CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD
REGULARLY SCHEDULED MEETING
MONDAY, JULY 18, 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 May 16, 2016
2:10 PM	Welcome New DRB Members Joe Dunstan and Jason Wilkinson
2:15 PM	BIFD Station 23 (PLN50597SPR) Project Location: 12985 Phelps Rd NE Project Manager: Josh Machen
3:15 PM	Madrona School (PLN18970BPRE) Project Location: 11478 North Madison Ave NE Project Manager: Josh Machen
4:15 PM	Manor House Canopy (Pre Pre-Application) Project Location: 4611 NE Woodson Lane Project Manager: Josh Machen
4:50 PM	New/Old Business
5:00 PM	Adjourn

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

Design Review Board
Regularly Scheduled Meeting Minutes
Thursday, May 16, 2016

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes
Bainbridge Landing (PLN50520PRE)
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)
Chair Alan Grainger called the meeting to order at 2:03 PM. Design Review Board members in attendance were Jim McNett, Chuck Depew, Chris Gutsche, Jeffrey Boon and Peter Perry. Susan Bergen was absent and excused. City Staff present were Senior City Planner Heather Wright and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and there were not any conflicts.

Review and Approval of Minutes

> **Motion: I move that we accept the minutes.**
> **Perry/Boon: Passed 4-0, Mr. Depew abstained due to his absence during the meeting.**

New/Old Business
None.

Bainbridge Landing (PLN50520PRE)
Senior Planner Heather Wright gave an overview of the project speaking to the HDDP process the developer was planning on using. Density was discussed including that the developer was not looking for a density bonus with HDDP but was utilizing the Tier 1 level which did not allow for a density bonus. Instead, they were seeking relief to reduce setback requirements and minimum lot size by subdividing into some single-family lots which normally were not allowed in the Core District.

Charlie Wenzlau presented the project as a Tier 1 HDDP project that did not include any FAR or density bonuses. Mr. Depew asked about the increased FAR Ms. Wright mentioned. Mr. Wenzlau stated because of the park they were providing, they were able to increase their FAR to 70% without having to purchase the FAR. Mr. Wenzlau also went on to say they had held 2 neighborhood meetings thus far and would have the third that night. They had taped the meetings and they were on their website and were well attended with 50-60 attendees at each one.

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Mr. Jeff Bouma presented the landscape design speaking to the 20 foot full screening buffer required on the northern and eastern sides of the development.

There was discussion about the verticality of the façade and how it could be disguised to feel less imposing, especially given neighboring Harbor Square's more horizontal look. Mr. Wenzlau also stated they were trying to co-exist with Harbor Square not emulate (more of the same) or be purposefully stand-apart. He also mentioned that while the design looked monochromatic at that time, it was not their intent to have it so. He reiterated they were just beginning to look at the façade design.

Mr. Grainger mentioned he was uncomfortable with garages that backed onto the public right of way (ROW) without the ability to see what was coming in the ROW. Accessible parking spaces were also part of the conversation and whether there would be guest ADA parking spaces in the garages near elevators. Mr. Wenzlau stated there would be 7 ADA spaces in the garages associated with the handicapped accessible units. Mr. Gutsche asked about stormwater management. Mr. Wenzlau mentioned there would not be the typical underground sites as they were one of the few sites that were close enough to Eagle Harbor to have direct discharge. He mentioned there would be a lot of attention given to filtration vaults and improving the conveyance system underneath Winslow Way. There was a conversation with some of the public in attendance about whether the connection between the proposed park and Harbor Square's private park was desired. The Harbor Square residents participating were not in favor of that. Mr. Gutsche commended the developer and Mr. Wenzlau for using the LEED design process.

Commercial/Mixed-Use Design Guideline Checklist

1. Develop variation in façade – Would like to see next generation elevations.
2. Modulate scale of building masses – Would like to see next generation drawings.
3. Limit visual impact of blank walls – Yes
4. Establish visual prominent ground façade – Yes
5. Maintain pedestrian scale - Chair Grainger asked for clarity in pedestrian circulation during site plan review.
6. Maintain pedestrian activities – See number 5.
7. Reduce overall scale of building into multiple building masses – Needs break in townhomes and modulation in apartment building.
8. Encourage creation of public outdoor spaces – Yes
9. Soften impact of built environment – Yes
10. Encourage compatibility with community and neighborhood characteristics – Yes
11. Minimize intrusiveness of commercial signage – N/A
12. Improve pedestrian environment – N/A
13. Provide pedestrian access to buildings – Yes
14. Provide weather protection for pedestrians – Yes

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15. Maintain smaller scale commercial buildings – Yes
16. Reduce visual impact of parking areas – N/A; parking is underground and on street.

Ferry Terminal Guidelines Checklist

1. Sidewalk and trees – To be determined.
2. Breaking up large blocks – Yes
3. Set to line – Yes
4. Limited street level uses – N/A
5. Weather protection - Yes
6. Landmark structure – N/A
7. Upper level setbacks – Yes
8. Signs – N/A

Mixed-Use/Town Center Guidelines Checklist

1. Parking location – Yes
2. Outdoor open spaces and amenities – Yes
3. Pedestrian connections – More detail in drawings requested.
4. Lighting – To be determined at SPR
5. Screen service areas – Yes
6. Common open space – Yes with possible design of outdoor space on Gilmore Way.
    a. Conceal garage doors – Yes, cannot be met.
7. Overall form – Yes
8. Entrances – Yes
9. Conceal mechanical equipment – TBD
10. Structured parking – Yes
11. Encourage varied details – TBD
12. Integration of signs – TBD
13. Creativity – TBD
14. Awning Signs – N/A

Ron Peltier, City Council – Asked for names for vacancies on the DRB and whether the DRB would like to review subdivisions saying he had spoken with new Planning Director Gary Christensen about it. There was discussion about which size of subdivisions they would want to review. Mr. Depew mentioned that it was Council action that determined what the DRB reviewed. Ms. Rasely stated she would add Mr. Peltier to the agenda for further discussion at the next Design Review Board meeting.

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Adjourn
The meeting was adjourned at 5:05 PM.

Approved by:

Alan Grainger, Chair	Jane Rasely, Administrative Specialist

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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
	PROJECT NAME: Bainbridge Isle Fire Dept Station 23 Addition
	TAX ASSESSOR'S NUMBER: 032502-3-014-2000
	PROJECT STREET ADDRESS OR ACCESS STREET: 12985 Phelps Rd NE
	ENVIRONMENTAL CHECKLIST SUBMITTED: ~~☐ Yes ☐ No ☐ N/A~~ Yes
	FOR CITY USE ONLY
	FILE NUMBER:
	PROJECT NUMBER:
	DATE RECEIVED:
	APPLICATION FEE:
	TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***six copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***six copies*** (if an original is not applicable, ***seven copies*** must be provided).
FULL-SIZE DRAWINGS	***Seven copies*** of the required drawings must be provided. Drawings ***must be folded and 18" x 24"*** in size. ***No construction drawings or other sized drawings*** will be accepted unless specifically requested.
REDUCED DRAWINGS	***Five copies*** 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/Agent Agreement*** must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.
FEES	Please call the Department of Planning & Community Development for submittal fee information.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Checklist for further information. **NOTE**: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.

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
www.ci.bainbridge-isl.wa.us

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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A. GENERAL INFORMATION

1. Name of property owner: Bainbridge Island Fire Dept.
   Address: 8895 Madison Ave NE, Bainbridge Isle, WA
   Phone: (206) 842-7686 Fax: N/A
   E-mail: contact@bifd.org

   ~~Name of property owner:~~ N/A
   Address:
   Phone: Fax:
   E-mail:

   ~~Name of property owner~~: N/A
   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:~~ N/A
   Address:
   Phone: Fax:
   E-mail:

3. Name of land surveyor: AHBL
   Address: 2215 North 30th Suite 300
   Phone: (206)-383-2422 Fax: N/A
   E-mail: info@ahbl.com

4. Planning department personnel familiar with site: Aaron Quitslund

CITY OF BAINBRIDGE ISLAND

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5. Description of proposal: 1,200 sq. ft addition to existing apparatus bay of existing fire station. Minor interior partition & door location alteration.

6. Driving directions to site: Turn off SR 305 onto NE Day Road, take immediate left onto Phelps Road NE, then one final immediate left into the parking lot of 12985 Phelps Rd NE

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
032502-3-014-2000	B. I. F. D.	3.24 acres
/	/	/
/	/	/
/	/	/
	Total of all parcels:	3.24 acres

Use additional sheet if necessary

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): That portion of the S ½ of the SW ¼ of the SW ¼ of the S.3, T. 25 N., R. 2 E., W.M., Lying NE of the right of way for state highway #21A, and W. and NW of county road #12, as it existed in sept. 1957: also the S. 100 ft of that portion (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 1	HHHS	OSR-0.41	N/A	Fire Station
Lot /	/	/	/	/
Lot /	/	/	/	/
Lot /	/	/	/	/

ASSESSOR'S PARCEL NO: 032502-3-014-2000

LEGAL DESCRIPTION

THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M., LYING NE OF THE RIGHT OF WAY FOR STATE HIGHWAY #21A, AND W. AND NW OF COUNTY ROAD #18, AS IT EXISTED IN SEPTEMBER 1957: ALSO THE S. 100 FEET OF THAT PORTION OF THE W. 1/2 OF THE SW 1/4 OF THE SW 1/4 LYING E. OF STATE HIGHWAY #21A AND W OF COUNTY ROAD #18.

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	Housing Element	OSR-04.1	N/A	Single Family Dwelling
South	Housing Element	OSR-04.1	N/A	Single Family Dwelling
East	Housing Element	OSR-04.1	N/A	Single Family Dwelling
West	Transportation Element	SR 305	N/A	State Highway

11. Common name of adjacent water area or wetlands area: N/A

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:

☐ wetland*	☐ geologically hazardous area**
☐ wetland buffer*	☐ zone of influence**
☐ stream*	☐ slope buffer**
☐ stream buffer*	☐ fish and wildlife habitat area

* *If your site includes a wetland or wetland buffer, a wetland report is required 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 required 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:

☐ CUP Conditional Use Permit	☐ SPR Site Plan Review
☐ MPD Master Planned Development	☐ SPT Short Plat
☐ PUD Planned Unit Development	☐ SSDP Shoreline Permit
☐ REZ Contract Rezone	☐ SUB Prior Subdivision
☐ RUE Reasonable Use Exception	☐ VAR Zoning Variance
	☐ Other:

Under which jurisdiction was the approval given?
☐ City of Bainbridge Island ☐ Kitsap County Approval date: _____

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

If yes, please explain: N/A

B. TECHNICAL INFORMATION

1. Name of water purveyor: Kitsap Public Utility District

   If a private well, what class? N/A

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: Flat developed land w/ light forrest @ outskirts of sides & back of property.

4. Soil survey classification: Vashon Till

5. Flood plain designation: ☒ X ☐ AE

6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	172 feet
secondary arterial	60 feet	Phelps Rd NE	61 feet
collector	50 feet	/	/
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:

Land shall continue to be used as fire station, two new fire engines shall now be stored in app. bay addition. Development will be phased so that interior partition work @ sleeping rooms shall be completed first, the rest of app. bay add will be completed subsequently.

9. Floor area ratio: addition FAR = 0.009
total FAR (including addition) = 0.109

10. Dimensions of proposed structures: 31' × 32'

11. Height of proposed buildings or structures: 31' 9" (from T.O. S.O.G.)

12. Square footage of all spaces:

retail: N/A
office: N/A
storage: N/A
residential: N/A
other: 1,200 sf

13. Number of stories proposed: 1 (one) storey

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14. Square feet per story: (1) 1,200 SF (2) N/A (3) N/A

15. Setback requirements:
north: 25 ft south: 50 ft
east: 25 ft west: 150 ft

16. Number of parking stalls required: Existing demands met & not changed

17. Number of parking stalls proposed: 20 existing (x2 handicap), no new

18. Amount of square footage of proposed paved areas: N/A

19. Square footage of building area: 1,200 sf

20. Percent of site to be covered by impervious surfaces: no change N/A %
(If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

21. Percentage of site to be covered by landscaping: no change N/A %

22. Percentage of parking area to be covered by landscaping: no change N/A %

23. Percentage of site to remain undeveloped: no change N/A %

24. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
☐ yes ☒ no ☐ unknown

25. 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 N/A

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yes, but no addition to existing impervious surface square footages

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

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

28. 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

29. 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.

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

*Signature of owner or authorized agent

7/11/16
Date

Luke Carpenter
Please Print

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

SUBMITTAL REQUIREMENTS FOR SITE PLAN AND DESIGN REVIEW APPLICATION

Submittal Documents. Application for site plan and design review may be made after the completion of a pre-application conference. Applications must be submitted by the owner or others authorized by the owner in person at the City of Bainbridge Island, Department of Planning and Community Development. A complete application shall include the items listed below (unless waived in writing by the Director or Project Manager).

