



CITY OF
BAINBRIDGE ISLAND

Historic Preservation Commission
Regularly Scheduled Meeting
Thursday, February 6, 2020
2:00 – 4:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110

Minutes

COMMISSIONERS PRESENT:

Chair Eric Kortum, Susan S Hughes, Marcia Montgomery, Sandra Burke

CITY STAFF PRESENT:

Kirsten Hytopoulos, City Council Liaison, Carla Lundgren, Administrative Assistant, David Greetham, City Staff Liaison, Robbie Sepler, Deputy County Attorney

EXECUTIVE SESSION:

The Historic Preservation Commission went into executive session, consistent with RCW 42.30.110(1)(i), to discuss with legal counsel matters relating to litigation, potential litigation, or legal risks of a proposed action or current practice of the Historic Preservation Commission.

CALL TO ORDER:

Chair Eric Kortum called the regular meeting to order at 2:40pm

ADDITIONS & CORRECTIONS TO AGENDA:

No additions or corrections were made to the agenda

CONFLICTIONS OF INTEREST:

No conflicts of interest were disclosed

APPROVAL OF MINUTES:

The minutes of the January 2, 2020 meeting were unanimously approved without changes.

PUBLIC COMMENT:

Ray Stevenson, who is developing the corner of Wyatt and Erickson, reported on the movement of the 1910 Groos house to 568 Erickson. He informed the Commission that both the Wyatt and Groos Houses will be renovated as authentically as possible. The Groos House is not eligible for the city register because it was moved. The Wyatt House is on the register.



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OLD/NEW BUSINESS:

1. Manor and Sunrise Houses. It was moved, seconded, and unanimously approved to postpone discussion on these properties until the next meeting. In discussion on the eligibility of the Manor house, Marcia Montgomery recommended that Charlie hire an architectural historian to evaluate the Manor House. A motion to acquire more information on house eligibility was passed. Action Item: David Greetham will reach out to Charlie.
2. Certified Local Government (CLG) Training. Action item: David Greetham will find out training dates.
3. WSF Yard and Dock. Marcia Montgomery noted that before the committee could take action to put this on the local register, the property owner would need to be informed. Eric moved that further discussion on this property be tabled until later. This was seconded and passed.
4. Warren G. Magnuson House. Discussion focused on the possibility of placing this house on the city register. Action: Susan Hughes will put together historic maps of the property.
5. Suyematsu Farm. Discussion focused on the letter to City Council seeking support and emergency repairs to buildings. Action item: D. Greetham will encourage Ellen and Morgan to come to next meeting to discuss City and BIHP Committee roles and responsibilities for moving forward with this property. Action Item: S. Hughes will set up a site visit with a local contractor to discuss emergency repairs.
6. Demo Permit Review Process. Action Item: D. Greetham will review the process for discussion at the next meeting.

ADJOURN:

The meeting was adjourned at 4 pm.

