



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting
Monday, December 21, 2015 at 2:00 p.m.



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 – 2:05 p.m. Call to Order (Attendance, Agenda, Ethics)**
- 2:05 – 2:20 p.m. The Ravine Apartments PLN50039 SPR Follow-up**
Applicant Agent: Devin Johnson
Roof design changes only.
- 2:20 – 3:15 p.m. BIFD Station 21 – Pre-application**
Project Location: 8895 Madison Ave NE
Project Manager: Josh Machen
- 3:15 – 4:05 p.m. BIFD Station 22 – Pre-application**
Project Location: 7934 NE Bucklin Hill Road
Project Manager: Josh Machen
- 4:05 – 5:00 p.m. Montessori Country School PLN17677 PRE Pre-application**
Project Location: 10994 Arrow Point Drive
Applicant Agent: Russ Hamlet
Project Manager: Kelly Tayara
- 5:00 – 5:05 p.m. Old and New Business**
- 5:05 p.m. Adjournment**

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

**CITY OF BAINBRIDGE ISLAND**

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.govWebsite: www.bainbridgewa.govPortal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>**APPLICATION - PAGE 1**

DATE STAMP

City of Bainbridge Island

NOV 10 2015

Planning and
Community Development

DATE SUBMITTED 11/10/2015	PROJECT NUMBER PLN11791 PRE	
PROJECT NAME BAINBRIDGE FIRE STATION 21		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET 8895 Madison Avenue North		
TAX PARCEL NUMBER(S) 22250210232000		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Redevelop the existing fire station as a two-story, approximately 30,760 sf building with living quarters, meeting spaces, offices, storage areas and an apparatus bay, with associated site improvements. The existing memorial is to be preserved; the flagpoles are to be relocated. The existing helicopter landing pad and fence in the southern portion of the site is to be preserved.

Preapplication Conference: Tuesday, December 1, 2015 @ 10:00 a.m.**Design Review Board: date and time to be determined**

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov

OWNER

BAINBRIDGE ISLAND FIRE DISTRICT, 8895 Madison Avenue North, Bainbridge Island 98110

Phone: 206-842-7686

E-MAIL:

CONTACT

MICHAEL CHEN, Mckenzie Design, 500 Union Street, Suite 545, Seattle, Washington 98101

Phone: 206-749-9993

E-MAIL: mchen@mcknze.com

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



DATE STAMP FOR CITY USE ONLY City of Bainbridge Island NOV 10 2015 Planning and Community Development	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: BAINBRIDGE ISLAND FIRE DEPARTMENT, STATION 21 TAX ASSESSOR'S NUMBER: <u>222502-1-023-2000</u> <u>4169-000-050-0206</u> PROJECT STREET ADDRESS OR ACCESS STREET: <u>8895 MADISON AVENUE N</u> ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☒ NO <u>FOR CITY USE ONLY</u> FILE NUMBER: <u>PLN11791 PRE</u> PROJECT NUMBER: <u>11791</u> DATE RECEIVED: <u>11.10.2015</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>15-01060</u>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Applicant Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.

APPLICATIONS WILL NOT BE ACCEPTED

unless these basic requirements are met and the submittal packet is deemed counter complete.

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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A. GENERAL INFORMATION

1. Name of property owner: Bainbridge Island Fire District
Address: 8895 Madison Avenue N, Bainbridge Island, WA 98110
Phone: (206) 842-7633 Fax: _____
E-mail: _____

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

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

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

2. Applicant/agent: Michael Chen, Mackenzie
Address: 500 Union Street, Suite 545, Seattle, WA 98101
Phone: (206) 749-9993 Fax: _____
E-mail: mchen@mcknze.com

3. Name of land surveyor: Adam & Goldsworthy, Inc.
Address: 1015 NE Hostmark Street, Poulsbo, WA 98370
Phone: (360) 779-4299 Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: Nan Gladstein/Josh Machen

5. Description of proposal: Redevelopment of existing fire station as two-story,

CITY OF BAINBRIDGE ISLAND

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approximately 30,760-square foot building with living
quarters, meeting spaces, offices, storage areas, and an apparatus bay, with
associated site improvements. Existing memorial to be preserved, flagpoles to be
relocated. Existing helicopter landing pad and fence in southern portion of site to
be preserved. Conditional use permit, design review, and community meeting
required.

6. Driving directions to site: Site accessible from Madison Avenue N to the east.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
222502-1-023-2000	City of Bainbridge Island	2.8 ac.
4169-000-050-0206	City of Bainbridge Island	1.1 ac.
Use additional sheet if necessary	Total of all parcels:	3.91

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): Please see survey attached as Exhibit A

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 222502-1-023-2000	OSR-2	R-2		Existing fire station
Lot 4169-000-050-0206	OSR-2	R-2		Existing fire station
Lot				
Lot				

CITY OF BAINBRIDGE ISLAND

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	OSR-2	R-2		Residential subdivision
South	CZ-2	B/I		Commercial storage
East	OSR-2	R-2		Church
West	B/I	B/I		Residential

11. Common name of adjacent water area or wetlands

N/A

area:

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 may be necessary with your application.

** If your site includes a geologically hazardous area or is within the zone of influence as defined in *Bainbridge Island Municipal Code 16.20*, a geotechnical report may be necessary with your application.13. Are there underlying/overlying agreements on the property? ☒ yes ☐ no ☐ unknown

If yes, check as appropriate and provide a copy of the decision document:

☒ 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 CountyApproval date: Varies

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

October 2012

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

Page 5 of 9

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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

If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island
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: The site is relatively flat, fully developed,
with no known geological concerns.

4. Soil survey classification: Geotechnical information on the site is available from
Aspect Consulting; soil types found on the site include
sand, gravel, and silt.

5. Flood plain designation: ☒ X ☐ AE

CITY OF BAINBRIDGE ISLAND

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6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	150 feet (assumed)
secondary arterial	60 feet	Madison Avenue N & NE New Brooklyn Road	60 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 5-7 feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

The land is proposed for redevelopment under the same use as a fire station.Pending the required approvals, construction is expected to start in the fall of 2016 and to be complete in 2018.

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

30,760 square feet

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

13.1%

11. Height of proposed buildings or structures:

34'-0" (maximum, highest overhang/roofline)

12. Square footage of all spaces:

retail: N/Aoffice: 8,640 square feet

storage:

3,289 square feet

residential:

4,920 square feet

other:

13,977 square feet (apparatus bay and support spaces)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812

PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND

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13. Number of stories proposed: 2
14. Proposed setbacks:
- | | | | |
|--------|--|--------|---------------------------------------|
| north: | <u>136.6' to bldg.,
70' to curb</u> | south: | <u>194' to bldg., 160.5' to curb</u> |
| east: | <u>Varies (angled
property line)</u> | west: | <u>79.75' to bldg., 10.5' to curb</u> |
15. Number of parking stalls proposed: 39
16. Amount of square footage of proposed paved areas: 51,874 square feet
17. Percent of site to be covered by impervious surfaces: 43.5 %
(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)
18. For light manufacturing proposals, percentage of site to remain as open space: %
19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
☐ yes ☒ no ☐ unknown
20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
N/A
21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:
Site Plan and Design Review, Conditional Use Permit & SEPA: City of
Bainbridge Island, WA
NPDES

CITY OF BAINBRIDGE ISLAND

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22. Will the completed project result in 800 or more square feet of impervious surface
(building footprint + driveways + parking)? ☒ yes ☐ no ☐ unknown
23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?
☒ yes ☐ no ☐ unknown
24. Do storm water systems exist on the site? ☒ yes ☐ no ☐ unknown
If yes, were they constructed after 1982? ☐ yes ☐ no ☒ unknown
If yes, what type of storm water system exists on the site?
☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention
25. Will the completed project result in excavating of or filling in:
☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.
26. For reasonable use exception applications, proposed
square footage of wetland and buffer to be disturbed: _____

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



*Signature of owner or authorized agent



Date



Please Print

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

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

PRE-APPLICATION CONFERENCE NARRATIVE

To

City of Bainbridge Island,
Washington

For

Bainbridge Island Fire
Department Station 21

Submitted

November 10, 2015

Project Number

2150124.00



MACKENZIE
Since 1960

Logan Building | 500 Union Street, Suite 545, Seattle, WA 98101
T 206.749.9993 | T 206.749.5565 | www.mcknze.com

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EXHIBITS

- A. Survey by Adam & Goldsworthy, Inc.
- B. Conceptual Civil Engineering Plans
- C. Conceptual Architectural Plans
- D. Conceptual Landscape Plans
- E. Anticipated Project Schedule

I. PROJECT SUMMARY

Applicant:	Bainbridge Island Fire District 8895 Madison Avenue N. Bainbridge Island, WA 98110
Owner:	Bainbridge Island Fire District 8895 Madison Avenue N. Bainbridge Island, WA 98110
Site Address:	8895 Madison Avenue N. Bainbridge Island, WA 98110
Assessor Site Acreage:	3.91 acres
Zoning:	2 Units per Acre Zone (20,000 square feet; R-2)
Comprehensive Plan:	2 Units per Acre Zone (20,000 square feet; OSR-2)
Adjacent Zoning:	R-2 to the north and east and Business/Industrial District (B/I) to the south and west
Existing Structures:	Fire station, living quarters, generator building, circulation and parking areas, helicopter landing pad, and other site improvements
Request:	Pre-application conference request
Project Contact:	Mackenzie, Applicant's Representative Michael Chen, Senior Planner Logan Building 500 Union Street Suite 545 Seattle, WA 98101 (206) 749-9993, Extension 513 MChen@mcknze.com

II. INTRODUCTION

Description of Request

The applicant, Bainbridge Island Fire Department (BIFD), requests a pre-application conference with the City of Bainbridge Island to discuss the proposed redevelopment of the existing fire station at 8895 Madison Avenue N in Bainbridge Island, Washington. At the pre-application conference, the applicant and the applicant's representative would like to discuss their questions regarding the design review and conditional use permit processes, stormwater design requirements, and the feasibility of the anticipated project schedule (included as Exhibit E in this request submittal).

As articulated in the City of Bainbridge Island Comprehensive Plan, one of the City's primary goals is to "[p]rovide adequate public facilities [...] which maximize public safety and minimize adverse environmental impacts." In the Strategic Plan Update, BIFD identified critical needs at Station 21 and recommended a formal needs assessment, which the applicant's representative, Mackenzie, was involved in producing. The proposed redevelopment of Station 21 will ensure not only that the buildings meet BIFD's operational needs, but also that the redeveloped fire station will serve the needs of the Bainbridge Island community for decades to come.

Community members will be involved in the redevelopment of the fire station through participation in the community meeting to be held in the initial stages of the review process. The applicant supports this initiative to develop a meaningful process for citizen participation and looks forward to engaging the community's vision for Station 21.

Existing Site & Surrounding Land Use

The subject site is located northwest of Madison Avenue N, southwest of Highway 305, and north of NE New Brooklyn Road in Bainbridge Island. The site comprises two tax lots, 4169-000-050-0206 and 222502-1-023-2000.

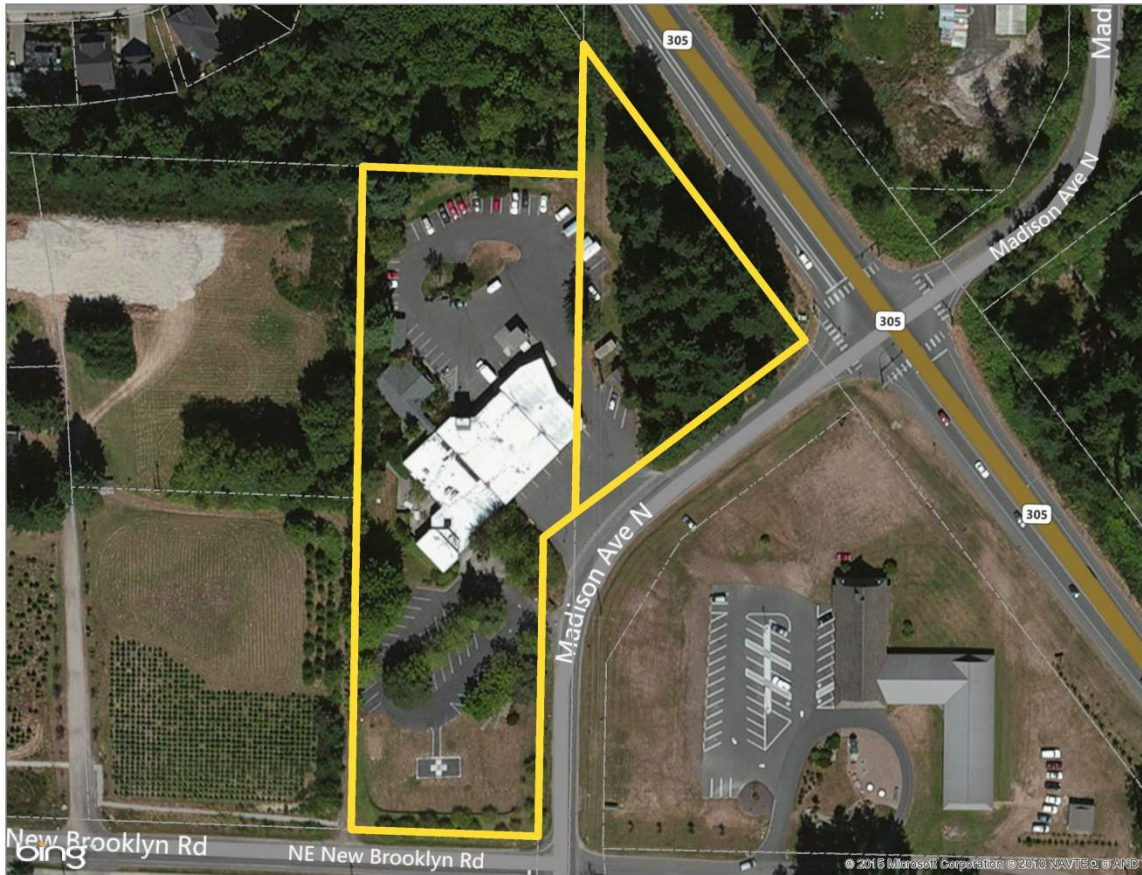
There are approximately four existing buildings on the site, including a fire station, living quarters, a generator building, and an accessory building; there are a memorial, a helicopter landing pad, a fence, and vehicle circulation areas on the site, as well.

The site and the tax lots to the north and east are zoned 2 Units per Acre Zone (20,000 square feet; R-2), and the tax lots to the south and west are zoned Business/Industrial District (B/I). The site comprises approximately 3.91 acres. The site is currently in use by BIFD as the existing Station 21.

Description of Proposed Development

The applicant proposes to redevelop the existing fire station on the site, Station 21. The redeveloped fire station will have a gross floor area of approximately 30,760 square feet, 56.6 percent landscape area, and 39 parking spaces. The fire station use is conditionally allowed in the R-2 zone; therefore, the applicant will seek approval of a conditional use permit in addition to the site plan and design review applications.

Aerial Image – Project Site



III. NARRATIVE & COMPLIANCE

Preliminary Architectural Information

The redeveloped fire station will be constituted of a single, two-story building with a gross floor area of approximately 30,760 square feet and a building footprint of approximately 22,270 square feet. The building coverage is approximately 13.1 percent of the site. The proposed building will include occupancy groups R-2 Residential, multiple family; S-2 Storage, low hazard; B Business; and A-3 Assembly, general, community halls, libraries, museums; and the construction type will be III-B. The building will be approximately 34 feet in height at the maximum, measured from the highest overhang of the roofline. The building will include living quarters, meeting spaces, offices, storage areas, and an apparatus bay, all in support of the fire station use. The existing memorial in the southern portion of the site will be preserved, and the flagpoles will be relocated to the entry plaza on the east side of the building.

The proposed building is designed for compatibility with contemporary architecture characteristic of the Pacific Northwest in general and the Bainbridge Island community specifically. Please refer to the architectural plans included in Exhibit C of this submittal for more detail.

Preliminary Engineering Information

An existing driveway is located in the southeast corner of the site. This driveway will be separated into two driveways, both approximately 26 feet wide, one at the southern end of the existing driveway and one at the northern end of the existing driveway. Landscape area will separate the two newly created driveways from the emergency access area to be used by BIFD apparatus.

Approximately 39 off-street parking spaces are proposed for the development, including 37 standard parking spaces and 2 accessible parking spaces. The proposed parking areas are located on the north, east, and west sides of the proposed building. No on-street parking is proposed for the development, and no loading areas or bicycle facilities are proposed.

There are no existing or proposed sidewalks on Madison Avenue N, Highway 305, or NE New Brooklyn Road. All proposed vehicle accesses will connect to Madison Avenue NE in the southeast corner of the site. On-site pedestrian circulation will be provided with internal sidewalks and crosswalks. The existing helicopter landing pad and fence on the southern portion of the site are proposed to remain.

Madison Avenue N to the southeast of the site and NE New Brooklyn Road to the south of the site are both functionally classified as secondary arterial streets according to the draft update of the City's Island Wide Transportation Plan (IWTP); the existing size of these streets meets the required right-of-way width of 60 feet. Highway 305 to the northeast of the site is functionally classified as a primary arterial street, with a required right-of-way width of 150 feet.

A four-foot-high black coated chain link fence is proposed for the site (the exact location will be determined as the site plan develops), with motorized rolling gates at the northeast and southeast corners of the site and an access gate at the northeast corner of the site.

A fueling pad is proposed on the west side of the site, and a trash pad is proposed in the northeast corner of the site.

The site is currently served by water and sewer utility infrastructure. This infrastructure is adequate to serve the needs of the proposed development; therefore, no new utilities or utility connections are proposed. There is an existing utility pole in the center of the site that is proposed to be relocated to accommodate the new building.

A lighting plan for the site will be prepared by licensed engineers and submitted with the preliminary land use application.

There are approximately four existing fire hydrants on the site.

Stormwater facilities are proposed in the landscape area, including stormwater planters in the primary landscape island between the vehicle accesses and in the landscape buffer in the northern portion of the site. As required according to jurisdictional erosion control standards, Best Management Practices (BMPs) and the relevant standard details will be utilized throughout the site and in construction activity.

The approximately cubic yardage of cut and fill that will be needed for the project will be calculated by a licensed Mackenzie civil engineer and indicated on the grading plans to be submitted with the preliminary land use application for the project.

Please refer to the civil engineering plans included in Exhibit B of this submittal for more detail.

Preliminary Landscape Information

An entry plaza and gardens are proposed on the east side of the building, and a staff patio is proposed in the northwest corner of the building. The existing forest buffer on the eastern side of the site will be preserved, and full screen buffers will be provided on the northern and western sides of the site, with a partial screen buffer surrounding the southern portion of the site. Interior circulation areas will also be landscaped.

Pre-Application Conference Questions

- Will any frontage improvements be required? The current plan is to match the existing AC with our new driveways.
- What are the storm drainage requirements? There are two existing detention pipes on the site. (They appear to be in good shape.) Is detention of runoff required? Should we continue to use the existing detention system if possible?
- We don't have information on the current sanitary sewer connection. Is there info available on the size, location, and location of the main that serves the site?
- Who is our contact with engineering questions or coordination items?

IV. CONCLUSION

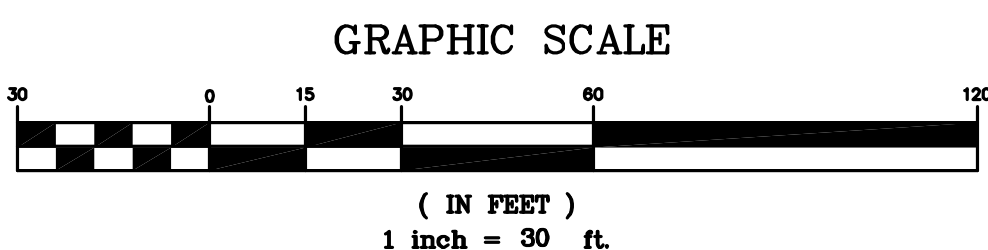
The applicant submits this narrative and the attached Exhibits in support of the request for a pre-application conference to discuss the proposed redevelopment of the existing fire station located at 8895 Madison Avenue N. The preliminary land use application to follow will continue to demonstrate that the proposal is in compliance with the relevant standards provided by the City of Bainbridge Island and additional jurisdictions.

Notes:

1. Storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only and should be verified. Underground detention tank locations, sizes and direction of pipes are based on existing engineering plans of the site.
2. Subsurface utilities were not located.
3. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
4. Field measurements in the wooded areas may be insufficient to support one foot contours but are shown here for clarity.
5. This drawing and the information thereon is for the sole use of the client under this contract.
6. This drawing does not constitute a boundary survey of the subject property. The boundaries shown are based on boundary surveys of record, recorded in Volume 6, Page 7 and Volume 51, Page 111, survey records of Kitsap County, Washington.

Scale: 1" = 30'

City of Bainbridge Island
Vertical Control Network
Bench Mark No. 4359
Elevation = 173.2'



Topography

of a portion of

NE 1/4, SEC.22, T.25N., R.2E., W.M.
NW 1/4, SEC.23, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Prepared for the Bainbridge Island Fire Department

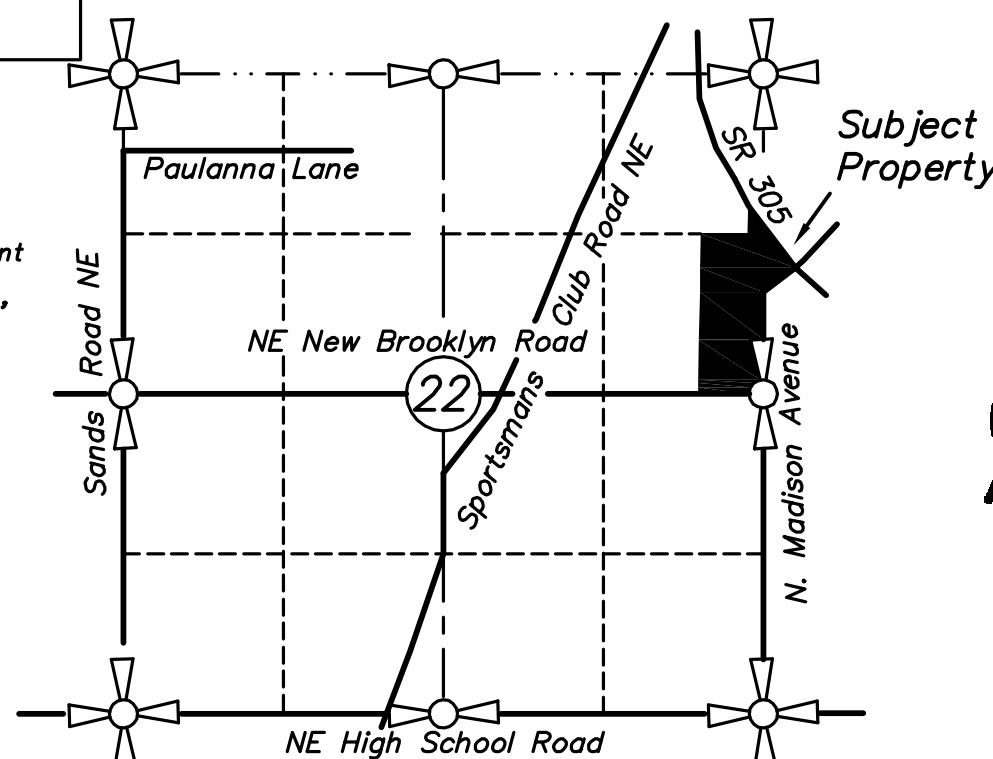
Legend

- MH = Storm drain manhole lid
- OH = Overhead utility lines
- UP = Utility pole
- GA = Guy Anchor
- WM = Water meter
- EM = Electric meter
- TP = Telephone pedestal
- CB = Catch basin
- FH = Fire Hydrant
- LP = Light pole
- ICV = Irrigation control valve
- WV = Water valve
- MB = Mail box
- WS = Water spigot
- CO = Cleanout lid
- JB = Electrical J-box
- [Pattern] = Asphalt pavement surface
- [Pattern] = Concrete surface
- [Pattern] = Gravel surface
- 12" M = Deciduous tree with diameter and type (A = alder; M = maple; O = oak)
- 12" F = Coniferous tree with diameter and type (C = cedar; F = douglas fir; H = hemlock; P = pine; R = redwood)

Legal Description:

Tax Parcel No. 222502-1-023-2000
The East 208 feet of the South one-half of the Southeast quarter of the Northeast quarter of Section 22, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington per SC No. 68005.
Together with the Westerly 30 feet of that portion of vacated County Road per Commissioners Journal 13, Page 129.

Tax Parcel 4169-000-050-0206
That portion of Lot 50 of Rolling Bay City, Volume 3, Page 11 of Plats, lying Westerly of State Highway No. 21A.
Except the Westerly 10 feet.
Also that portion of Lot 51 of Rolling Bay City lying Westerly of State Highway No. 21A and Northerly of the access road.
Except the West 12 feet.
Together with that portion of vacated road per Commissioner Journal 13, Page 124.

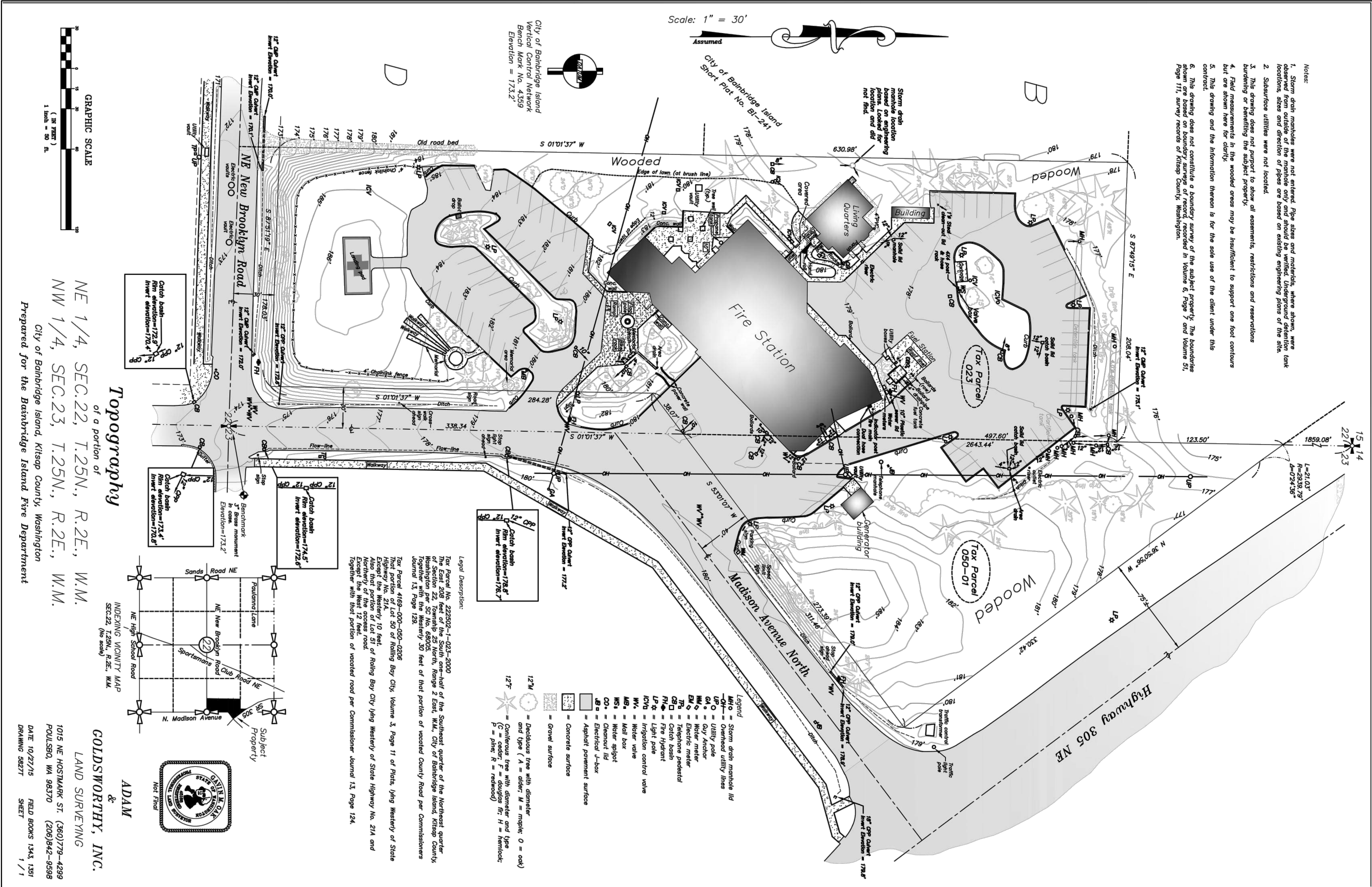


**ADAM
&
GOLDSWORTHY, INC.**
LAND SURVEYING

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 9/16/15 FIELD BOOKS 1343, 1351
DRAWING 5827T SHEET 1 / 1

- Notes:
1. Storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only and should be verified. Underground detention tank locations, sizes and direction of pipes are based on existing engineering plans of the site.
 2. Subsurface utilities were not located.
 3. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
 4. Field measurements in the wooded areas may be insufficient to support one foot contours but are shown here for clarity.
 5. This drawing and the information thereon is for the sole use of the client under this contract.
 6. This drawing does not constitute a boundary survey of the subject property. The boundaries shown are based on boundary surveys of record, recorded in Volume 6, Page 7 and Volume 51, Page 111, survey records of Kitsap County, Washington.