☐ An application form provided by the City with the notarized signatures of all property owners or an owner/applicant agreement with the notarized signatures of all property owners.

☐ An application fee in the amount specified by the City.

☐ A complete and detailed written statement of the intended use of the land, the sequence and timing of the proposed development and the applicant's intentions with regard to the proposed ownership of land areas, dwelling units, if any, and commercial buildings within the development, both during and after construction. The statement shall include the following:

- ☐ Intended use of the land, including the phasing of street improvements, including road construction, acreage of road area and percentage it represents of the total land area;
- N/A ☒ The availability and phasing of water system extensions;
- NA ☒ The method of sewage disposal to include the availability and phasing of system extensions; and
- N/A ☒ Phasing of on- and off-site requirements such as sidewalks, bike paths, or improvements of adjacent streets;

☐ A site plan in compliance with the requirements in "Drawing Content" section below;

☐ Architectural drawings, including floor plan, building elevation and building sections; occupancy groups, roof plans.

NA ☒ Analysis of how the project meets design guidelines, if applicable;

NA ☒ Storm drainage design;

Exempted by Health Department (N/A) ☒ The proposed method of ensuring permanent retention and maintenance of circulation system, storm drainage system, sewage disposal system, parks, open space or other common private or public facilities;

NA ☒ Landscaping Plan

NA ☒ The terms, conditions, covenants, and agreements under which the subject property is bound, if any;

NA ☒ An environmental checklist when required by the State Environmental Policy Act and BIMC 16.04;

NA ☒ Land dedicated for park and recreational facilities, if applicable;

NA ☒ For developments within the Business/Industrial (B/I) district, designated open space areas required pursuant to BIMC 18.06.060.C.1; and

NA ☒ Any other graphic materials required to adequately describe how the proposal meets specific regulations and guidelines, such as color palettes, material boards, and computerized models;

NA ☒ Other plans and information deemed necessary by the director for evaluation of the merits of the proposal; and

N/A ☒ For installation of outdoor lighting fixtures, evidence of compliance with the requirements of chapter 18.15.040, Outdoor Lighting, on a form provided by the department of planning and community development.

no new.

Drawing Format

Required size: 18" x 24"

Minimum scale: 1" = 100'

Border: 1" minimum all sides

SUBMITTAL REQUIREMENTS FOR SITE PLAN AND DESIGN REVIEW APPLICATION

Identification Information (to be included on each page of each drawing)

____1. Project title

____2. Space for the Dept. of Planning and Community Development's application number

____3. Name of property owner(s).

____4. Sheet title (road, drainage, grading, utility, temporary erosion and sedimentation control, site constraints, etc.)

____5. Revision block

____6. Quarter Section, Section, Township and Range in which property is located.

____7. Date drawings were prepared.

____8. Page numbers and total number of pages.

____9. Name, address, phone number, and E-mail address of professional who prepared the drawing.

____10. North arrow with north at top or left side of sheet

____11. Graphic scale.

____12. Elevation datum and benchmark

Drawing Content

/ 1. Vicinity map showing the proposed project site, easements and major city streets. Map shall, at a minimum, show adjacent streets and lots in sufficient manner to reasonably locate the site. ✓

____2. Location, name, width, and ownerships of all existing and proposed boundaries, streets, roads, rights-of-way, or easements on or adjacent to the subject property.

/ 3. Circulation plans on and off the site, including pedestrian, bicycle and transit access, delineated parking spaces, location of locking bicycle space, etc.

/ 4. Location of all existing structures and improvements on or adjacent to the subject property.

/ 5. Location of proposed improvements.

____6. Utilities plans. O

/ 7. Location of all existing vegetation, including all trees over six inches in diameter, on the subject property. O

____8. Topography at appropriate contour intervals. O

NA / 9. Location of all existing watercourses, slopes, critical areas and other natural features on the subject property.

NA / 10. Any other plans deemed necessary for evaluation.

The project consists of a 1,200 sq. ft. addition to the apparatus bay of an existing fire station. There will be a minor amount of foundation wall footing enlargement, and new foundation wall forming. The project involves minor adjustments to the existing ventilation system and an addition of new apparatus bay trench drains that will connect to an existing oil/ water separator. One exterior window will be shifted in location to allow for the addition, alongside the shifting of a minor amount of interior partitions to allow for this window shift. With these alterations, two doors will be added to increase privacy for the sleeping areas and to improve security to the apparatus bay. Two doors will also be removed from their frames in order to create a seamless connection between the private area of the corridor and the apparatus bay. The existing 1-hr rated enclosure of the apparatus bay will be extended to include the newly private area of the corridor. In this corridor, a stainless steel hand-washing sink will be installed into a GWB faced nook. Construction shall begin at or around November 1st, 2016, it shall last around 122 days, with an estimated completion date of March 3rd, 2017. Phasing of the construction process shall provide priority to the completion of the partition work being completed in the sleeping rooms so that occupation of these rooms can occur by October.

B.I.F.D. STATION #23 ADDITION

PERMIT SUBMITTAL 6/2016

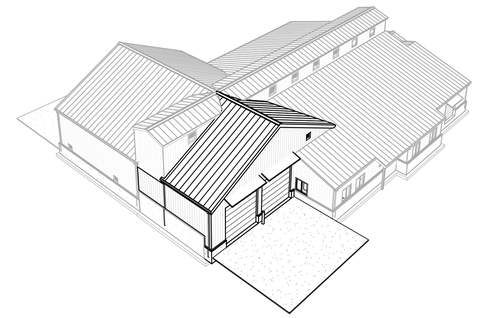
ABBREVIATIONS

ABV	ABOVE
ACC	ACCESSIBLE
ADJ	ADJUSTABLE
AES	ARCH EXPOSED STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
AUTO	AUTOMATIC
BD	BOARD
BF	BRACE FRAME
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B/S	BUILDING STANDARD
BTWN	BETWEEN
B.O.	BOTTOM OF
BYD	BEYOND
C	CONDUIT
CAB	CABINET
CB	CATCH BASIN
CIP	CAST IN PLACE
C.J.	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONNECTED
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CPEP	CORRUGATED POLYETHYLENE PIPE
CPT	CARPET
CNTR	COUNTER
CTR	CENTER
CUST	CUSTOM
D.E.F.S.	DIRECT EXTERIOR FINISH SYSTEM
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
E.C.S.	EXPOSED CONCRETE BEAM/ STRUCTURE
EL	ELEVATION
ELEC	ELECTRICAL

EMER	EMERGENCY
E.M.S.	EXPOSED METAL STRUCTURE
E.O.C.	EDGE OF CONCRETE
EP	ELECTRICAL PANEL
EJ	EXPANSION JOINT
EQ	EQUAL
EQPT	EQUIPMENT
EXP	EXPOSED
ES	EXPOSED STRUCTURE
EXT	EXTERIOR
EXST	EXISTING
FA	FIRE ALARM
F.A.	FALL ARREST
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER/ VALVE CABINET
FAC FIN	FACTORY FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FIN	FINISH
FF	FINISH FLOOR
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FCIC	FURNISHED BY CONTRACTOR INSTALLED BY CONTRACTOR
F.R.	FIRE RESISTANT
FT	FOOT OR FEET
FTG	FOOTING
FRZ	FREEZER
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLB	GLUE-LAMINATED BEAM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
H.F.E.C.	HOSE/ FIRE EXTINGUISHER CABINET
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERIOR
IF	INSIDE FACE

INSUL	INSULATION
IN	INCHES
KIT	KITCHEN
MARM	MARMOLEUM
MAT'L	MATERIAL
MAX	MAXIMUM
MDO	MDO PLYWOOD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MR	MIRROR
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PA	PLANTING AREA
PART	PARTITION
PCST	PRECAST
PERIM	PERIMETER
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLT	PLATE
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PNT	PAINT
PR	PAIR
PREFIN	PREFINISHED
P.T.	PRESSURE TREATED
PT	POINT
PTD	PAINTED
RAD	RADIUS
R&S	COAT ROD & SHELF
RB	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REQ'D	REQUIRED
RET	RETAINING
RM	ROOM
RO	ROUGH OPENING
S.A.C.T.	SUSPENDED ACOUSTICAL CEILING TILE

SCHED	SCHEDULE
SECT	SECTION
S.G.	SAFETY GLASS
S.G.F.T.	STRUCTURAL GLAZED FACING TILE
SH	SHELF
SHT	SHT
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDER
SM	SHEET METAL
SOG	SLAB ON GRADE
S.S.	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
T&G	TONGUE-AND-GROOVE
TELE	TELEPHONE
TER	TERRAZZO
TERM	TERMINATION
THRESH	THRESHOLD
THR'D	THREADED
T.O.	TOP OF
T.O.B.	TOP OF BENCH
T.O.C.	TOP OF CONCRETE/ CURB
T.O.P.	TOP OF PLANTER
TS	TUBE STEEL
TX	TRANSFORMED
TYP	TYPICAL
U.C.	UNDER COUNTER
U/G	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W/	WITH
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WOG	WALK OFF GRATE
WOM	WALK OFF MAT
W.P.	WORK POINT
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WRGWB	WATER RESISTANT GYPSUM WALL BOARD
WT	WEIGHT



GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITY LOCATIONS NOT SHOWN. CARE SHOULD BE TAKEN TO AVOID LOCATIONS NOT SHOWN. CARE SHOULD BE TAKEN TO AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
5. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
6. ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF CONCRETE OR EXTERIOR FACE OF STUDS AT EXTERIOR AND INTERIOR WALLS UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR CLARIFICATIONS.
7. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
8. ABBREVIATIONS: THROUGHOUT THE PLANS ARE ABBREVIATIONS WHICH ARE IN COMMON USE. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
9. REPETITION: TYPICAL WALL SECTIONS, FINISHES AND DETAILS ARE NOT INDICATED. EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS, AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL.
10. THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUIT, CABINETS AND EQUIPMENT AND SHALL VERIFY THE SIZES AND LOCATIONS WITH SUBCONTRACTORS.

ARCHITECT
COATES DESIGN ARCHITECTS
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Tel: 206-780-0876
Contact: BOB MILLER RHEES

STRUCTURAL ENGINEER
PCS STRUCTURAL SOLUTIONS
811 FIRST AVENUE, SUITE 620
SEATTLE, WA 98104
Tel: 206.292.5076
Contact: JEFF KLEIN

MEP ENGINEER
HUNT ENGINEERING
9560 MORAN RD NE
BAINBRIDGE ISLAND, WA 98110
Tel: 206.842.6297
Contact: JOHN HUNT

OWNER
BAINBRIDGE ISLAND FIRE DEPARTMENT
8895 MADISON AVE NE
BAINBRIDGE ISLAND, WA 98110
Tel: LUKE CARPENTER
Contact: 206.550.9816

SHEET INDEX

SHEET#	SHEET NAME
G0.02	EGRESS DIAGRAMS
G0.03	WINDOW & DOOR SCHEDULES, & ASSEMBLIES
A1.00	ARCHITECTURAL SITE PLAN
A1.01	DEMOLITION / EXISTING CONDITIONS - MAIN & UPPER LEVELS
A1.02	DEMOLITION / EXISTING CONDITIONS - ROOF
A2.00	NEW WORK PLANS - MAIN & UPPER LEVELS
A2.01	NEW WORK PLANS- ROOF
A2.11	REFLECTED CEILING PLAN - MAIN LEVEL
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	BUILDING SECTIONS
A4.11	WALL SECTIONS
A5.00	EXTERIOR DETAILS & OPENING INSTALLATION
A5.01	EXTERIOR DETAILS
A5.02	INTERIOR & EXTERIOR DETAILS
S0.01	GENERAL NOTES
S0.02	GENERAL NOTES
S0.03	GENERAL NOTES
S0.04	GENERAL NOTES
S2.00	MAIN LEVEL FOUNDATION & UPPER LEVEL FRAMING PLANS
S2.01	ROOF FRAMING PLAN
S3.01	FOUNDATION DETAILS
S3.02	FOUNDATION DETAILS
S4.01	FRAMING DETAILS
S4.02	FRAMING DETAILS
E0.01	ELECTRICAL LEGEND AND SPECIFICATIONS
E1.01	ELECTRICAL DEMOLITION AND LIGHTING PLANS
E1.02	POWER PLAN
E2.01	ELECTRICAL PANEL SCHEDULES AND ONE-LINE DIAGRAMS
M0.01	MECHANICAL LEGEND, ABBREVIATION AND NOTES
M1.01	MECHANICAL DEMOLITION PLANS MAIN & UPPER LEVELS
M1.02	MECHANICAL PLANS MAIN & UPPER LEVELS
M3.01	MECHANICAL SCHEDULES
M4.01	MECHANICAL SCHEMATIC DIAGRAMS
P1.01	PLUMBING DEMOLITION PLAN MAIN LEVEL
P1.02	NEW PLUMBING PLANS MAIN & UPPER LEVELS