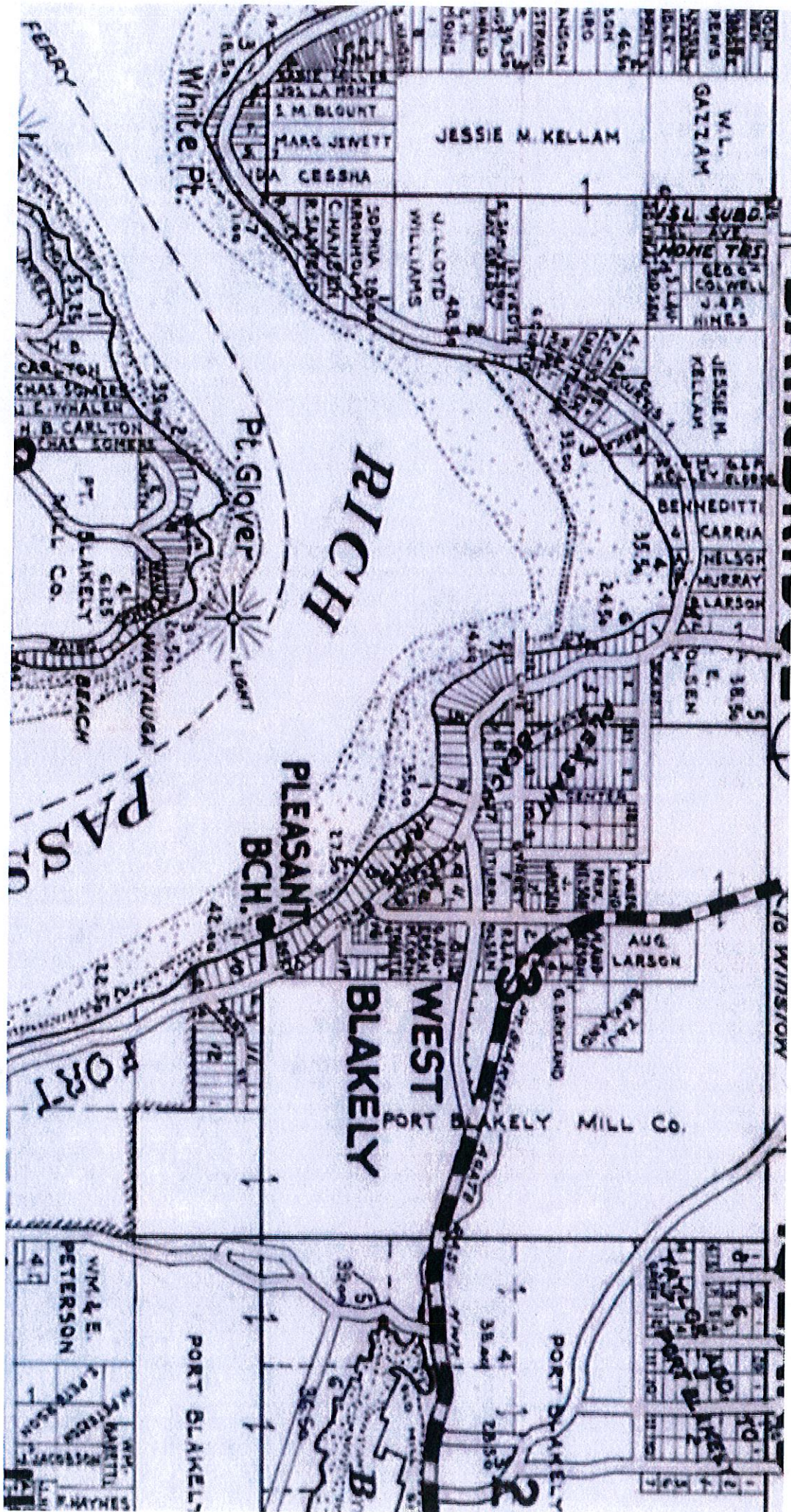
Eric Kortum, Chair

Date

Susan S Hughes

March 5, 2020

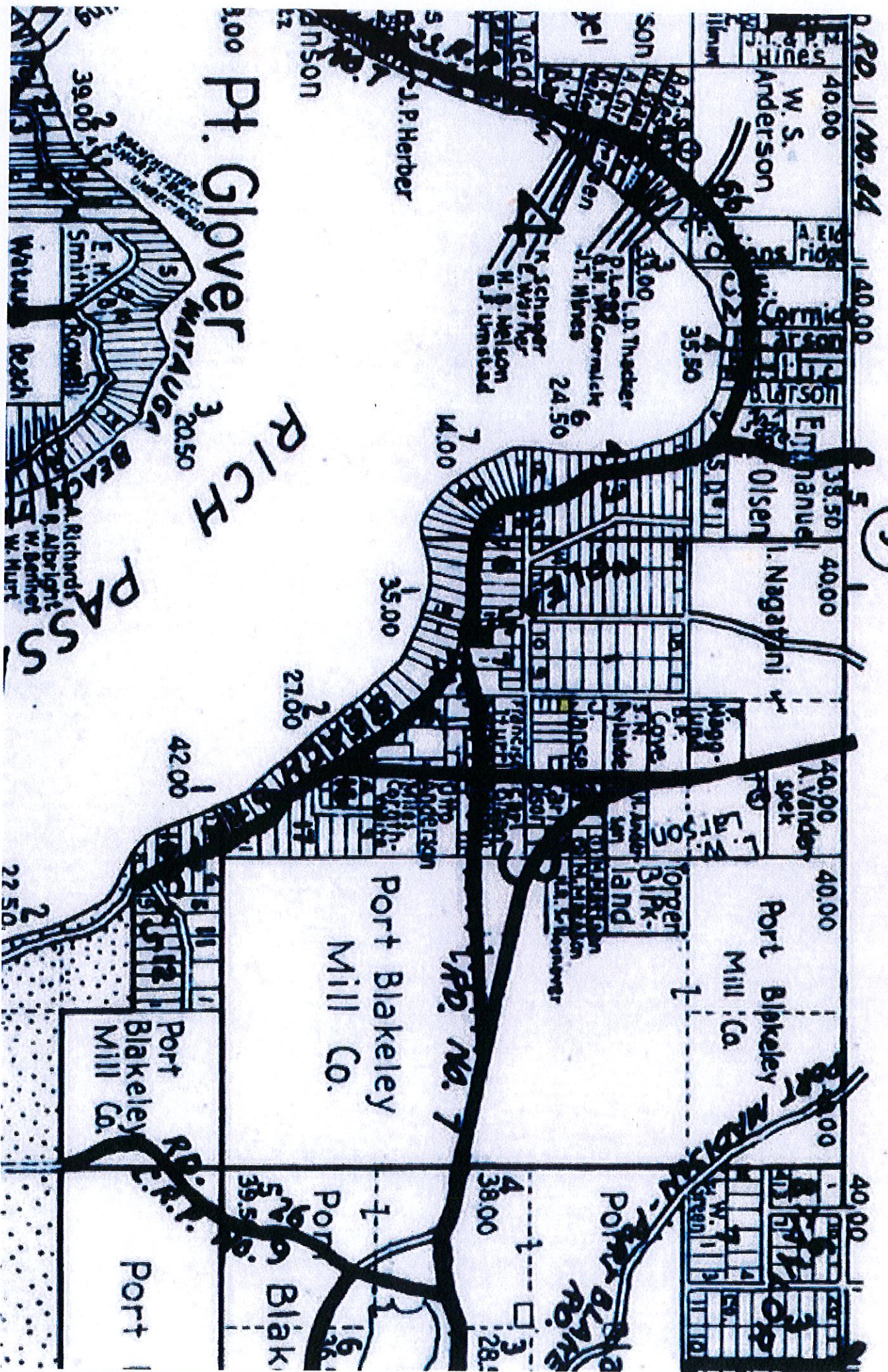
Date



1926



1937



9

WINSLOW

5	BL	AK
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PC



577

2

D

35.00
CASANT
BEACH

TO
PORT BLAKELY

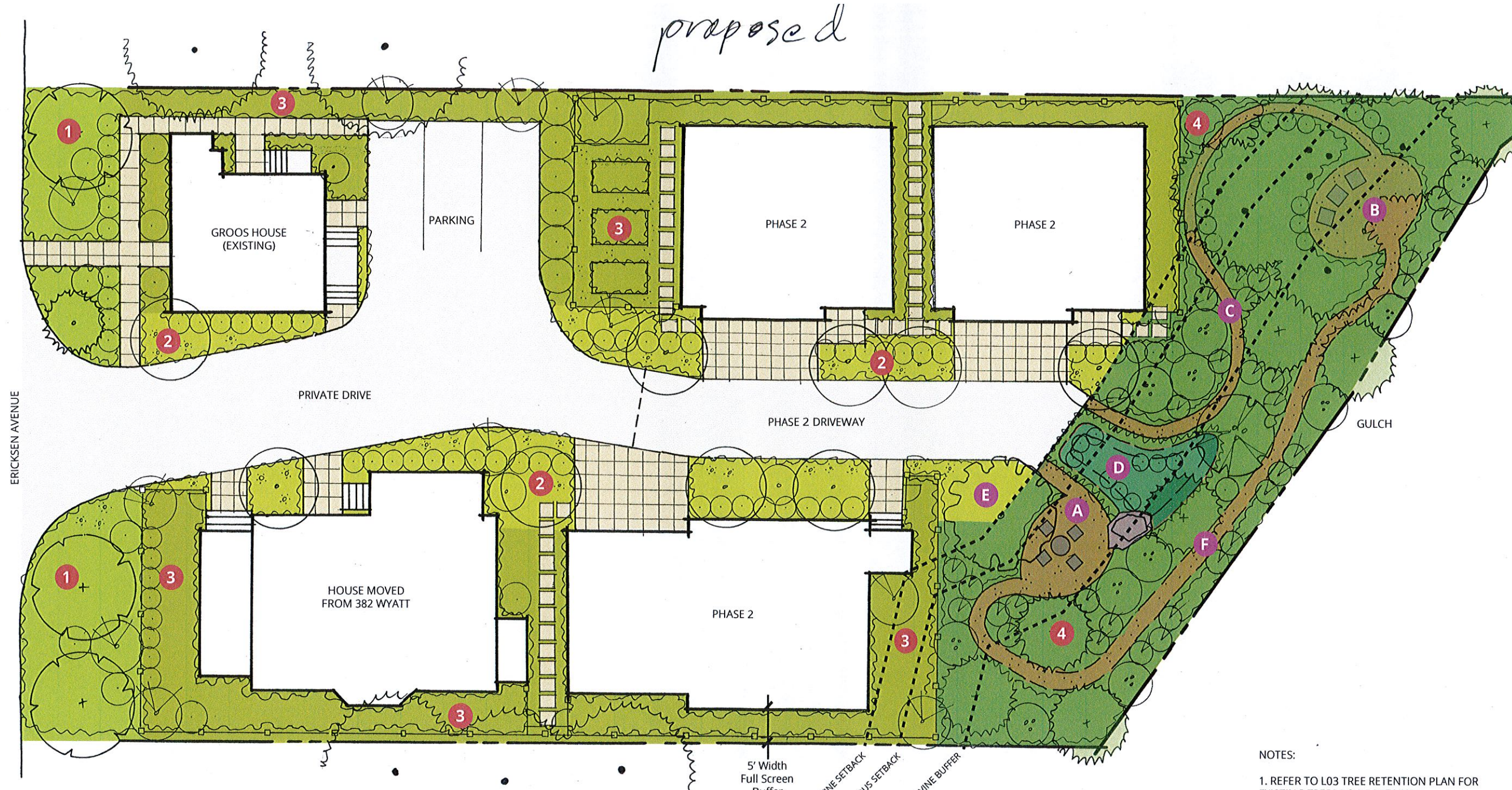
1970



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Copyright © 2013 National Geographic Society, Inc.

280 140 0 280 Meters





LANDSCAPE TYPOLOGIES

- 1 STREETScape
- 2 LANEScape
- 3 PRIVATE YARDS
- 4 BUFFER ENHANCEMENT AREA

PLACES/FEATURES

- A OUTDOOR DINING
- B SEATING IN FOREST
- C SOFT SURFACE (WOOD CHIPS) TRAIL LOOP
- D RAIN GARDEN - Refer to Civil
- E OLD APPLE TREE (ELECTIVE RETENTION)
- F GRAVEL PATH CONVERTED TO BARK PATH

== EXISTING GRAVEL PATH
AND BRICK PATIO IN 25'
WINSLOW RAVINE BUFFER
CONVERTED TO PERMEABLE
BARK SURFACES

NOTES:

1. REFER TO L03 TREE RETENTION PLAN FOR EXISTING TREES TO BE RETAINED.
2. REFER TO L02 FOR NARRATIVE OF EACH PLANTING TYPOLOGY, INCLUDING THE PROPOSED NATIVE PLANT PERCENTAGE FOR EACH.
3. NO TURF LAWN IS PROPOSED FOR THE PROJECT.