SHEET

C1.0

JOB NO. 2150124.00

SHEET TITLE:
EXISTING CONDITIONS

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Project
BAINBRIDGE ISLAND FIRE DEPT
STATION 21
8895 MADISON AVE. NE
WA 98110

Client
CITY OF BAINBRIDGE ISLAND
280 MADISON AVE. N BAINBRIDGE ISLAND,
WA 98110

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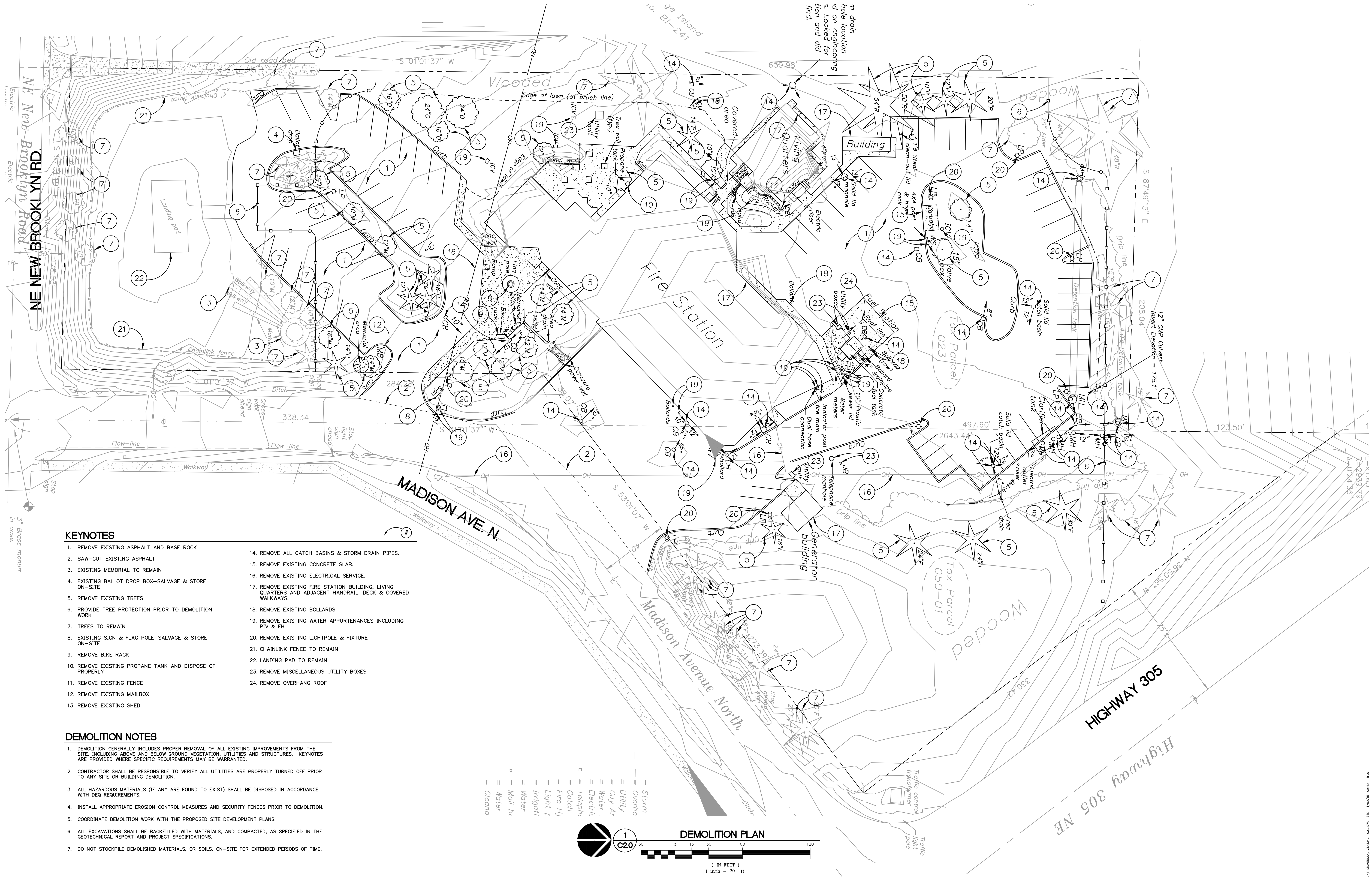
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PRE-APPLICATION SUBMITTAL 11/10/2015



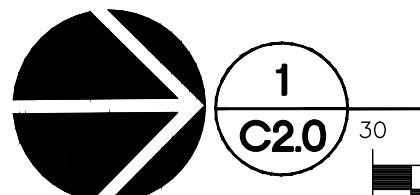
KEYNOTES

1. REMOVE EXISTING ASPHALT AND BASE ROCK
2. SAW-CUT EXISTING ASPHALT
3. EXISTING MEMORIAL TO REMAIN
4. EXISTING BALLOT DROP BOX-SALVAGE & STORE ON-SITE
5. REMOVE EXISTING TREES
6. PROVIDE TREE PROTECTION PRIOR TO DEMOLITION WORK
7. TREES TO REMAIN
8. EXISTING SIGN & FLAG POLE-SALVAGE & STORE ON-SITE
9. REMOVE BIKE RACK
10. REMOVE EXISTING PROPANE TANK AND DISPOSE OF PROPERLY
11. REMOVE EXISTING FENCE
12. REMOVE EXISTING MAILBOX
13. REMOVE EXISTING SHED
14. REMOVE ALL CATCH BASINS & STORM DRAIN PIPES.
15. REMOVE EXISTING CONCRETE SLAB.
16. REMOVE EXISTING ELECTRICAL SERVICE.
17. REMOVE EXISTING FIRE STATION BUILDING, LIVING QUARTERS AND ADJACENT HANDRAIL, DECK & COVERED WALKWAYS.
18. REMOVE EXISTING BOLLARDS
19. REMOVE EXISTING WATER APPURTENANCES INCLUDING PIV & FH
20. REMOVE EXISTING LIGHTPOLE & FIXTURE
21. CHAINLINK FENCE TO REMAIN
22. LANDING PAD TO REMAIN
23. REMOVE MISCELLANEOUS UTILITY BOXES
24. REMOVE OVERHANG ROOF

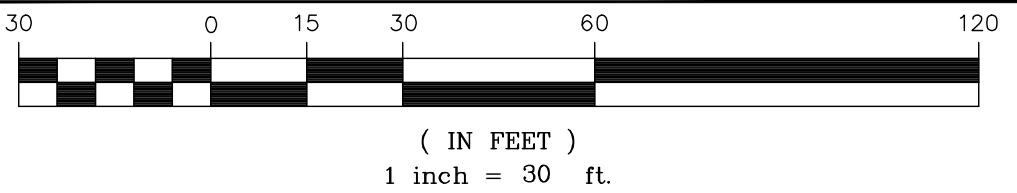
DEMOLITION NOTES

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

Storm
Overhead
Utility
Guy Wire
Water
Electric
Telephone
Catch
Fire Hydrant
Light Pole
Irrigation
Water
Mailbox
Water
Cleanout

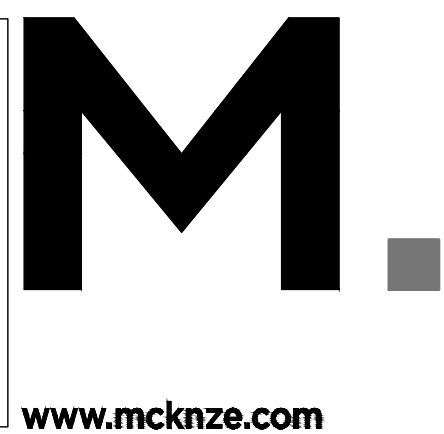


DEMOLITION PLAN



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WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 21
8895 MADISON AVE. NE

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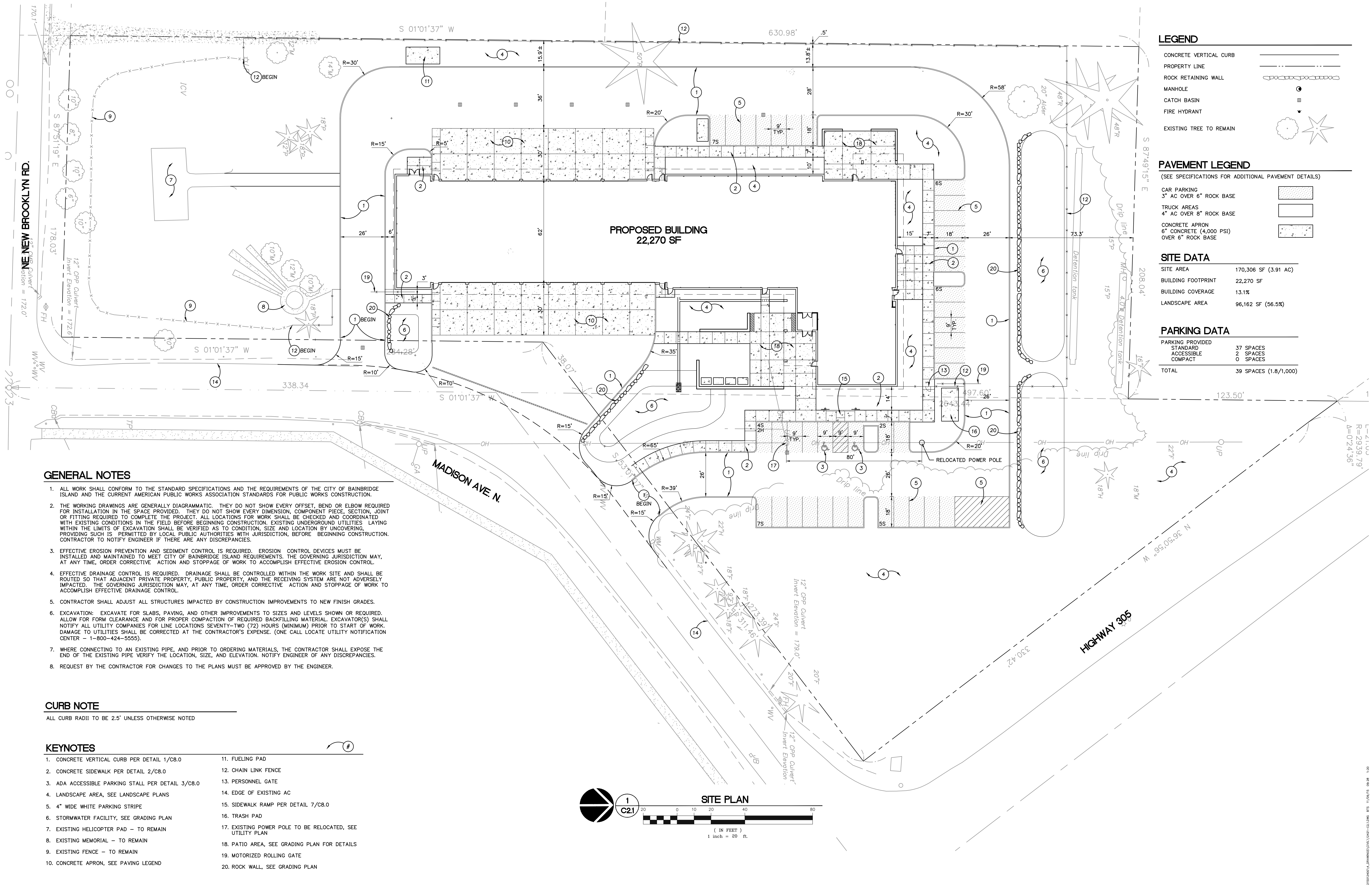
DEMOLITION PLAN

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JOB NO. 2150124.00

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GENERAL NOTES

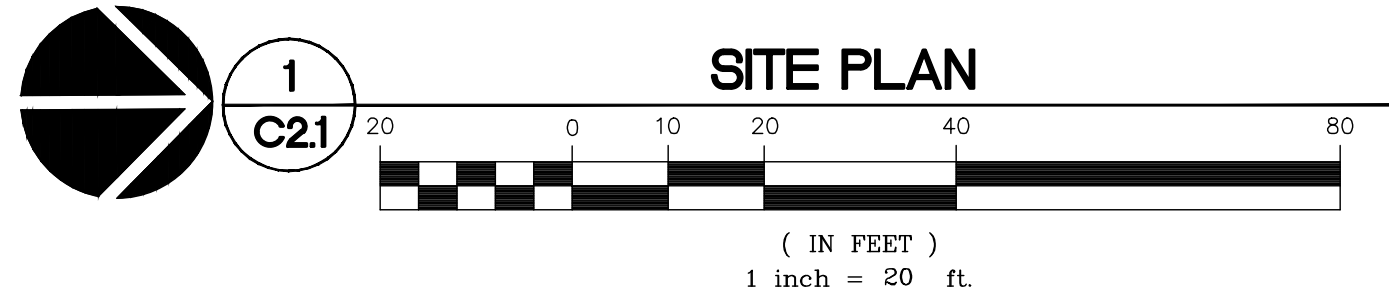
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF BAINBRIDGE ISLAND AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF BAINBRIDGE ISLAND REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. (ONE CALL LOCATE UTILITY NOTIFICATION CENTER - 1-800-424-5555).
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.

CURB NOTE

ALL CURB RADII TO BE 2.5' UNLESS OTHERWISE NOTED

KEYNOTES

- | | |
|---|---|
| 1. CONCRETE VERTICAL CURB PER DETAIL 1/C8.0 | 11. FUELING PAD |
| 2. CONCRETE SIDEWALK PER DETAIL 2/C8.0 | 12. CHAIN LINK FENCE |
| 3. ADA ACCESSIBLE PARKING STALL PER DETAIL 3/C8.0 | 13. PERSONNEL FENCE |
| 4. LANDSCAPE AREA, SEE LANDSCAPE PLANS | 14. EDGE OF EXISTING AC |
| 5. 4" WIDE WHITE PARKING STRIPE | 15. SIDEWALK RAMP PER DETAIL 7/C8.0 |
| 6. STORMWATER FACILITY, SEE GRADING PLAN | 16. TRASH PAD |
| 7. EXISTING HELICOPTER PAD - TO REMAIN | 17. EXISTING POWER POLE TO BE RELOCATED, SEE UTILITY PLAN |
| 8. EXISTING MEMORIAL - TO REMAIN | 18. PATIO AREA, SEE GRADING PLAN FOR DETAILS |
| 9. EXISTING FENCE - TO REMAIN | 19. MOTORIZED ROLLING GATE |
| 10. CONCRETE APRON, SEE PAVING LEGEND | 20. ROCK WALL, SEE GRADING PLAN |



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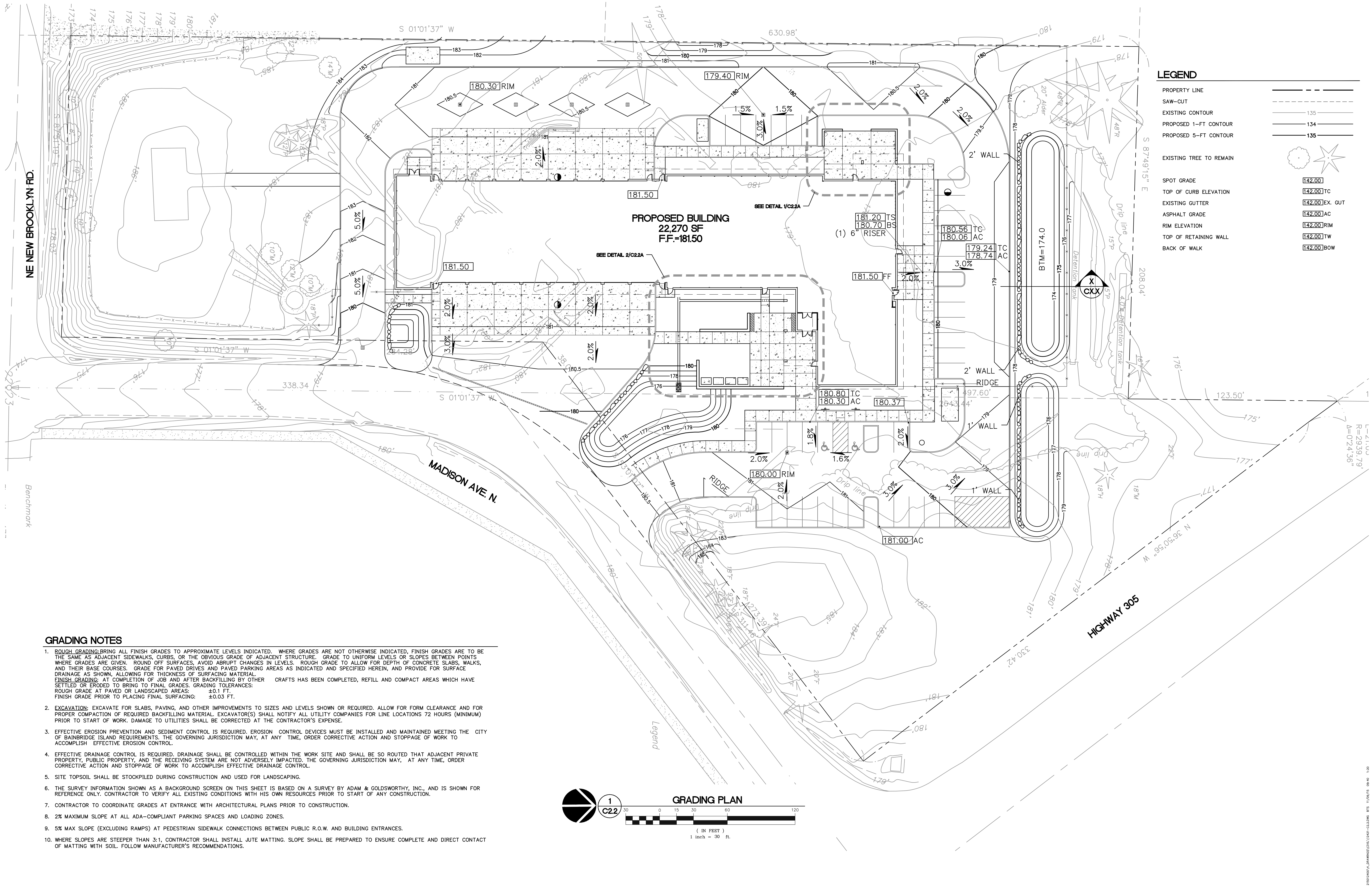
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SITE PLAN

SHEET

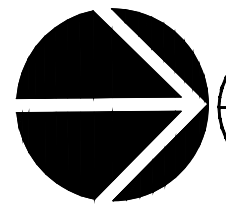
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JOB NO. 2150124.00



GRADING NOTES

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



1
C2.2

GRADING PLAN



(IN FEET)
1 inch = 30 ft.

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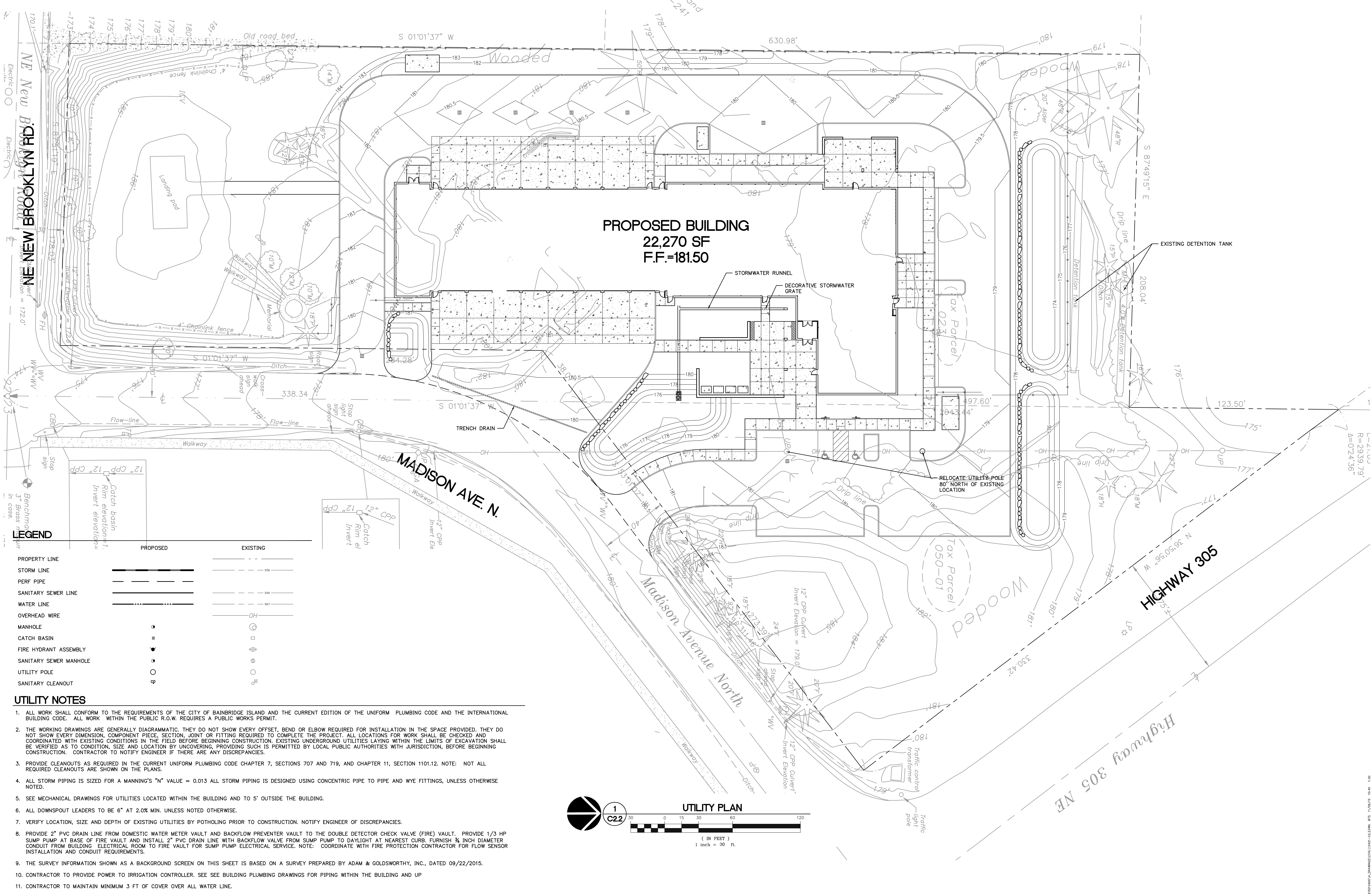
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GRADING PLAN

SHEET

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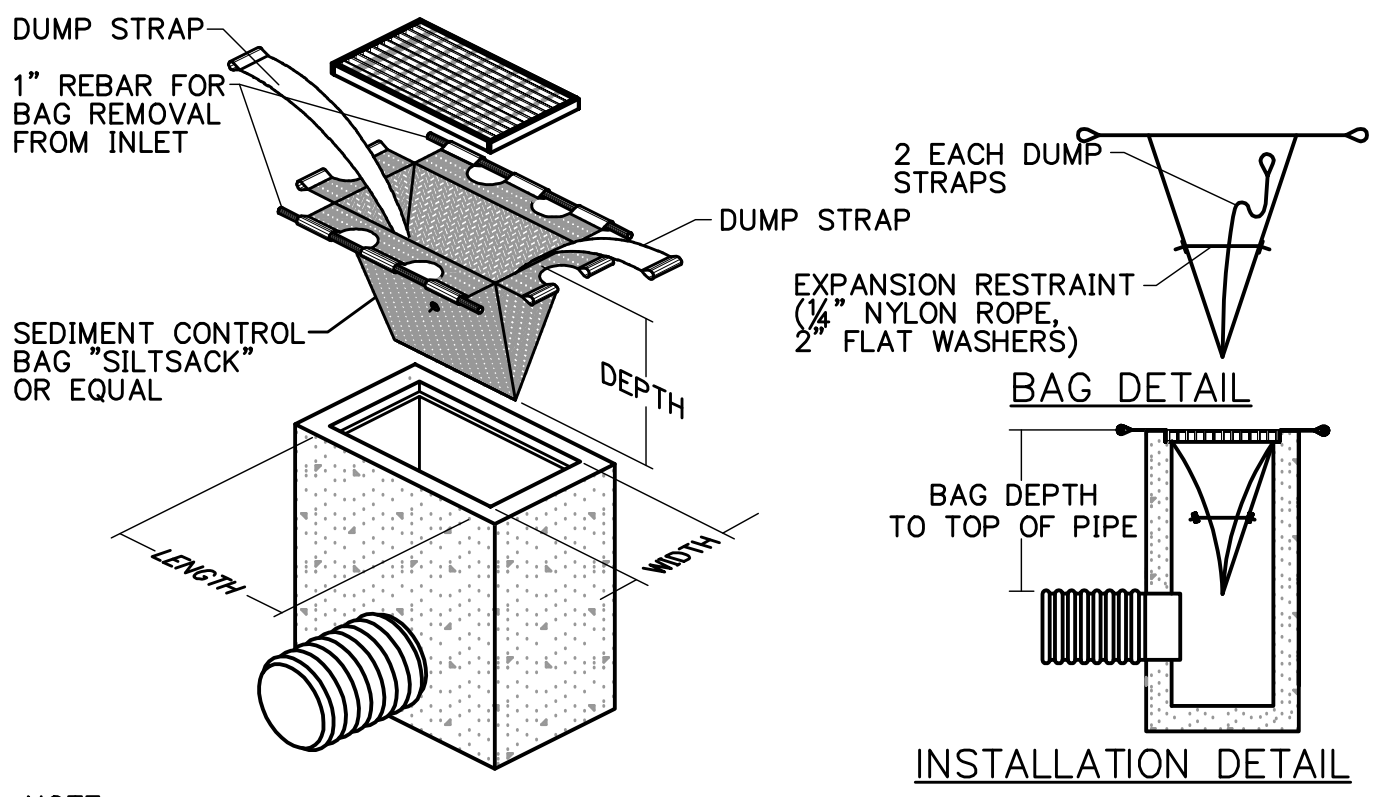
UTILITY PLAN

SHEET

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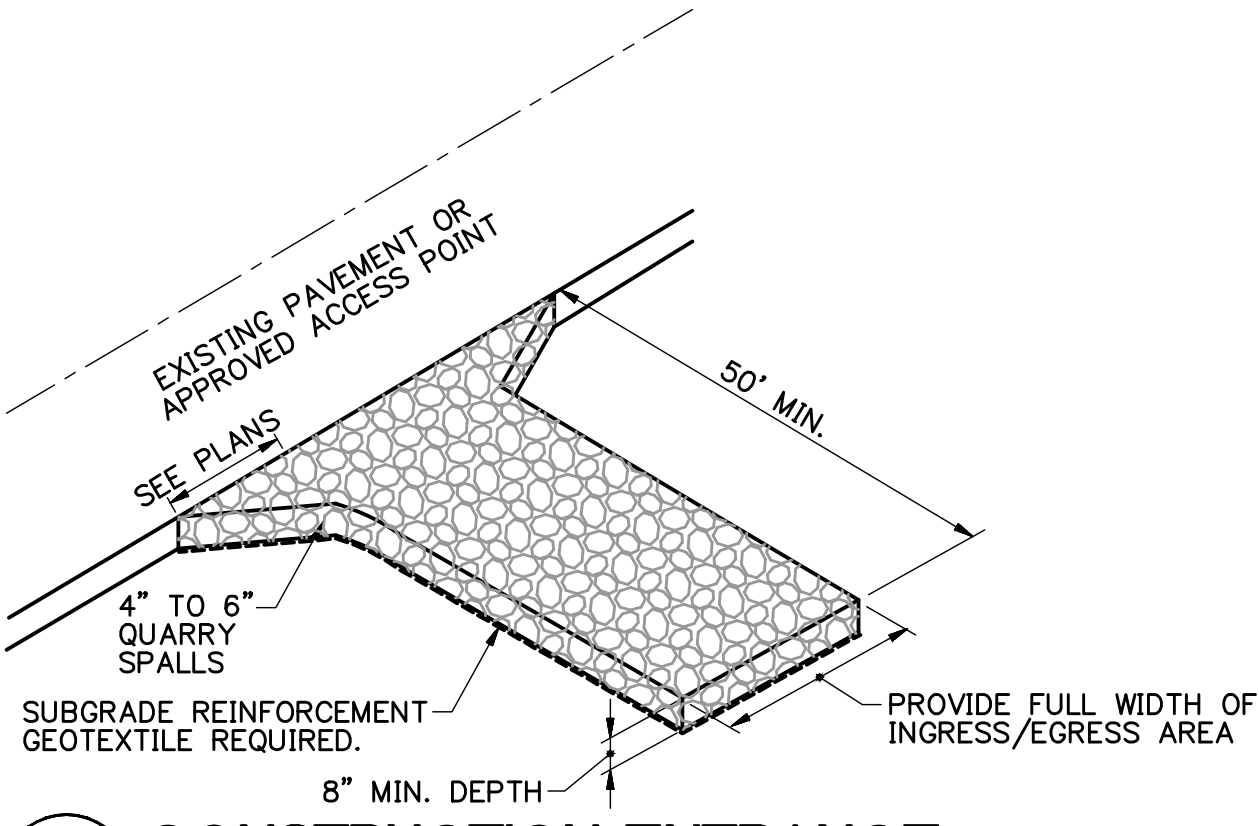
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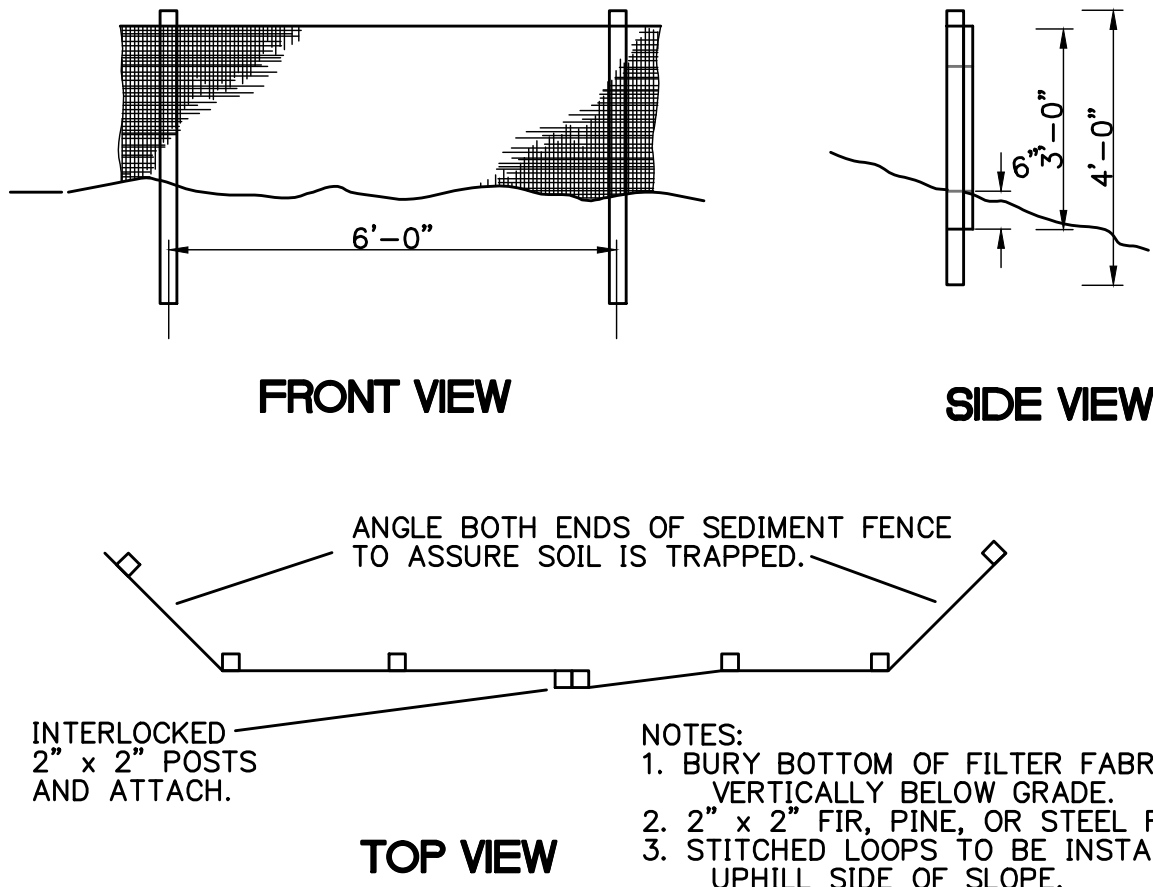


- NOTE:**
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL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

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



2 CONSTRUCTION ENTRANCE
C5.1 N.T.S. E-ENTRY



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

TREE PROTECTION MEASURES

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

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

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

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

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

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

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

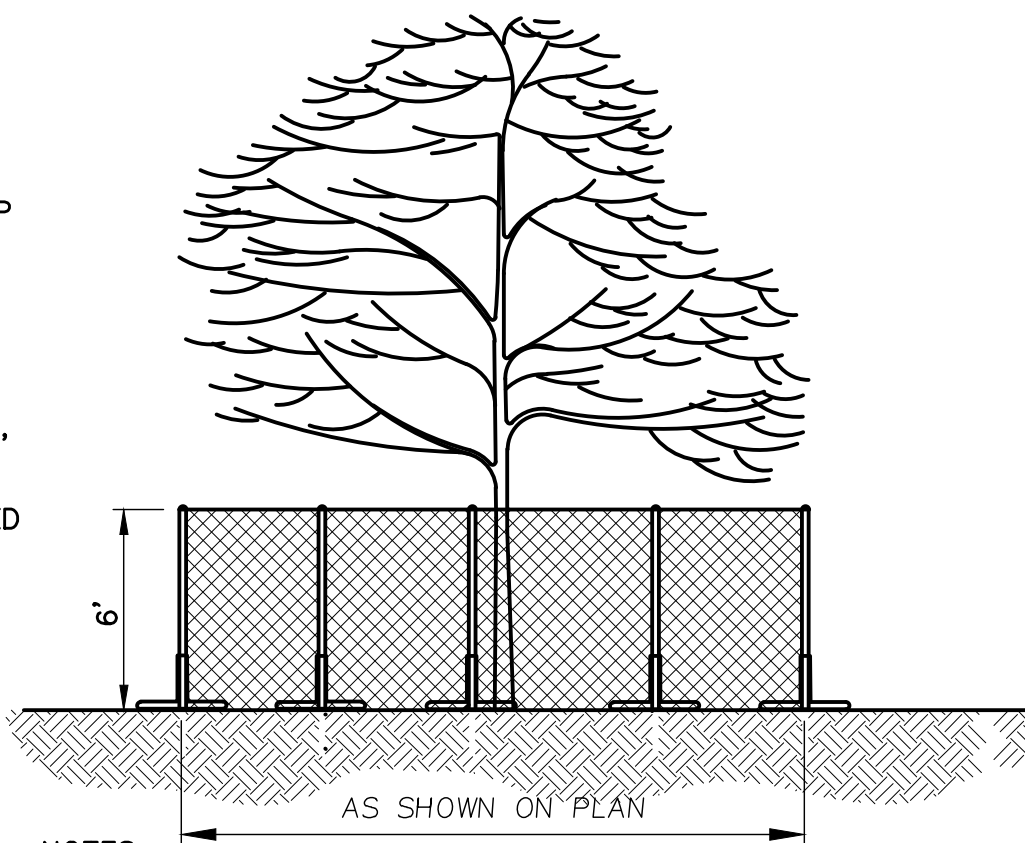
EXCAVATION / TRENCHING AROUND TREES

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

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

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

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



NOTES:
TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN.