PROJECT INFORMATION

ADDRESS:	12985 PHELPS ROAD BAINBRIDGE ISLAND, WA 98110	
ZONE:	R-0.4, I UNIT PER 2.5 ACRES ZONE	
SITE AREA:	3.24 ACRES	
BUILDING AREA:	EXISTING AREA = PROPOSED ADDITION = TOTAL =	9,736 GROSS SF 1,212 GROSS SF 10,948 GROSS SF
SITE IMPERVIOUS SURFACE AREAS:	EXISTING AREA = REPLACED AREA = TOTAL =	42,550 GROSS SF 1,200 GROSS SF 42,550 GROSS SF
BUILDING HEIGHT:	31' - 9"	
CONSTRUCTION TYPE:	TYPE V-N	
PARKING:	20 CARS	
ON-GRADE PARKING:	20 CARS	
TOTAL SITE PARKING:	20 CARS	
PROJECT DESCRIPTION:	1,200 SQ. FT. ADDITION TO EXISTING APPARATUS BAY & MINOR INTERIOR ALTERATIONS	
FIRE SPRINKLERS:	NFPA 13. EXISTING SYSTEM EXTENDED TO PROPOSED ADDITION (DELAYED SUBMITTAL)	
ASSESSOR'S PARCEL NO:	032502-3-014-2000	

LEGAL DESCRIPTION

THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M., LYING NE OF THE RIGHT OF WAY FOR STATE HIGHWAY #21A, AND W. AND NW OF COUNTY ROAD #18, AS IT EXISTED IN SEPTEMBER 1957; ALSO THE S. 100 FEET OF THAT PORTION OF THE W. 1/2 OF THE SW 1/4 OF THE SW 1/4 LYING E. OF STATE HIGHWAY #21A AND W OF COUNTY ROAD #18.

CODE REQUIREMENTS

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 WASHINGTON STATE ENERGY CODE (WSEC)
2015 UNIFORM PLUMBING CODE
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FUEL GAS CODE (UPC)
2016 WAC 296 - 305
ICC ANSI A117.1
KISTAP COUNTY CODE (KCC)

ENERGY CODE COMPLIANCE

CLIMATE ZONE: 4C (MARINE)

THESE REQUIREMENTS MEET OR EXCEED THE PRESCRIPTIVE REQUIREMENTS OF 2015 WSEC TABLE C402.2

ROOF
INSULATION ENTIRELY ABOVE DECK: REQUIREMENT: R-38ci (COMMERCIAL) R-38ci (RESIDENTIAL)
INSULATION IN ATTIC & OTHER: REQUIREMENT: R-25 + R-11 LS PROVIDED: R-39ci

WALLS
REQUIREMENT: R-21 int
PROVIDED: R-23

SLAB ON GRADE (UNHEATED)
REQUIREMENT: R-10 MIN FOR 24" BELOW AROUND PERIMETER
PROVIDED: R-10 CONTINOUS

OPAQUE DOORS
REQUIREMENT: R-4.75

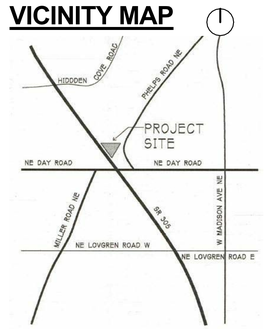
VERTICAL FENESTRATION (NON METAL) TABLE C402.3
REQUIREMENT: U - 0.30 SHGC - 0.40
PROVIDED: U - 0.28 SHGC - 0.31 VT - 0.59

PERCENT GLAZING CALCULATION
439 SQFT GLAZING / 8,457 SQFT GROSS WALL = 5.2 %

MECHANICAL SYSTEM

SEE MECHANICAL DRAWINGS & NOTES

VICINITY MAP



SYMBOLS

A 1 B A101 **ELEVATION**	DRAWING NUMBER DRAWING NUMBER SUBGROUP SHEET NUMBER	Room name 101 150 SF **ROOM NAME & NUMBER**	INDICATES ROOM NAME INDICATES ROOM NUMBER INDICATES ROOM AREA	50 **EXHAUST FAN**	INDICATES CFM #
1 SIM A101 **BUILDING SECTION**	DRAWING NUMBER SHEET NUMBER	A1 2C6.A CR **DOOR NUMBER**	INDICATES DOOR TYPE INDICATES DOOR NUMBER INDICATES DOOR SECURITY INDICATES DOOR HARDWARE GROUP	A **COLUMN GRID**	COLUMN GRID
1 SIM A101 **WALL SECTION**	DRAWING NUMBER SHEET NUMBER	R01 **ROOF TAG**	ROOF/CEILING/FLOOR ASSEMBLY TYPE (REF ASSEMBLY LEGEND SHEET A-402) RC - ROOF/CEILING FC - FLOOR/CEILING FL - FLOOR	A.1 **WINDOW TAG**	WINDOW / STOREFRONT TYPE
1 SIM A101 **DETAIL KEY**	DRAWING NUMBER SHEET NUMBER	01 1 1 **WALL TAG**	INDICATES PARTITION TYPE INDICATES PARTITION FIRE RATING STUD SIZE	SD **SMOKE DETECTOR**	
ALIGN TYP **ALIGN**	INDICATES BUILDING ELEMENT ALIGNMENT	TITLE SCALE **DRAWING NUMBER**	INDICATES DRAWING TITLE DRAWING SCALE	CO **CARBON MONOXIDE DETECTOR**	
ELEVATION DATUM	WORK POINT	1 **REVISION CLOUD**	INDICATES REVISION NUMBER	EGRESS **POINT OF EGRESS**	

MATERIALS LEGEND

	GYPSUM WALL BOARD		SOLID WOOD BLOCKING
	EXTERIOR SHEATHING (REF: DRAWINGS) - PLYWOOD SHEATHING AS NOTED		WOOD FRAMING, CONTINUOUS WOOD
	BATT INSULATION SEE NOTE FOR R VALUE		WOOD TRIM
	RIGID INSULATION		METAL STUD FRAMING
	CONCRETE		NATIVE OR COMPACTED SOIL
	BRICK		GRAVEL
	CONCRETE MASONRY UNITS (CMU)		BACK FILL
	SPRAY FOAM INSULATION		STEEL

COATES DESIGN ARCHITECTS
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900 WINSLOW WAY E SUITE 210
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P 206.780.0876

ISSUED FOR: DATE:

PERMIT SUBMITTAL 07/01/2016

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

PROJECT DATA/SHEET INDEX

G0.01

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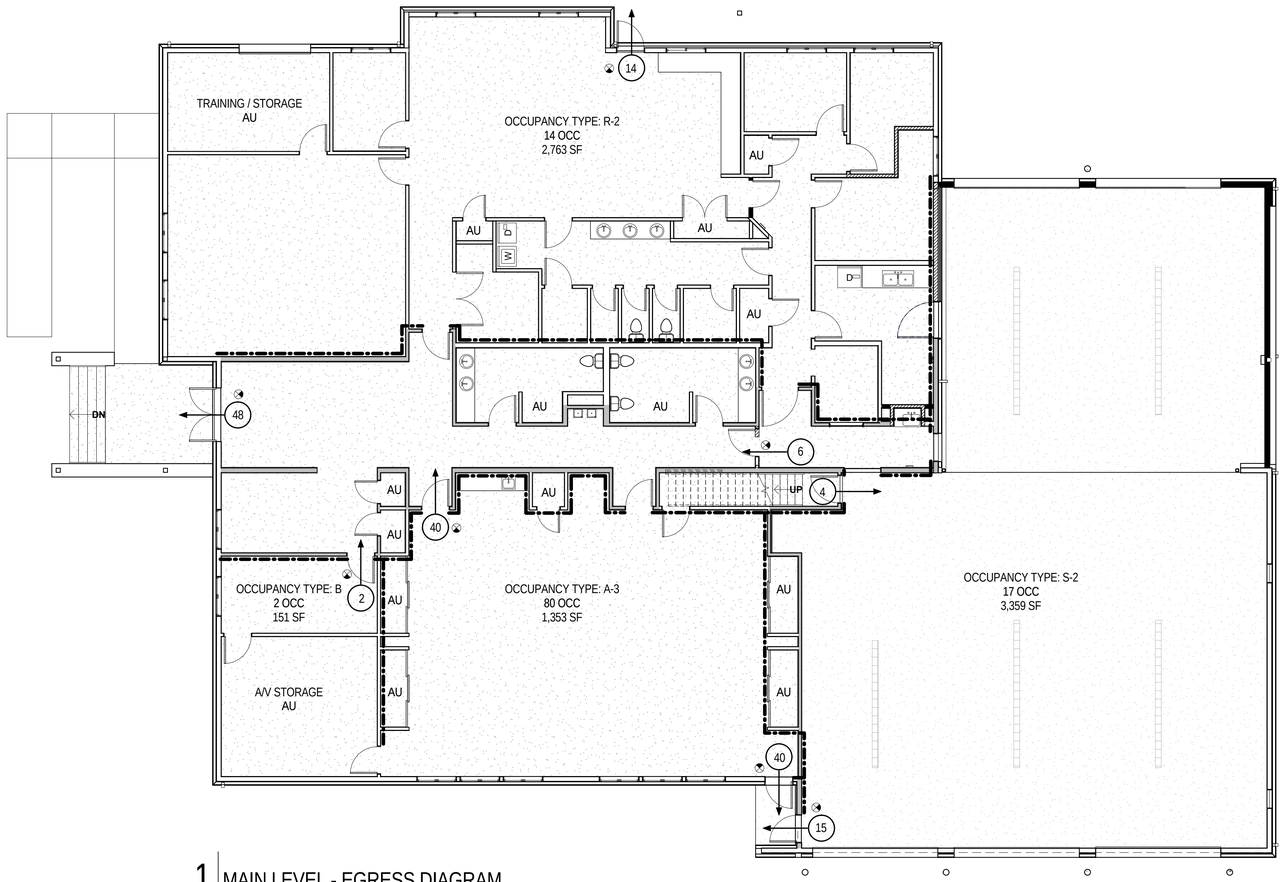
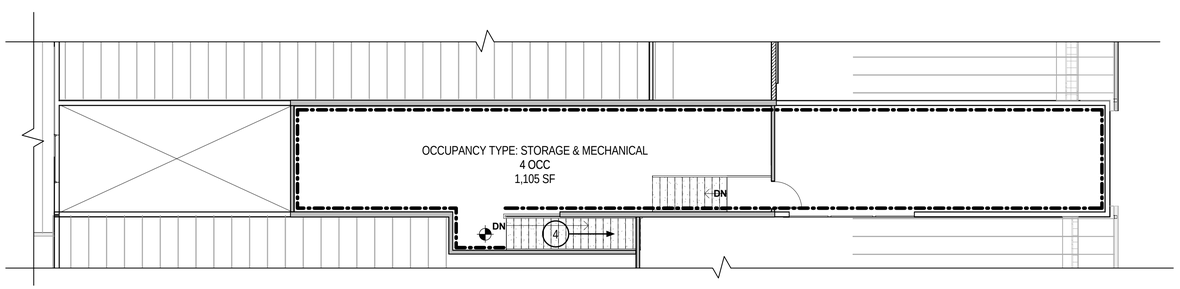
Project Number
STATION #23 ADDITION



1 MAIN LEVEL - EGRESS DIAGRAM

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



2 UPPER LEVEL - EGRESS DIAGRAMS

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

N

TITLE: BIFD STATION 23 ADDITION
APP. #:
OWNER: BAINBRIDGE ISLAND FIRE DEPT.
REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

DRAWING PREPARED BY:
BEN TAMARKIN
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B.I., WA 98110
benjamin@coatesdesign.com
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CODE ANALYSIS

USE GROUPS
A-3 = ASSEMBLY (ACCESSORY USE
B = BUSINESS
R-2 = RESIDENTIAL
S-2 = LOW HAZARD STORAGE - PARKING GARAGE

OCCUPANCY LOADS
MAIN LEVEL:

A-3 = 1,353 SQ. FT. / 15 =	91 OCC.
B = 151 SQ. FT. / 100 =	2 OCC.
R-2 = 2,763 SQ. FT. / 200 =	14 OCC.
S-2 = 3,359 SQ. FT. / 200 =	17 OCC.

UPPER LEVEL:
STORAGE / MECH = 1,105 SQ. FT. / 300 = 4 OCC.

TOTAL 124 OCC.