Scale 0' 10' 20'
1" = 10' on a 24" x 36" sheet
1" = 20' on a 18" x 24" sheet



OOMBear EAST LANDSCAPE CONCEPT NOTES

L01

LANDSCAPE TYPES

1 STREETScape

The landscape design will satisfy COBI code section 18.15.010.A.2.e. for the Ericksen Overlay District. The streetscape will present a cohesive, inviting edge and interface with the larger neighborhood. Large deciduous canopy trees will line Ericksen Ave., providing structure and separation between homes and the road. A beautiful existing Plumose Japanese Cedar in the right of way will be retained if possible.

REPRESENTATIVE SPECIES

Trees

Fraxinus americana 'Junginger'
Cercidiphyllum japonicum
Ginkgo biloba 'Autumn Gold'

Autumn Purple Ash
Katsura Tree
Autumn Gold Ginkgo

Shrubs/Grasses/Perennials

Gaultheria shallon
Vaccinium ovatum
Rhododendron x 'Teddy Bear'
Pennisetum orientale 'Karley Rose'

Salal
Evergreen Huckleberry
Teddy Bear Rhododendron
Karley Rose Fountain Grass

Ground Covers

Baccharis magellanica
Rubus calycinoides 'Emerald Carpet'
Fragaria x 'Lipstick'

Christmas Bush
Emerald Carpet Raspberry
Lipstick Strawberry

2 LANEScape

Columnar evergreen trees will reflect the reduction in scale of the lanescape from the streetscape while allowing for a view to the forest edge beyond. A mixture of native shrubs, ferns, grasses and bulbs will provide an aesthetic transition from the streetscape of Ericksen, through this small community to the forest edge to the east.

REPRESENTATIVE SPECIES

Trees

Magnolia grandiflora 'TMGH'
Chamaecyparis obtusa 'Gracilis'
Camellia x 'Winter's Snowman'

Alta Southern Magnolia
Slender Hinoki False Cypress
Winter's Snowman Ice Camellia

Shrubs/Grasses/Ferns

Gaultheria shallon
Blechnum spicant
Deschampsia cespitosa
Vaccinium ovatum

Salal
Deer Fern
Tufted Hairgrass
Evergreen Huckleberry

Ground Covers

Baccharis magellanica
Rubus calycinoides 'Emerald Carpet'
Fragaria x 'Lipstick'

Christmas Bush
Emerald Carpet Raspberry
Lipstick Beach Strawberry

3 PRIVATE YARDS

Small, narrow spaces between and behind homes will be a mix of shade loving native and ornamental shrubs and groundcovers. No turf is proposed for these spaces. Pavers or stepping stone paths will provide access through these gardens.

REPRESENTATIVE SPECIES

Trees

Thuja occidentalis 'Malonyana'
Populus tremuloides 'JFS-Column'

Malonyana Arborvitae
Mountain Sentinel Aspen

Shrubs/Grasses/Ferns

Gaultheria shallon
Blechnum spicant
Vaccinium ovatum
Polystichum munitum

Salal
Deer Fern
Evergreen Huckleberry
Western Sword Fern

Ground Covers

Fragaria x 'Lipstick'
Waldsteinia fragarioides
caudatum
Tiarella trifoliata
Vancouveria hexandra

Lipstick Beach Strawberry
Barren Strawberry Asarum
Wild Ginger
Foamflower
Inside-out Flower

4 BUFFER ENHANCEMENT PLAN

100% Native Species

Native plants will supplement the adjoining buffer and ravine, enhancing wildlife habitat and a sense of place among the greater Pacific Northwest. A wood chip trail will connect people to a gathering space. This forest edge will contain shrubs and small trees that will be aesthetically pleasing against a backdrop of dark green mature conifer trees.

Refer to Buffer Enhancement Plan per Ecological Land Services for specific mitigation goals and performance standards.

REPRESENTATIVE SPECIES

Trees

Acer circinatum
Thuja plicata
Cornus nuttallii

Vine Maple
Western Red Cedar
Pacific Dogwood

Shrubs

Mahonia aquifolium
Physocarpus capitatus
Gaultheria shallon
Vaccinium ovatum
Ribes sanguineum
Rhododendron macrophyllum
Rosa gymnocarpa

Tall Oregon Grape
Pacific Ninebark
Salal
Evergreen Huckleberry
Red Flowering Currant
Pacific Rhododendron
Bald Hip Rose