CITY SHALL APPROVE INSTALLED TREE PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.

FENCE MATERIALS SHALL CONSIST OF ORANGE PLASTIC CONSTRUCTION FENCING SECURED TO A BRACKET ANCHORING SYSTEM OR METAL T-POSTS.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

5 TREE PROTECTION
C5.1 N.T.S. 1:1

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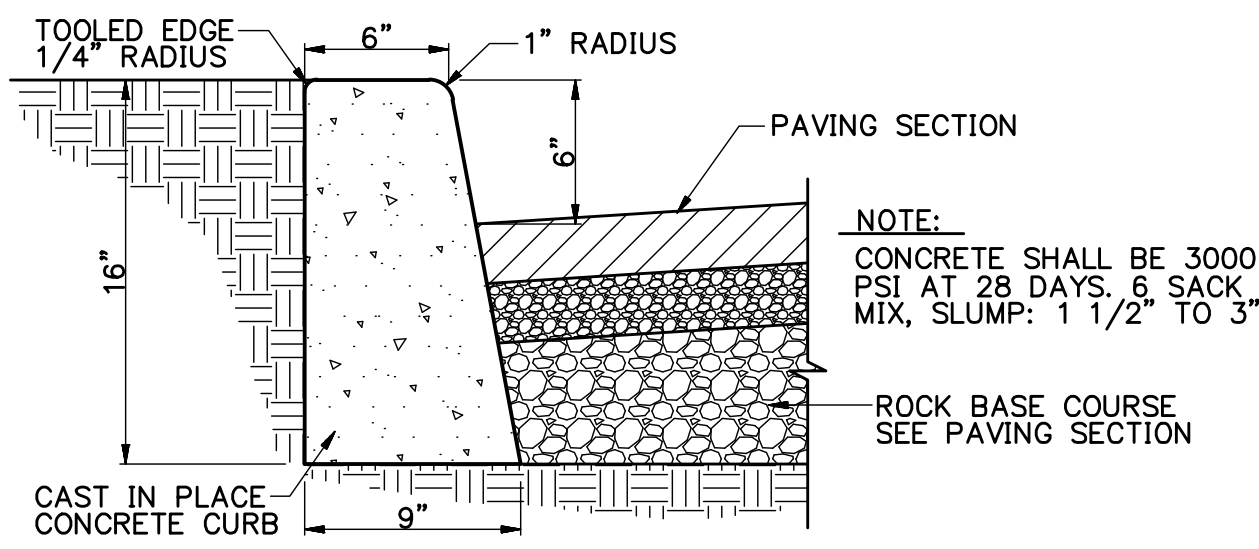
EROSION CONTROL DETAILS

SHEET

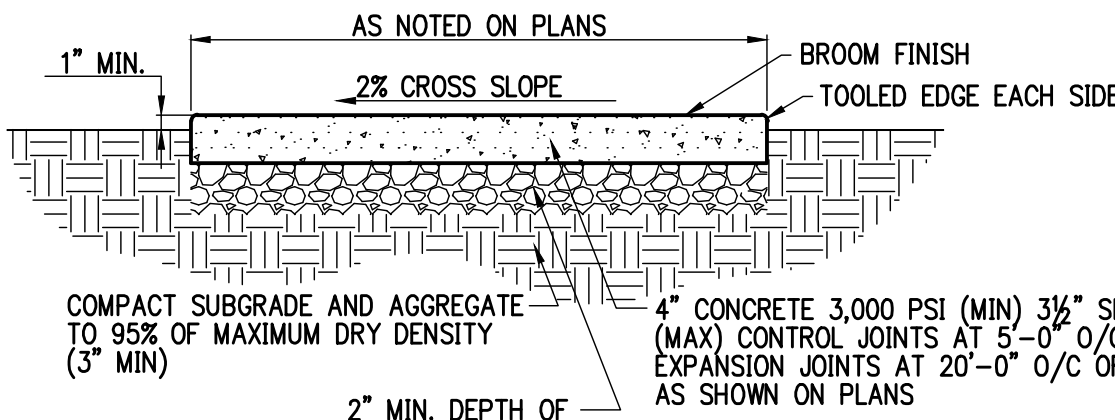
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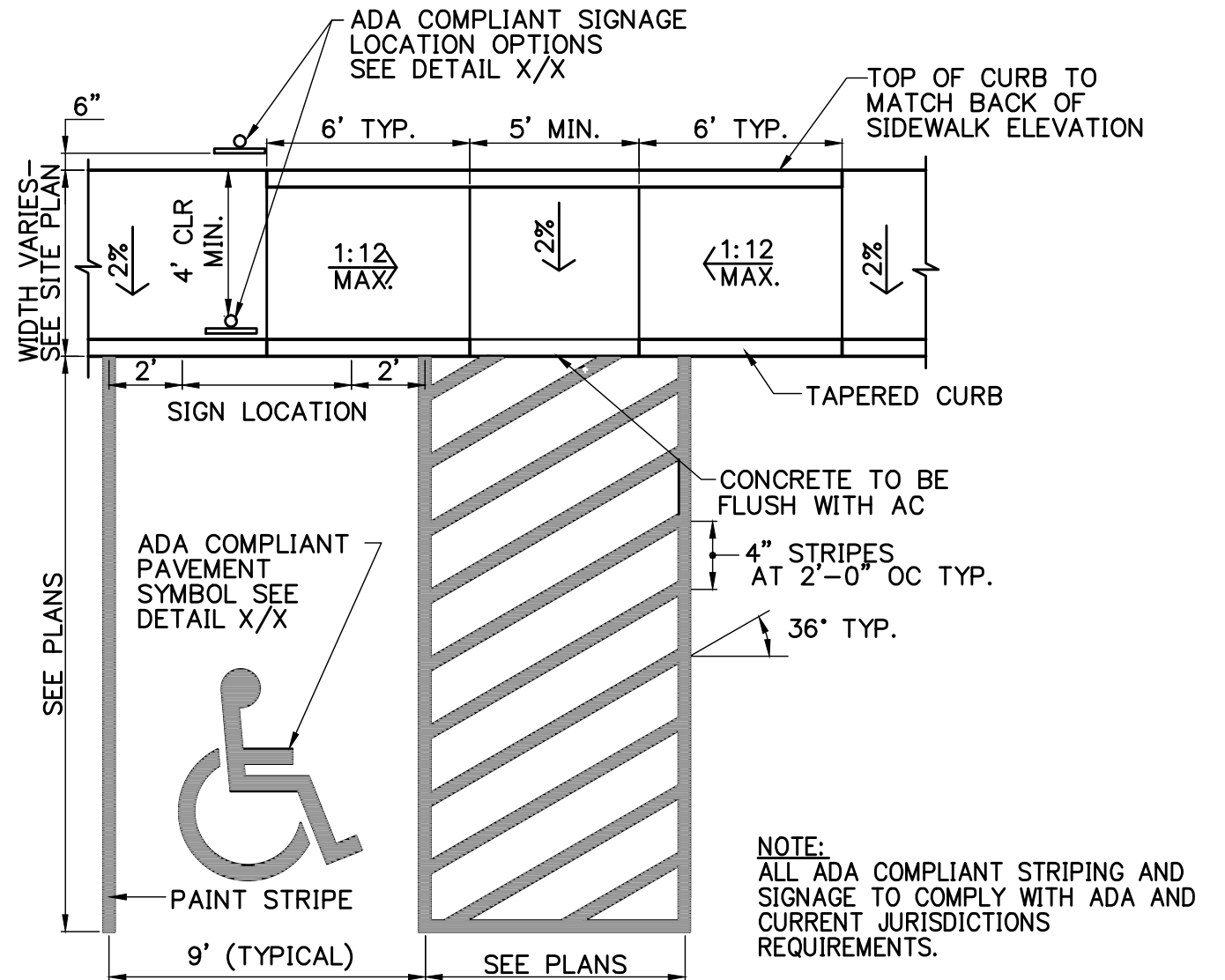
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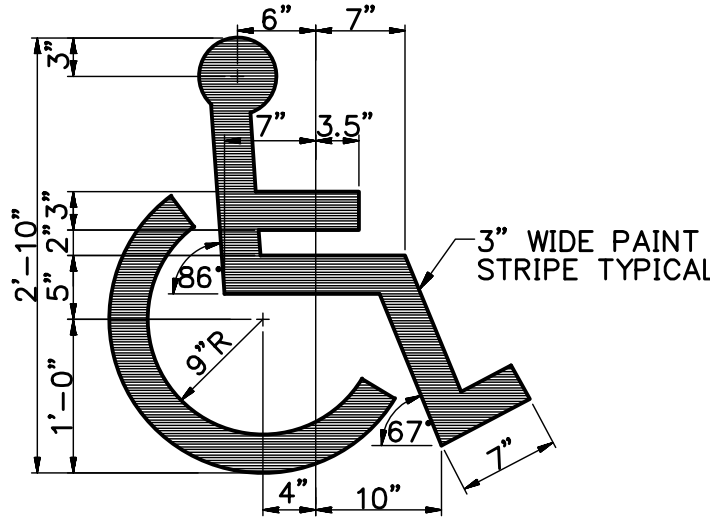
1 CONCRETE VERTICAL CURB
C8.0 N.T.S.



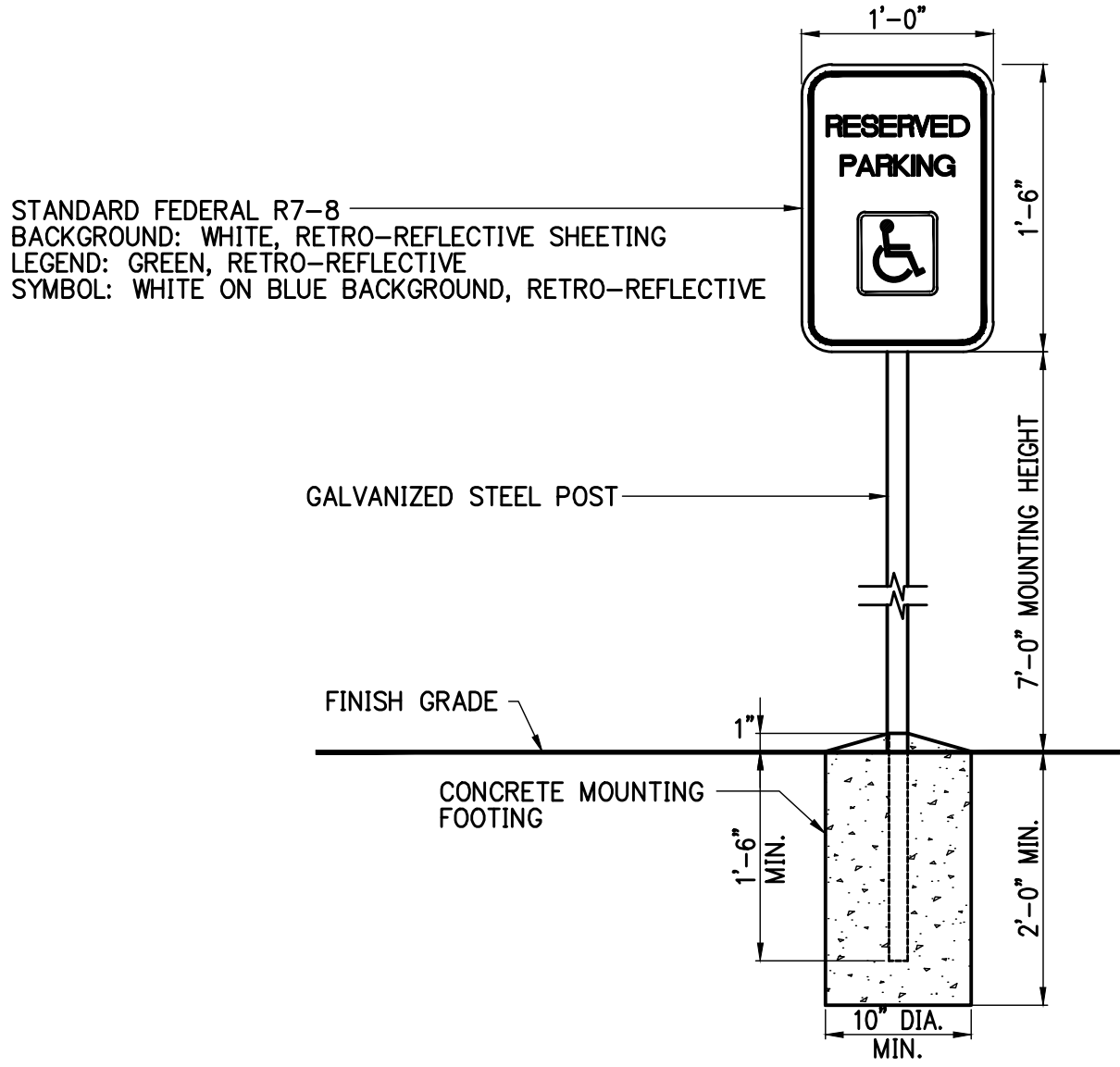
2 CONCRETE SIDEWALK
C8.0 N.T.S.



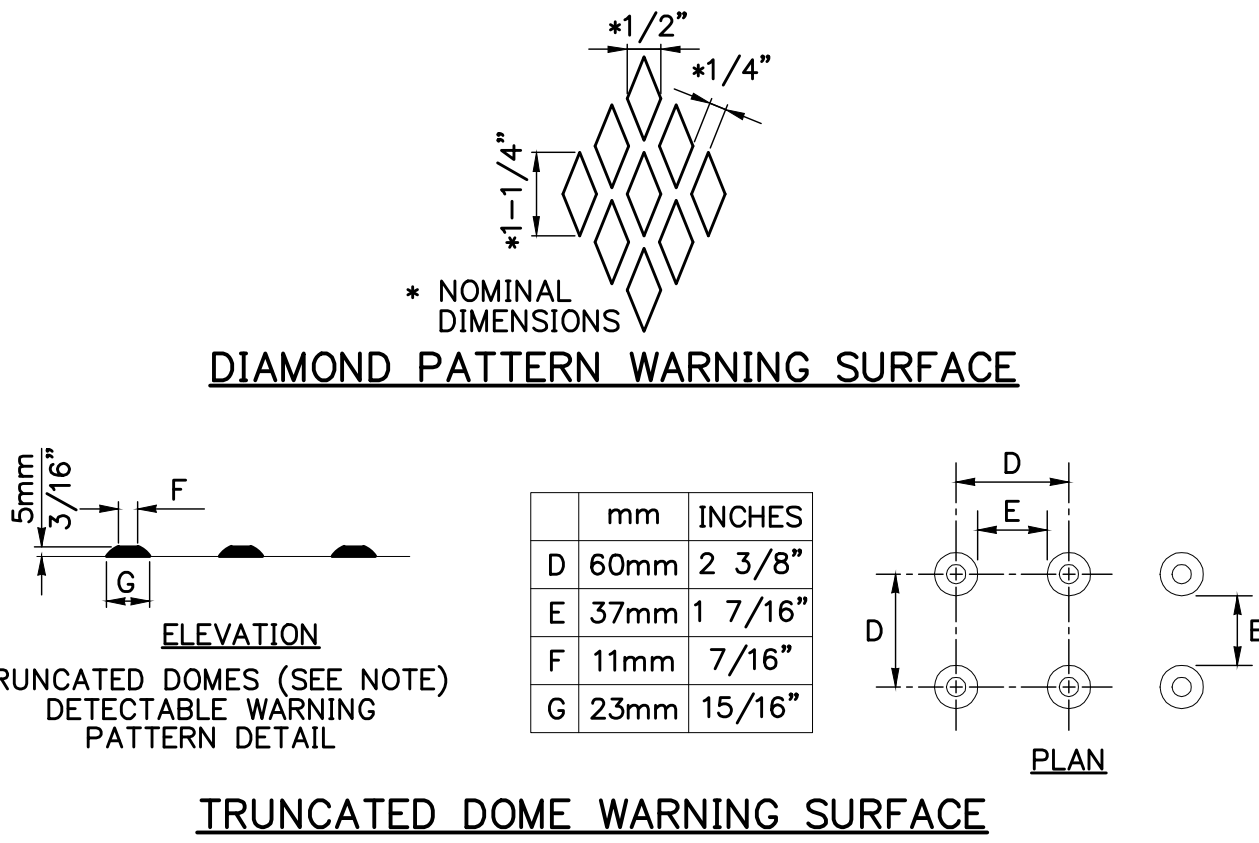
3 ADA COMPLIANT PARKING STALL
C8.0 N.T.S. WITH SQUARE WING RAMP



4 ADA COMPLIANT PARKING SYMBOL
C8.0 N.T.S.

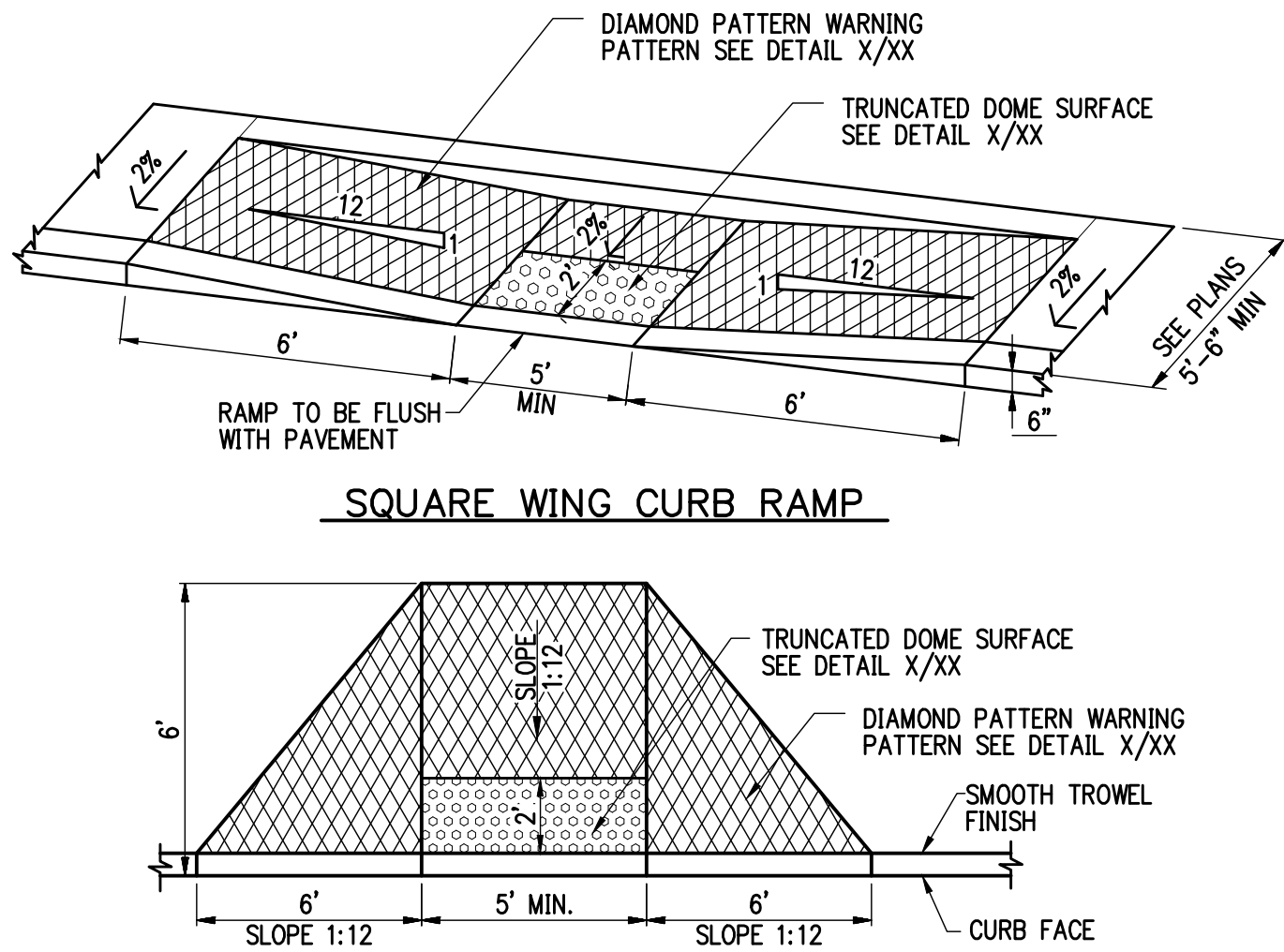


5 ADA COMPLIANT PARKING SIGN
C8.0 N.T.S.



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

6 ADA COMPLIANT WARNING SURFACE
C8.0 N.T.S.



7 ADA COMPLIANT CURB RAMP
C8.0 N.T.S.

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INTERFACE ENGINEERING
706 SW 3RD, SUITE 400
PORTLAND, OR 97204

LANDSCAPE
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Client

CITY OF BAINBRIDGE ISLAND
280 MADISON AVE. N BAINBRIDGE ISLAND,
WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 21
8895 MADISON AVE. NE

REVISIONS:

NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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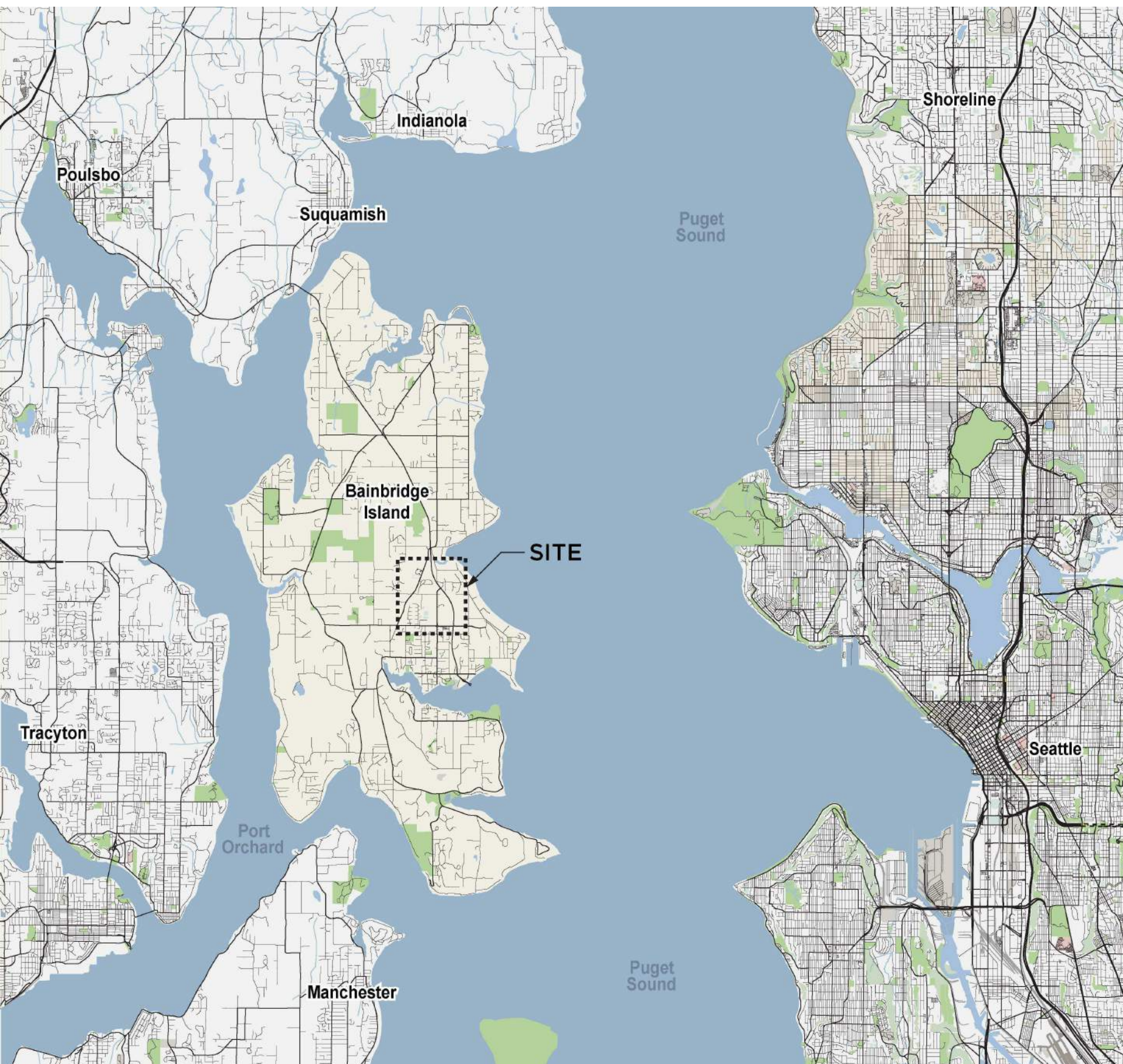
CIVIL DETAILS

SHEET

C8.0

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BAINBRIDGE ISLAND FIRE STATION 21

PRE-APPLICATION SUBMITTAL 11/10/2015

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL	JNT	JOINT	R	RADIUS
AC	ASPHALTIC CONCRETE	ETC	EPOXY TRAFFIC COATING / ET CETERA	JST	JOIST	RAD	RADIAL
ADJ	ADJACENT/ADJUSTABLE	EW	EACH WAY EXISTING	L	LAMINATE	RB	RUBBER BASE
ADDL	ADDITIONAL	EXP JT	EXPANSION JOINT	LAM	LAMINATE	RBE	ROOF BEARING ELEVATION
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	LAV	LAVATORY	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	F	FLUSH	LB	LIVE LOAD	RD	ROOF DRAIN
ALT	ALTERNATE	FB	FACE OF FLAT BAR	LL	LONG LEG VERTICAL	REF	REFERENCE / REFRIGERATOR
AN	ANODIZED	FC	FACE OF CURB	LLV	LONG LONGITUDINAL	REIN	REINFORCING
APPROX	APPROXIMATE	FDC	FIRE DEPARTMENT CONNECTION	LP	LOW POINT	REQ'D	REQUIRED
ARCH	ARCHITECT(URAL)	FF	FIRE EXTINGUISHER	LWC	LIGHT WEIGHT CONCRETE	REV	REVISION
		FIN	FINISH FLOOR ELEVATION	M	MIRROR	RM	ROOM
B/	BOTTOM OF	FOC	FACE OF CONCRETE	MATL	MATERIAL	RO	ROUGH OPENING
BATT	BATTEN INSULATION	FOF	FACE OF FINISH	MDF	MEDIUM DENSITY FIBERBOARD	ROW	RIGHT OF WAY
BD	BOARD	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	S	STAIN
BLDG	BUILDING	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SAT	SUSPENDED ACOUSTICAL TILE
BLK	BLOCK	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SC	SEALED CONCRETE/SOLID CORE
BLKG	BLOCKING	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SCHD	SCHEDULE
BM	BENCH MARK/BEAM	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SCM	STRUCTURAL CLAY MASONRY
BN	BOUNDARY NAIL	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SQ	SQUARE FEET/STORE FRONT
BOTT	BOTTOM	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
BRG PL	BEARING PLATE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
BSMT	BASEMENT	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
BTWN	BETWEEN	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
		FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CAB	CABINET	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CB	CATCH BASIN	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CI	CAST IRON	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CJ	CONTROL JOINT	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CL	CENTER LINE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CL/GCLNG	CEILING	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CLR	CLEAR	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CMP	CORRUGATED METAL PIPE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CMUJ	CONCRETE MASONRY UNIT	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CNTR/CTR	CENTER	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CO	CLEAN OUT	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
COL	COLUMN	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CONC	CONCRETE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CONN	CONNECTION	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CONST	CONSTRUCTION	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CONT	CONTINUOUS	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CONTR	CONTRACTOR	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CORR	CORRUGATED(ION)	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
COORD	COORDINATE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CSP	CONCRETE SEWER PIPE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CNTR	CENTER	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CSK	COUNTERSINK	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CSP	CONCRETE SEWER PIPE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
CTOP	COUNTERTOP	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
		FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
d	PENNY (NAILS)	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DBA	DEFORMED BAR ANCHOR	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DBL	DOUBLE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DET/DTL	DETAIL	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DF	DRINKING FOUNTAIN	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DIA	DIAMETER	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DIAPH	DIAPHRAGM	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DIM	DIMENSION	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DL	DEAD LOAD	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DN	DOWN	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DR	DOOR	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DS	DOWNSPOUT	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DWG	DRAWING	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
DWLS	DOWELS	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
		FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
EA/	EACH	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
EF	EACH FACE	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
EFS	EXTERIOR INSULATION	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
ELEV	ELEVATION	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
ELECT	ELECTRICAL	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
ENGR	ENGINEER	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
EOP	EDGE OF PANEL	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	FOIC	FACE OF CONCRETE	MDF	MEDIUM DENSITY OVERLAY	SP	SHEATHING