SIGNAGE
ACCESSIBLE SIGNAGE TO BE PROVIDED PER SECTION 1110. TACTILE EXIT SIGNS TO BE PROVIDED PER 1011.3 AT ALL EXIT DISCHARGE

SYMBOLS:

EXIT LIGHT - SHADING INDICATES LIGHTED FACE

USER GROUP BOUNDARY LINE

WALL TYPE LEGEND

EXISTING WALL

EXISTING 1-HR FIRE RATED WALL

NEW WALL

NEW 1-HR FIRE RATED WALL

NOTE: COORDINATE ALL NEW WORK w/ MEP AND STRUCTURAL DRAWINGS

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Responsible Architecture.
900 WINSLOW WAY E SUITE 210
BAINBRIDGE ISLAND WA 98110
P 206.780.0876

ISSUED FOR: DATE:

PERMIT SUBMITTAL 07/01/2016

9092
REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

EGRESS DIAGRAMS

G0.02

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NEIGHBORING PARCEL OWNER: EMILY J MEREDITH
SINGLE FAMILY RESIDENCE

NEIGHBORING PARCEL OWNER: THOMAS M JR KILBANE
SINGLE FAMILY RESIDENCE

NEIGHBORING PARCEL OWNER: ALAN CRAIN
SINGLE FAMILY RESIDENCE

TITLE: BIFD STATION 23 ADDITION
APP. #:
OWNER: BAINBRIDGE ISLAND FIRE DEPT.
REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

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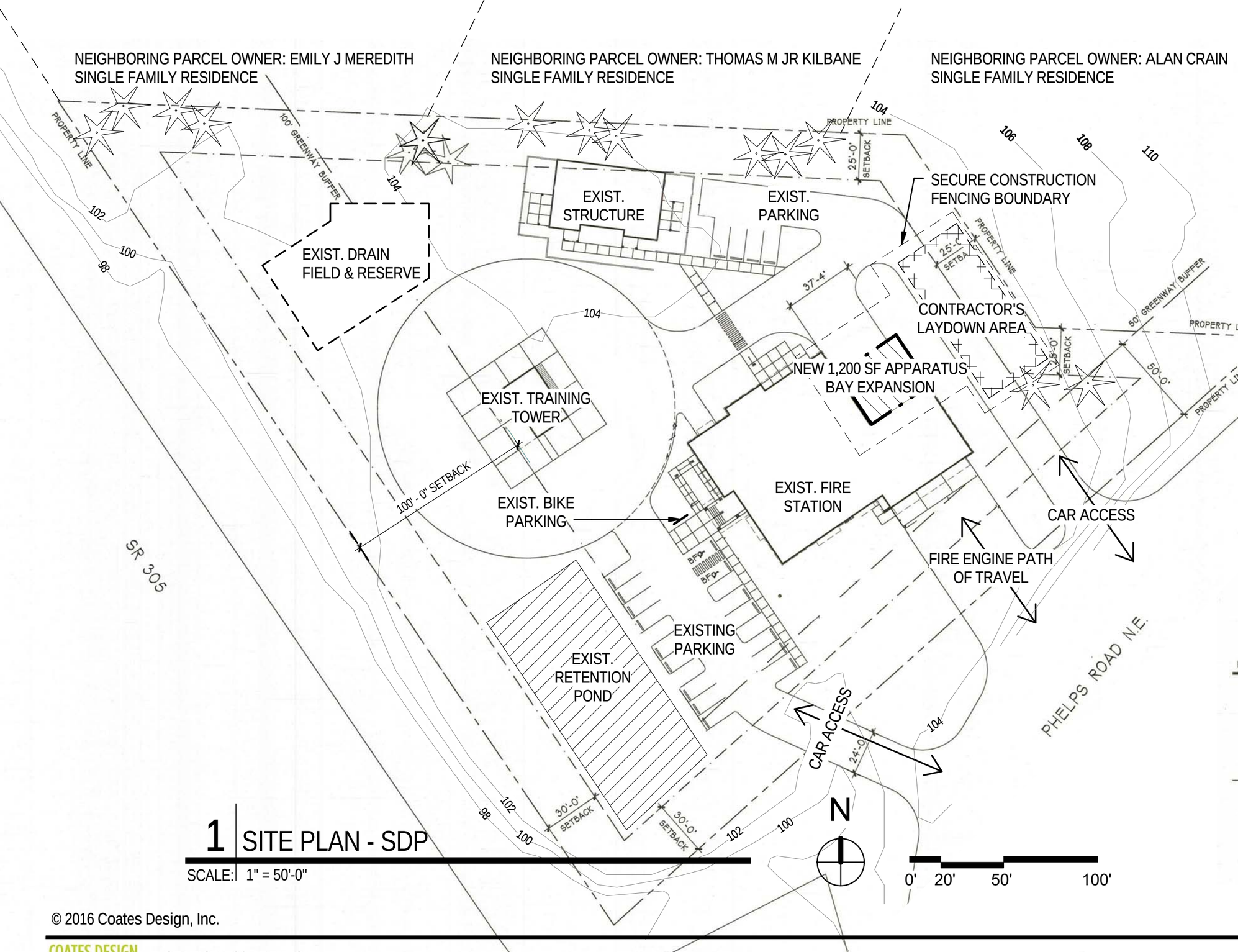
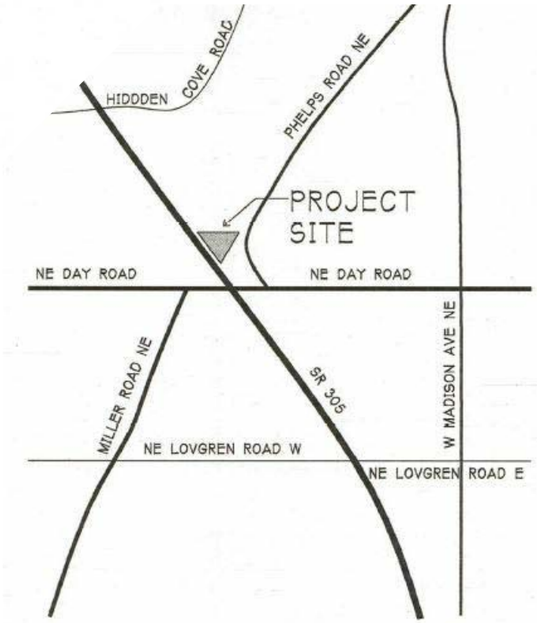


1 SITE PLAN - SDP

SCALE: 1" = 50'-0"

VICINITY MAP



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SDP SITE PLAN

COATES DESIGN ARCHITECTS
Responsible Architecture.

STATION #23 ADDITION

12985 PHELPS RD NE, BAINBRIDGE ISLE, WA 98110

Date: 07/06/16

Scale: As indicated

A1.05

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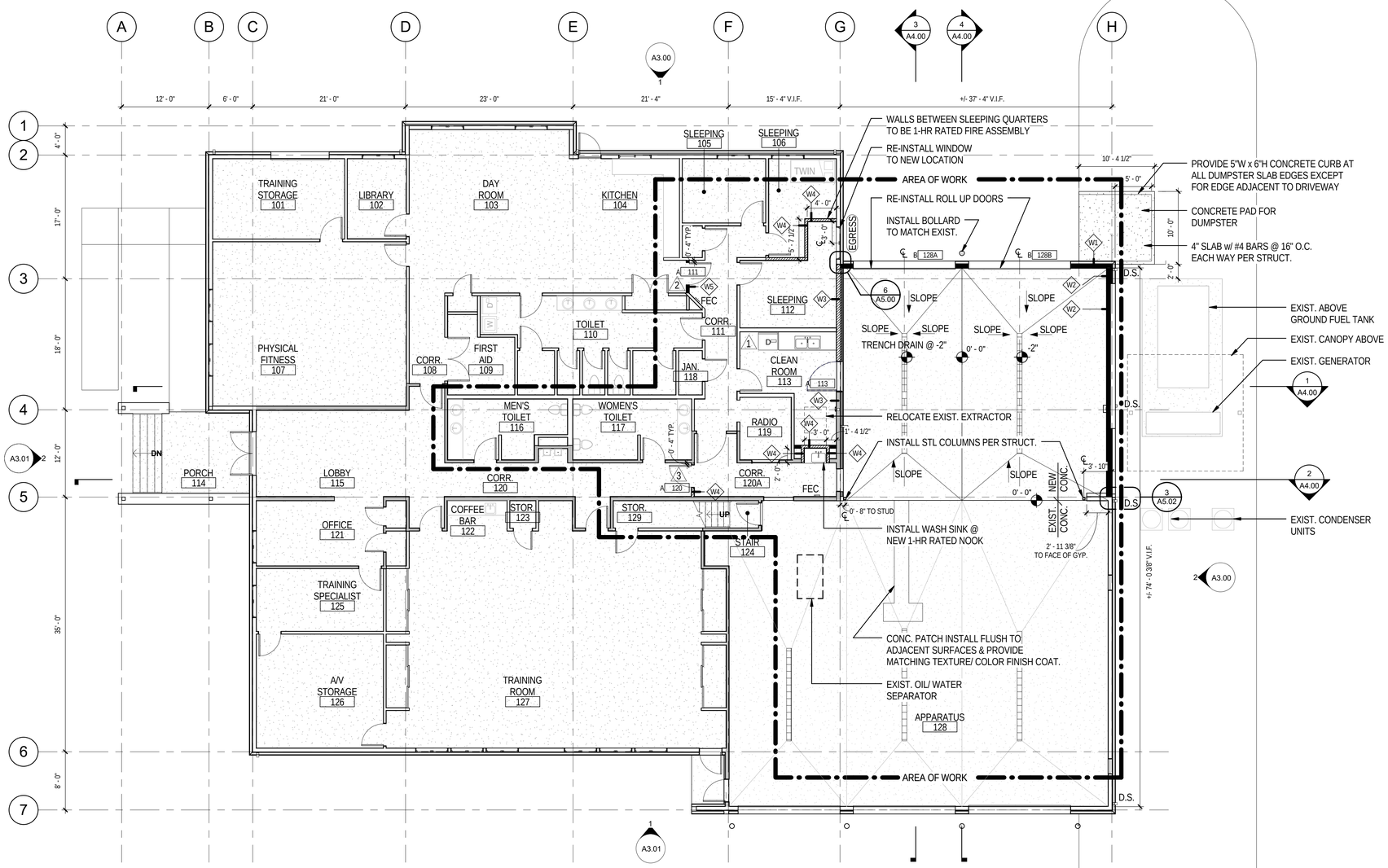
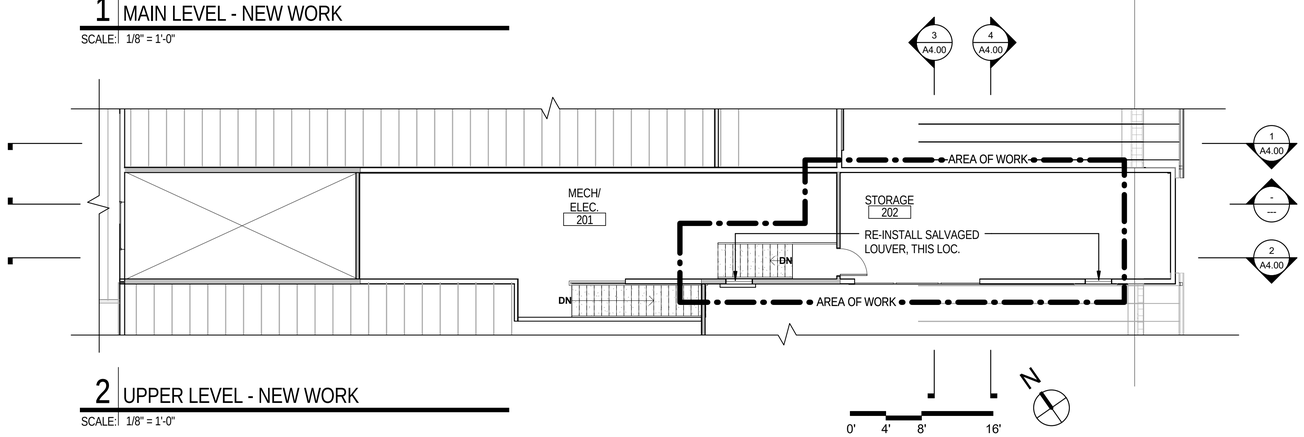


1 MAIN LEVEL - NEW WORK

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



2 UPPER LEVEL - NEW WORK

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

TITLE: BIFD STATION 23 ADDITION
APP. #:
OWNER: BAINBRIDGE ISLAND FIRE DEPT.
REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

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TYPICAL WALL ASSEMBLIES

W1 - TYPICAL APPARATUS BAY EXTERIOR WALL ASSEMBLY
- SIDING PER ELEVATION
- WRB
- PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WD STUDS, SEE STUCTURAL
- R-21 BATT. INSULATION
- 5/8" WATER RESISTANT GWB