Ground Covers

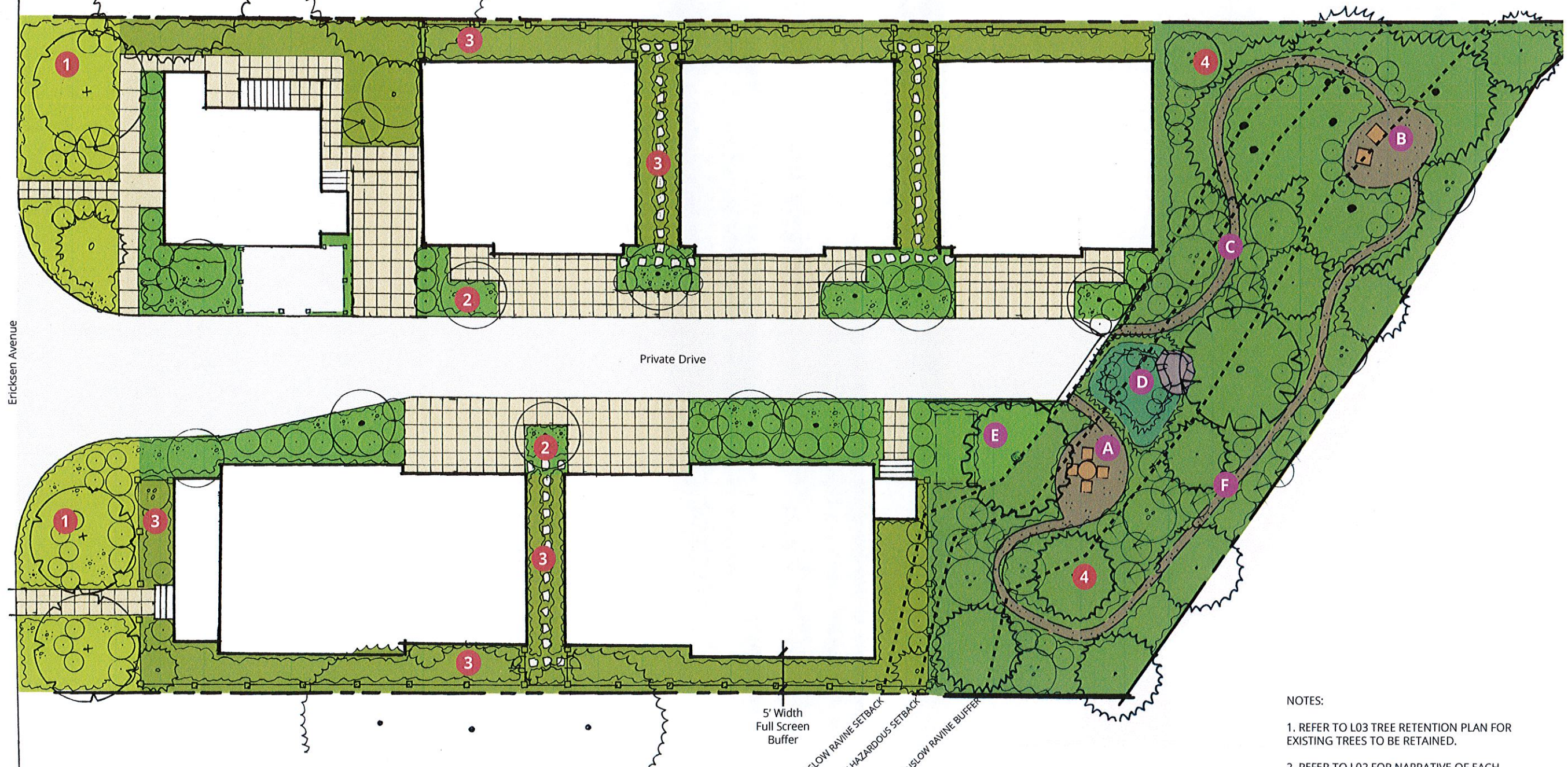
Blechnum spicant
Fragaria chiloensis
Iris tenax
Asarum caudatum
Tellima grandiflora
Polystichum munitum

Deer Fern
Beach Strawberry
Oregon Iris
Wild Ginger
Fringecup
Western Sword Fern

GENERAL NOTES

- 1) Per BIMC 18.15.010.H.2, new tree plantings shall be a minimum of 2" caliper if deciduous or 6' in height if evergreen. New shrubs planted in roadside or perimeter buffers shall be of a variety that achieves a minimum 6' height at maturity. Soil planting types and depth shall be sufficient for tree planting.
- 2) All new landscape to be permanently or temporarily irrigated to achieve required plant establishment goals.

Previous



LANDSCAPE TYPOLOGIES

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ERICKSEN TOWNHOMES

LANDSCAPE CONCEPT NOTES

L01

LANDSCAPE TYPES

1 STREETScape

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REPRESENTATIVE SPECIES

<u>Trees</u> Fraxinus americana 'Junginger' Cercidiphyllum japonicum Ginkgo biloba 'Autumn Gold'		Autumn Purple Ash Katsura Tree Autumn Gold Ginkgo
<u>Shrubs/Grasses/Perennials</u> Gaultheria shallon Vaccinium ovatum Rhododendron x 'Teddy Bear' Pennisetum orientale 'Karley Rose'		Salal Evergreen Huckleberry Teddy Bear Rhododendron Karley Rose Fountain Grass
<u>Ground Covers</u> Baccharis magellanica Rubus calycinoides 'Emerald Carpet' Fragaria x 'Lipstick'		Christmas Bush Emerald Carpet Raspberry Lipstick Strawberry

2 LANEScape

Columnar evergreen trees will reflect the reduction in scale of the lanescape from the streetscape while allowing for a view to the forest edge beyond. A mixture of native shrubs, ferns, grasses and bulbs will provide an aesthetic transition from the streetscape of Ericksen, through this small community of seven condominiums, to the forest edge to the east.

REPRESENTATIVE SPECIES

<u>Trees</u> Magnolia grandiflora 'TMGH' Chamaecyparis obtusa 'Gracilis' Camellia x 'Winter's Snowman'		Alta Southern Magnolia Slender Hinoki False Cypress Winter's Snowman Ice Camellia
<u>Shrubs/Grasses/Ferns</u> Gaultheria shallon Blechnum spicant Deschampsia cespitosa Vaccinium ovatum		Salal Deer Fern Tufted Hairgrass Evergreen Huckleberry
<u>Ground Covers</u> Baccharis magellanica Rubus calycinoides 'Emerald Carpet' Fragaria x 'Lipstick'		Christmas Bush Emerald Carpet Raspberry Lipstick Beach Strawberry

3 PRIVATE YARDS

Small, narrow spaces between and behind condos will be a mix of shade loving native and ornamental shrubs and groundcovers. No turf is proposed for these spaces. Stepping stone paths will provide access through these gardens.