SPECIAL INSPECTIONS

SITE INFORMATION

LEGAL DESCRIPTION: (CORNER LOT)	ROLLING BAY CITY TH PTN OF LOT 50 LY WLY OF PSH NO 21 A EXC THE WLY 10FT ALSO TH PTN OF LOT 51 LY WLY OF PSH NO 21 & NLY OF ACCESS RD EXC THE W 12FT TOW TH PTN OF VAC RD PER CJ 13 PG 124
LEGAL DESCRIPTION: (SOUTHWEST LOT)	2252E LOT D, CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-241 (SPT110994), RECORDED UNDER AUDITOR'S FILE NOS. 200912080211 AND 200912080212, IN VOLUME 21 OF SHORT PLATS, PAGES 76 THRU 78, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.
TAX LOT -- TAX MAP --	
TAX LOT -- TAX MAP --	
ADDRESS:	8895 MADISON AVE. NE BAINBRIDGE ISLAND, WA 98110

SYMBOLS AND REFERENCES

DRAWING CRITERIA

ALL DRAWINGS ARE IDENTIFIED BY TWO DIGITS AS FOLLOWS:

A.	CATEGORY LETTER REFERRING TO THE DISCIPLINE OR MAJOR DIVISION.
T.	TITLE SHEET
C.	CIVIL
L.	LANDSCAPE
A.	ARCHITECTURAL
S.	STRUCTURAL
M.	MECHANICAL
E.	ELECTRICAL
P.	PLUMBING
B.	SUB-CATEGORY NUMBER REFERRING TO TYPE OF DRAWING OR GROUPING.
1.	GENERAL
2.	PLANS
3.	EXTERIOR ELEVATIONS/BUILDING SECTIONS
4.	WALL SECTIONS
5.	ENLARGED PLANS AND INTERIOR ELEVATIONS
6.	REFLECTED CEILING PLANS
7.	STAIR AND ELEVATOR SECTIONS, PLANS, AND DETAILS
8.	DETAILS
9.	SCHEDULES

DEFERRED SUBMITTALS

PER SECTION 107.3.4.2 DEFERRED SUBMITTALS: DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- FIRE SPRINKLER NFPA 13 SYSTEM
- FIRE ALARM SYSTEM
- ENGINEERED SUSPENDED ACOUSTICAL CEILING SYSTEM
- CARBON MONOXIDE DETECTION SYSTEM
- PROVIDE CALCULATIONS AND DETAILS FOR SEISMICANCHORAGE AND BRACING OF ALL MECHANICAL AND ELECTRICAL AND OTHER EQUIPMENT WEIGHING MORE THAN 400LBS AND ATTACHED TO A FLOOR OR ROOF LEVEL, OR WEIGHING MORE THAN 75LBS AND ATTACHED MORE THAN 4'-0" ABOVE THE FLOOR OR ROOF LEVEL.
- STOREFRONT SYSTEM DESIGN AND ATTACHMENT
- SKYLIGHT DESIGN AND ATTACHMENT

CLIENT

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PHONE: 206.451.2033
EMAIL: lcarpenter@buid.org

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SEATTLE, WA 98101

CONTACT: BRETT HANSON
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EMAIL: bth@mcknze.com

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PHONE: 503.726.3340
EMAIL: dplaff@nweng.com

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BAINBRIDGE ISLAND, WA 98110

CONTACT: JEFF BOUMA
PHONE: 206.780.5651
EMAIL: jbo@fpartnership.com

GENERAL CONTRACTOR

TBD

CONTACT:

PHONE:
FAX:
EMAIL:

INDEX OF DRAWINGS

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C2.0	SITE DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	GRADING PLAN
C2.2A	GRADING ENLARGEMENTS
C2.3	UTILITY PLAN
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E4.1	DETAILS - ELECTRICAL
E5.1	SINGLE LINE DIAGRAMS - ELECTRICAL

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Revision Schedule	
Revision	Delta Issue Date

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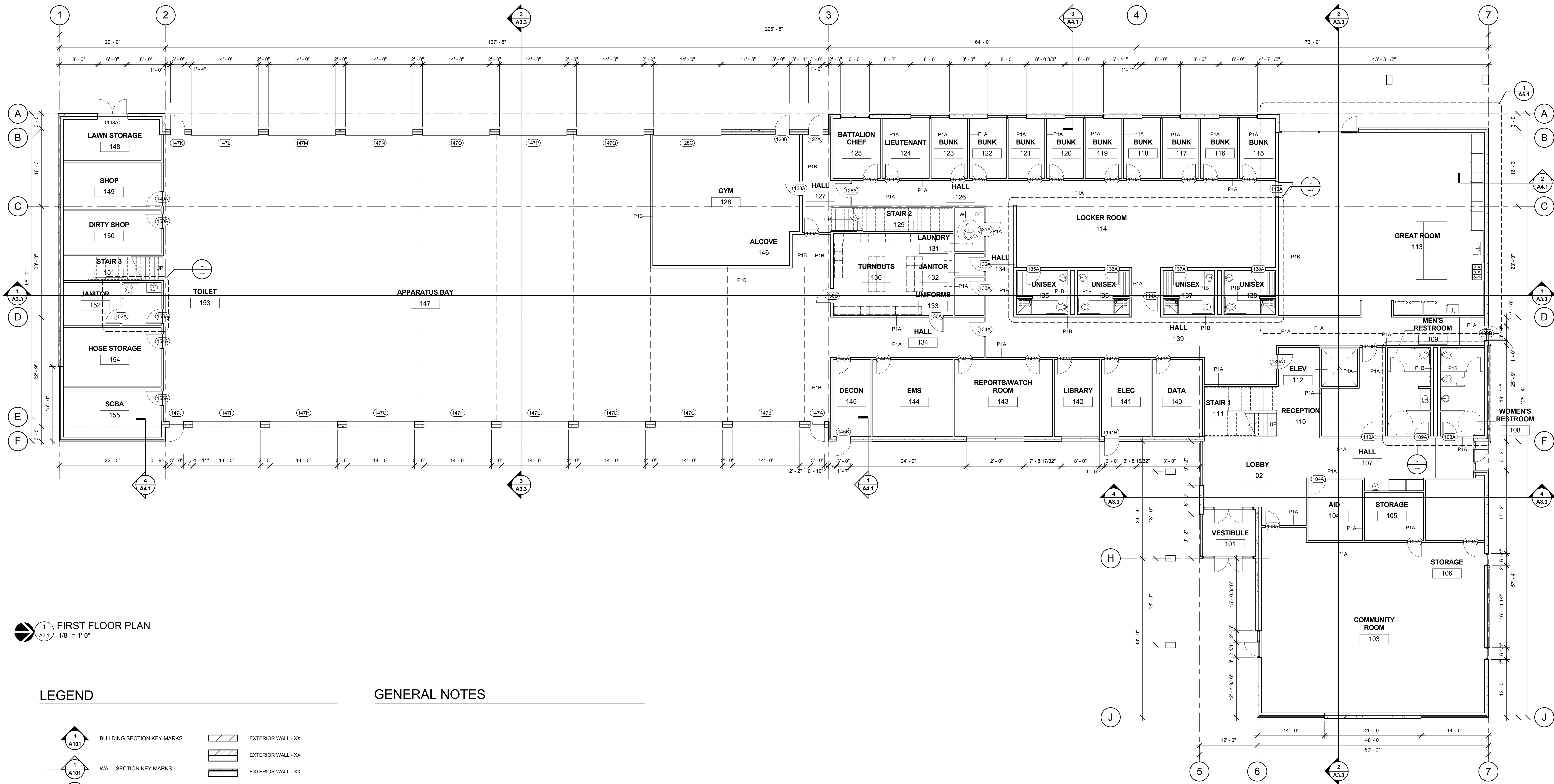
TITLE SHEET AND DRAWING INDEX

SHEET

T1.1

JOB NO. **2150124.00**

PRE-APPLICATION SUBMITTAL 11/10/2015



LEGEND

- BUILDING SECTION KEY MARKS**
 - 1 A101
 - WALL SECTION KEY MARKS**
 - 1 A101
 - DETAIL REFERENCE MARKS**
 - 1 A101
 - ROOM NAME**
 - ROOM/SPACE IDENTIFICATION
 - 101
 - DOOR SYMBOL NUMBER**
 - 101A
 - GRIDLINES**
 - A
 - KEYNOTES**
 - ?
- EXTERIOR WALL - XX
 - EXTERIOR WALL - XX
 - EXTERIOR WALL - XX
 - INTERIOR WALL - XX
 - INTERIOR PARTITION, SEE SHEET A1.0
 - 1 - HR RATED INTERIOR PARTITION
 - INTERIOR GLAZING

FLOOR PLAN LEGEND

1/4" = 1'-0"

GENERAL NOTES

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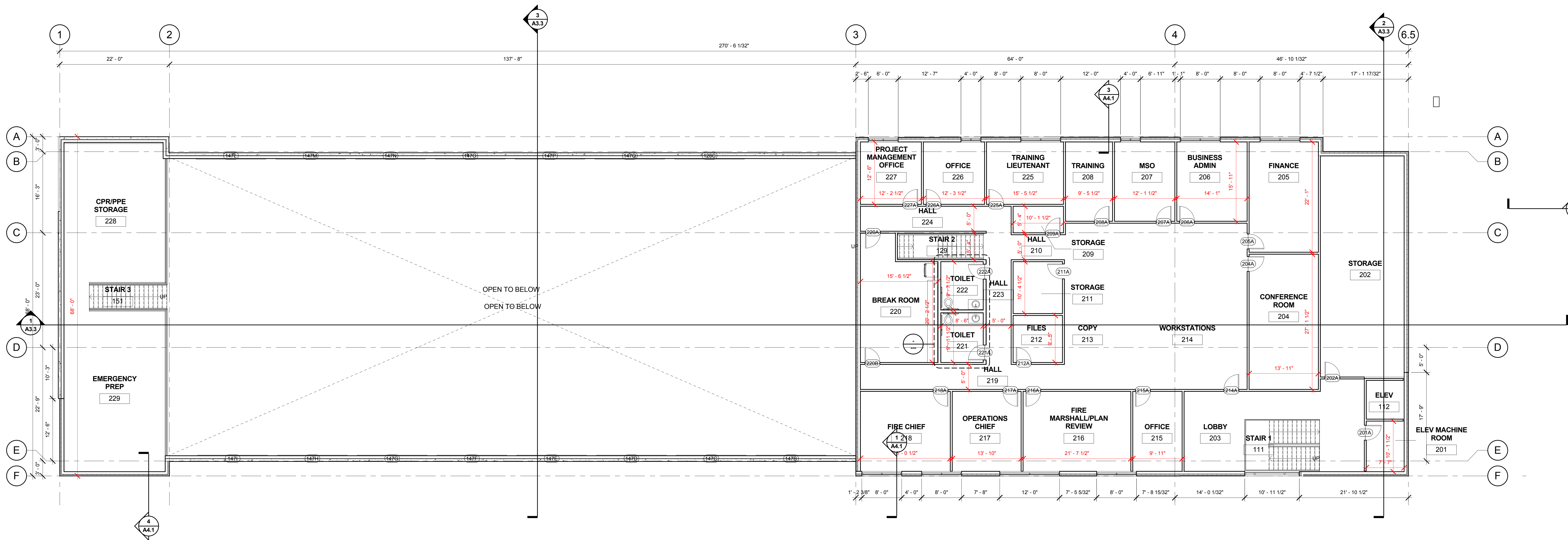
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FIRST FLOOR PLAN

SHEET

A2.1

JOB NO. 2150124.00

PRE-APPLICATION SUBMITTAL 11/10/2015



1 SECOND FLOOR PLAN
A2.2 1/8" = 1'-0"

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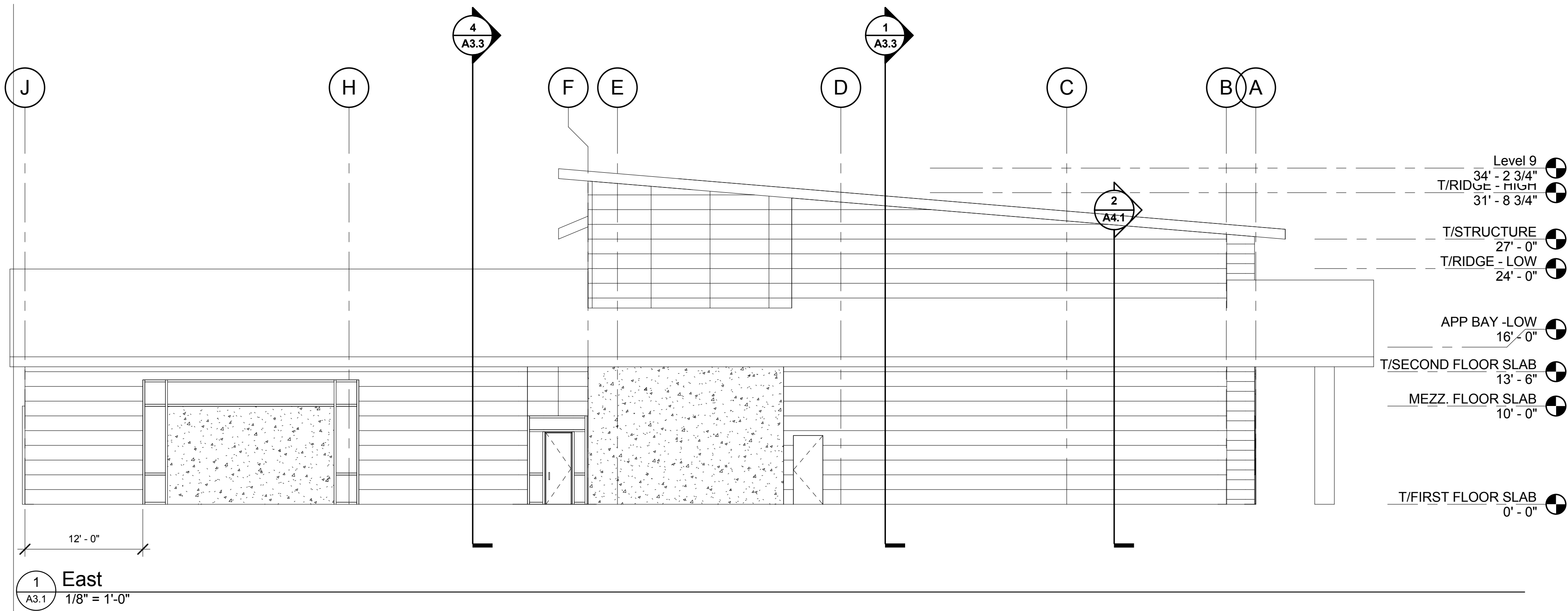
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SECOND FLOOR PLAN

SHEET

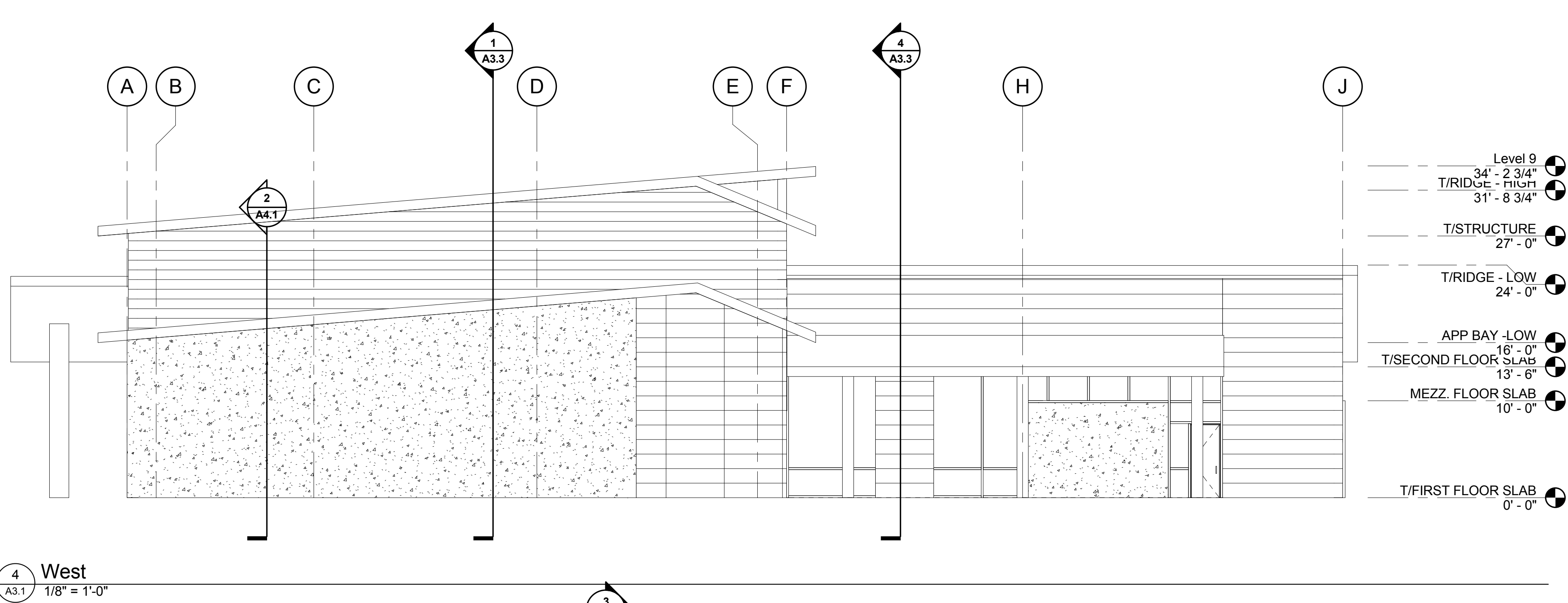
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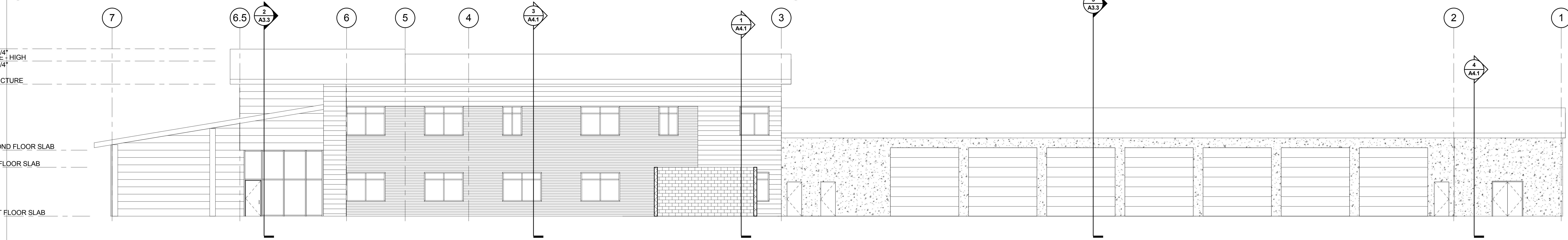
11/10/2015 PRE-APPLICATION SUBMITTAL 11/10/2015



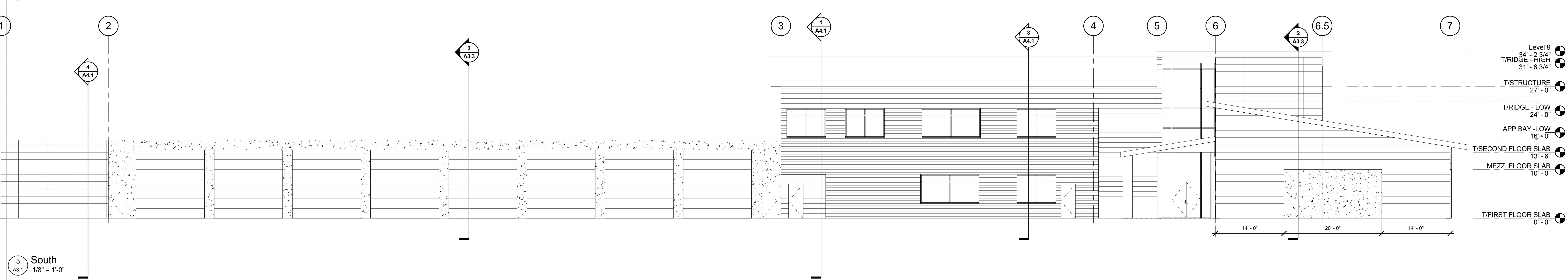
1 East
1/8" = 1'-0"



4 West
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 South
1/8" = 1'-0"

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PORTLAND, OR 97204

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

Project

**BAINBRIDGE ISLAND FIRE DEPT
STATION 21**
8895 MADISON AVE. NE

Revision Schedule	
Revision	Delta Issue Date

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SHEET TITLE:

BUILDING ELEVATIONS

SHEET

A3.1

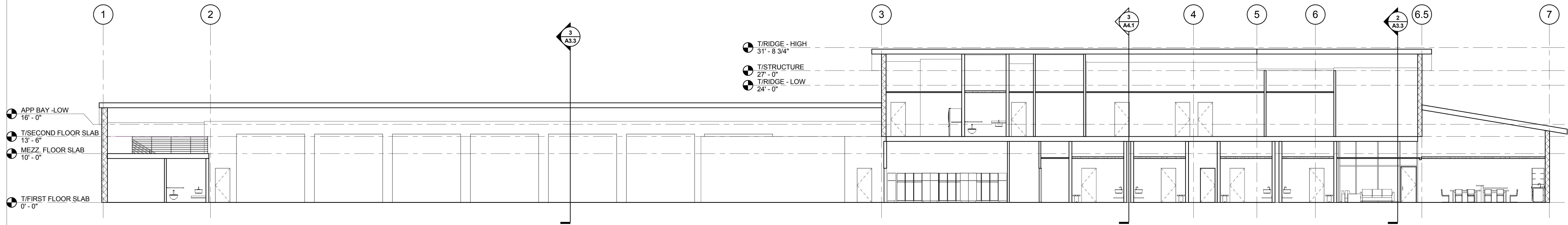
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2150124.00

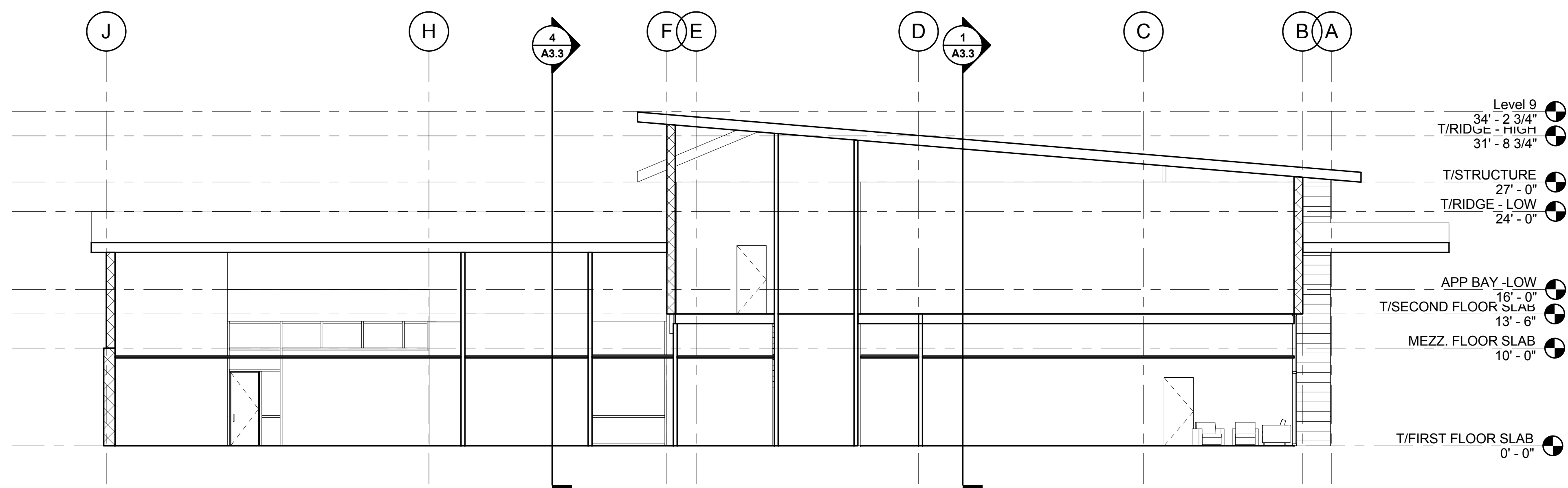
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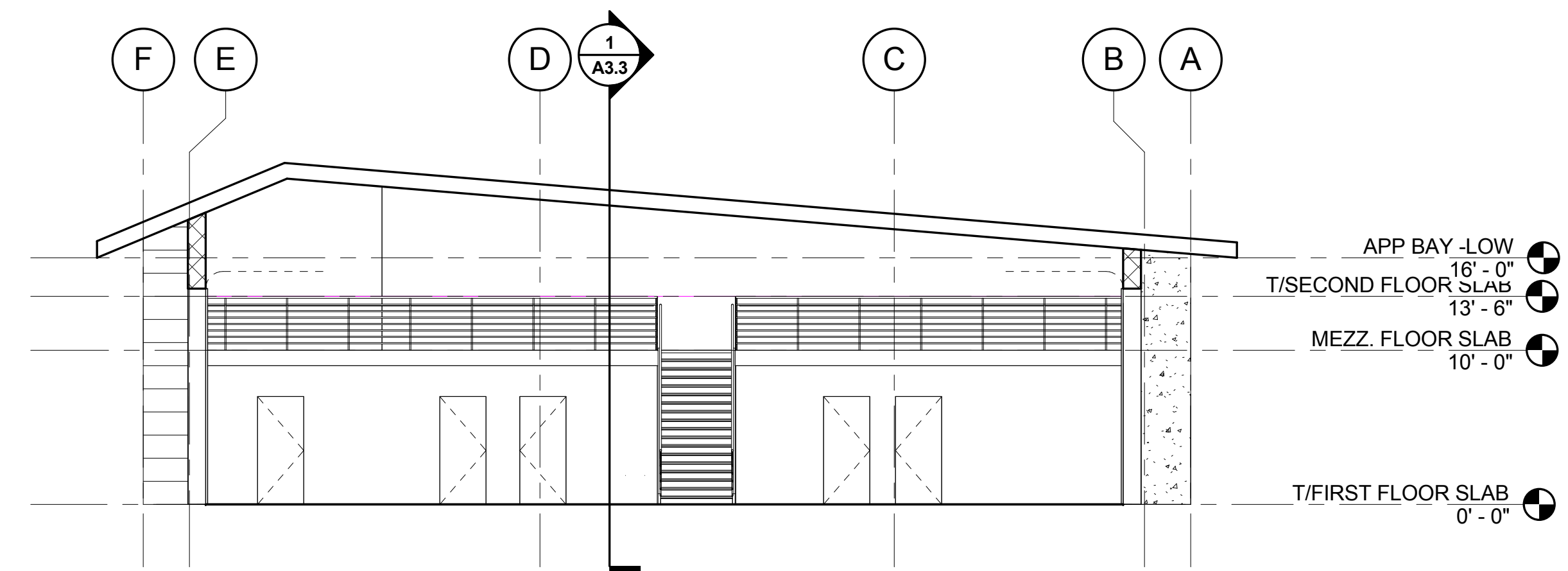
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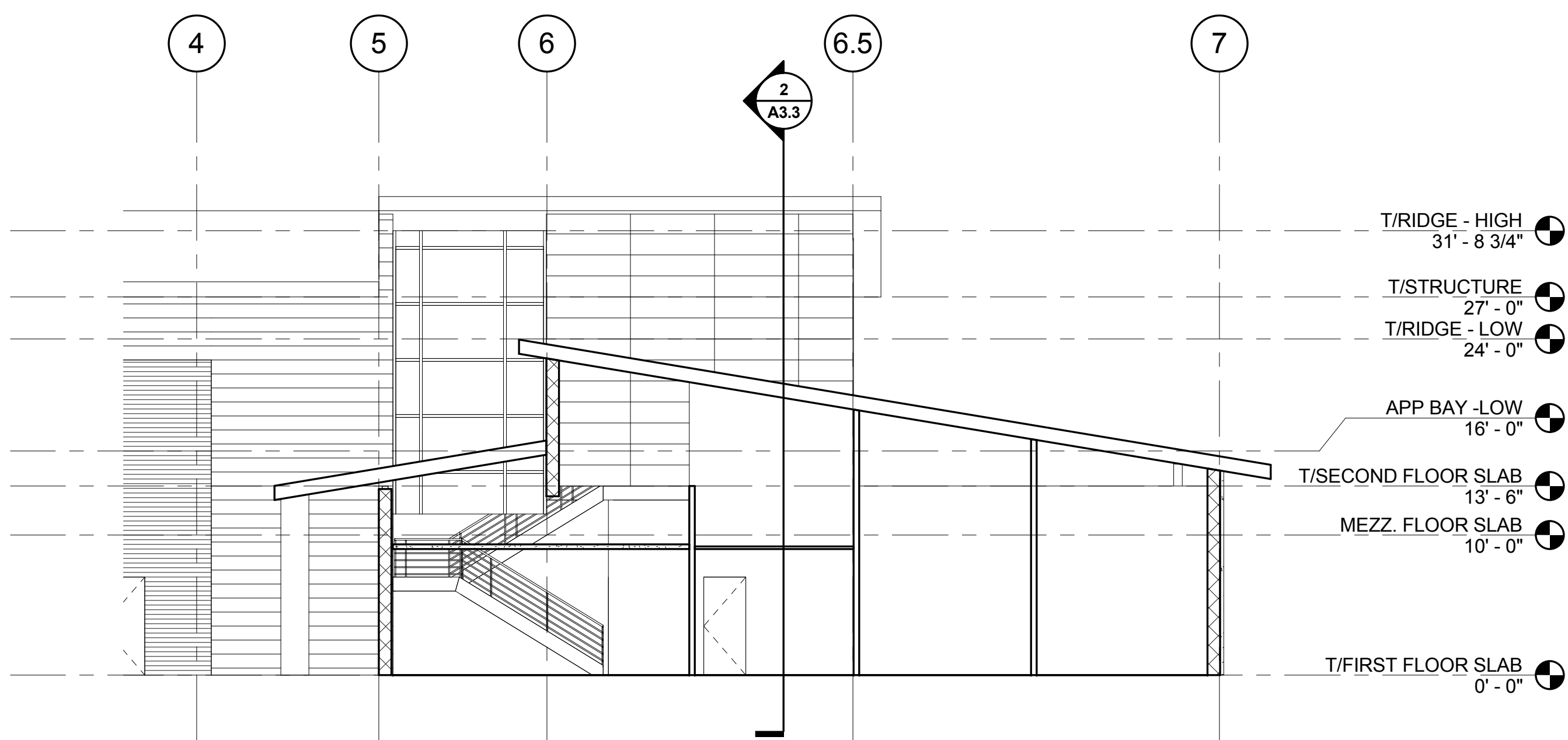
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2 Section 2
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3 Section 3
A3.3 1/8" = 1'-0"