W2 - APPARATUS BAY EXTERIOR WALL w/ FURRING ASSEMBLY
- SIDING PER ELEVATION
- WRB
- 1/2" PLYWOOD SHEATHING
- 2x WD BLOCKING
- PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WD STUDS, SEE STUCTURAL
- R-21 BATT. INSULATION
- 5/8" WATER RESISTANT GWB

W3 - 1-HR RATED INTERIOR WALL ASSEMBLY
EXISTING WALL ASSEMBLY
-5/8" TYPE 'X' GWB
- PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WD STUDS, SEE STUCTURAL

- R-21 BATT. INSULATION (TO BE REMOVED)
-BOARD ON BOARD SIDING (TO BE REMOVED)

NEW ASSEMBLY ADDITIONS
- 5 1/2" MINERAL WOOL INSULATION
- 5/8" TYPE 'X' WATER RESISTANT GWB (APPARATUS BAY SIDE)

W4 - I-HR RATED INTERIOR WALL w/ INSULATION
- 5/8" TYPE 'X' GWB
- PLYWOOD @ SHEAR WALL CONDITIONS WHERE REQ'D PER STRUCTURAL
- 2x4 WD STUD, SEE STRUCTURAL
- 3 1/2" MINERAL WOOL INSULATION
- 5/8" TYPE 'X' GWB

W5 - 2x4 INTERIOR WALL
- 5/8" TYPE 'X' GWB
- PLYWOOD @ SHEAR WALL CONDITIONS WHERE REQ'D PER STRUCTURAL (CORRIDOR SIDE)
- 2x4 WD STUD, SEE STRUCTURAL
- 5/8" TYPE 'X' GWB

WALL TYPE LEGEND

- EXISTING WALL
- EXISTING 1-HR FIRE RATED WALL
- NEW WALL
- NEW 1-HR FIRE RATED WALL

SHEET NOTES:

1. INSTALL NEW CLOTHES DRYER w/ VENT PIPING
2. NEW DOOR, FRAME, & TRANSAM IN NON-RATED PARTITION
3. NEW 1-HR RATED DOOR & FRAME IN RATED PARTITION

NOTE: COORDINATE ALL NEW WORK w/ MEP AND STRUCTURAL DRAWINGS

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Responsible Architecture.
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ISSUED FOR:	DATE:
PERMIT SUBMITTAL	07/01/2016

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

NEW WORK PLANS - MAIN & UPPER LEVELS

A2.00

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Project Number

STATION #23 ADDITION

TITLE: BIFD STATION 23 ADDITION
APP. #:
OWNER: BAINBRIDGE ISLAND FIRE DEPT.
REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

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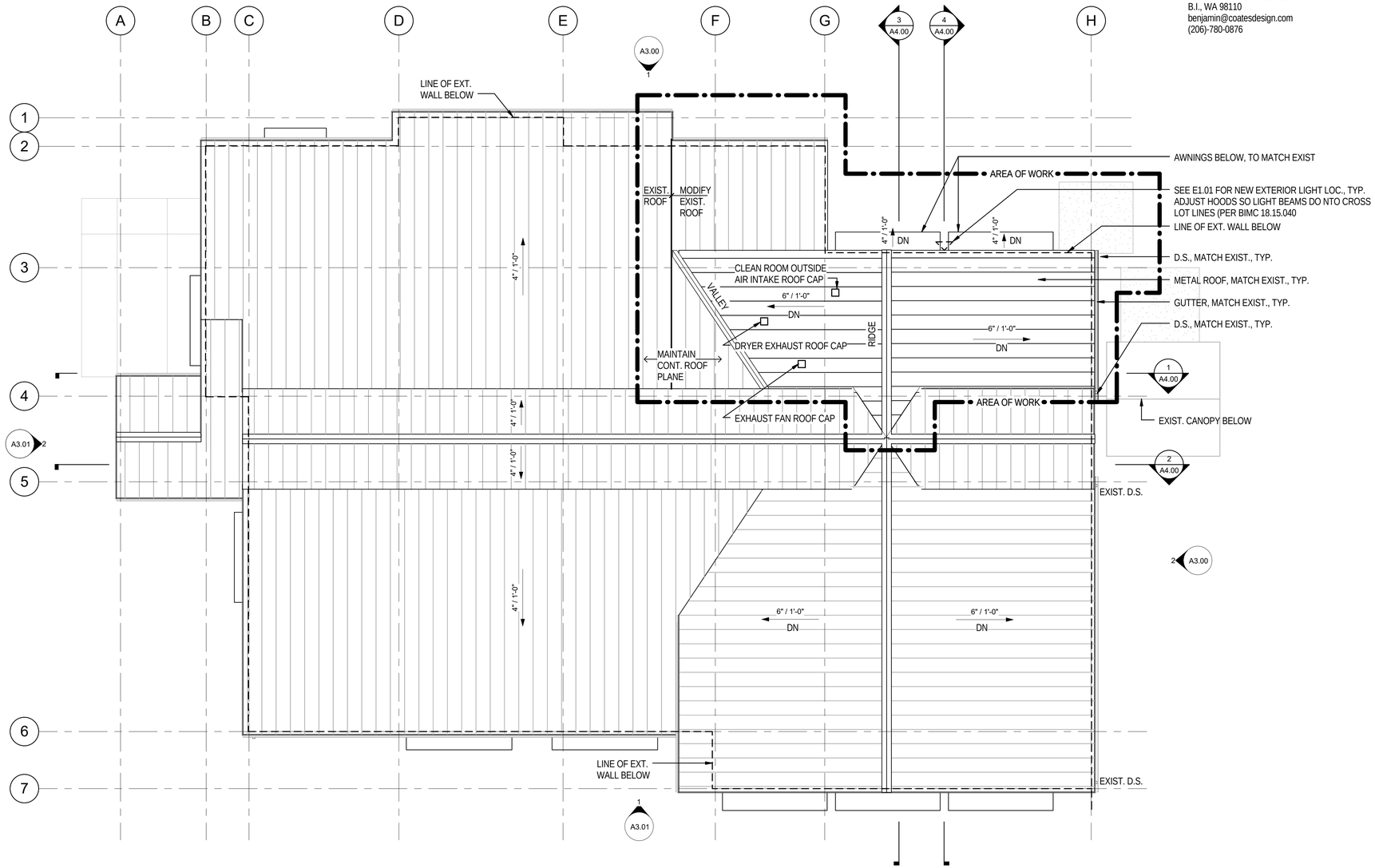

1 ROOF PLAN - NEW WORK

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

0' 4' 8' 16'

N

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Responsible Architecture.
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BAINBRIDGE ISLAND WA 98110
P 206.780.0876

ISSUED FOR:	DATE:
PERMIT SUBMITTAL	07/01/2016

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

NEW WORK PLANS-ROOF

A2.01

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TITLE: BIFD STATION 23 ADDITION
APP. #:
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REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

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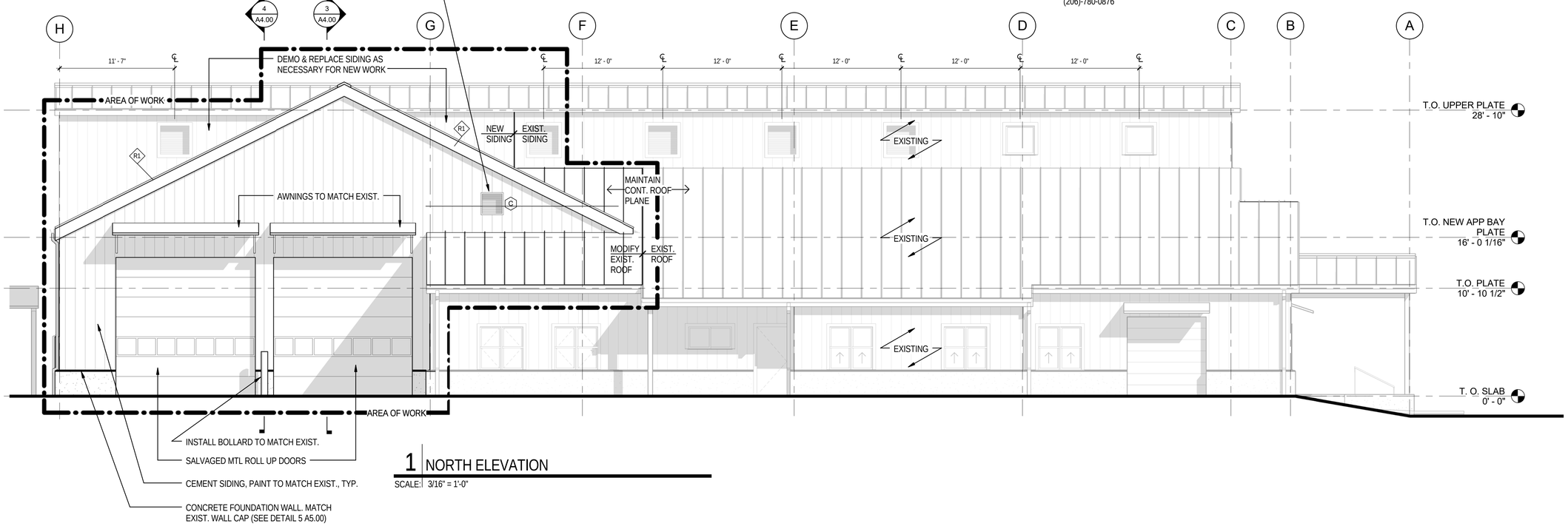
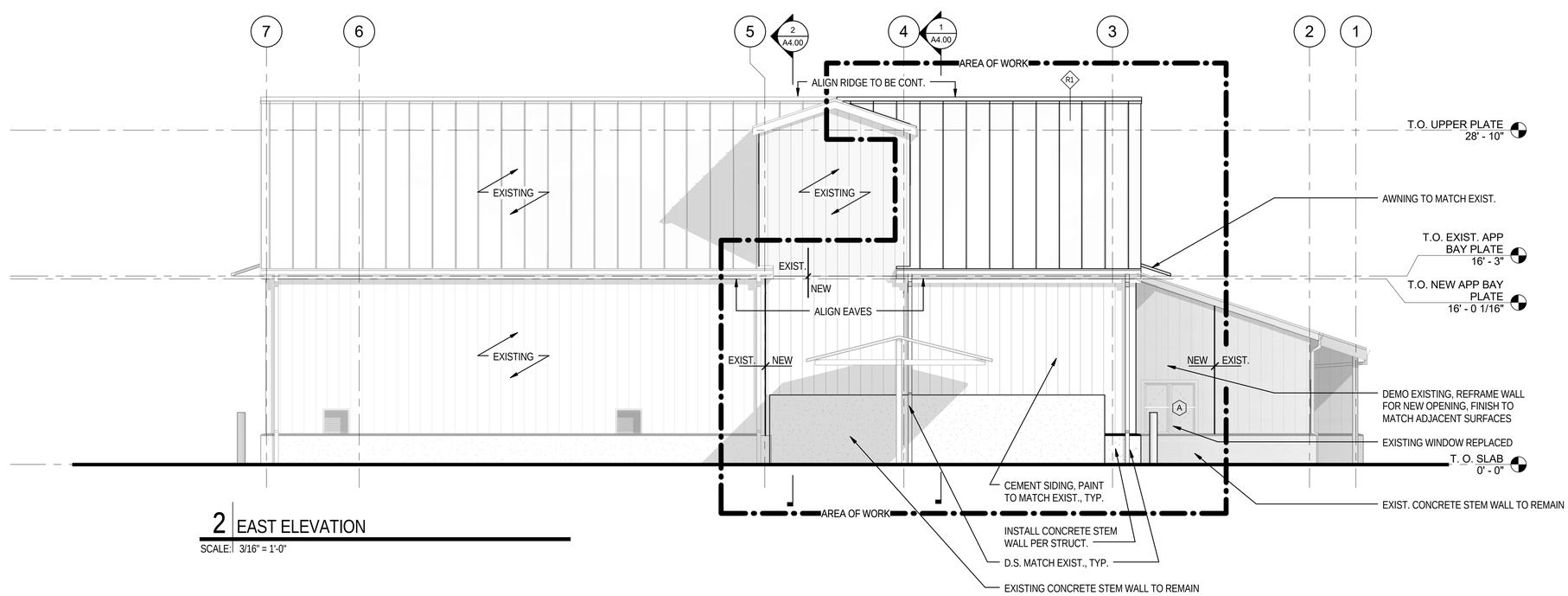
ATTIC AREA: 280 SQ. FT.
280 / 150 = 1.86
1.86 x 2 = 3.73
REQUIRED ATTIC VENT SIZE = 4 SQ. FT.



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

ISSUED FOR: DATE:

PERMIT SUBMITTAL 07/01/2016

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

EXTERIOR ELEVATIONS

A3.00

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TITLE: BIFD STATION 23 ADDITION
APP. #:
OWNER: BAINBRIDGE ISLAND FIRE DEPT.
REVISION #:
LOCATION: THAT PORTION OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF S.3,T. 25 N., R. 2 E., W.M.

