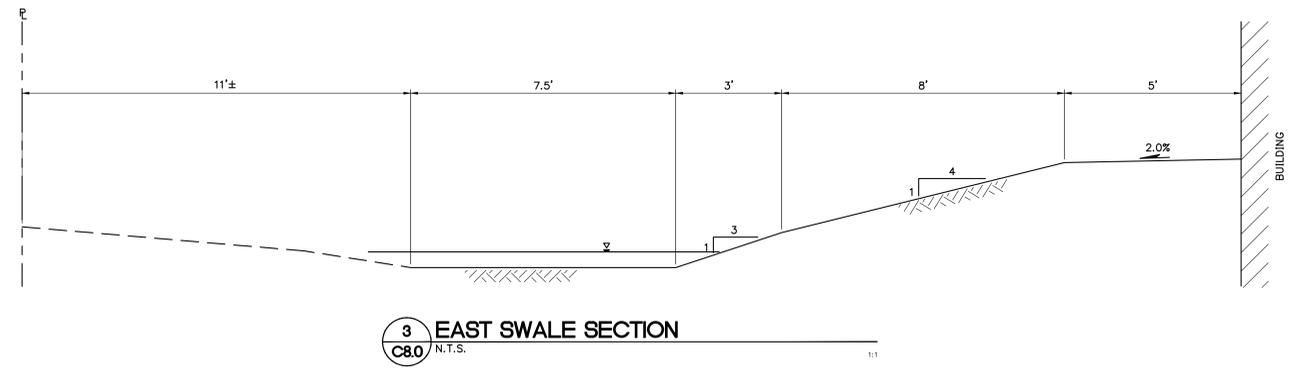
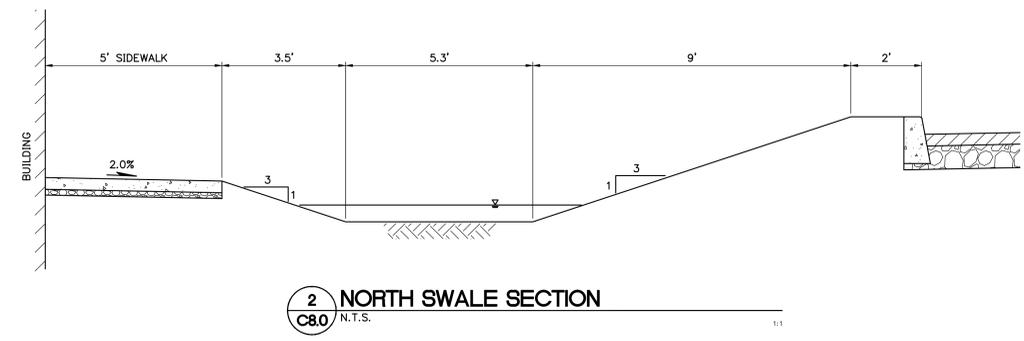
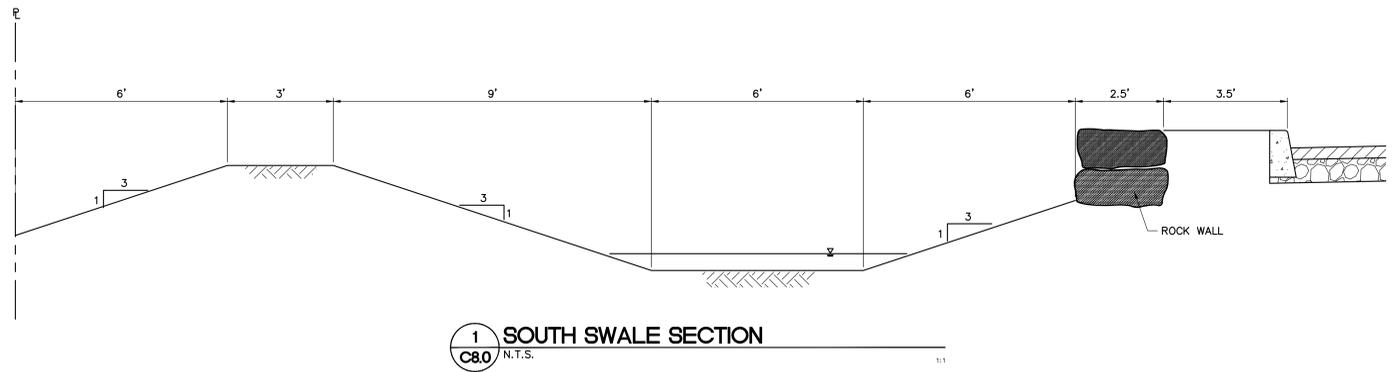
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SHEET TITLE:
EROSION CONTROL DETAILS