4 Section 8
A3.3 1/8" = 1'-0"

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STATION 21
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BUILDING SECTIONS

SHEET

A3.3

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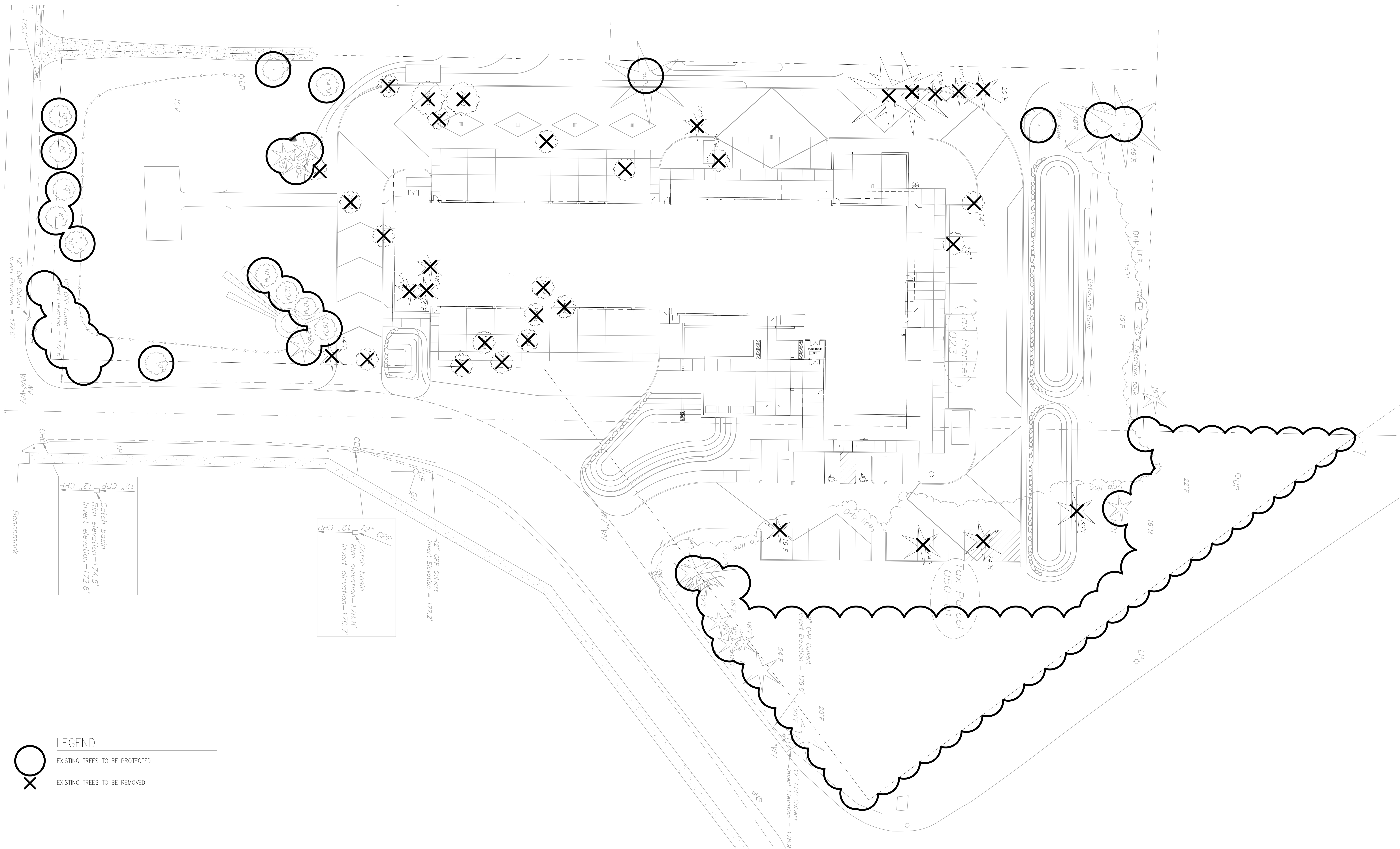
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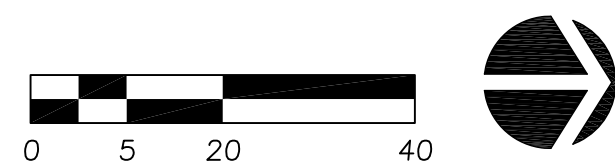
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Tree Retention Plan
1"=20'-0"



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STATION 21



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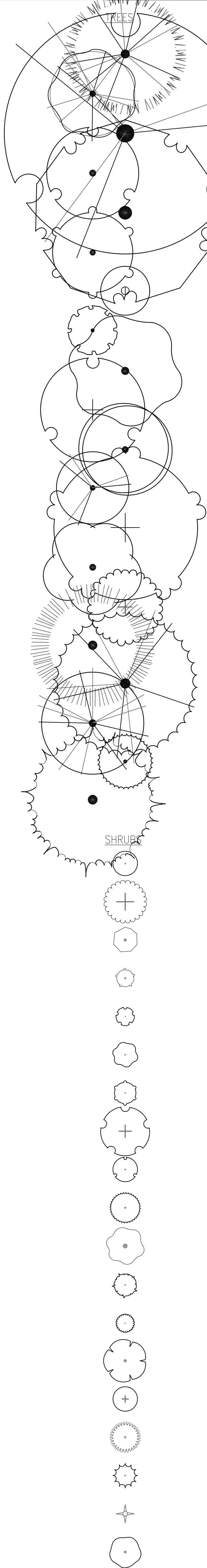
TREE RETENTION PLAN

SHEET

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JOB NO. 2150124.00

PLANT SCHEDULE

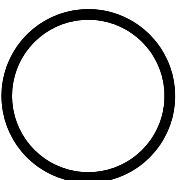
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABI GRA	5	ABIES GRANDIS	GRAND FIR	NA		6' HT.
	ACE CIR	13	ACER CIRCINATUM	VINE MAPLE	B & B	2"	CAL
	ACE FRE	1	ACER FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE MAPLE	B & B	3"	CAL
	ACE RUB	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B & B	2"	CAL
	ACE SAC	3	ACER SACCHARUM 'GREEN MOUNTAIN' TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	2"	CAL
	AME AUT	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2"	CAL
	ARB UNE	16	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	NA	4' HT.
	BET LIT	9	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY BIRCH	B & B	2"	CAL
	BET UTI	3	BETULA UTILIS JACQUEMONTII	WHITEBARKED HIMALAYAN BIRCH	B & B	2"	CAL
	CHI VIR	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	2.5"	CAL
	COR KN3	1	CORNUS X 'KN 30-8'	VENUS DOGWOOD	NA	2"	CAL
	EXI TRE	9	EXISTING TREE	EXISTING TREE	NA		
	FRA JUN	1	FRAXINUS AMERICANA 'JUNGINGER' TM	AUTUMN PURPLE WHITE ASH	B & B	2"	CAL
	MAL GOL	12	MALUS X 'GOLDEN RAINDROPS'	CRAB APPLE	B & B	2"	CAL
	OXY ARB	3	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B & B	2"	CAL
	PIN UMB	2	PINUS DENSIFLORA 'UMBRACULIFERA'	TANYOSHO PINE	NA		6' HT.
	PSE DOU	12	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	NA	NA	6' HT.
	STE PSE	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B & B	2"	CAL
	THU GRE	9	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	NA		6' HT.
	THU PLI	16	THUJA PLICATA	WESTERN RED CEDAR	NA	NA	6' HT.
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	ARB COM	24	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		
	AUC GOL	3	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	3 GAL		
	CLE SIX	34	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET CLETHRA	5 GAL		
	COR FAR	319	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	2 GAL		
	DIE COP	42	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	2 GAL		
	ESC COM	27	ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	5 GAL		
	EUO COM	20	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL		
	GAR JAM	19	GARRYA ELLIPTICA 'JAMES ROOF'	COAST SILK TASSEL	5 GAL		
	GAU SHA	30	GAULTHERIA SHALLON	SALAL	2 GAL		
	LON RED	6	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	2 GAL		
	LON PIL	5	LONCERA PILEATA	PRIVET HONEYSUCKLE	3 GAL		
	MAH AQU	114	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		
	MAH COM	148	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL		
	MYR CAL	12	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL		
	PIC NID	8	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	5 GAL		
	PIE FOR	8	PIERIS JAPONICA 'FOREST FLAME'	FOREST FLAME LILY OF THE VALLEY BUSH	5 GAL		
	POD RED	18	PODOCARPUS LAWRENCEI 'RED TIP'	MOUNTAIN PLUM PINE	5 GAL		
	POL MUN	17	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		
	RHA RUT	13	RHAPHIOLEPIS UMBELLATA 'RUTRHAPH1'	SOUTHERN MOON YEDDA HAWTHORN	5 GAL		

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	RHO CHI	25	RHODODENDRON X CHIONOIDES	CHIONOIDES RHODODENDRON	5 GAL	
	RHO FRA	8	RHODODENDRON X 'FRAGRANT STAR'	FRAGRANT STAR AZALEA	3 GAL	
	RIB SAN	6	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	
	SPI MAG	50	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GAL	
	VAC OVA	42	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	AGA WHI	22	AGAPANTHUS X 'WHITE HEAVEN'	WHITE HEAVEN AFRICAN LILY	2 GAL	
	ARC UVA	4,336	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINICK	4" POT	12" o.c.
	ASA CAU	96,671	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	4" POT	1" o.c.
	CAL FI2	198	CALLUNA VULGARIS 'FIREFLY'	HEATHER	1 GAL	24" o.c.
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CAR OBN	1,010	CAREX OBNUPTA	SLOUGH SEDGE	PLUG	18" o.c.
	CAR TES	299	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	18" o.c.
	DRY BRI	74	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	1 GAL	24" o.c.
	HYD MIX	21,063 SF	HYDROSEED MIX	HYDROSEED MIX	SEED	
	LIR MON	465	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIRIOPE	1 GAL	12" o.c.
	LUZ MAR	524	LUZULA SYLVATICA 'MARGINATA'	WOODRUSH	4" POT	18" o.c.
	MAH REP	1,611	MAHONIA REPENS	CREEPING MAHONIA	4" POT	18" o.c.
	POL MU2	809	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	4" POT	42" o.c.
	SAX PRI	193	SAXIFRAGA UMBROSA 'PRIMULOIDES'	PRIMULOIDES SAXIFRAGE	4" POT	18" o.c.
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	SOD %PE	663 SF	SOD LAWN SOD	60% PERENNIAL RYE / 40% FESCUE	FLAT	

PLANTING NOTES

1. SEE PLANT SCHEDULES FOR SPECIES, QUANTITIES, AND MINIMUM SPACING. SEE PLANTING DETAILS FOR INSTALLATION AND LAYOUT.
2. DO NOT USE EXISTING TOPSOIL— STRIP & REMOVE.
3. CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS AND CONDITIONERS IN SOIL PREPARATION AND FINISH GRADING.
4. ALL CONSTRUCTION MATERIAL SHALL BE EXCLUDED FROM TOPSOIL.
5. LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED ON SITE BY LANDSCAPE ARCHITECT DUE TO VARYING FIELD CONDITIONS AND DENSITIES OF EXISTING VEGETATION.
6. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARDS FOR NURSERY STOCK, LATEST EDITION.
7. LANDSCAPE ARCHITECT WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
8. PLANTINGS WILL BE B&B AND CONTAINERIZED NATIVE PLANT MATERIAL, AS APPROPRIATE AND SPECIFIED, FROM REGIONAL GENETIC STOCK. PLASTIC NURSERY IDENTIFICATION TAGS WILL BE ATTACHED TO THE STEM OF EACH PLANTING.
9. LOCAL NURSERY STOCK WILL BE USED TO ENSURE THAT THE MATERIAL HAS ACCUMATED TO LOCAL CONDITIONS (REDUCING PLANTING STRESS) AND IS GENETICALLY COMPARABLE WITH PLANTS IN THE LOCAL AREA.
10. FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SELECTED SPECIES ARE UNAVAILABLE FROM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAY BE SUBSTITUTED.
11. TREES WILL BE STAKED ONLY IF A PLANT CANNOT STAND ALONE IN A MODERATE WIND PER PLANTING DETAILS.
12. ALL PLANTINGS WILL BE MULCHED WITH A MINIMUM OF 3 INCHES OF ORGANIC MULCH AS SPECIFIED TO DISCOURAGE WEED GROWTH, MINIMIZE SOIL EROSION, AND RETAIN MOISTURE. THE MULCH IS NOT TO MAKE CONTACT WITH THE PLANT STEM.
13. DO NOT DISTURB TREES AND VEGETATION OUTSIDE LIMIT OF WORK.
14. IF TREES HAVE NOT BEEN DESIGNATED AS SAVE OR REMOVE ON DEMO OR OTHER PLANS IT SHOULD BE ASSUMED THAT THEY ARE TO BE SAVED.
15. THE ENTIRE WIDTH OF THE PLANTING ISLANDS SHALL CONTAIN ONLY SOIL, AND BY WAY OF ILLUSTRATION ONLY AND NOT LIMITATION, BE FREE OF GRAVEL, CONCRETE, CONSTRUCTION DEBRIS, OR OTHER FOREIGN MATERIALS.
16. ALL PLANTING AREAS TO BE IRRIGATED— IRRIGATION PLANS ARE NOT INCLUDED. IRRIGATION WILL BE DESIGN/BUILD BY CONTRACTOR BASED ON PERFORMANCE SPECIFICATIONS.
17. DO NOT DIG BEFORE LOCATING UTILITIES.
18. ALL LANDSCAPE AREAS DESIGNED FOR INSTALLATION OF TREES SHALL HAVE A MINIMUM SOIL DEPTH OF 18" PLUS 8" SCARIFIED SUBGRADE. MINIMUM SOIL DEPTH SHALL INCLUDE SOILS THAT MEET SOIL SPECIFICATIONS.
19. FOR ALL TOPSOIL, THE CONTRACTOR SHALL OBTAIN A LANDSCAPE SOIL ANALYSIS CERTIFYING THAT THE SOIL MEETS THE SOIL SPECIFICATIONS. THE CERTIFICATION SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED PRIOR TO SOIL DELIVERY.
20. APPLY 3" DEPTH OF ORGANIC BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN, AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH. PULL MULCH 3" AWAY FROM BASE OF PLANT.
21. ALL PLANT MATERIAL SHOULD BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN THE SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
23. ALL LANDSCAPE INSTALLATION TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
24. A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION IS REQUIRED.
25. PLANTS SHALL BE INSPECTED PRIOR TO PLANTING TO VERIFY CONFORMANCE WITH PLANTING SIZE AND OTHER REQUIREMENTS.
26. ALL LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
27. PRIOR TO THE END OF THE WARRANTY PERIOD, THE LANDSCAPE WILL BE INSPECTED AND DEAD OR UNHEALTHY PLANTS WILL BE REQUIRED TO BE REPLACED WITH SAME SPECIES AND SIZES.

GENERAL NOTES

1. REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR LIMITS OF WORK AND DEMOLITION OF EXISTING SITE ITEMS.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR SITE HARDSCAPE DETAILS.
-  EXISTING TREES TO BE PROTECTED — REFER TO PLANTING PLAN AND TREE RETENTION PLAN.

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JEFFREY K. BOUMA
CERTIFICATE NO. 947

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NO.	REVISION	DATE

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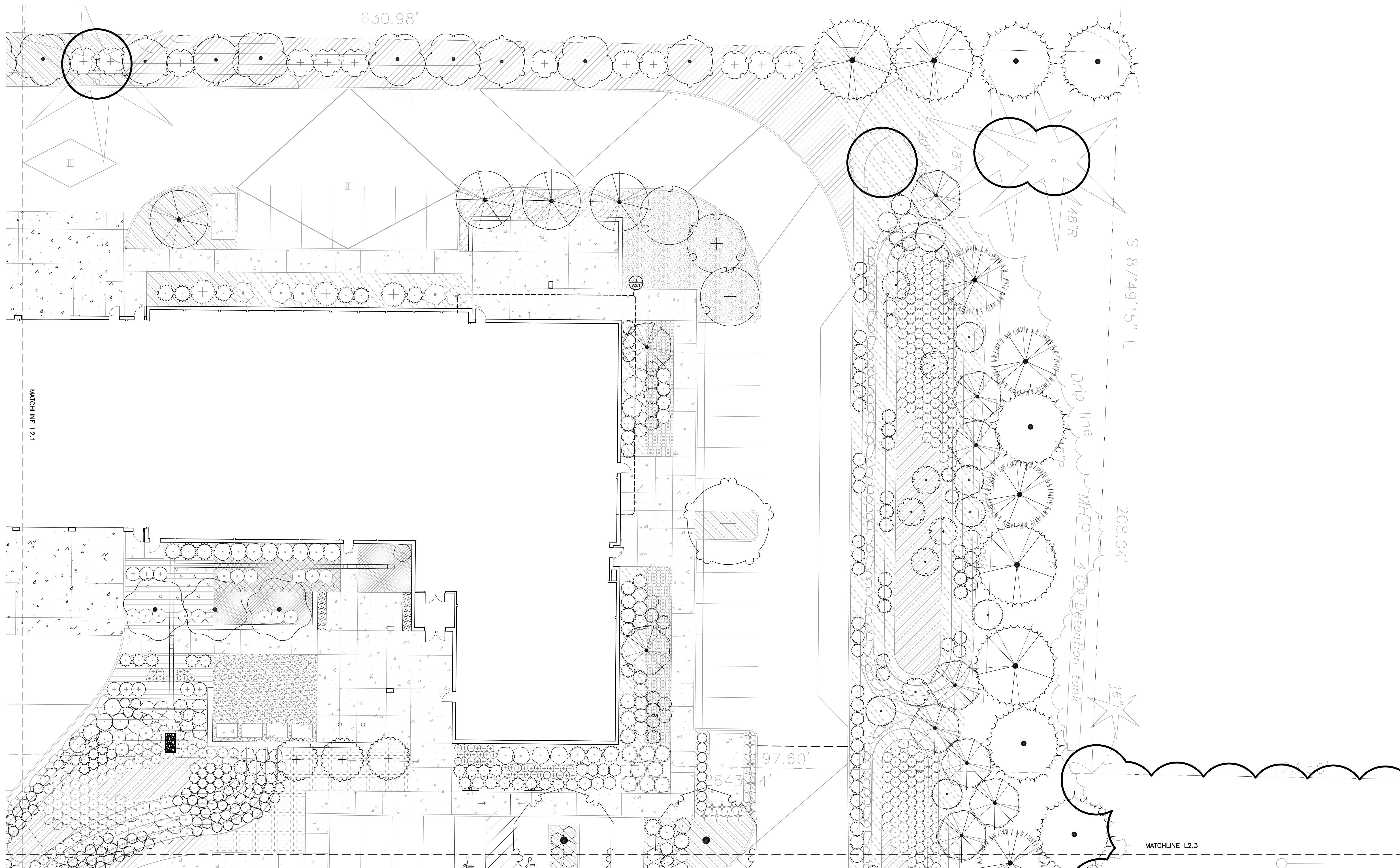
PLANT SCHEDULE +
NOTES

SHEET

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Planting Plan - North

1"=10'-0"



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NUMBER	REVISION	DATE

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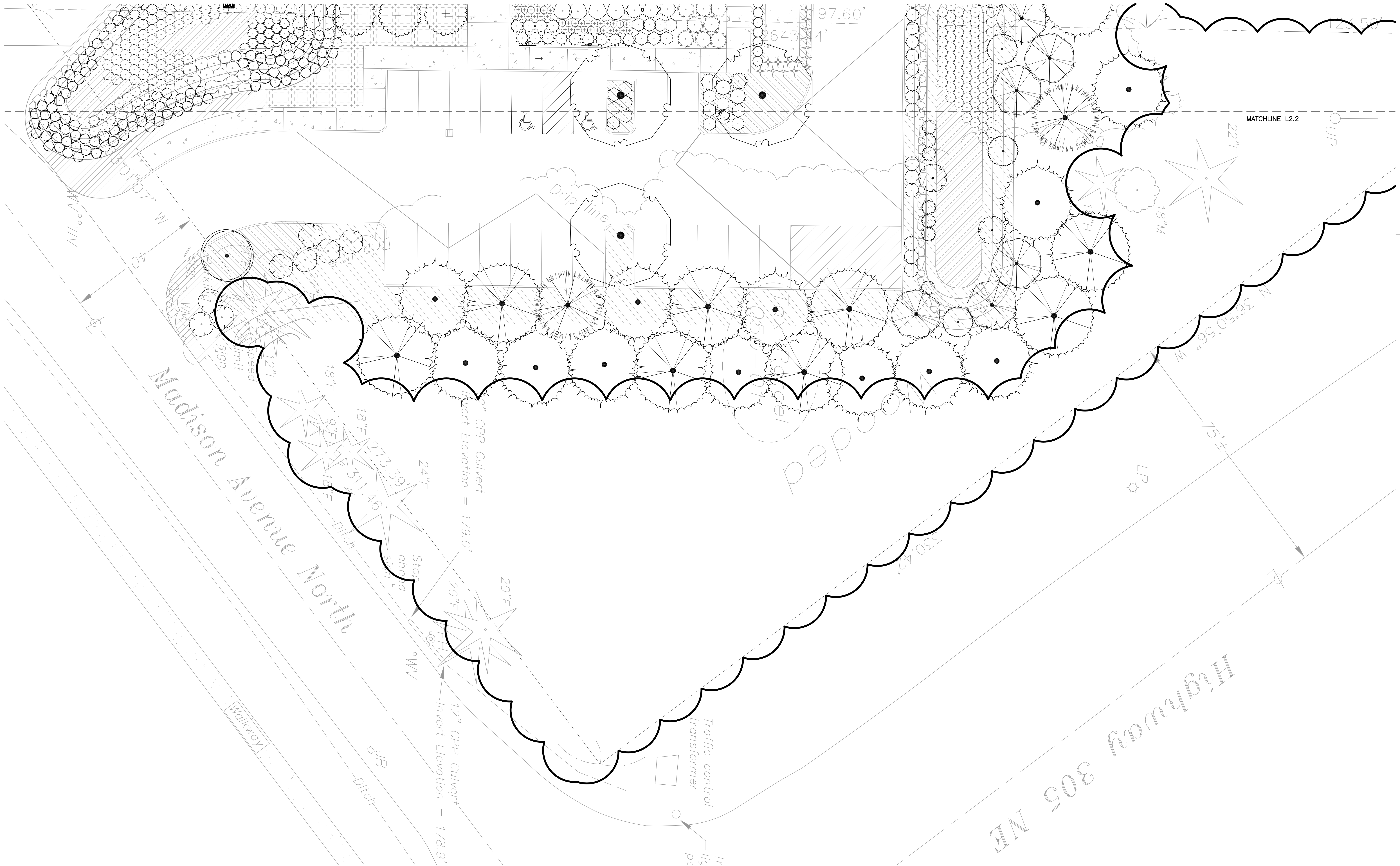
PLANTING PLAN - NORTH

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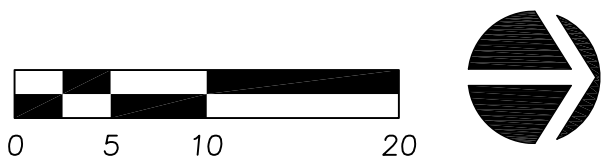
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JOB NO. 2150124.00

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Planting Plan - East
1"=10'-0"



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REVISIONS:

REVISION	REVISION DELTA	CLOSING DATE

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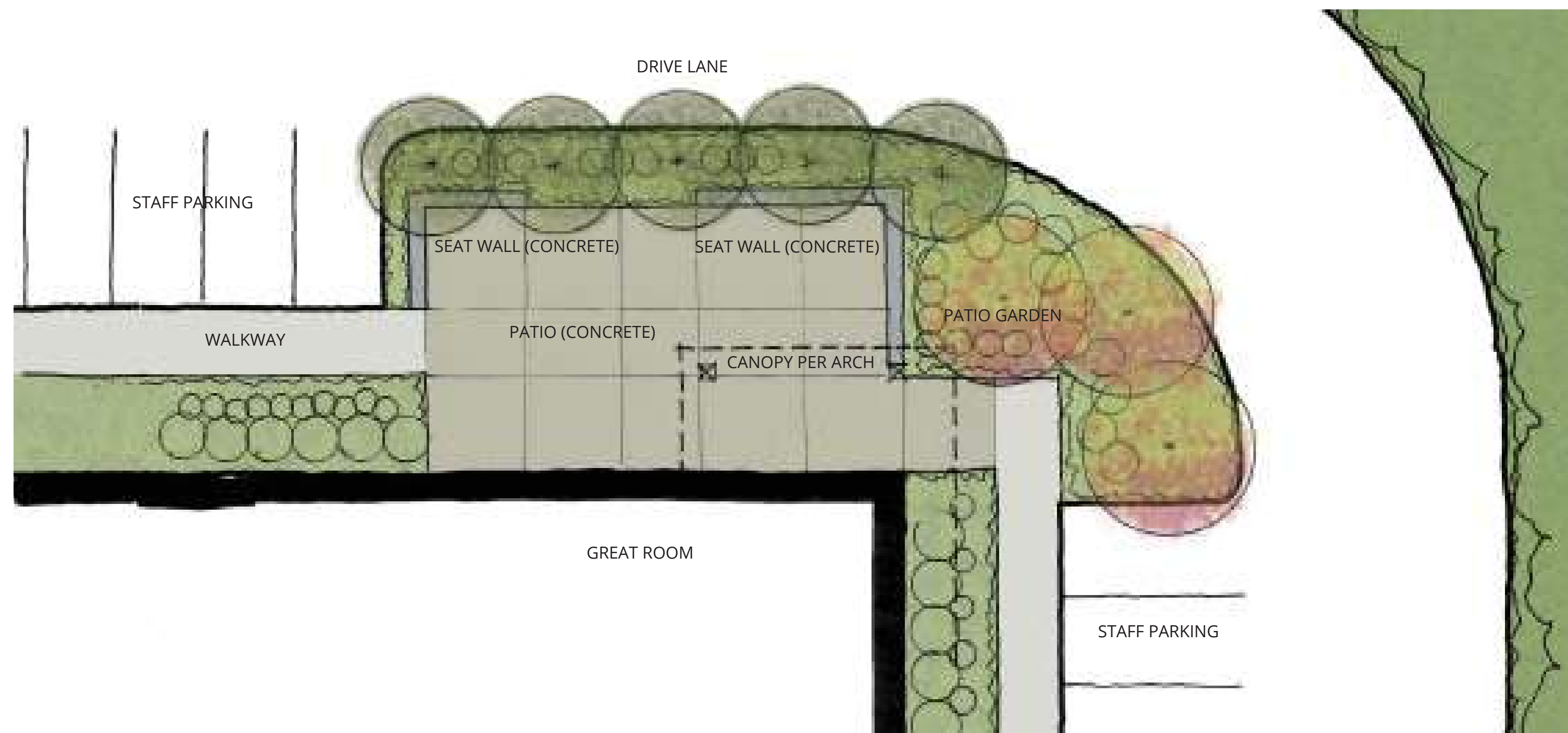
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PLANTING PLAN - EAST