DRAWING PREPARED BY:
BEN TAMARKIN
900 WINSLOW WAY E. #210
B.I., WA 98110
benjamin@coatesdesign.com
(206)-780-0876

COATES DESIGN ARCHITECTS
Responsible Architecture.
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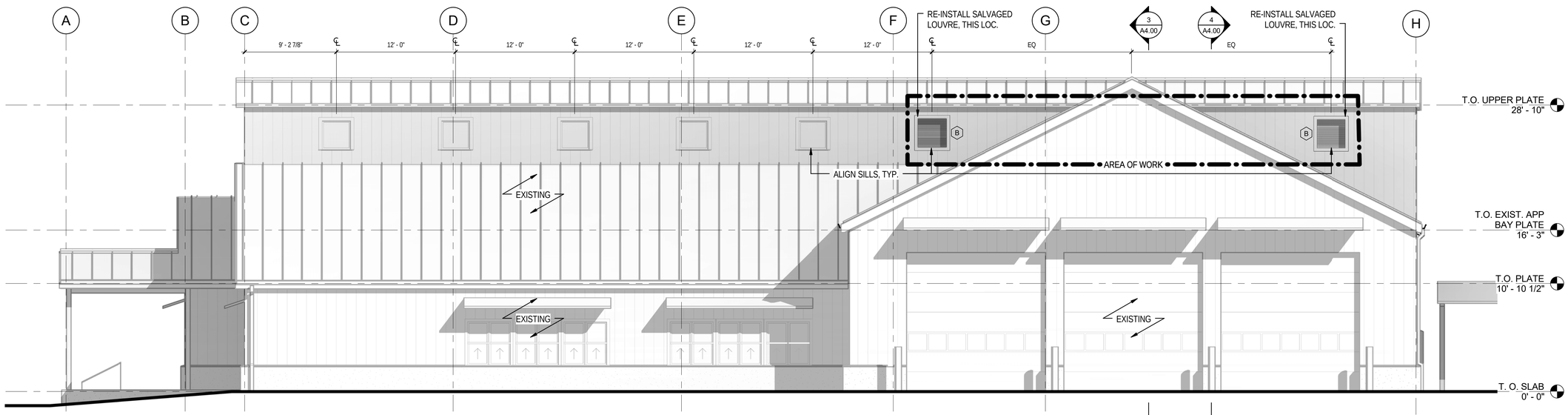
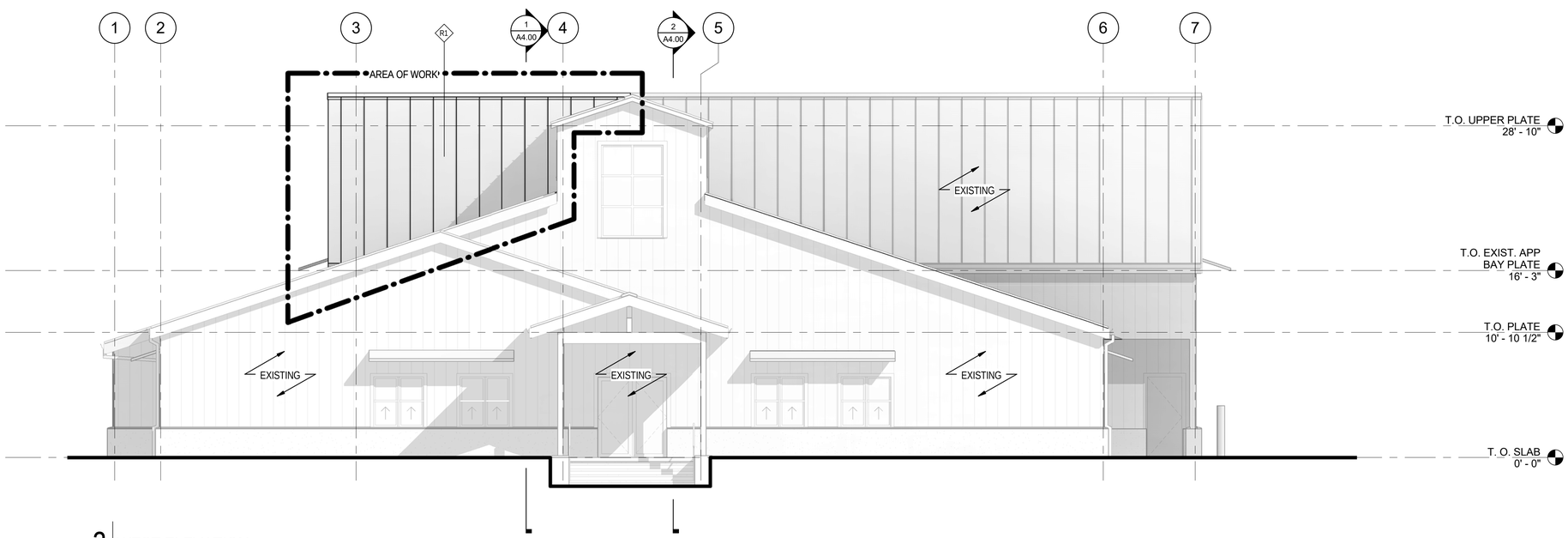
P 206.780.0876



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

ISSUED FOR: DATE:

PERMIT SUBMITTAL 07/01/2016

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

EXTERIOR ELEVATIONS

A3.01

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7/12/2016 10:55:30 AM

X:_PROJECTS\BIFD\Station 23 Addition\Documents\Rev\BIFD Station 23 Bid Set 2.rvt

Project Number

STATION #23 ADDITION

WALL TYPE LEGEND

EXISTING 1-HR FIRE RATED WALL

NEW 1-HR FIRE RATED WALL

NOTE:
PAINT ALL NEW SURFACES IN APP. BAY TO MATCH EXIST. APP. BAY CONDITIONS, GYP., FRP, TRUSSES, ETC. (DO NOT PAINT CONCRETE)

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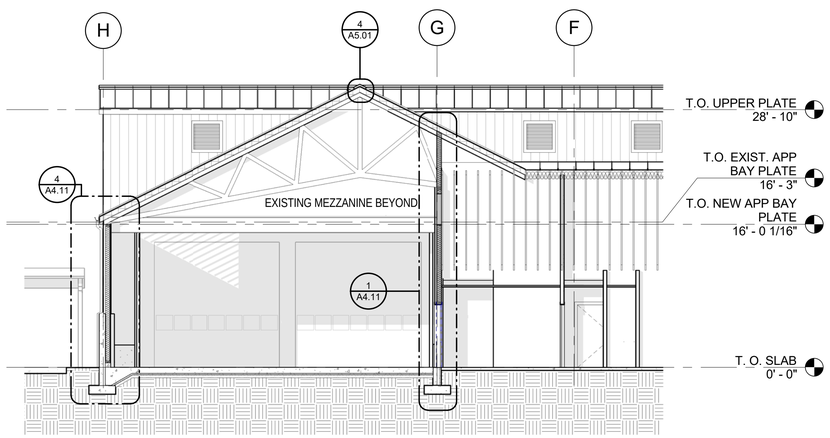
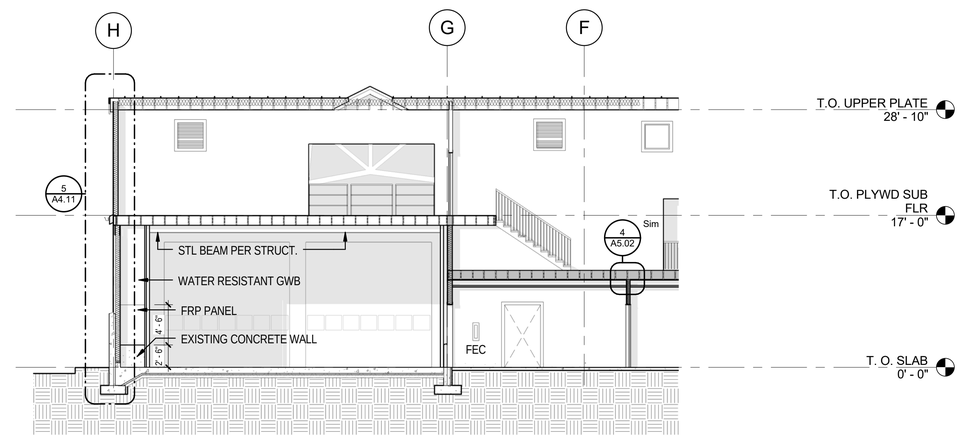


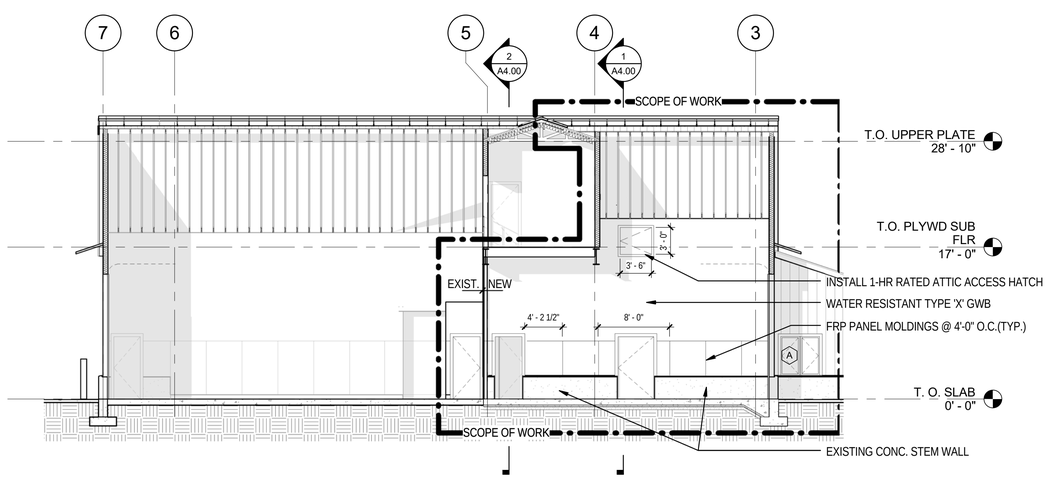
1 BUILDING SECTION EAST / WEST

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



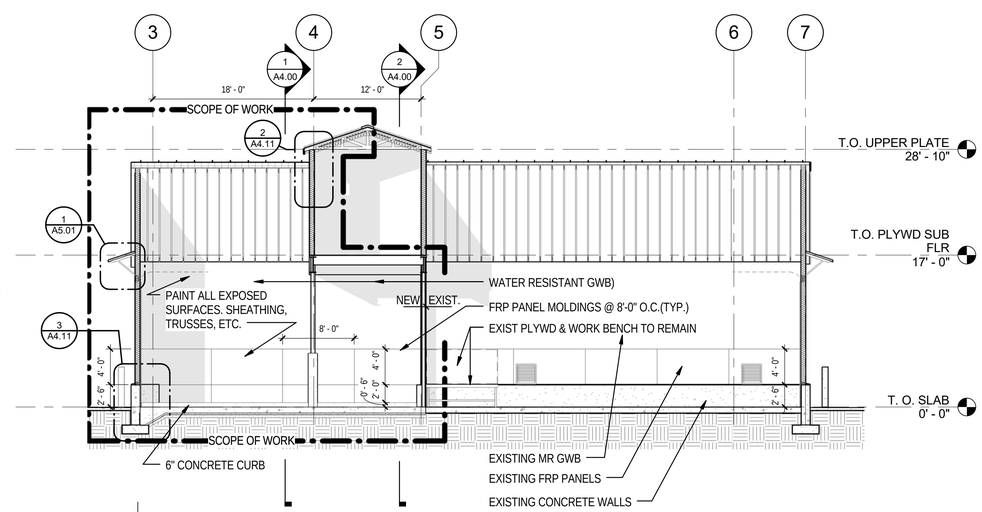
2 BUILDING SECTION @ MECHANICAL LOFT

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



3 APPARATUS BAY WEST

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



4 BUILDING SECTION NORTH / SOUTH

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

0' 4' 8' 16'

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ISSUED FOR:	DATE:
PERMIT SUBMITTAL	07/01/2016

9092
REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

STATION #23 ADDITION

12985 PHELPS RD NE,
BAINBRIDGE ISLE, WA 98110

BUILDING SECTIONS

A4.00

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Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

☐ **"Pre-App" Meeting Checklist**

☒ **"Post-App" Meeting Checklist**

Project Name/Case #: Bainbridge Island Fire Station # 23 Addition

Land Use Application (Pre-app, Site Plan Review etc.): Site Plan & Design Review Application

Project Description: 1,200 sq. ft addition to existing apparatus bay of existing fire station. Minor interior partition & door location alteration.