SHEET

C5.1

JOB NO. 2150124.00



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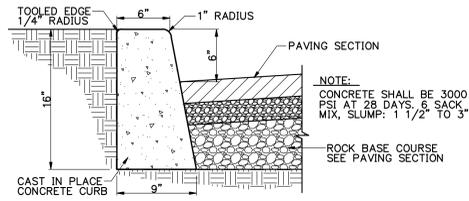
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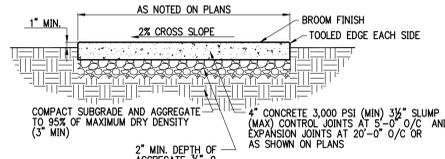
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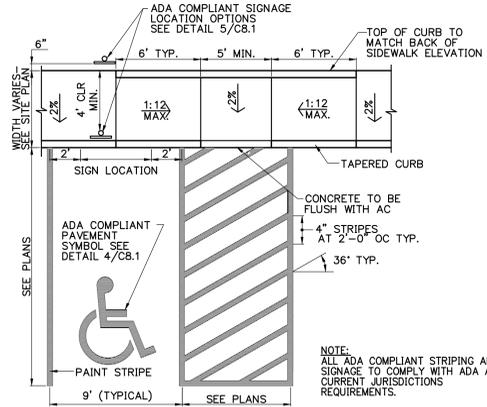
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JOB NO. 2150124.00



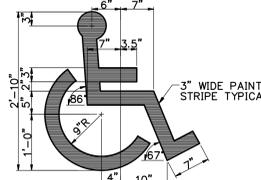
1 CONCRETE VERTICAL CURB
C8.1 N.T.S.



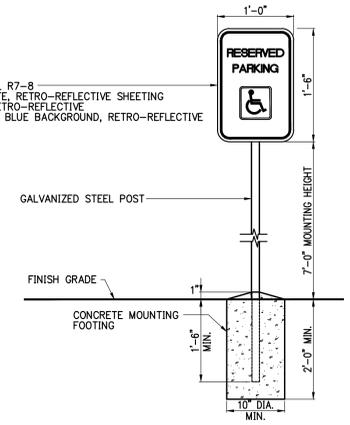
2 CONCRETE SIDEWALK
C8.1 N.T.S.



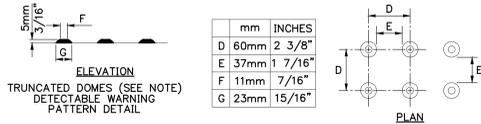
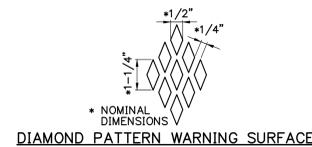
3 ADA COMPLIANT PARKING STALL
C8.1 N.T.S. WITH SQUARE WING RAMP



4 ADA COMPLIANT PARKING SYMBOL
C8.1 N.T.S.

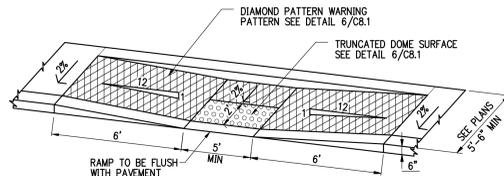


5 ADA COMPLIANT PARKING SIGN
C8.1 N.T.S.

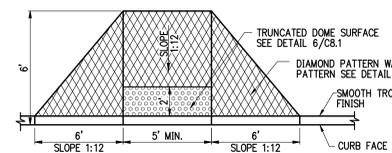


NOTE:
1. PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE IN THE LOWER 600MM (2') OF THROAT OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL ABOVE. COLOR OF TEXTURE TO BE SAFETY YELLOW.
2. DIAMOND RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN AS SHOWN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE.