SHEET

L2.3

JOB NO. 2150124.00



STATION 21 STAFF PATIO



STATION 22 STAFF PATIO



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 & 22 STAFF PATIO CONCEPTS

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Red Maple



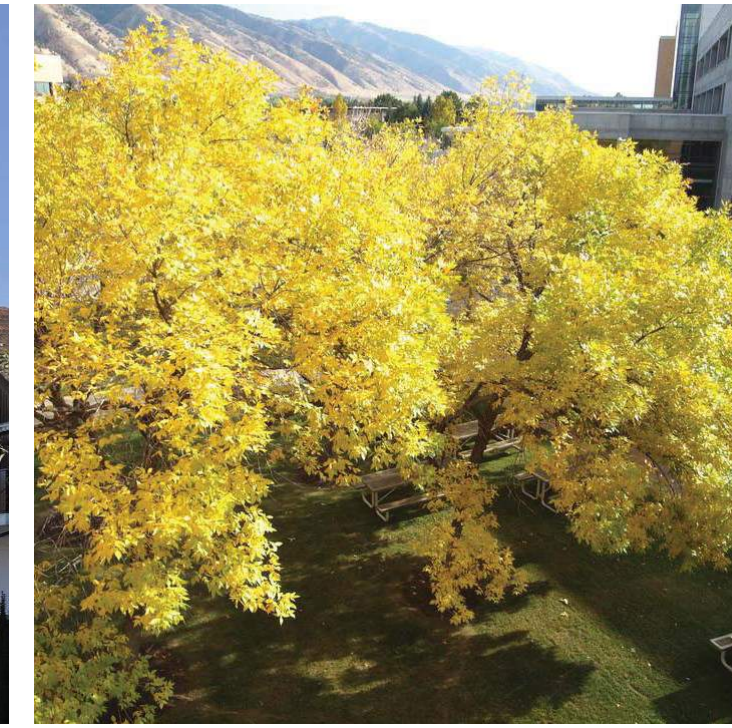
Hedge Maple



Northern Red Oak



Hornbeam



Ash



Compact Escallonia



Dwarf Mountain Laurel



Compact Burning Bush



Beach Strawberry



Kinnikinick

B
U
F
F
E
R
S



Douglas Fir



Western Red Cedar



Strawberry Tree



California Wax Myrtle



Tall Oregon Grape



Douglas Hawthorn



Salal



Vine Maple



Red Flowering Currant

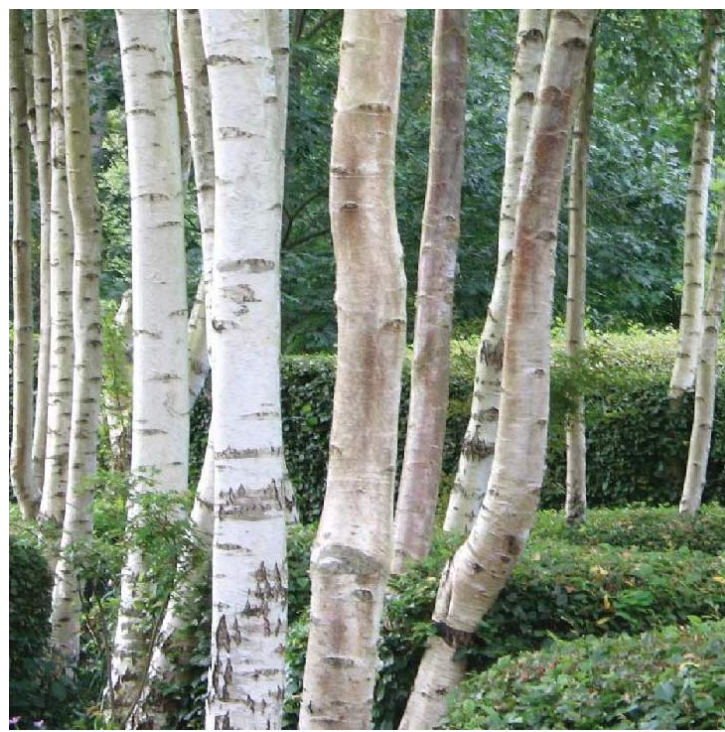


Sword Fern

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD

ORNAMENTAL

LANDSCAPE



Himalayan Birch



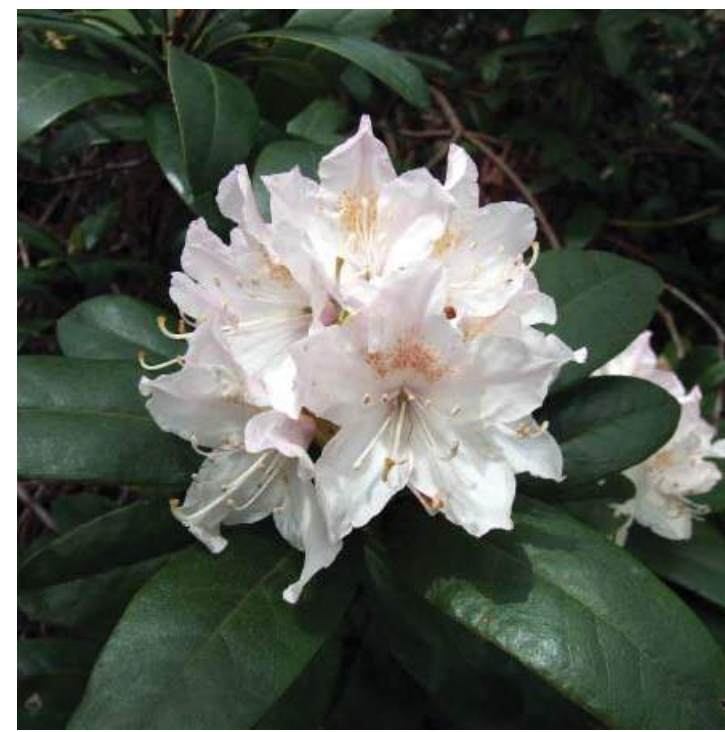
River Birch



Flowering Cherry



Sourwood



Rhododendron



Scotch Heather



Mountain Plum Pine



Birds Nest Spruce



Dwarf Elk Horn Cedar



Summersweet



Dwarf Cranberrybush



Liriope



Sunset Fern



Alpine Water Fern



Pink Agapanthus



Boston Ivy

RAIN GARDEN



Dwarf Red Osier Dogwood



Spiraea



Dwarf Bush Honeysuckle



Compact Oregon Grape



Red Tipped Honeysuckle



Slough Sedge



Small Fruited Bulrush



Taper Tipped Rush

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 CONCEPTUAL LANDSCAPE PLAN



[illegible]



Bainbridge Island Fire Department

Memo

November 17, 2015

TO: Josh Machen, Planning Department

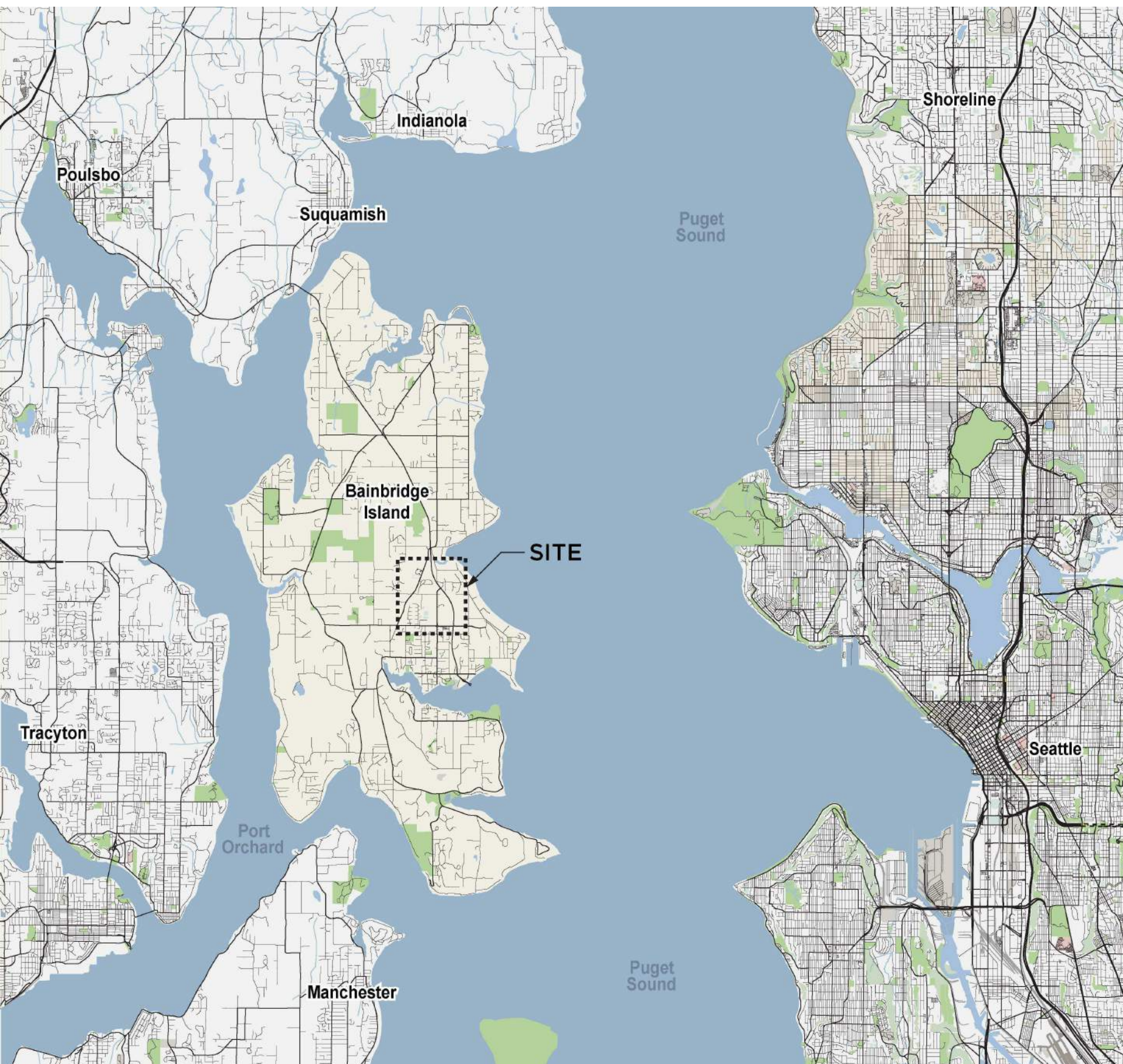
FR: Assistant Chief Luke Carpenter, Fire Marshal

RE: Bainbridge Fire Station 21

PLN11791PRE

The submittal has been reviewed resulting in the following comments:

1. The project shall comply with the requirements of the adopted Fire Code and any applicable NFPA standards or other requirements as stipulated by the Fire Marshal.
2. Fire sprinklers and alarms are required for this project.
3. Fire flow is met through existing hydrants.



BAINBRIDGE ISLAND FIRE STATION 21

PRE-APPLICATION SUBMITTAL 11/10/2015

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL	JNT	JOINT	R	RADIUS
AC	ASPHALTIC CONCRETE	ETC	EPOXY TRAFFIC COATING / ET CETERA	JST	JOIST	RAD	RADIAL
ADJ	ADJACENT/ADJUSTABLE	EW	EACH WAY	L	ANGLE	RB	RUBBER BASE
ADA	AMERICAN DISABILITY ACT	EX	EXISTING	LAM	LAMINATE	RBE	ROOF BEARING ELEVATION
ADDL	ADDITIONAL	EXP JT	EXPANSION JOINT	LAV	LAVATORY	RC	REFLECTED CEILING PLAN
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	LB	LAG BOLT	REF	REFERENCE / REFRIGERATOR
AL	ALUMINUM	F	FLUSH	LLV	LIVE LOAD	REIN	REINFORCING
ALT	ALTERNATE	FB	FACE OF	LL	LONG LEG VERTICAL	REQD	REQUIRED
AN	ANODIZED	FC	FLOOR FINISH	LP	LONGITUDINAL	REV	REVISION
APPROX	APPROXIMATE	FDC	FIRE DEPARTMENT CONNECTION	LWC	LOW POINT	RF	RESILIENT FLOORING
ARCH	ARCHITECT(URAL)	FE	FIRE EXTINGUISHER	M	MIRROR	RM	ROOM
B/	BOTTOM OF	FFE	FINISH FLOOR ELEVATION	ME/P	MECHANICAL/ELECTRICAL/ PLUMBING OR PROCESS	RO	ROUGH OPENING
BATT	BATTEN INSULATION	FIN	FINISHED	MAS	MASONRY	ROW	RIGHT OF WAY
BD	BOARD	FLR	FLOOR	MATL	MATERIAL	S	STAIN
BLDG	BUILDING	FM	FACTORY FINISH	MDF	MEDIUM DENSITY FIBERBOARD	SAT	SUSPENDED ACOUSTICAL TILE
BLK	BLOCK	FND	FOUNDATION	MDO	MEDIUM DENSITY OVERLAY	SC	SEALED CONCRETE/SOLID CORE
BLKG	BLOCKING	FOC	FACE OF CONCRETE	MFR	MANUFACTURER	SCHD	SCHEDULE
BM	BENCH MARK/BEAM	FOF	FACE OF FINISH	MECH	MECHANICAL	SCM	STRUCTURAL CLAY MASONRY
BN	BOUNDARY NAIL	FOIC	FACE OF CONCRETE	MFG	MANUFACTURING	SQ	SQUARE FEET/STORE FRONT
BOTT	BOTTOM	FOS	FACE OF MASONRY	MGR	MANAGER	SP	SPACE(D)(S)
BRG PL	BEARING PLATE	FS	FACE OF STUD	MH	MAN HOLE	SS	SPECIFICATION(S)
BSMT	BASEMENT	FTG	FEET/FOOT/FIRE TREATED FOOTING	MIN	MINIMUM	ST	STONE
BTWN	BETWEEN	PWC	FABRIC WALL COVERING	MISC	MISCELLANEOUS	STA PT	STATION POINT
CAB	CABINET	FW	FACE OF WALL	MTL	METAL	STAGG	STAGGERED
CB	CATCH BASIN	GA	GAUGE	NFPA	NATIONAL FIRE PROTECTION AGENCY	STD	STANDARD
CI	CAST IRON	GB	GRAB BAR	NIC	NOT IN CONTRACT	STIFF	STIFFENER
CJ	CONTROL JOINT	GALV	GALVANIZED	NO #	NUMBER	STL	STEEL
CL	CENTER LINE	GEN	GENERAL	NOM	NOMINAL	STRUCT	STRUCTURAL
CL G/LNG	CEILING	GLB	GLU-LAM BEAM	NR	NON-RATED	SUSP	SUSPENDED
CLR	CLEAR	GRD	GRADE	NS	NEAR SIDE(D)	T&B	TOP AND BOTTOM
CMP	CORRUGATED METAL PIPE	GRD	GRID ONLY	NTE	NOT TO EXCEED	T/	TEMPERATURE/TEMPORARY
CMUJ	CONCRETE MASONRY UNIT	GYP BD	GYPSPUM BOARD	NTS	NOT TO SCALE	THK	THICKNESS
CNTR/CTR	CENTER	HB	HOSE BIB	O/A	OVERALL	TL	TOTAL LOAD
CO	CLEAN OUT	HC	HOLLOW CORE/HANDICAP	OC	ON CENTER	TOE	TOE NAIL
COL	COLUMN	HDPE	HIGH DENSITY	OH	OPPOSITE HAND	TOF	TOP OF
CONC	CONCRETE	HDR	HEADER	OH/DVHD	OVERHEAD DOOR	TOS	TOP OF FOOTING
CONN	CONNECTION	HDWR	HARDWARE	OPNG	OPENING	TPG	TOP OF STEEL
CONST	CONSTRUCTION	HNGR	HANGER	OPP	OPPOSITE	TOW	TOP OF WALL
CONT	CONTINUOUS	HMK	HOLLOW METAL KNOCKDOWN	O/S	OUTSIDE	TRANSV	TRANSVERSE
CONTR	CONTRACTOR	HM	HOLLOW METAL WELDED	OS/OF/FACE	OUTSIDE FACE	TUB	TUBE STEEL
CORR	CORRUGATED(ION)	HRZ	HORIZONTAL	OSSC	OREGON STRUCTURAL SPECIALTY CODE	TU	TILT-UP
COORD	COORDINATE	HS	HEADED STUD	OTS	OPEN TO STRUCTURE	TYP	TYPICAL
CSP	CONCRETE SEWER PIPE	HSB	HIGH STRENGTH BOLT	P	PAINT	U/S	UNDERSIDE
CTOP	COUNTERTOP	HTG	HEATING	PB	PARTICLE BOARD	UL	UNDERWRITERS LABORATORIES
d	PENNY (NAILS)	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	PDA	POWDER DRIVEN ANCHORS	UNO	UNLESS NOTED OTHERWISE
DBA	DEFORMED BAR ANCHOR	HWS	HEADED WELD STUD	PJ	PANEL JOINT	USG	UNITED STATES GYPSUM
DBL	DOUBLE	IBC	INTERNATIONAL BUILDING CODE	PL	PLATE	V	VARIES
DET/DTL	DETAIL	IFC	INTERNATIONAL FIRE CODE	PLB	PARALLAM BEAM	VERT	VERTICAL
DF	DRINKING FOUNTAIN	INC	INTERNATIONAL MECHANICAL CODE	PLMB	PLYWOOD	VEST	VESTIBULE
DIA	DIAMETER	IPC	INTERNATIONAL PLUMBING CODE	PLYWD	PLYWOOD	V.I.F.	VERIFY IN FIELD
DIAPH	DIAPHRAGM	PNL	PANEL	PR	PAIR	W/	WITH
DIM	DIMENSION	PR	PAIR	PS	POUR STRIP	W/O	WITHOUT
DL	DEAD LOAD	PS	POUNDS PER SQUARE FEET	PSF	POUNDS PER SQUARE FEET	WB	WOOD BASE
DN	DOWN	PSI	POUNDS PER SQUARE INCH	PT	PRESSURE TREATED/ PORCELAIN TILE	WC	WATER CLOSET/WALL COVERING
DOOR	DOOR	PT	PRESSURE TREATED/ PORCELAIN TILE	PVC	POLYVINYL CHLORIDE	WD	WOOD
DS	DOWNSPOUT	PVMT	PAVEMENT	PVC	POLYVINYL CHLORIDE	WF	WIDE FLANGE
DWG	DRAWING					WH	WATER HEATER
DWLS	DOWELS					WP	WATER PROOF/WOOD PANELING
EA/	EACH					WR	WATER RESISTANT
EAF	EACH FACE					WS	WATER STOP/WELDED STUD
EIFS	EXTERIOR INSULATION FINISH SYSTEM					WWF	WELDED WIRE FABRIC
ELEV	ELEVATION					WWM	WELDED WIRE MESH
ELECT	ELECTRICAL						
ENGR	ENGINEER						
EOP	EDGE OF PANEL						
EPDM	ETHYLENE PROPYLENE DIENE MONOMER						

SPECIAL INSPECTIONS

SITE INFORMATION

LEGAL DESCRIPTION: (CORNER LOT)	ROLLING BAY CITY TH PTN OF LOT 50 LY WLY OF PSH NO 21 A EXC THE WLY 10FT ALSO TH PTN OF LOT 51 LY WLY OF PSH NO 21 & NLY OF ACCESS RD EXC THE W 12FT TOW TH PTN OF VAC RD PER CJ 13 PG 124
LEGAL DESCRIPTION: (SOUTHWEST LOT)	2252E LOT D, CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-241 (SPT110994), RECORDED UNDER AUDITOR'S FILE NOS. 200912080211 AND 200912080212, IN VOLUME 21 OF SHORT PLATS, PAGES 76 THRU 78, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.
TAX LOT -- TAX MAP --	
TAX LOT -- TAX MAP --	
ADDRESS:	8895 MADISON AVE. NE BAINBRIDGE ISLAND, WA 98110

SYMBOLS AND REFERENCES

DRAWING CRITERIA

ALL DRAWINGS ARE IDENTIFIED BY TWO DIGITS AS FOLLOWS:

A. CATEGORY LETTER REFERRING TO THE DISCIPLINE OR MAJOR DIVISION.

T.	TITLE SHEET
C.	CIVIL
L.	LANDSCAPE
A.	ARCHITECTURAL
S.	STRUCTURAL
M.	MECHANICAL
E.	ELECTRICAL
P.	PLUMBING

B. SUB-CATEGORY NUMBER REFERRING TO TYPE OF DRAWING OR GROUPING.

1.	GENERAL
2.	PLANS
3.	EXTERIOR ELEVATIONS/BUILDING SECTIONS
4.	WALL SECTIONS
5.	ENLARGED PLANS AND INTERIOR ELEVATIONS
6.	REFLECTED CEILING PLANS
7.	STAIR AND ELEVATOR SECTIONS, PLANS, AND DETAILS
8.	DETAILS
9.	SCHEDULES

DEFERRED SUBMITTALS

PER SECTION 107.3.4.2 DEFERRED SUBMITTALS: DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- FIRE SPRINKLER NFPA 13 SYSTEM
- FIRE ALARM SYSTEM
- ENGINEERED SUSPENDED ACOUSTICAL CEILING SYSTEM
- CARBON MONOXIDE DETECTION SYSTEM
- PROVIDE CALCULATIONS AND DETAILS FOR SEISMICANCHORAGE AND BRACING OF ALL MECHANICAL AND ELECTRICAL AND OTHER EQUIPMENT WEIGHING MORE THAN 400LBS AND ATTACHED TO A FLOOR OR ROOF LEVEL, OR WEIGHING MORE THAN 75LBS AND ATTACHED MORE THAN 4'-0" ABOVE THE FLOOR OR ROOF LEVEL.
- STOREFRONT SYSTEM DESIGN AND ATTACHMENT
- SKYLIGHT DESIGN AND ATTACHMENT

CLIENT

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CONTACT: LUKE CARPENTER
PHONE: 206.451.2033
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CONTACT: BRETT HANSON
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M/E/P

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PHONE: 503.726.3340
EMAIL: dplaff@nweng.com

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310 MADISON AVE. SOUTH SUITE A
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CONTACT: JEFF BOUMA
PHONE: 206.780.5651
EMAIL: jeff@fopartnership.com

GENERAL CONTRACTOR

TBD

CONTACT:

PHONE:

FAX:

EMAIL:

INDEX OF DRAWINGS

TITLE	
T1.1	TITLE SHEET AND DRAWING INDEX
T1.2	CODE ANALYSIS
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	GRADING PLAN
C2.2A	GRADING ENLARGEMENTS
C2.3	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C5.0	CIVIL DETAILS

LANDSCAPE DRAWINGS

L2.1	LANDSCAPE PLANTING PLAN - SOUTH
L2.2	LANDSCAPE PLANTING PLAN - NORTH
L2.3	LANDSCAPE PLANTING PLAN - EAST

ARCHITECTURAL DRAWINGS

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A1.1	TYPICAL DETAILS
A2.0	SITE PLAN
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A2.2	SECOND FLOOR PLAN
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A2.4	FIRST FLOOR FINISH & FURNITURE PLAN
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A3.3	BUILDING SECTIONS
A4.1	WALL SECTIONS
A5.1	ENLARGED PLANS
A6.1	FIRST FLOOR REFLECTED CEILING PLAN
A6.2	SECOND FLOOR REFLECTED CEILING PLAN
A9.1	DOOR SCHEDULE

STRUCTURAL DRAWINGS

S1.0	STRUCTURAL GENERAL NOTES
S1.1	TYPICAL DETAILS
S1.2	TYPICAL DETAILS
S1.3	TYPICAL LIGHT GAGE STEEL DETAILS
S2.1	STRUCTURAL FOUNDATIONS
S2.2	ROOF FRAMING PLAN
S5.1	BASE PLATE DETAILS
S9.1	WOOD FRAMING DETAILS
S9.2	WOOD FRAMING DETAILS

MECHANICAL DRAWINGS

M0.1	MECHANICAL SYMBOLS LISTS, GENERAL NOTES, AND SHEET INDEX
M2.1	FIRST FLOOR PLAN - MECHANICAL
M2.2	SECOND FLOOR PLAN - MECHANICAL
M2.3	ROOF PLAN - MECHANICAL
M3.1	DETAILS - MECHANICAL

PLUMBING DRAWINGS

ELECTRICAL DRAWINGS

E0.1	ELECTRICAL SYMBOLS LISTS, GENERAL NOTES AND SHEET INDEX
E2.1	FIRST FLOOR PLAN - LIGHTING
E2.2	SECOND FLOOR PLAN - LIGHTING
E3.1	FIRST FLOOR PLAN - POWER
E3.2	SECOND FLOOR PLAN - POWER
E3.3	ROOF PLAN - POWER
E4.1	DETAILS - ELECTRICAL
E5.1	SINGLE LINE DIAGRAMS - ELECTRICAL

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Revision Delta Issue Date

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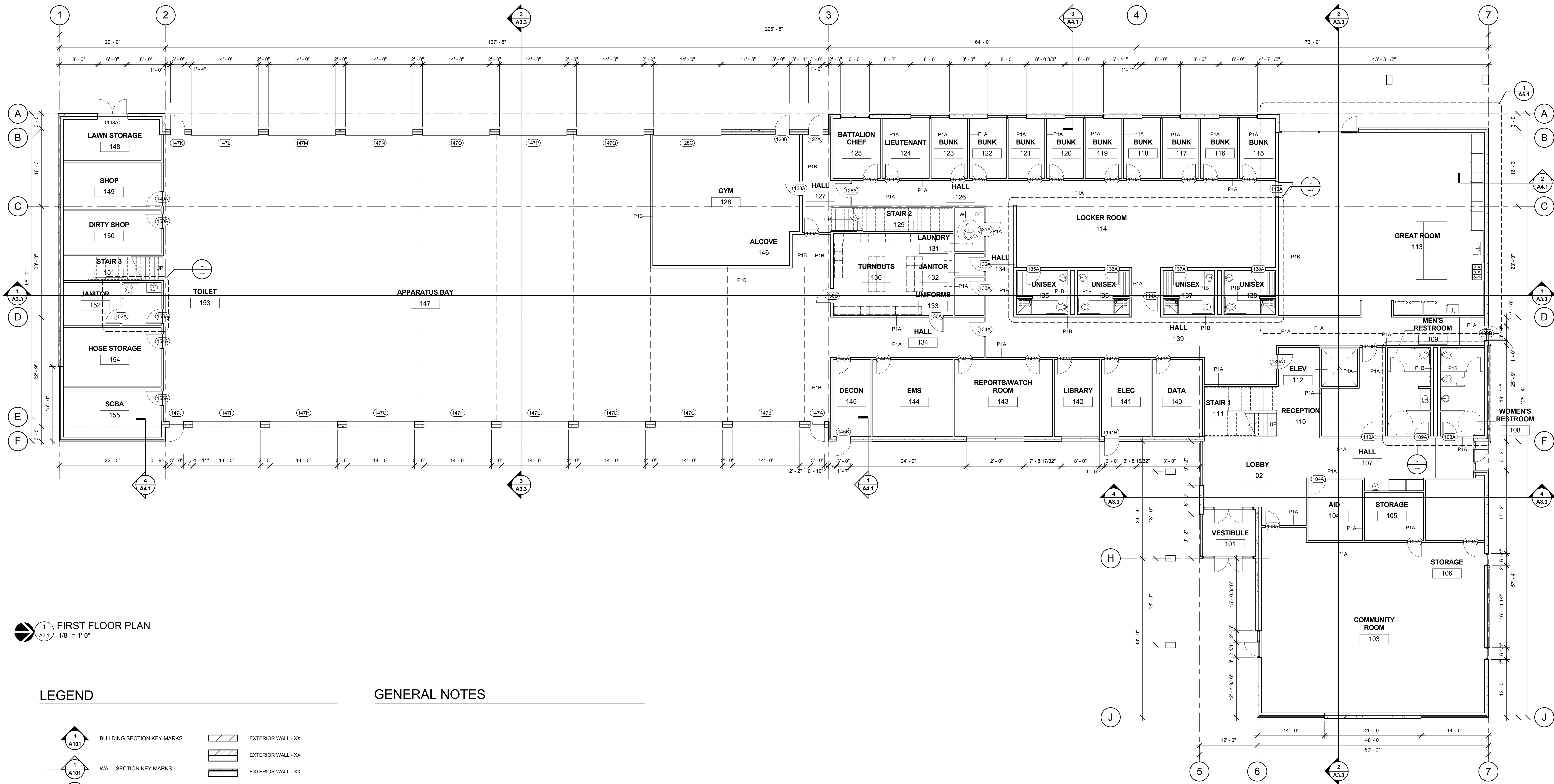
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CHECKED BY: BLH

SHEET TITLE:
TITLE SHEET AND DRAWING INDEX

SHEET

JOB NO. 2150124.00



FIRST FLOOR PLAN
1/8" = 1'-0"

LEGEND

- 1

A101

1

A101

1

A101

ROOM NAME

101

101A

A

?