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Large scale board on board cement board siding creates rythmic shadow pattern on facade to match existing.	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Facades are vertically broken via re-use of existing concrete stem wall @ base. Due to lack of sufficient scale & the fire stations needs horizontal modulation is not applicable.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	All facades match in material; addition is located @ back of building. The addition does not face public spaces, all private property is buffered by distance & tree line.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	Addition is single storey.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	No new facades facing public ways.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	N/A	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	N/A	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	N/A	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	N/A	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	Building addition sufficiently matches existing surrounding styles. Addition will be painted to match existing.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Design Guideline**	**Design Guideline**	**Design Guideline**	**Design Guideline**
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	N/A	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	N/A	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	N/A	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	N/A	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	Existing building split into two dominant volumes, addition supports this existing condition.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	**Design Guideline**	**Design Guideline**	**Design Guideline**	**Design Guideline**
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	Existing parking not touched. No new.	

Guidelines Requiring Action per DRB: 2.16.040 - New construction increases total facility footprint by greater than 5%

DRB Summary Motion on Actions:

January 28, 2016

MADRONA SCHOOL CUP: PLANNING DEPARTMENT REVIEW

Attendees:

Joshua Machen (JM), AICP, Planning Manager jmachen@bainbridgewa.gov
Bainbridge Island Dept. of Planning and Community Development
Haig Townsend (HT) – Madrona School haigtownsend@gmail.com
John Kennedy (JK) – SKL Architects john@sklarchitects.com
Hill Pierce (HP)– SKL Architects Hill@sklarchitects.com

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General

- Meeting was held to get preliminary input from the Bainbridge Island Department of Planning and Community Development (DPCD) regarding site planning and the Conditional Use Permit process for the Madrona School Campus at Lowery Farm. Note that an earlier meeting was held on October 9th, 2013 at which baseline code requirements were discussed, and a Pre-App Checklist was generated. Thus, this meeting is focused on clarifications beyond that initial Pre-App meeting and Checklist.

  A preliminary site plan was reviewed, showing a roughly 44 space parking lot with ingress at SW corner of site, one way exit drive at NW corner, and rough locations for a Phase 1 Classroom Building, a Phase 2 Early Childhood Building, and a Phase 3 Assembly Hall.

Zoning Code- Review of Specific Items

- **General:** Refer to 9 October 2013 Notes for Baseline Information/Checklist
- Notes:
  - **7.5% Rule** (2.16.110 E): JK noted that based on the school's program, it was difficult to achieve a footprint less than 7.5% of the overall site area, which is required for non-residential developments, and asked if this was departable under Design Review or other mechanisms. JM replied that a City Council amendment is the only way to modify the rule. This issue came up recently with the new fire station(s) proposed in residential zones- City Council agreed to modify the rule only for the fire station site(s) and did not include other future facilities like schools. Therefore, it is unlikely that the provision could be modified without City Council approval, which is possible, but not predictable.
  - **Buffer Averaging** (18.15.010 D): OK to use landscape buffer averaging to save existing tree groves (NW/SE corners), as long as there are no issues with adjoining neighbors.
  - **Tree Units** (18.15.010 G): HG and JM have discussed that having all site trees surveyed for caliper seems like overkill. Rather, a reasonable compromise is to have the surveyor locate boundaries of stands of trees, then have arborist report confirm that retained tree units meet code. Significant trees will be located by surveyor in NW corner of site, where an exit drive will likely wind through the existing grove.
  - **Parking Space Sizes** (18.15.020 J): JK noted current code is 30% small, 70% large parking spaces, and asked if there was any way to modify the mix in order to reduce asphalt and balance drive aisles (e.g.

50/50). JM replied that there were no code options for modifying this requirement.

- **Design Guidelines** (18.18.030 D): JK noted that the code refers us to "Design Guidelines for Mixed Use Properties", which contain several provisions intended for storefronts rather than schools (e.g. provide pedestrian passage to public open space through building every 128'). JM noted that these are guidelines, with some flexibility, and if there are cases where the guidelines do not apply well to our school project, we will need to provide a clear case to the board why they should not be applied to our project.
- **Parking Quantities** (18.15.020-1): JK reviewed initial parking count, noting 1 space per 50 students plus 1 space per employee as a baseline. Then, add 1 space per 12 "day care" students. Finally, assume a visiting teacher unit and a caretaker unit would be treated like a single family residence with and ADU, yields 3 required spaces. Total required count stands at about 36. JM noted that overall, the approach seemed reasonable. JK noted that the Assembly Hall was proposed as part of the school, serving the same population, and thus not added as a separate occupancy for parking quantities. JM said that the City may prefer that overall required parking be calculated based on the greater of "School Use" OR "Assembly Hall Use" rather than just school use. In that case, if assembly hall were 4,800SF, 48 spaces would be required, which is a few spaces more than the 44 currently planned, including drop off zone. JK noted that some occasional overflow parking was anticipated, and JM thought that a reasonable approach could be worked out (also note that assembly hall is Phase 3).
- **Civil Documentation:** JM noted that the City expects a preliminary Civil plan showing proposed treatment of water from parking lots and proposed infiltration system.

- **CUP Process:** JM reviewed typical Major CUP process and timeline
  - **"The Clock":** The City's general mandate is that the CUP process should take place within 120 calendar days (not working days) from application, through DRB, SEPA, Planning Commission Recommendation, and Hearing Examiner (assuming no appeals). Clock stops whenever City requests additional information from applicant. Also note that there is a 28 day completeness check period before 120 day clock starts, and that this starts with Application, which is preceded by DRB/Public Input Process.
  - **Boundary Line Adjustment (BLA):** JM noted that a BLA joining the four lots into one would need to occur before construction and could be included with the CUP to save some fees. However, it could also be listed as a condition of the CUP, which would allow more flexibility if the project does not move forward. Madrona will likely pursue the latter option.

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- **CUP Process**: Step by Step Summary

  - **Step 0: Septic Approval**: : See note above- must happen before submittal.
  - **Step 1: Pre-Application Conference:** ***3 weeks.*** Confirm whether or not October, 2013 pre-app conference will suffice or if another is required (assumed). 3 weeks is time from Pre App appointment request to Pre App appointment.
  - **Step 2: DRB Review and Recommendation** ***1-2 weeks***: Exact timing depends on application date (DRB meets every 2 weeks)
  - **Step 3: Public Participation Presentation** ***2 weeks (PUBLIC NOTICE #1)*** City gives public notice, also in paper. City makes brief introduction then presentation by proponent. Can present elevations, renderings, etc. beyond initial site information. Note- some discussion about whether steps #2 and #3 can/should be reversed in order (but see 2.16.110.C.2- public meeting after DRB).
  - **Step 4: Submit CUP Application** ***1 week (PUBLIC NOTICE #2)*** This can happen directly after DRB/public meetings. City notices that application has been submitted and starts 28 day submittal completeness review.
  - **Step 5: Staff, SEPA Review & Recommendation 28** ***+120 days*** Staff reviews CUP documents and SEPA and makes recommendation to Planning Commission.
  - **Step 6: SEPA Determination.** ***(PUBLIC NOTICE #3)*** Staff publishes SEPA determination, with public notification and 14 day comment period.
  - **Step 7: Planning Commission Review & Recommendation.** Planning Commission meets to review.
  - **Step 8: Hearing Examiner Decision** ***(PUBLIC NOTICE #4)*** . Hearing examiner reviews project in public hearing format.
  - **Step 9: CUP Approval.** Assuming Hearing Examiner Decision is positive, and assuming no appeals, CUP is then approved.

END OF MEETING NOTES

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January 28, 2016

MADRONA SCHOOL CUP: FIRE DEPARTMENT REVIEW

Attendees:

Luke Carpenter, Asst. Chief Fire Marshal – Bainbridge Island FD	lcarpenter@bifd.org
Haig Townsend (HT) – Madrona School	haigtownsend@gmail.com
John Kennedy (JK) – SKL Architects	john@sklarchitects.com
Hill Pierce (HP)– SKL Architects	Hill@sklarchitects.com

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General

- Meeting was held to get preliminary input from the Bainbridge Island Fire Department (BIFD) regarding site planning and Fire Department access for the Madrona School Campus at Lowery Farm. A preliminary site plan was reviewed, showing a 44 space parking lot with ingress at SW corner of site, one way exit drive at NW corner, and a fire department access drive along north edge of site with a hammerhead turn-around at mid-site.

Notes

- ~~**Fire Sprinklers:** Independent of building code requirements, BIFD requires fire~~ sprinklers for buildings over 5,000SF and E occupancies
- **Fire Truck Access:** Within 150' of all buildings
  - Access through parking lot seems reasonable, with fire access road to north.
  - Access road can be 12' wide, gravel (56,000 # capacity), with "no parking-fire access" signs posted.
  - Outrigger width increase not necessary due to building height
  - "Fire Lane" markings necessary in parking lot/drives when opposing parking spaces not provided.
  - Prefer no gate to access road.
  - Hammerhead dimensions per standard layout provided by BIFD.
  - Any separation required between access road and buildings? Luke can review if we send him a follow up e-mail.
  - For reference, truck is 40' long, non-articulated, 8' wide plus 18" mirrors = 11' wide total.
  - Note 14 feet overhead clearance to be maintained at FD access lanes.
  - 17' minimum turning radius at all fire dept. driving lanes
- **Fire Hydrant System:** Yes
  - Prefer fire hydrant to be located adjacent to main parking lot near entry. (Preliminary location discussed just west of main drop off area).
  - Expect to see an FDC (Fire Department Connection) on each building, with PIV (Post Indicator Valve) outside. Dry lines run from FH location to each building FDC
- **School Security:** Luke noted that site security should be taken into account during design. For instance, classrooms should have blinds and non-transparent refuge areas, with doors lockable from inside.

END OF MEETING NOTES

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

☒ **"Pre-App" Meeting Checklist**

☐ **"Post-App" Meeting Checklist**

Project Name/Case #: **Madrona School at Lowery Farm**

Land Use Application (Pre-app, Site Plan Review etc.): **Pre-Application**

Project Description: **Conditional Use Permit for construction of a 24,800 sf independent K-8 school, with parking for 39 vehicles.**

Project is broken into 3 separate, phased buildings as follows: Phase 1 11,400 sf Classroom/Adminisration Wing. Phase 2 4,800 sf Early Childhood Building. Phase 3 8,600 sf Assembly Hall and Classrooms with Caretaker Apartment

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Project uses simple, well proportioned, combinations of vertical wood siding, concrete base, and glass infill, along with varied building forms, to provide visual interest, while at the same time creating a coherent campus character reflective of the spirit of Waldorf Schools. Since this is an educational campus in a wooded natural setting, we are proposing less variation in materials than would typically be expected for Commercial and Mixed-Use Projects facing public ways.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Phase 1 Classroom Wing: Modulation vertically is provided by an 8' deep balcony and roof overhang on the south, with horizontal modulation provided by bay windows on the north. Phase 2: Early Childhood Modulation is provided vertically- the facility terraces down the hillside. Phase 3: Assembly Hall Vertical modulation is provided by angled roof monitors. Horizontal modulation is also provided by smaller masses on north and south ends (Entry and Caretaker Apartment, respectively).	
Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	The project does not contain any significant blank walls.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the	This does not seem to generally apply to our project type or zoning district (school in single family residential zone). However, canopies are provided at major entry points to give them prominence.	

		predominant surface of the first floor.		
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	This project does not directly face a public way, as Bainbridge Island Municipal Code requires a 25' landscape buffer between the public way and the school. However, the main entrance is identified by a recessed entry and canopy, thus maintaining pedestrian scale.	
Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	This does not seem to apply to our project type or zoning district (school in single family residential zone).	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	In order to reduce overall scale, the project is broken down into three separate buildings, with the Phase 1 Administration/Classroom Building further broken down into two distinct masses. Due to the functional requirements of a school, the classroom wing is greater than 128' long without a pedestrian passage or open space connecting to public open space between the classrooms.	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	This does not seem to apply to our project type and zoning underlay (school in single family residential zone).	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	This does not seem to apply to our project type and zoning underlay (school in single family residential zone).	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	This does not seem to apply to our project type and zoning underlay (school in single family residential zone). Massing of building is broken down per Guideline #15 below to respond to scale of surrounding zone.	
Applicable Design Guidelines				
Design Guideline	**Design Guideline**	**Design Guideline**	**Design Guideline**	**Design Guideline**
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building, including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	A monument-type entrance sign with the school's name and logo is proposed near the vehicular entry to the site, off of N. Madison Ave. NE. The sign would be a maximum 4' tall and 10' wide, externally lit by small, low powered spotlights. Similar signage affixed to the front of the building will be scaled appropriately so as not to dominate the exterior of the building.	
12.	To improve the pedestrian environment around buildings	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and	This does not seem to apply to our project type and zoning underlay (school in single family residential zone). Note that parking area is screened from public street by a 25' wide	

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

	and minimize curb cuts.	should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	landscape buffer.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	This does not seem to apply to our project type and zoning underlay. (school in single family residential zone)	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	A main entry canopy is proposed.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	The project is broken down into three separate buildings, with the Phase 1 Administration/Classroom Building further broken down into two distinct elements. All three footprints are significantly below 10,000 SF.	
Applicable Design Guidelines				
Design Guideline	**Design Guideline**	**Design Guideline**	**Design Guideline**	**Design Guideline**
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	Parking has been condensed as much as possible into three clusters in the SW corner of the site in order to preserve an existing stand of trees in the NW corner. Parking is screened from the public way by a 25' landscape buffer comprised of existing trees to remain. Rain gardens are provided as an additional landscape/sustainable design feature.	