REPRESENTATIVE SPECIES

<u>Trees</u> Thuja occidentalis 'Malonyana' Populus tremuloides 'JFS-Column'		Malonyana Arborvitae Mountain Sentinel Aspen
<u>Shrubs/Grasses/Ferns</u> Gaultheria shallon Blechnum spicant Vaccinium ovatum Polystichum munitum		Salal Deer Fern Evergreen Huckleberry Western Sword Fern
<u>Ground Covers</u> Fragaria x 'Lipstick' Waldsteinia fragarioides caudatum Tiarella trifoliata Vancouveria hexandra		Lipstick Beach Strawberry Barren Strawberry Asarum Wild Ginger Foamflower Inside-out Flower

4 BUFFER ENHANCEMENT PLAN

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Native plants will supplement the adjoining buffer and ravine, enhancing wildlife habitat and a sense of place among the greater Pacific Northwest. A wood chip trail will connect people to a campfire gathering space. This forest edge will contain shrubs and small trees that will be aesthetically pleasing against a backdrop of dark green mature conifer trees.

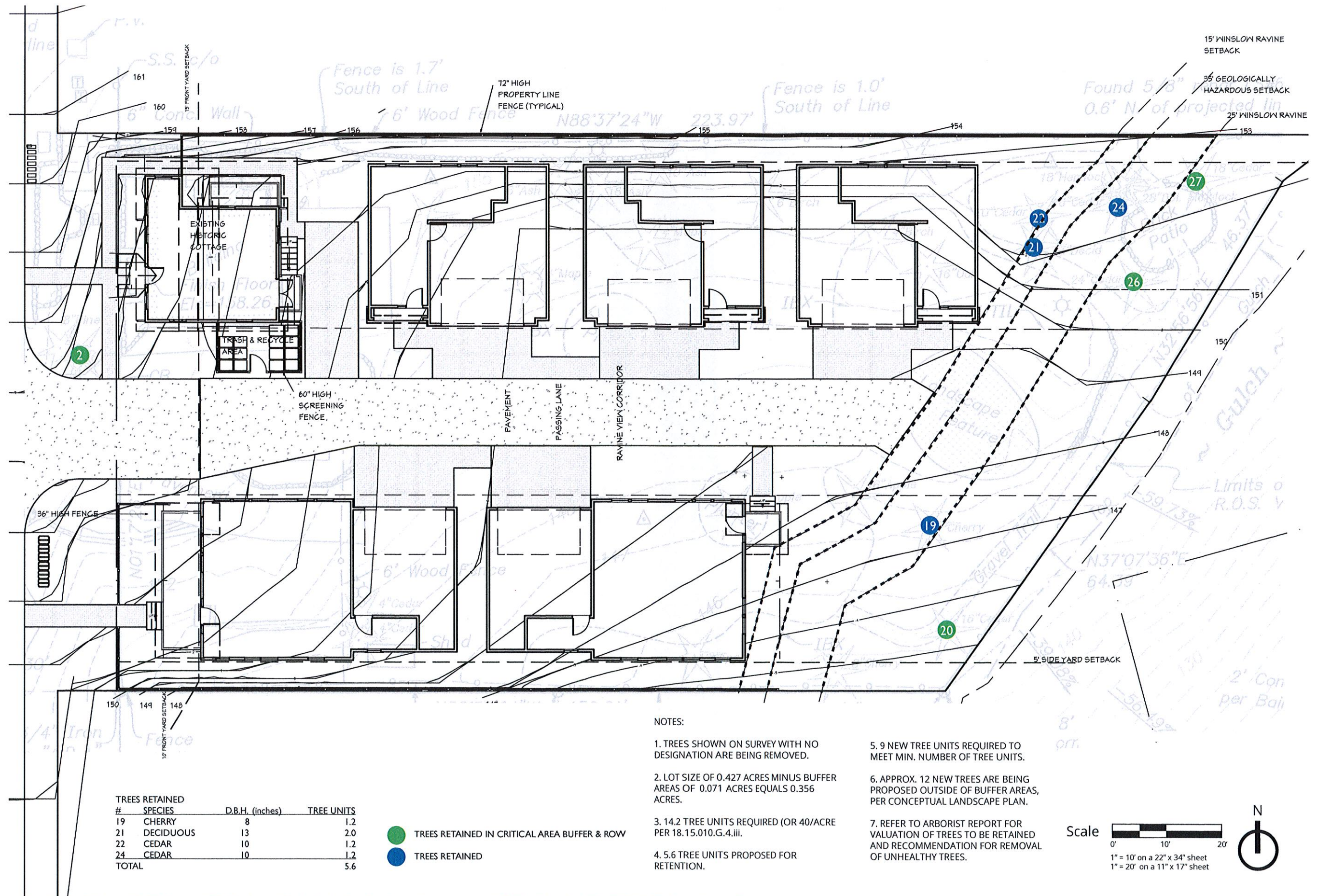
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REPRESENTATIVE SPECIES

<u>Trees</u> Acer circinatum Thuja plicata Cornus nuttallii		Vine Maple Western Red Cedar Pacific Dogwood
<u>Shrubs</u> Mahonia aquifolium Physocarpus capitatus Gaultheria shallon Vaccinium ovatum Ribes sanguineum Rhododendron macrophyllum Rosa gymnocarpa		Tall Oregon Grape Pacific Ninebark Salal Evergreen Huckleberry Red Flowering Currant Pacific Rhododendron Bald Hip Rose
<u>Ground Covers</u> Blechnum spicant Fragaria chiloensis Iris tenax Asarum caudatum Tellima grandiflora Polystichum munitum		Deer Fern Beach Strawberry Oregon Iris Wild Ginger Fringecup Western Sword Fern

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- 2) All new landscape to be permanently or temporarily irrigated to achieve required plant establishment goals.