BUILDING SECTION KEY MARKS

WALL SECTION KEY MARKS

DETAIL REFERENCE MARKS

ROOM/SPACE IDENTIFICATION

DOOR SYMBOL NUMBER

GRIDLINES

KEYNOTES

EXTERIOR WALL - XX

EXTERIOR WALL - XX

EXTERIOR WALL - XX

INTERIOR WALL - XX

INTERIOR PARTITION, SEE SHEET A1.0

1 - HR RATED INTERIOR PARTITION

INTERIOR GLAZING

GENERAL NOTES

FLOOR PLAN LEGEND
1/4" = 1'-0"

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SHEET TITLE:
FIRST FLOOR PLAN

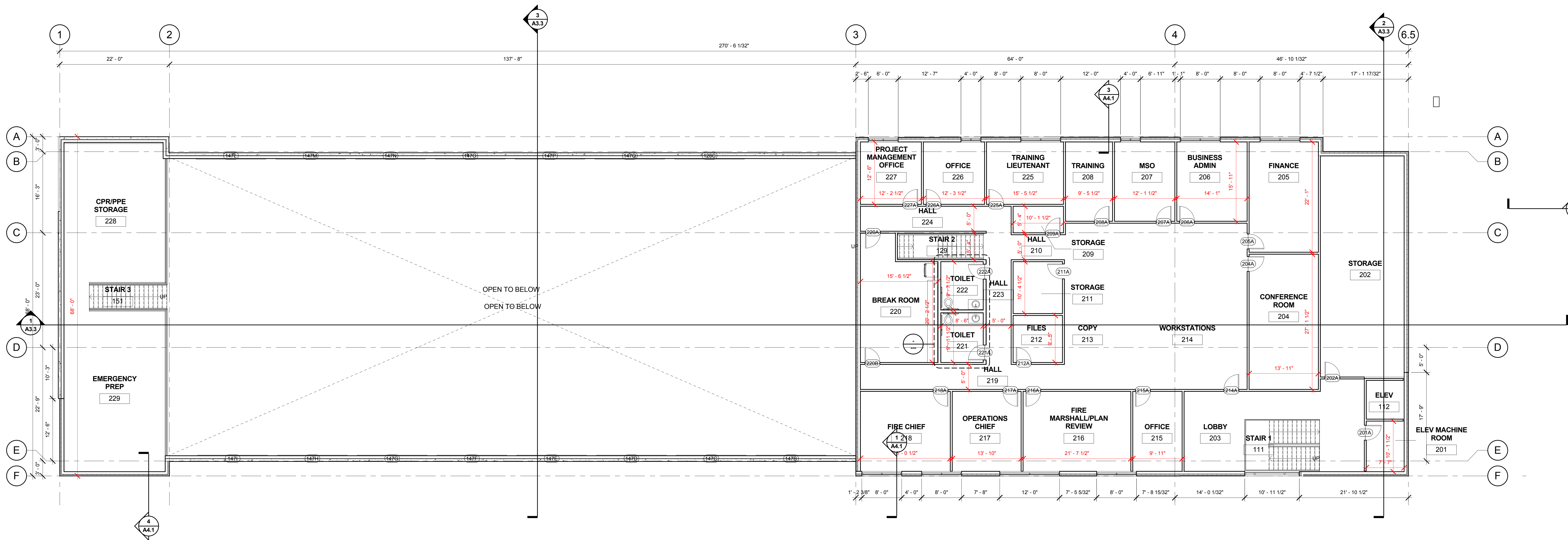
SHEET

A2.1

JOB NO. 2150124.00

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1 SECOND FLOOR PLAN
A2.2 1/8" = 1'-0"

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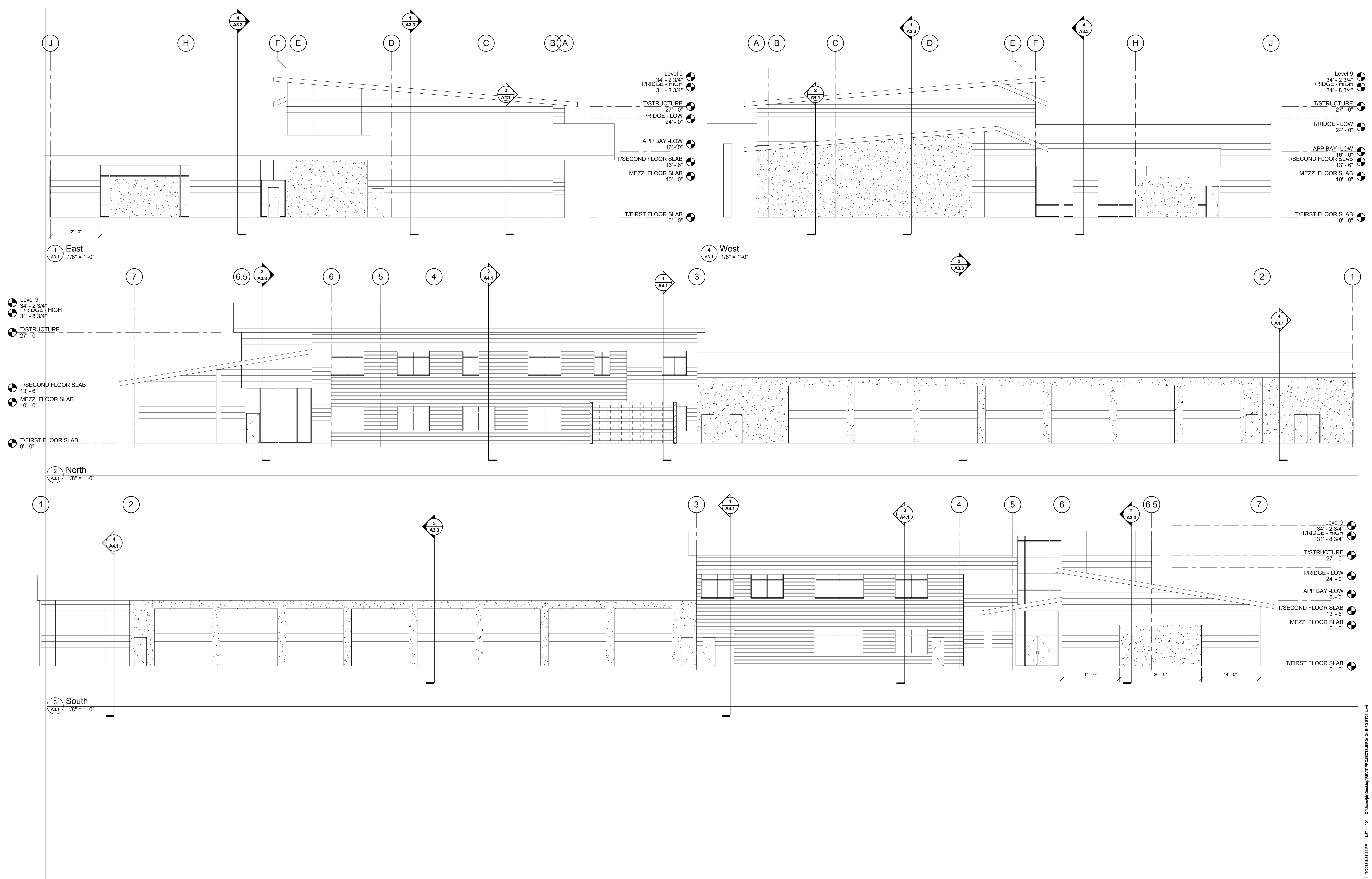
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SECOND FLOOR PLAN

SHEET

A2.2

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SHEET TITLE:

BUILDING ELEVATIONS

SHEET

A3.1

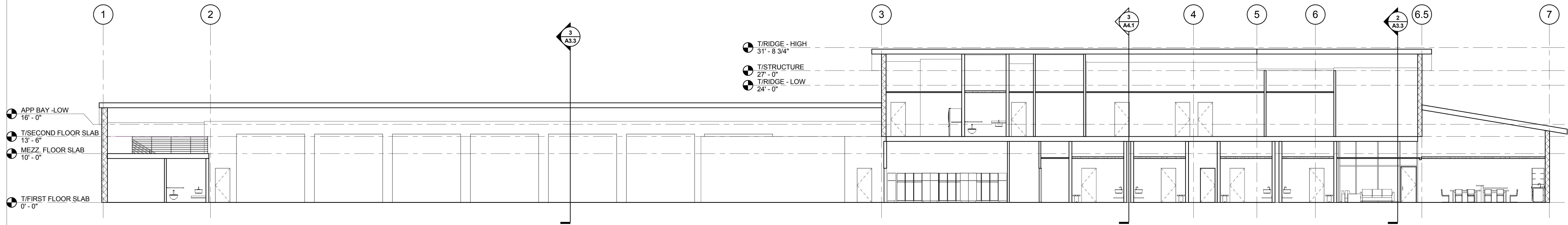
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2150124.00

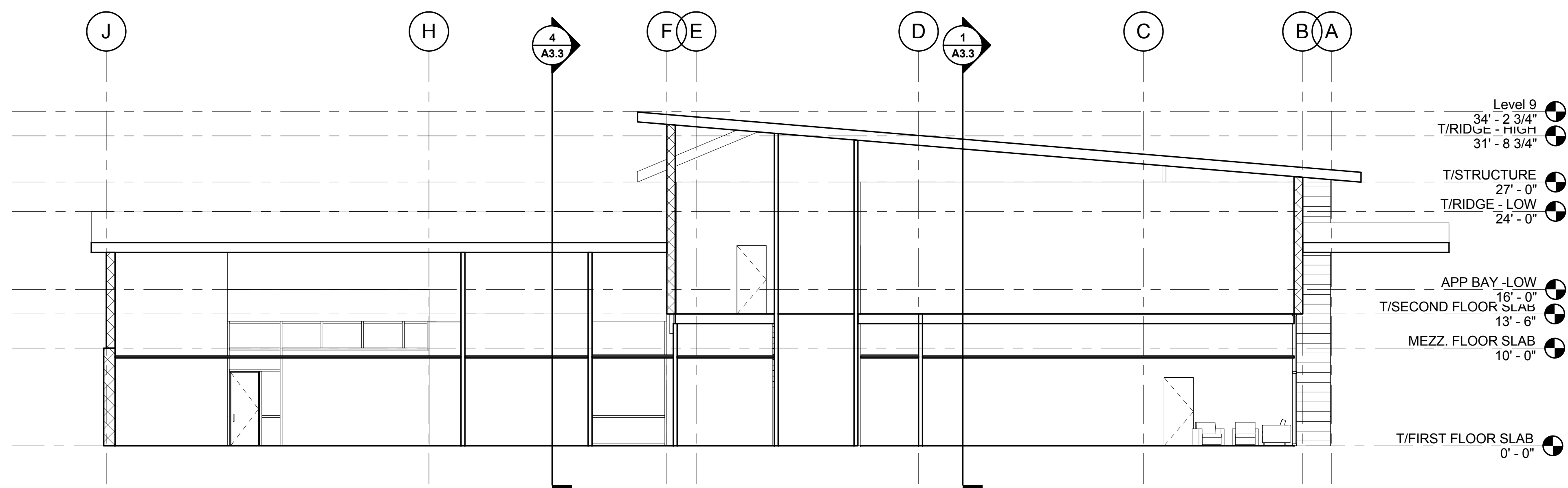
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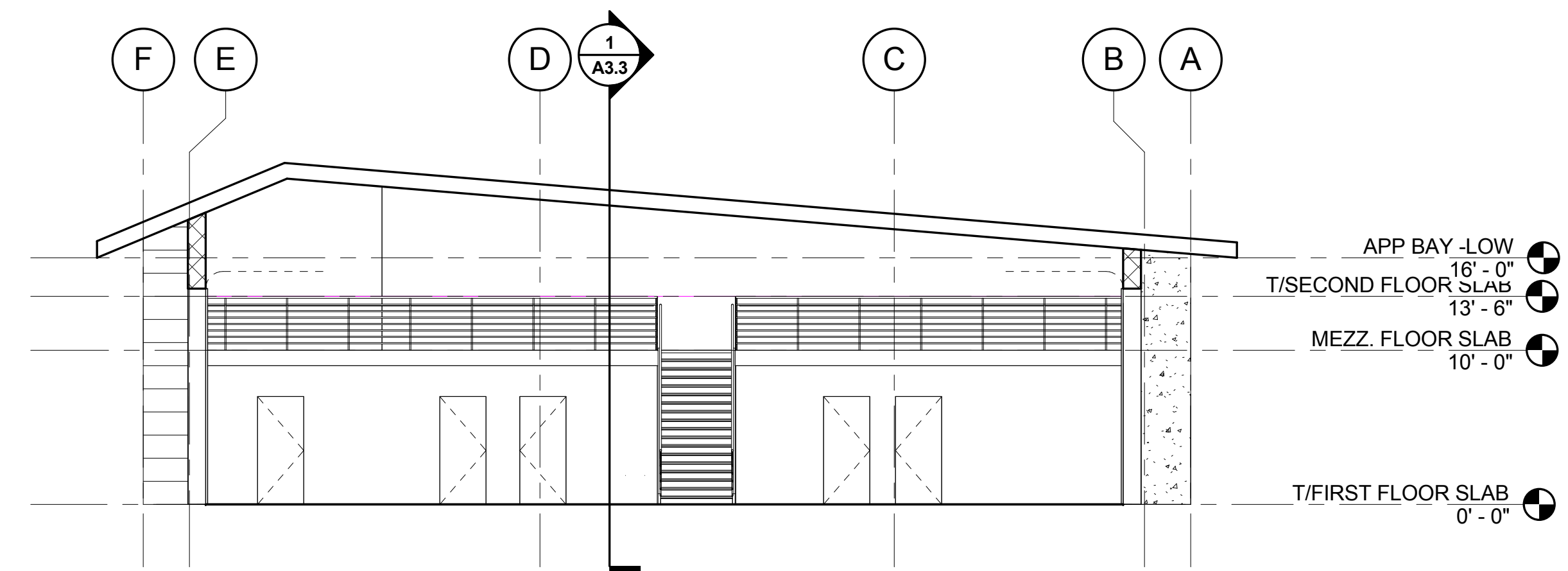
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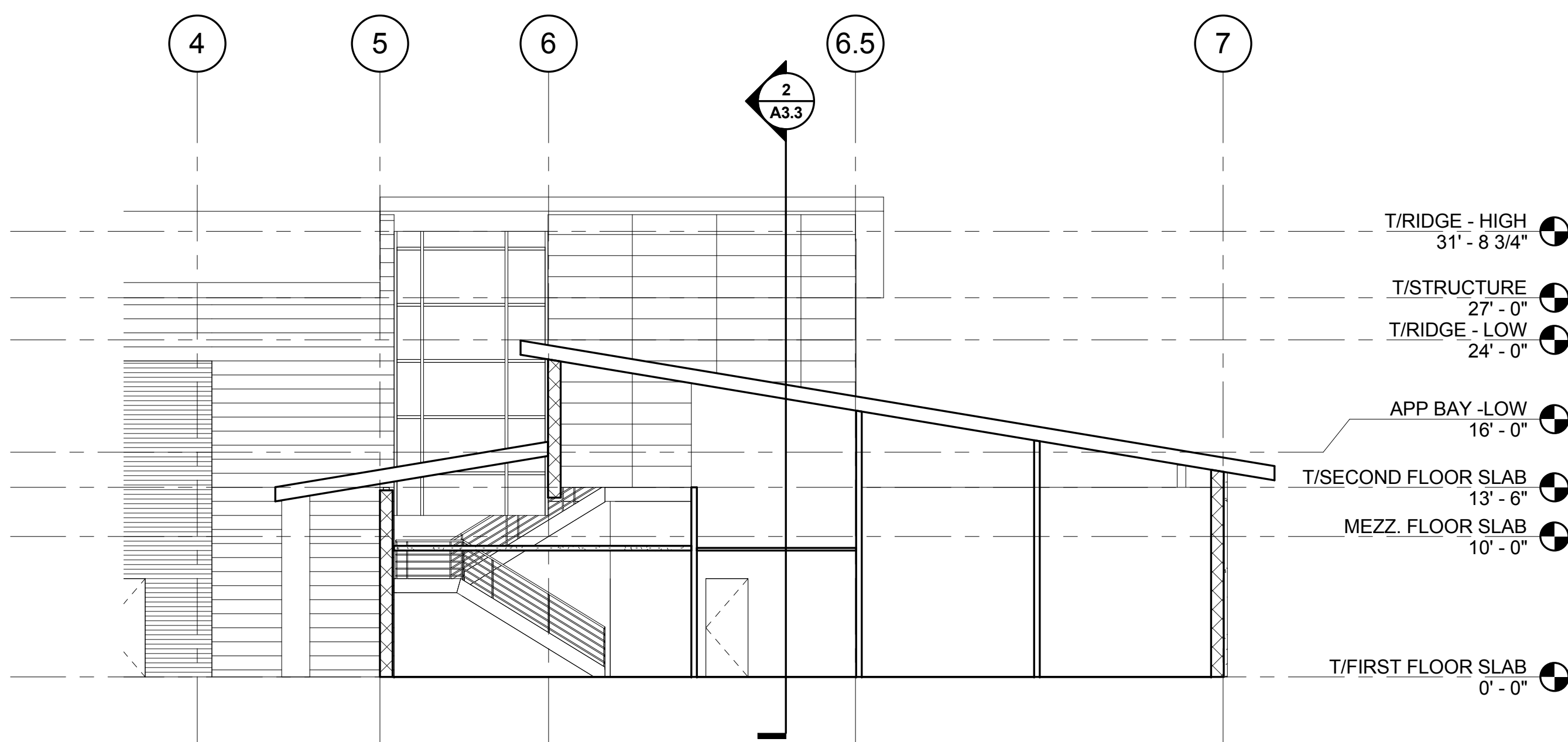
1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

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SHEET TITLE:

BUILDING SECTIONS

SHEET

A3.3

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01/24/07

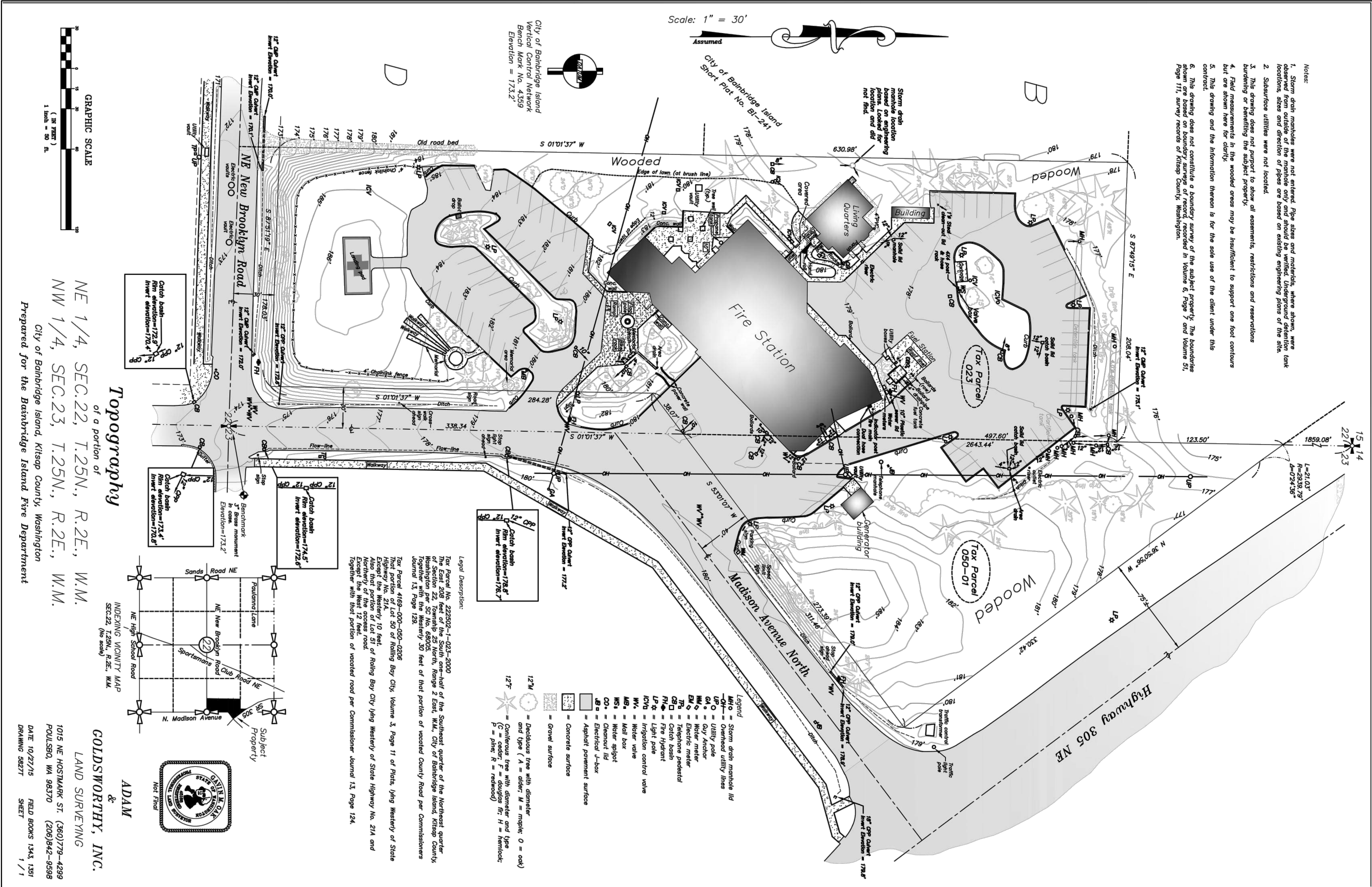
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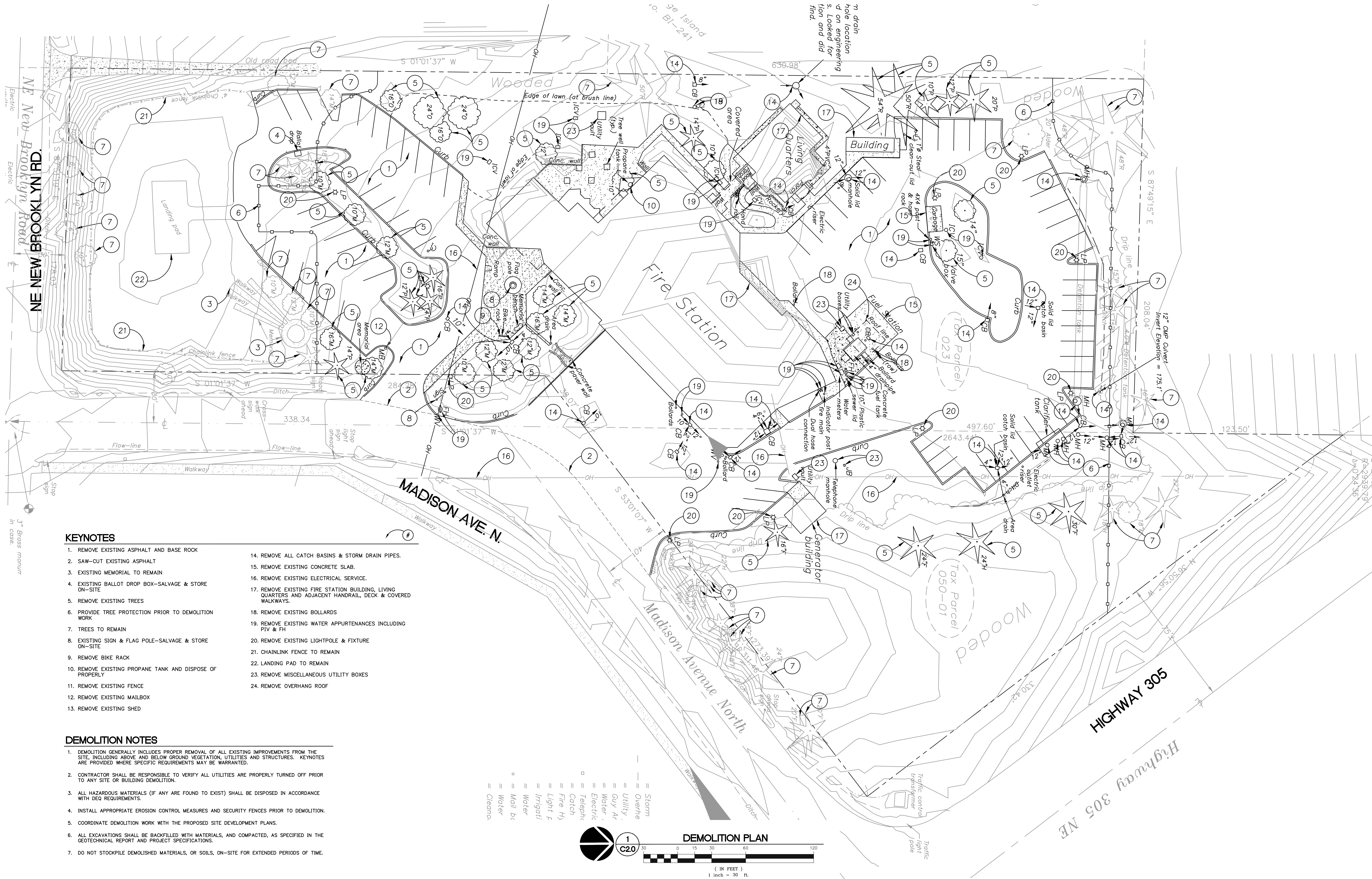
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- Notes:
1. Storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only and should be verified. Underground detention tank locations, sizes and direction of pipes are based on existing engineering plans of the site.
 2. Subsurface utilities were not located.
 3. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
 4. Field measurements in the wooded areas may be insufficient to support one foot contours but are shown here for clarity.
 5. This drawing and the information thereon is for the sole use of the client under this contract.
 6. This drawing does not constitute a boundary survey of the subject property. The boundaries shown are based on boundary surveys of record, recorded in Volume 6, Page 7 and Volume 51, Page 111, survey records of Kitsap County, Washington.





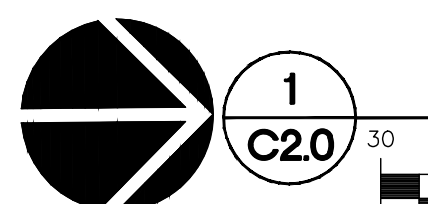
KEYNOTES

1. REMOVE EXISTING ASPHALT AND BASE ROCK
2. SAW-CUT EXISTING ASPHALT
3. EXISTING MEMORIAL TO REMAIN
4. EXISTING BALLOT DROP BOX-SALVAGE & STORE ON-SITE
5. REMOVE EXISTING TREES
6. PROVIDE TREE PROTECTION PRIOR TO DEMOLITION WORK
7. TREES TO REMAIN
8. EXISTING SIGN & FLAG POLE-SALVAGE & STORE ON-SITE
9. REMOVE BIKE RACK
10. REMOVE EXISTING PROPANE TANK AND DISPOSE OF PROPERLY
11. REMOVE EXISTING FENCE
12. REMOVE EXISTING MAILBOX
13. REMOVE EXISTING SHED
14. REMOVE ALL CATCH BASINS & STORM DRAIN PIPES.
15. REMOVE EXISTING CONCRETE SLAB.
16. REMOVE EXISTING ELECTRICAL SERVICE.
17. REMOVE EXISTING FIRE STATION BUILDING, LIVING QUARTERS AND ADJACENT HANDRAIL, DECK & COVERED WALKWAYS.
18. REMOVE EXISTING BOLLARDS
19. REMOVE EXISTING WATER APPURTENANCES INCLUDING PIV & FH
20. REMOVE EXISTING LIGHTPOLE & FIXTURE
21. CHAINLINK FENCE TO REMAIN
22. LANDING PAD TO REMAIN
23. REMOVE MISCELLANEOUS UTILITY BOXES
24. REMOVE OVERHANG ROOF

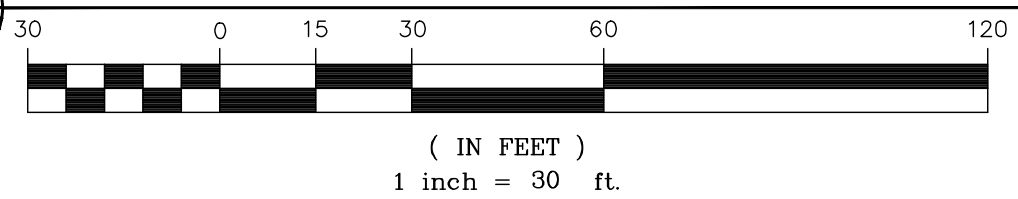
DEMOLITION NOTES

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

- Storm
- Overhead
- Utility
- Guy Ar
- Water
- Electric
- Teleph
- Catch
- Fire Hy
- Light F
- Irrigati
- Water
- Mail bc
- Water
- Cleano.

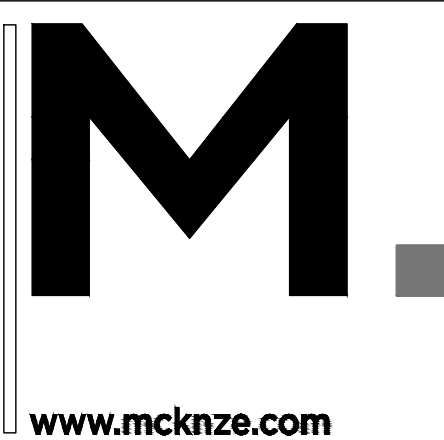


DEMOLITION PLAN



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Project

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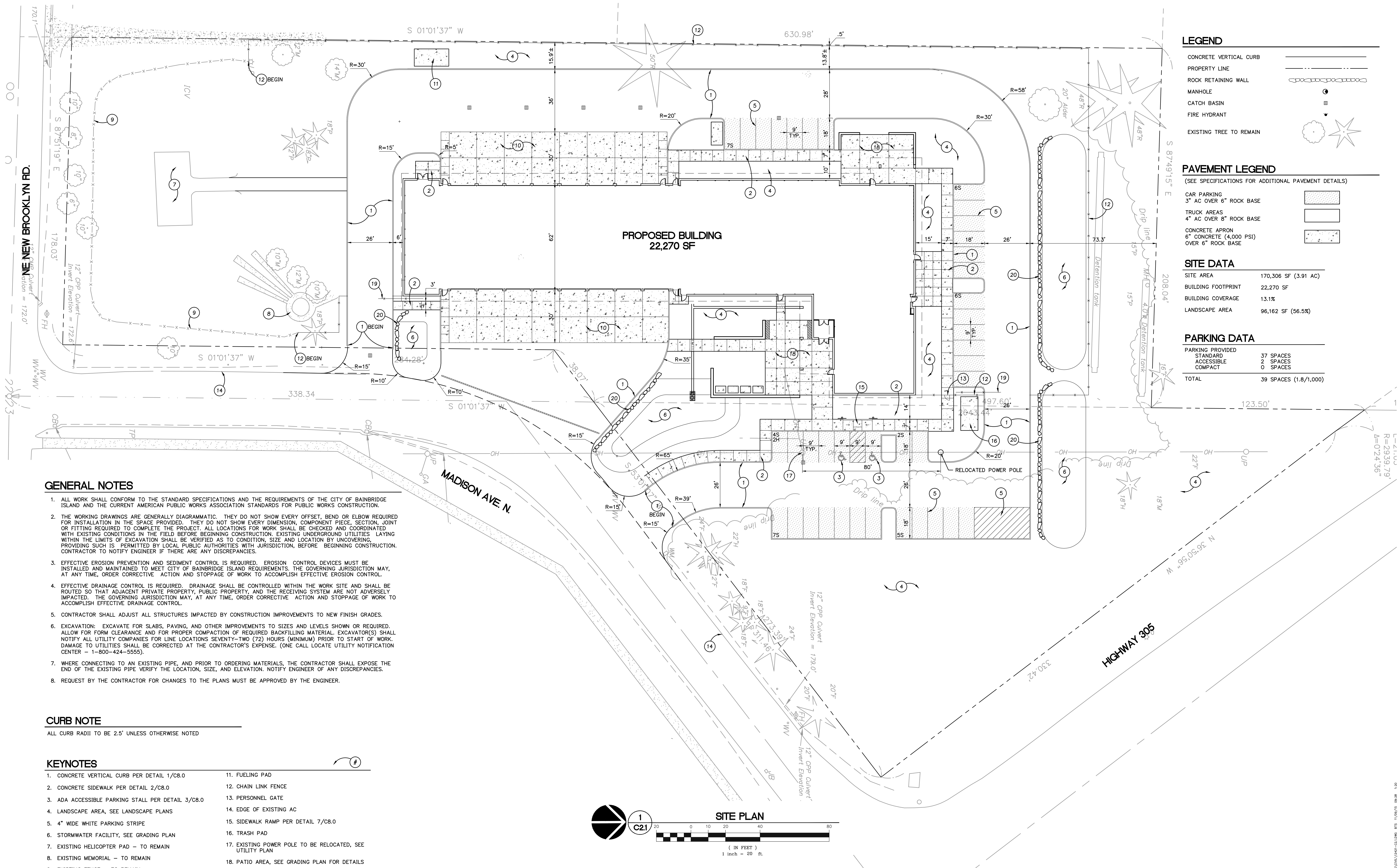
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DEMOLITION PLAN

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GENERAL NOTES

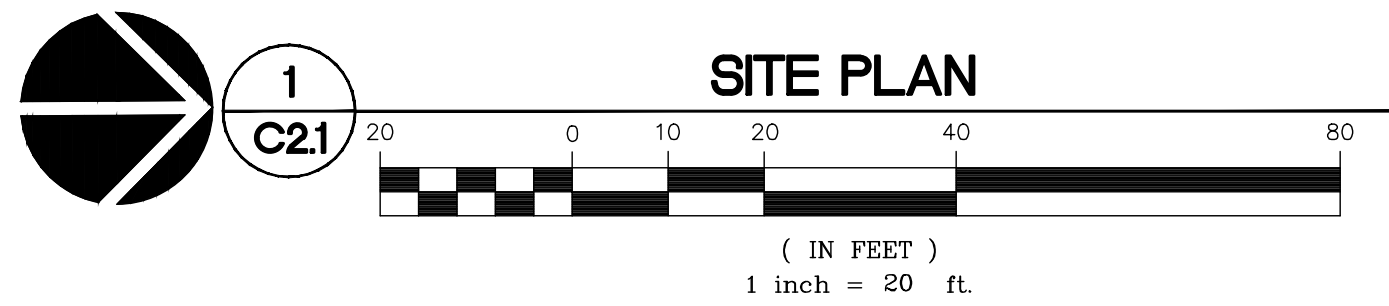
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF BAINBRIDGE ISLAND AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF BAINBRIDGE ISLAND REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. (ONE CALL LOCATE UTILITY NOTIFICATION CENTER - 1-800-424-5555).
- WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.