Guidelines Requiring Action per DRB: _____

DRB Summary Motion _____

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

on Actions:

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Woodson Ln NE
The Beach House Bar
Pleasant Beach Dr NE
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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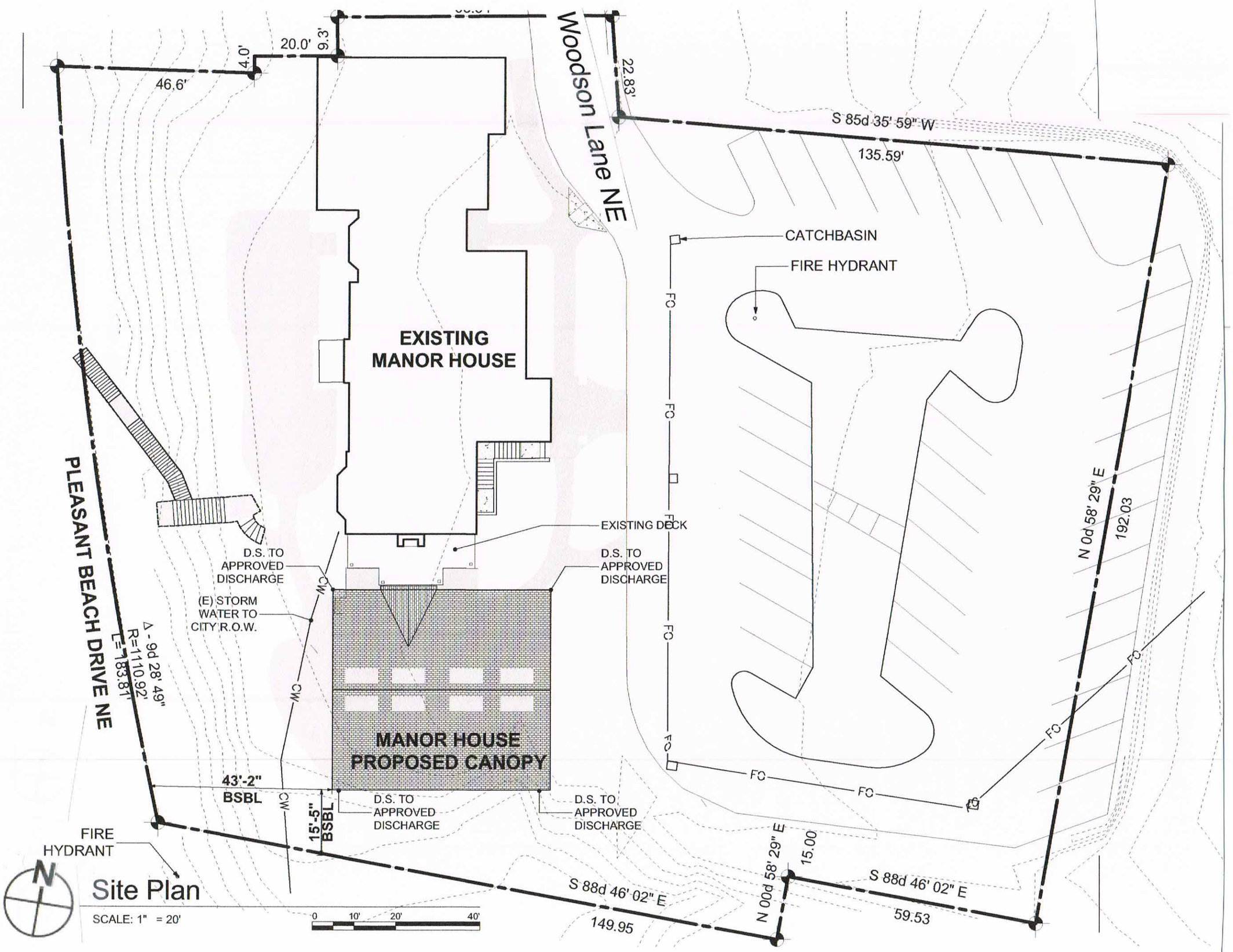
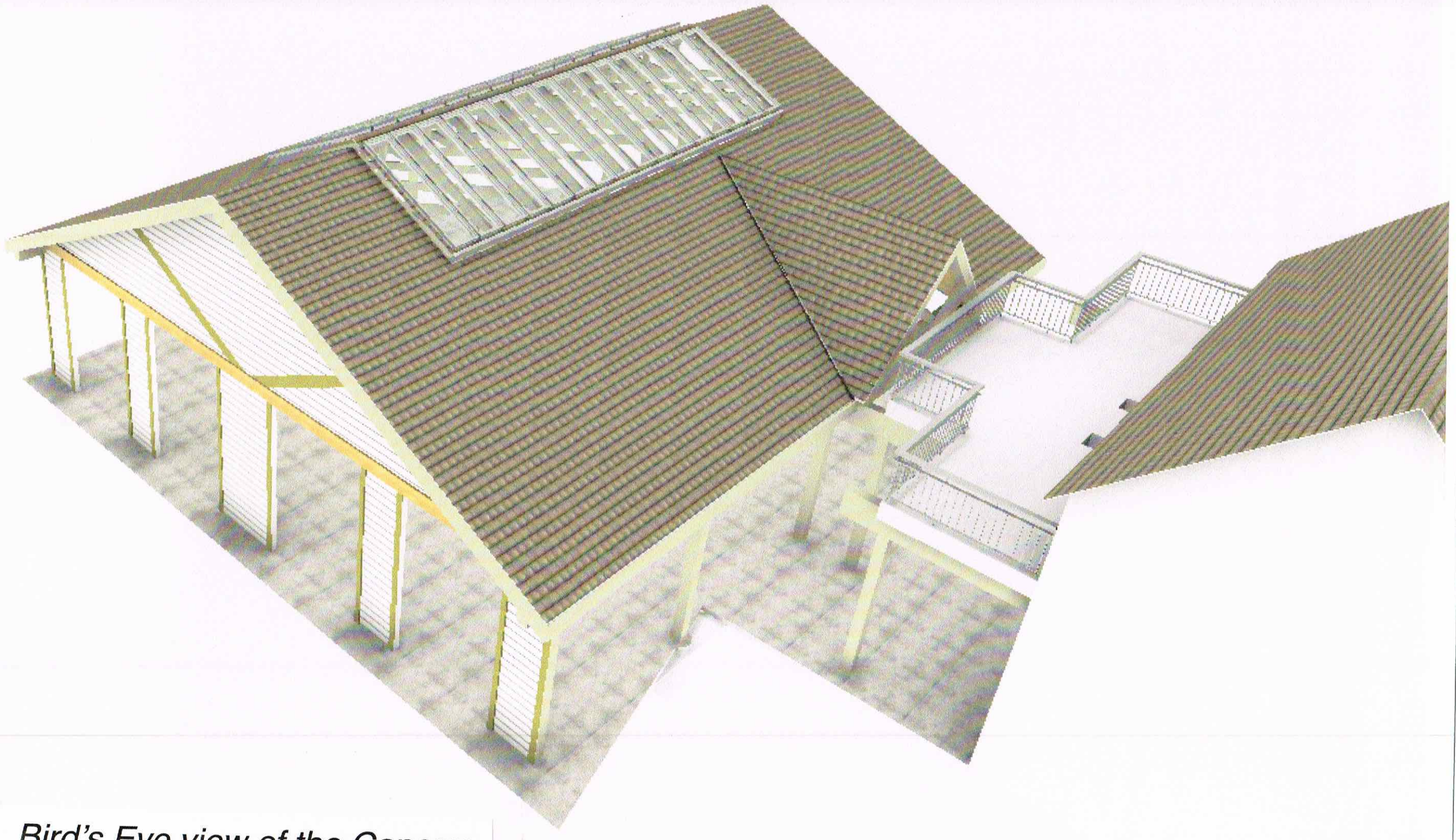


Site Plan

SCALE: 1" = 20'

Looking Southwest at Proposed Canopy

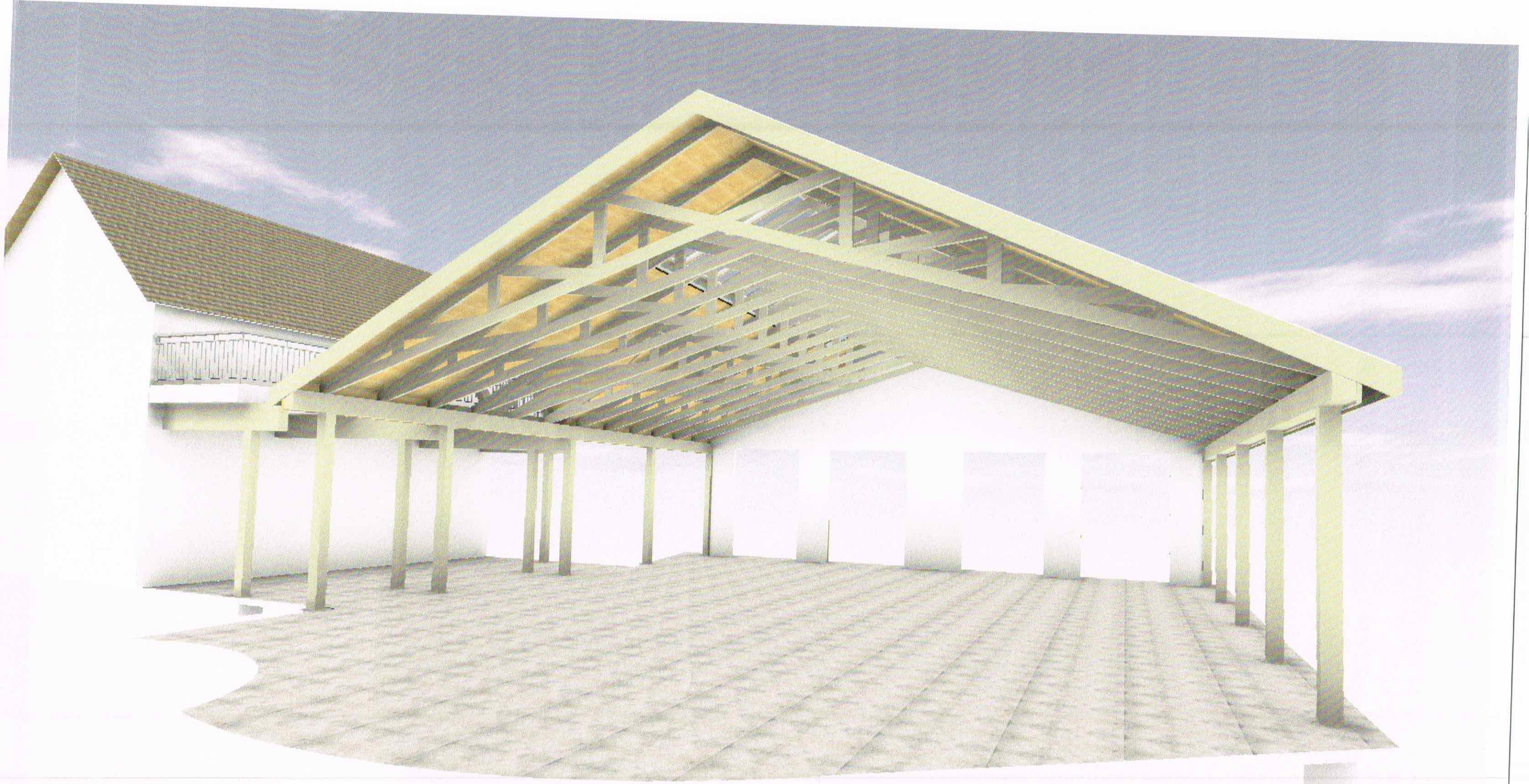
Under the Canopy looking East towards Woodson Lane NE



Bird's Eye view of the Canopy

Under the Canopy looking Southwest

Under the Canopy looking North towards the Manor House



Canopy & Manor House - looking NE

Canopy & Manor House's upper deck looking SW