6 ADA COMPLIANT WARNING SURFACE
C8.1 N.T.S.

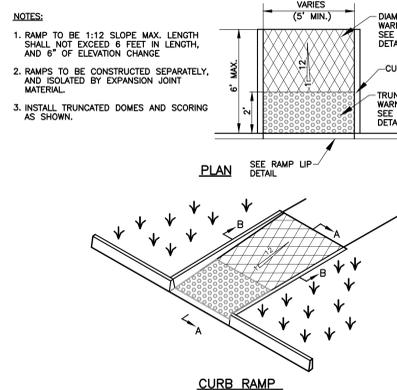


SQUARE WING CURB RAMP

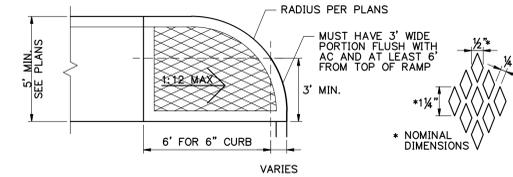
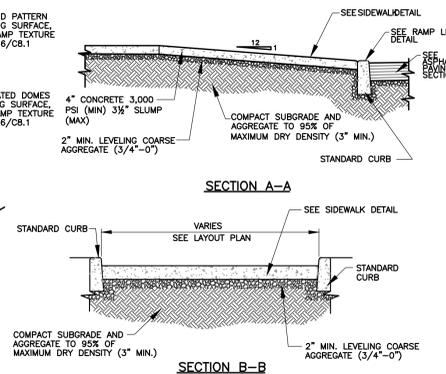


STANDARD WING CURB RAMP

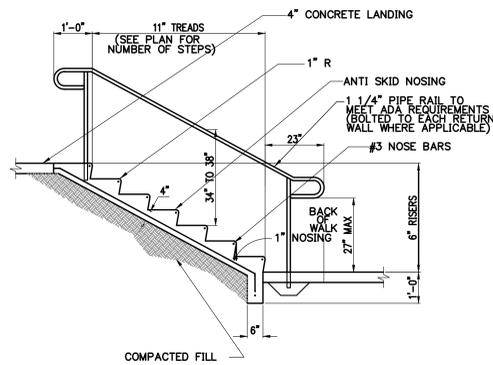
7 ADA COMPLIANT CURB RAMP
C8.1 N.T.S.



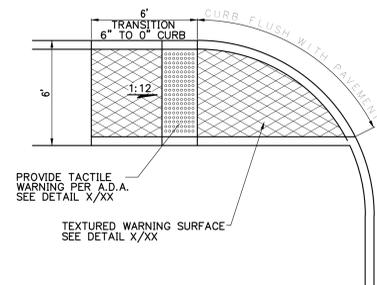
8 SQUARE CURB RAMP
C8.1 N.T.S.



9 ADA COMPLIANT CORNER CURB RAMP
C8.1 N.T.S.



10 CONCRETE STAIR
C8.1 N.T.S.



11 ADA COMPLIANT CORNER CURB RAMP
C8.1 N.T.S.

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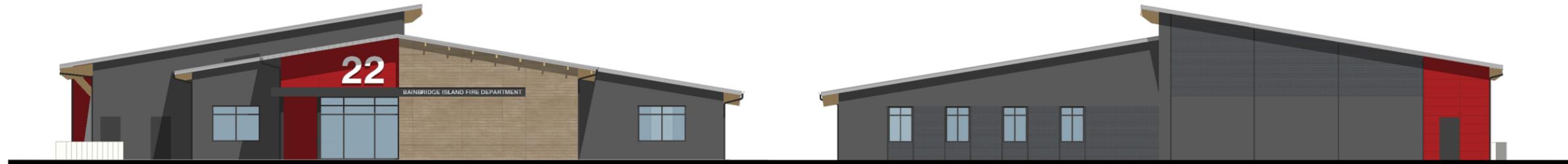
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SHEET

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SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

- Red Fiber Cement Board
- Wood Fiber Cement Board
- Flush Metal Panel / Corrugated Metal Panel

EXTERIOR ELEVATIONS