ERICKSEN TOWNHOMES TREE RETENTION

L03

A "DEMO" PLAN INDICATING A HOUSE MOVE FROM ONE SITE TO ANOTHER

OOMBEAR WEST

382 WYATT WAY NE
BAINBRIDGE ISLAND, WASHINGTON 98110

KATZ TOWNSEND ARCHITECTS PLLC
435 Erickson Avenue, Suite 260
Bainbridge Island, WA 98110
Telephone: (206) 842-8351

7694 REGISTERED ARCHITECT
HAIG CAMPBELL TOWNSEND
STATE OF WASHINGTON

CURRENT LOCATION OF HOUSE

TREE TO REMAIN
REFER TO ARBORIST TREE
MANAGEMENT PLAN DURING
DEMO, PRECONSTRUCTION, AND
CONSTRUCTION PHASES.

EXISTING FOUNDATION TO BE
REMOVED. HOLE TO BE
INFILLED WITH STRUCTURAL
FILL FOLLOWING BEST
MANAGEMENT PRACTICES AS
PRESCRIBED. STRUCTURAL
FILL TO BE PLACED IN
HORIZONTAL LIFTS NOT
EXCEEDING 8 INCHES IN
THICKNESS PRIOR TO
COMPACTION. MOISTURE
CONDITIONED AS NECESSARY
PER GEOTECHNICAL
RECOMMENDATIONS.
COMPACTION OF SOIL TO AT
LEAST 95% OF THE MAXIMUM
DRY DENSITY BASED ON
ASTM D1557 TEST METHOD.
OR AS REQUIRED BY A
LICENSED GEOTECHNICAL
ENGINEER AND IN
COORDINATION WITH A
LICENSED STRUCTURAL
ENGINEER. IF SOIL IS
IMPORTED FOR FILL,
MATERIAL SHALL BE
APPROVED BY A LICENSED
GEOTECHNICAL ENGINEER.

THE INTENT IS TO KEEP
PORCHES INTACT IN THE
PROCESS OF MOVING
THE STRUCTURE. IF ANY
AREAS ARE DISTURBED,
THOSE AREAS WILL BE
REBUILT TO MATCH THE
EXISTING APPEARANCE.

EXISTING DRIVEWAY

TREES ON NORTH AND EAST
SIDE OF HOUSE TO BE REMOVED
FOR HOUSE DEMO--
MITIGATION TO OCCUR AT TIME
OF SITE REDEVELOPMENT PER
TREE RETENTION PLAN

30' WIDE IMPERVIOUS CORRIDOR
OF QUARRY SPALLS

EX HOUSE TO
REMAIN-PROTECT AS
REQUIRED

FUTURE LOCATION OF HOUSE

SITE ADDRESS:
568 ERICKSEN
AVE. NE
BAINBRIDGE
ISLAND, WA.
98110

EROSION CONTROL
PROTECTION AS
REQUIRED

LARGE DOUG FIR
PRESERVED AS AN
ELECTIVE TREE
REFER TO ARBORIST TREE
MANAGEMENT PLAN
DURING DEMO,
PRECONSTRUCTION, AND
CONSTRUCTION PHASES.

PROTECT ALL UTILITIES
INCLUDING ABOVE
GROUND ELECTRICAL
AND TELEPHONE LINES,
AREA DRAINS, WATER
AND SEWER DRAINS,
ETC.

TREES TO BE REMOVED AT TIME OF FUTURE DEVELOPMENT
(CONSISTENT WITH MITIGATION PER CITY REQ'TS)

SECURITY FENCING AROUND
SOUTH AND EAST EDGES PER
COBI REQ'TS

LEGEND

□ Iron pipe previously set for short plat recorded
in Volume 23 of short plats, Pages 156-161,
records of Kitsap County, Washington

WM = Water meter
TP = Telephone pedestal
CB = Catch basin
WV = Water valve
LP = Light pole
MH = Sewer manhole lid

12" M = Deciduous tree with diameter and type
(A = Alder, M = Maple, MA = Madrona)

12" F = Coniferous tree with diameter and type
(C = Cedar, F = Fir, H = Hemlock)

□ = Asphalt
pavement surface

□ = Concrete surface

□ = Gravel surface

□ = ROCK SPALL

--- = EROSION CONTROL

--- = SECURITY FENCING

--- = PROPERTY LINE

--- = MINOR CONTOUR LINE

--- = MAJOR CONTOUR LINE

PROJECT INFORMATION

PROJECT DESCRIPTION:
MOVING AN EXISTING 2131 SF
2 STORY 1910 HOUSE AND
DEMOLISHING EXISTING FOUNDATION AND
FILLING HOLE WITH STRUCTURAL FILL IN
PREPARATION FOR FUTURE RESIDENCE.

PROJECT SITE ADDRESS:
382 WYATT WAY NE
BAINBRIDGE ISLAND, WA 98110

TAX ASSESSOR'S #:
262502-2-045-2008

ZONING:
CITY MIXED USE TOWN CENTER
ERICKSEN AVENUE OVERLAY DISTRICT

SECTION TOWNSHIP RANGE:
SEC 26, TWP 25, RNG 2E (NW/4)

SETBACKS:
(2) FRONT YD SETBACKS: 15'
(2) REAR YD SETBACKS: 5'

LOT SIZE:
.53 ACRES (APPROX 23,087 SF)

IMPERVIOUS SURFACES:
EXISTING RESIDENCE
INCL. COVD PORCHES: 1311 SF
DRIVEWAY: 7024 SF
(APPROX. 3000SF DISTURBED FROM MOVE)

LEGAL DESCRIPTION:
TH PTN OF SW1/4 NW1/4 DAF BAT SW COR OF SD
SW1/4 NW1/4 TH S89°23'47E 816.63FT TO TPOB TH
CONT S89°23'47E 168.31FT TH N00°44'30E 203.57FT
TH N89°27'31W 160FT TH N00°34'30E 60FT TH
N89°27'31W 8.31FT M/L TO PT S89°23'47E 816.63FT
FR W/LN OF SW1/4 NW1/4 TH SLY 263.57FT M/L TO
TPOB EXC TH PTN FOR ERICKSON AVE AND EXC TH
PTN FOR WYATT AVE NW AND EXC TH PTN LY N OF
FDL BAT W QTR COR OF SD SEC 26 TH ALG N BDY
AND EXT TH OF LARS LONE'S PARK ADDN TO
WNSLOWAS RECD IN VOL 7 OF PLATS PG 74
S88°39'40E 984.71FT TO A PUMICE MON TH ALG
CTRLN OF ERICKSON AVE N1°15' 10E 174.81FT TO
TPOB OF SD LN TH N87°03'52W 22.42FT TO E END
OF AN EXST FENCE LN TH ALG SD FENCE LN
N87°03'52W 45.24FT TH S69°22'21W 17.95FT TH
S80°52'06W 10.03FT TH N89°57'52W 75.92FT TO W
END OF SD FENCE LN AND TERM OF SD LN
>>SUBJECT TO AND TOGETHER WITH AN
EASEMENT RECORDED UNDER AUDITOR'S FILE NO.
3136277.

PROJECT TEAM

OWNERS:
OOMBEAR LLC

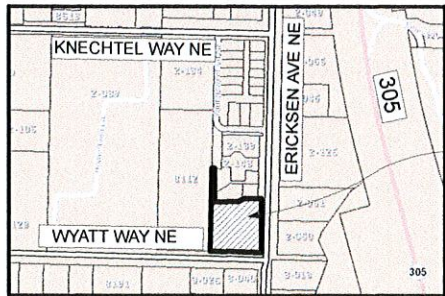
ARCHITECTS
KATZ TOWNSEND
ARCHITECTS
435 ERICKSEN AVE.
SUITE 260
BAINBRIDGE ISLAND,
WA 98110
206.842.8351
CONTACT: HAIG TOWNSEND

CONTRACTOR
JEFFERSON FINE
HOME BUILDERS
4779 LYNNWOOD CTR RD.
SUITE 1A
BAINBRIDGE ISLAND,
WA 98110
206.842.1737
CONTACT: RAY STEPHENSON

SURVEYORS:
AGO LANDSURVEYING
1015 NE HOSTMARK ST.
SUITE 103
POULSBORO,
WA 98370
360.779.4299/206.842.9598
CONTACT: GAVIN OAKS

CIVIL ENGINEER:
BROWNE WHEELER
ENGINEERS, INC
ERICKSEN AVE.
BAINBRIDGE ISLAND,
WA 98110
206.842.0605
CONTACT: ADAM WHEELER

LANDSCAPE ARCHITECT:
FISCHER BOUMA
PARTNERSHIP LLC
310 MADISON AVE S
SUITE A
BAINBRIDGE ISLAND,
WA 98110
206.780-5651
CONTACT: JEFF BOUMA



VICINITY MAP

SUBJECT
PARCEL

A New RESIDENCE for OOMBEAR WEST
OOMBEAR WEST HOUSE
382 WYATT WAY NE
BAINBRIDGE ISLAND, WASHINGTON 98110

SITE PLAN
"DEMO" PERMIT

REVISIONS

NO.	DESCRIPTION	DATE

SCALE

1:20

DATE

02.03.20

SHEET

D.1

- DO NOT SCALE OFF DRAWINGS
- CONTRACTOR TO VERIFY ALL
EXISTING DIMENSIONS, ROOF SLOPES
& CONDITIONS. VERIFY ANY
DISCREPANCIES WITH ARCHITECT
- ALL FINAL DIMENSIONS ARE TO BE
SITE VERIFIED BY CONTRACTOR FOR
PREFABRICATED ITEMS
- COORDINATE ALL DIMENSIONS,
CLEARANCES, & SPECIAL CONDITIONS
W/MANUFACTURER'S SPECIFICATIONS
- IF ANY DIMENSION DISCREPANCIES ARE
FOUND, CONTRACTOR TO CLARIFY &
CONFIRM W/ARCHITECT BEFORE
PROCEEDING WITH WORK