CURB NOTE

ALL CURB RADII TO BE 2.5' UNLESS OTHERWISE NOTED

KEYNOTES

- | | |
|---|---|
| 1. CONCRETE VERTICAL CURB PER DETAIL 1/C8.0 | 11. FUELING PAD |
| 2. CONCRETE SIDEWALK PER DETAIL 2/C8.0 | 12. CHAIN LINK FENCE |
| 3. ADA ACCESSIBLE PARKING STALL PER DETAIL 3/C8.0 | 13. PERSONNEL FENCE |
| 4. LANDSCAPE AREA, SEE LANDSCAPE PLANS | 14. EDGE OF EXISTING AC |
| 5. 4" WIDE WHITE PARKING STRIPE | 15. SIDEWALK RAMP PER DETAIL 7/C8.0 |
| 6. STORMWATER FACILITY, SEE GRADING PLAN | 16. TRASH PAD |
| 7. EXISTING HELICOPTER PAD - TO REMAIN | 17. EXISTING POWER POLE TO BE RELOCATED, SEE UTILITY PLAN |
| 8. EXISTING MEMORIAL - TO REMAIN | 18. PATIO AREA, SEE GRADING PLAN FOR DETAILS |
| 9. EXISTING FENCE - TO REMAIN | 19. MOTORIZED ROLLING GATE |
| 10. CONCRETE APRON, SEE PAVING LEGEND | 20. ROCK WALL, SEE GRADING PLAN |



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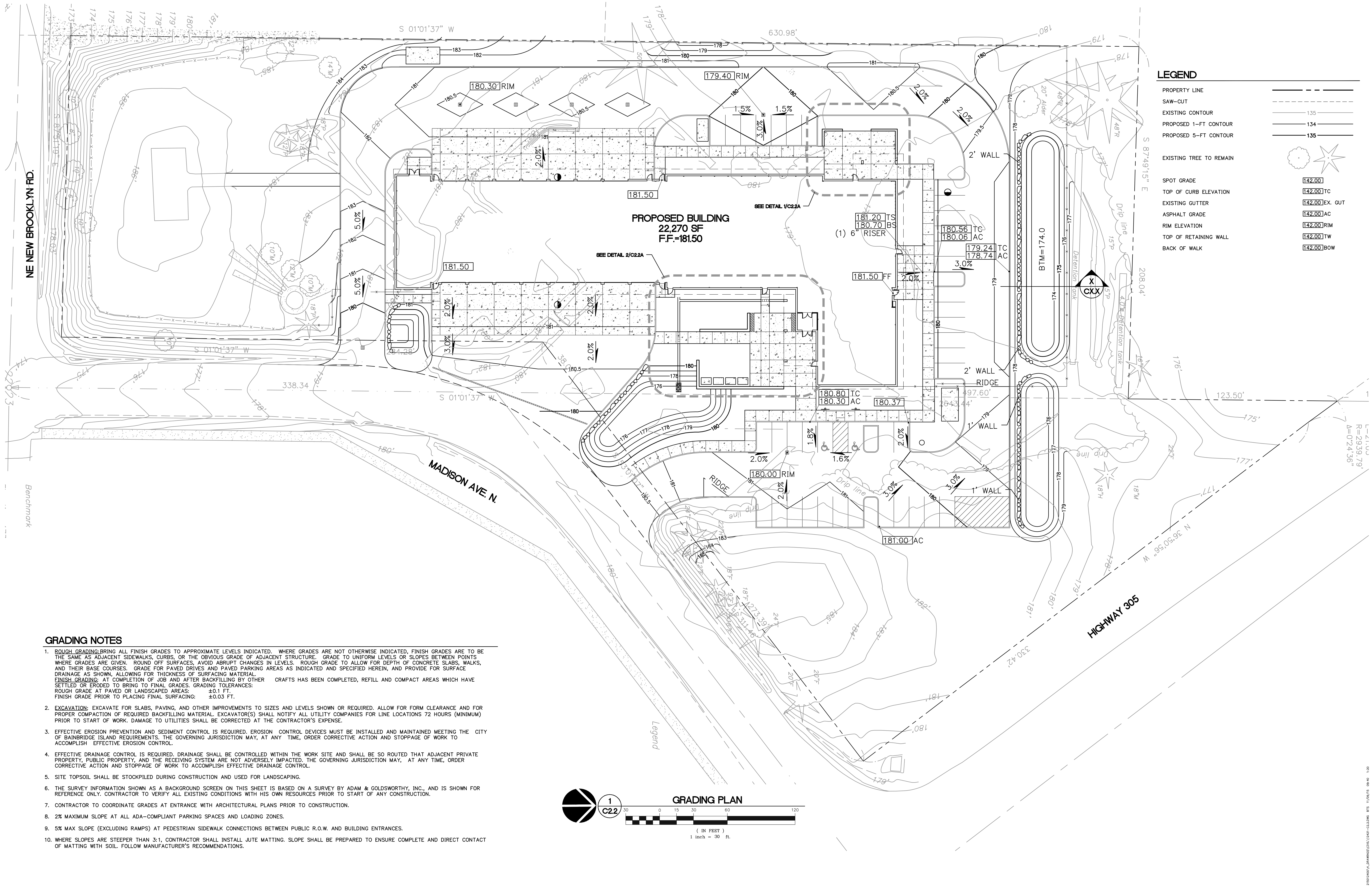
SITE PLAN

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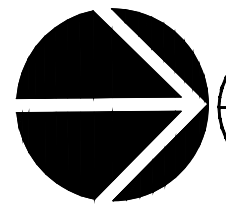
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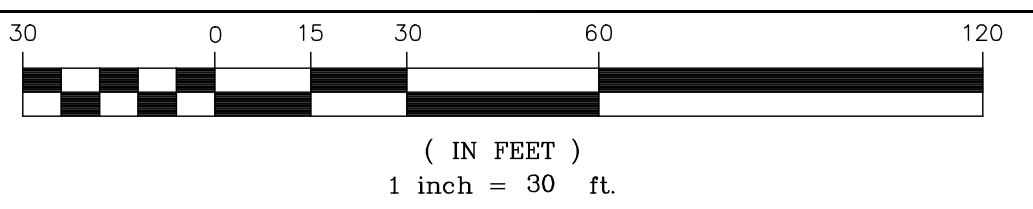
GRADING NOTES

1. **ROUGH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:
ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ± 0.1 FT.
FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ± 0.03 FT.
2. **EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. **EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED.** EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY OF BAINBRIDGE ISLAND REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. **EFFECTIVE DRAINAGE CONTROL IS REQUIRED.** DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. **SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.**
6. **THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY ADAM & GOLDSWORTHY, INC., AND IS SHOWN FOR REFERENCE ONLY.** CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
7. **CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.**
8. **2% MAXIMUM SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.**
9. **5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.**
10. **WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.**



1
C2.2

GRADING PLAN



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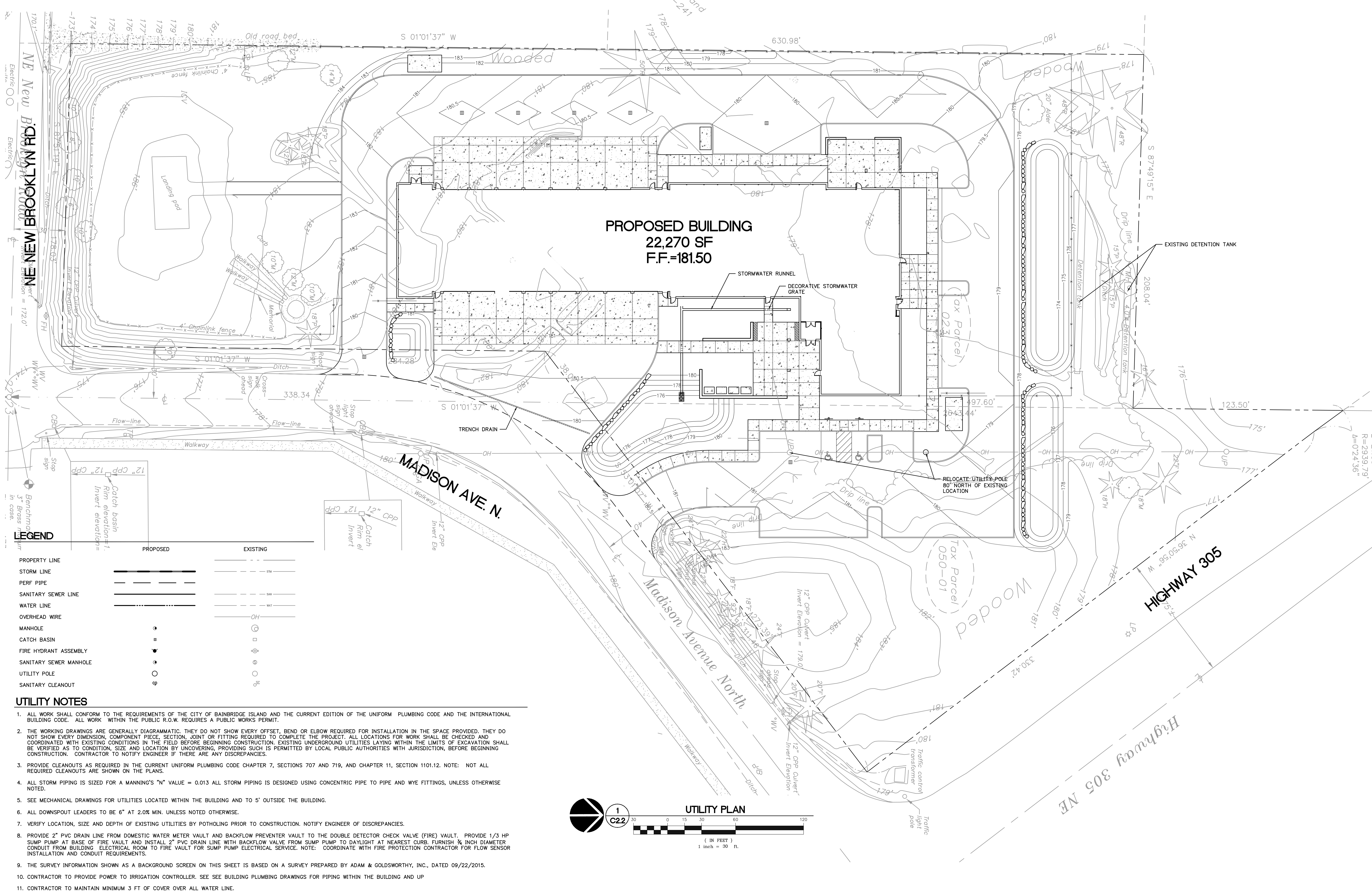
GRADING PLAN

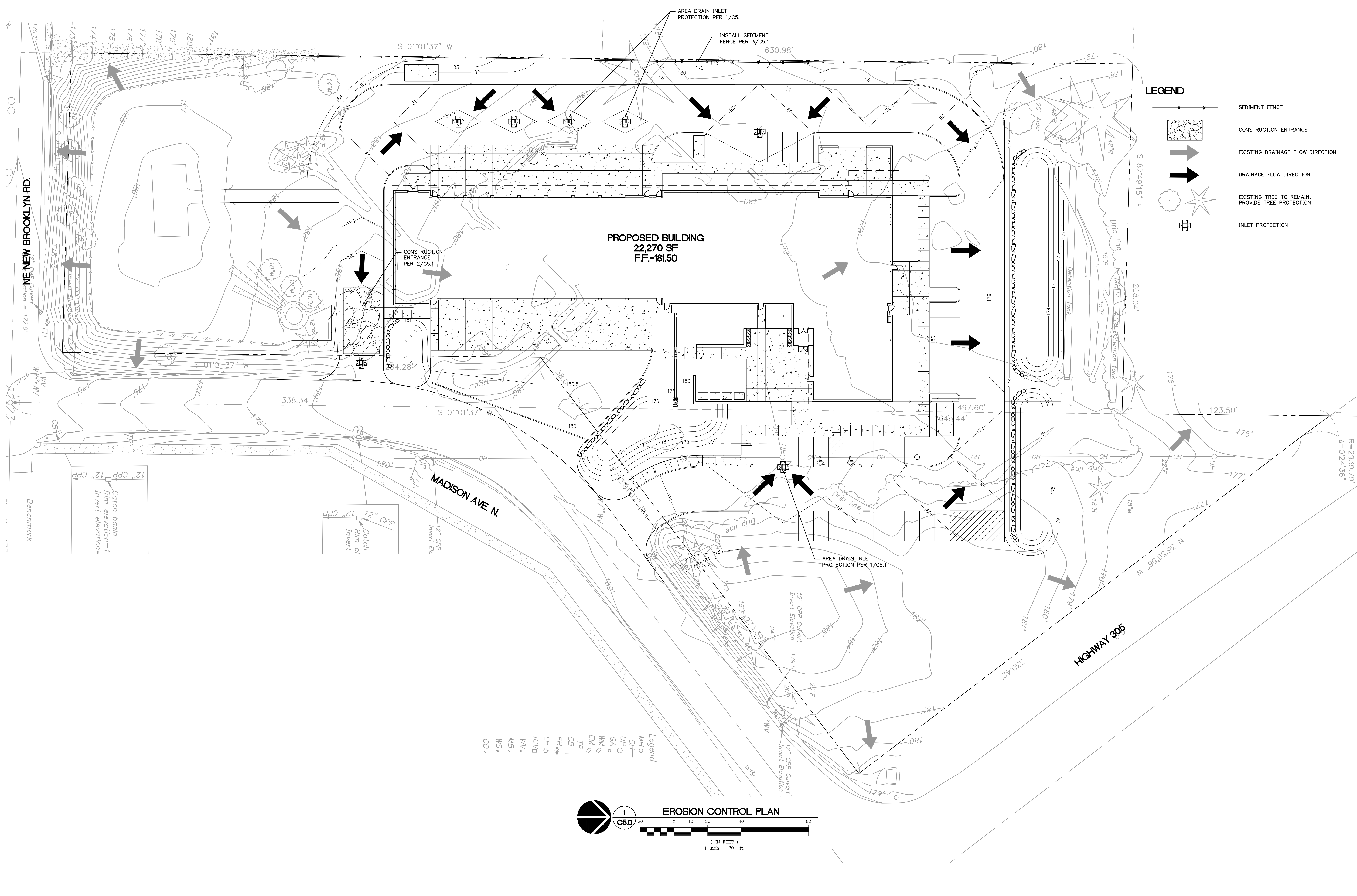
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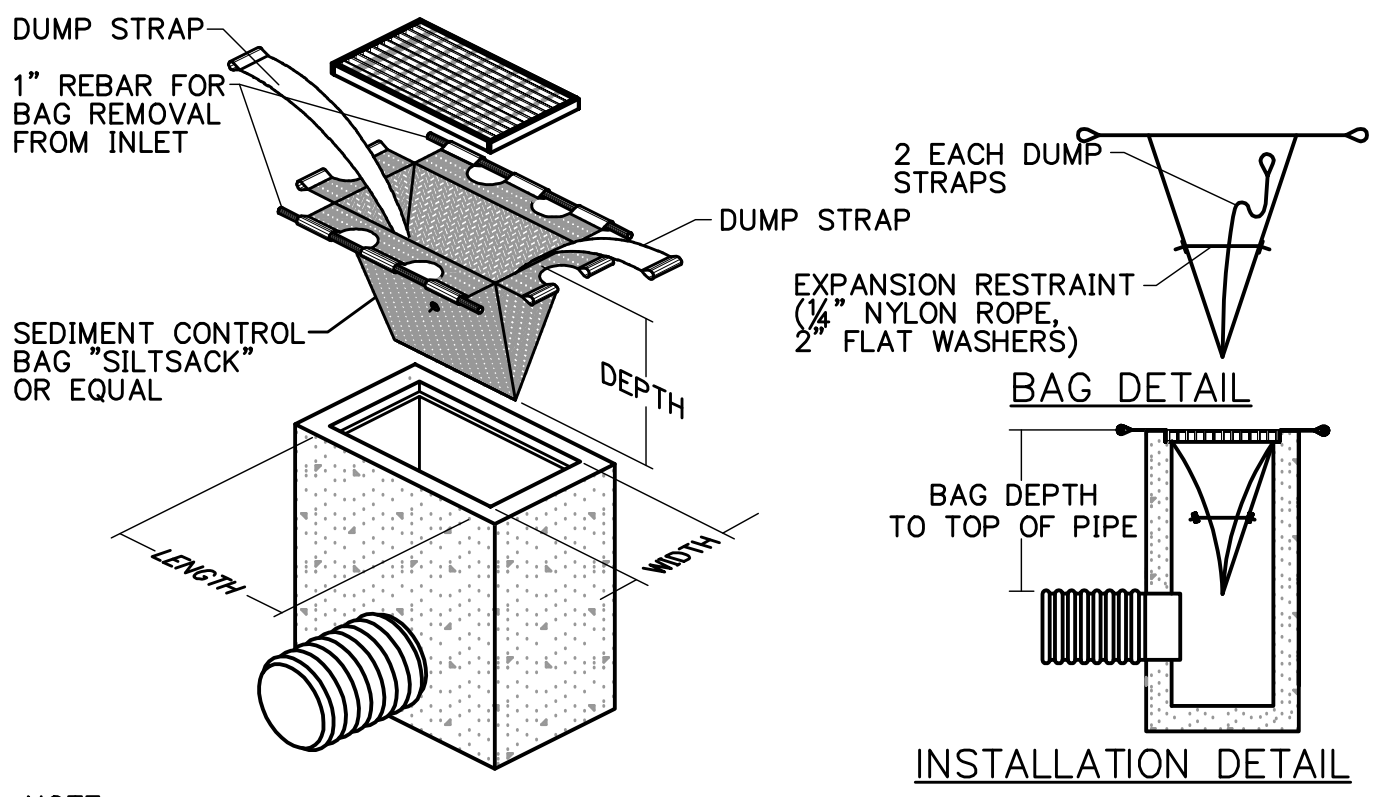
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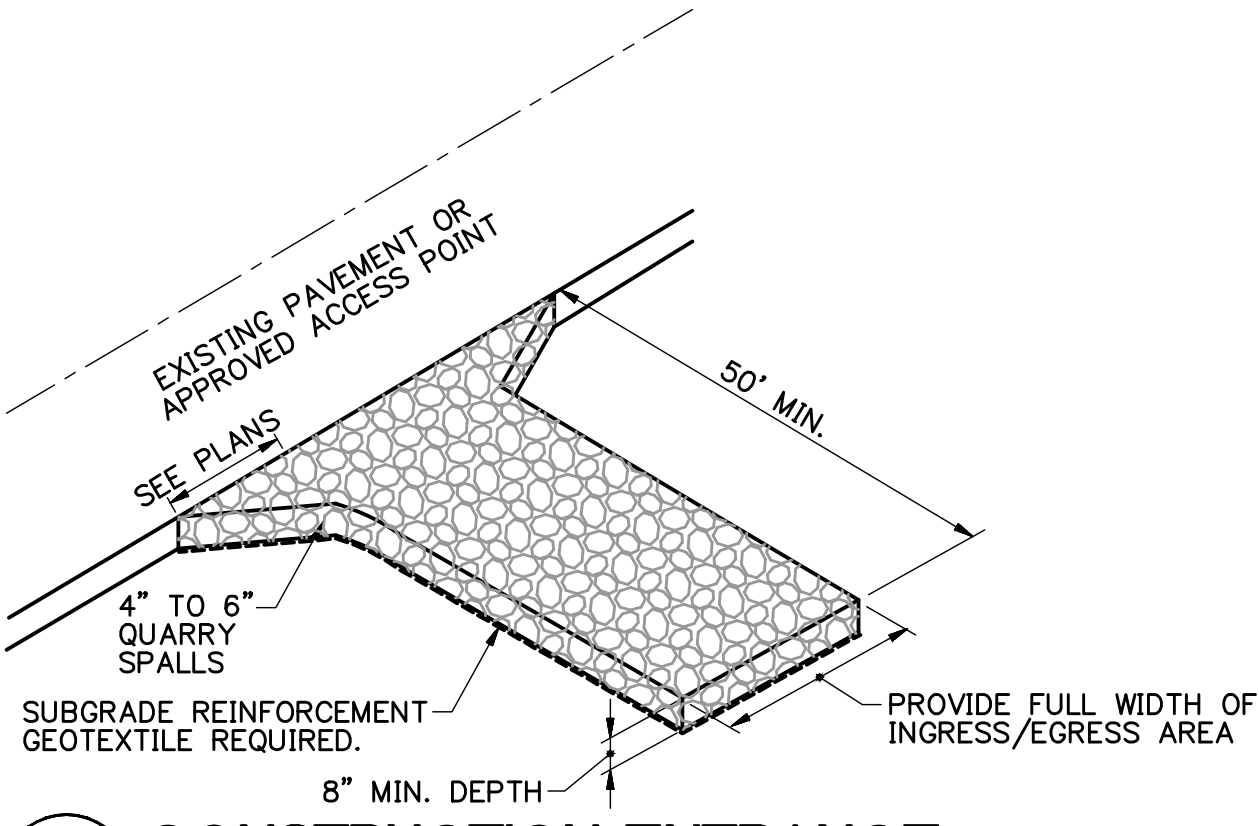
SHEET TITLE:
EROSION CONTROL PLAN

SHEET
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JOB NO. 2150124.00

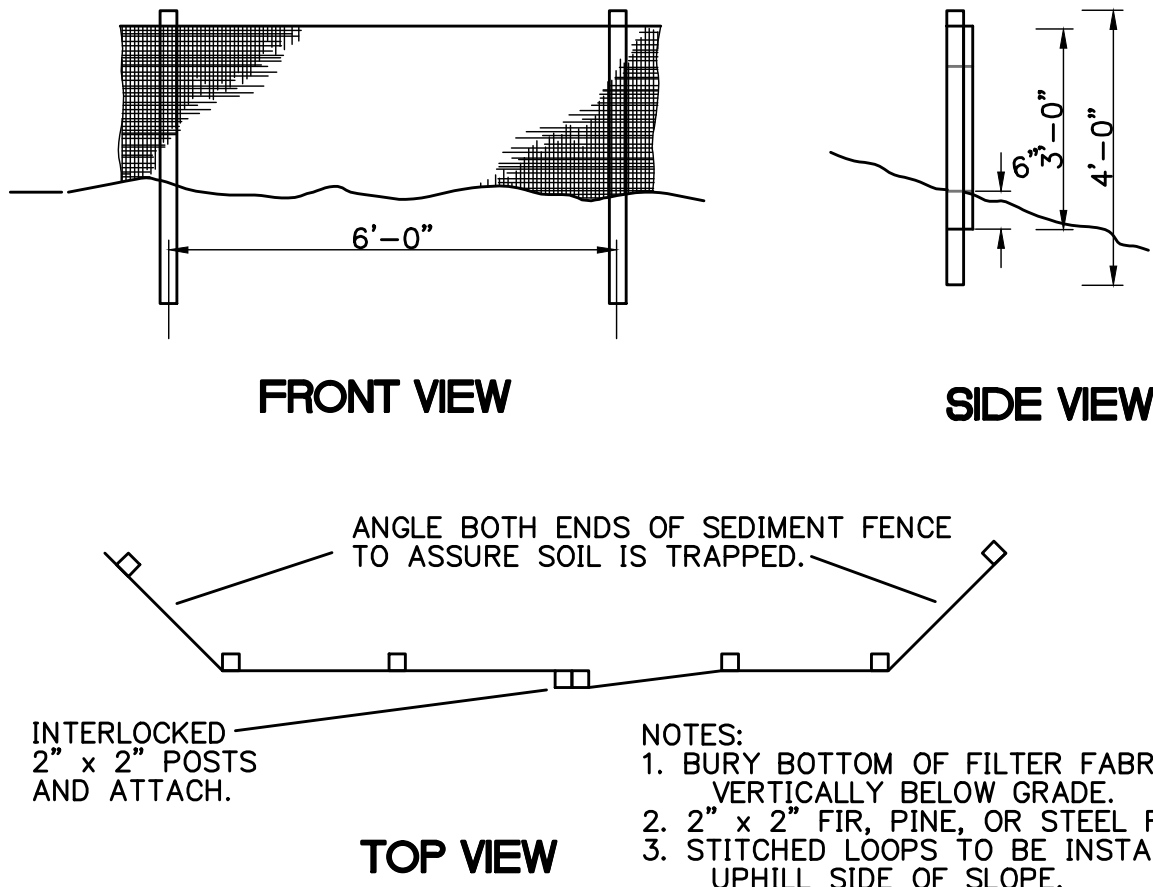


- NOTE:**
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL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

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



2 CONSTRUCTION ENTRANCE
C5.1 N.T.S. E-ENTRY



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

TREE PROTECTION MEASURES

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

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

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

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

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

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

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

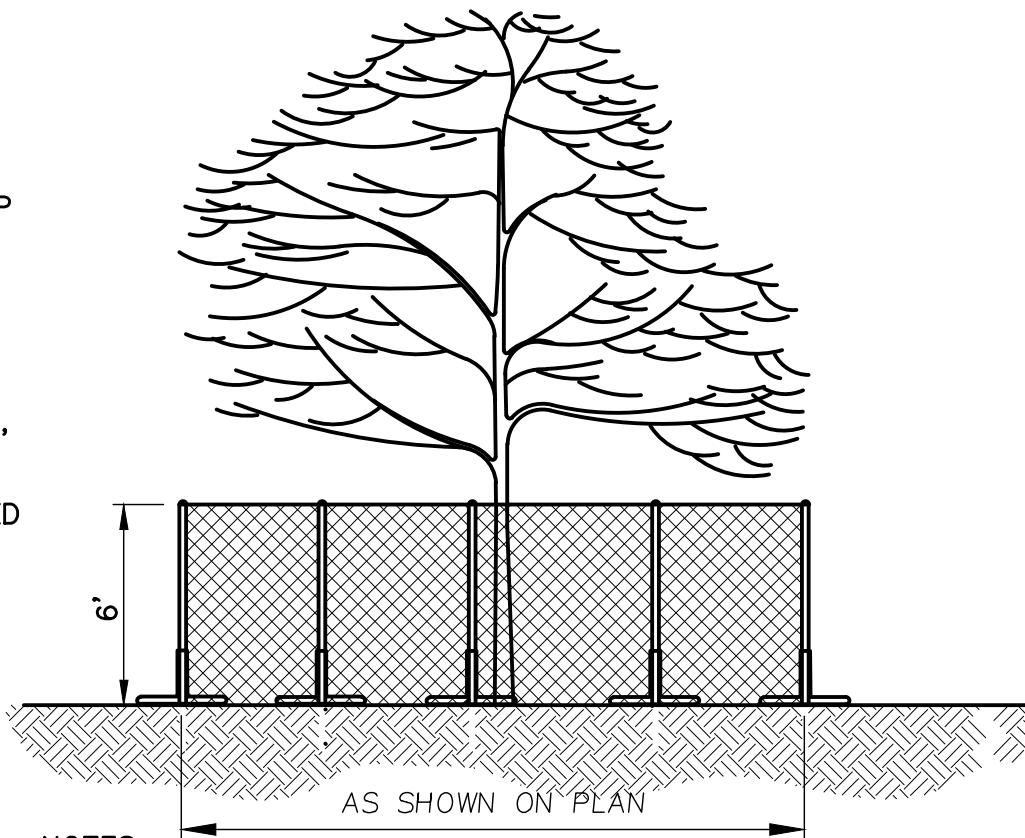
EXCAVATION / TRENCHING AROUND TREES

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

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

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

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



NOTES:
TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN.

CITY SHALL APPROVE INSTALLED TREE PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.

FENCE MATERIALS SHALL CONSIST OF ORANGE PLASTIC CONSTRUCTION FENCING SECURED TO A BRACKET ANCHORING SYSTEM OR METAL T-POSTS.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

1:1

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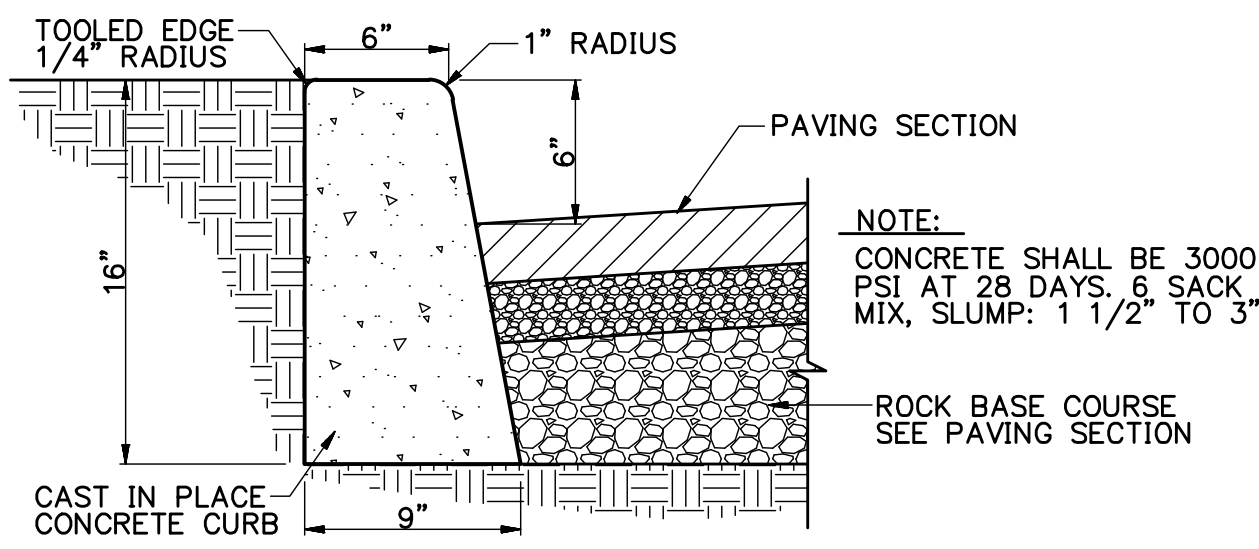
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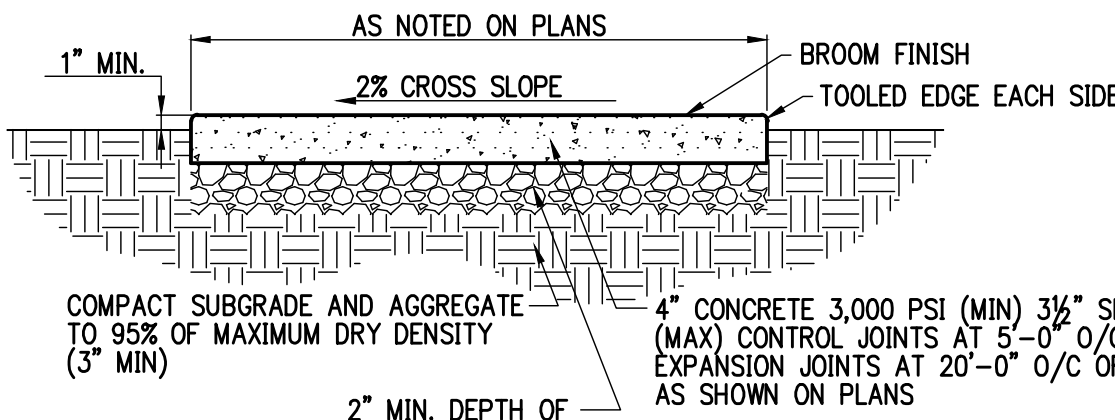
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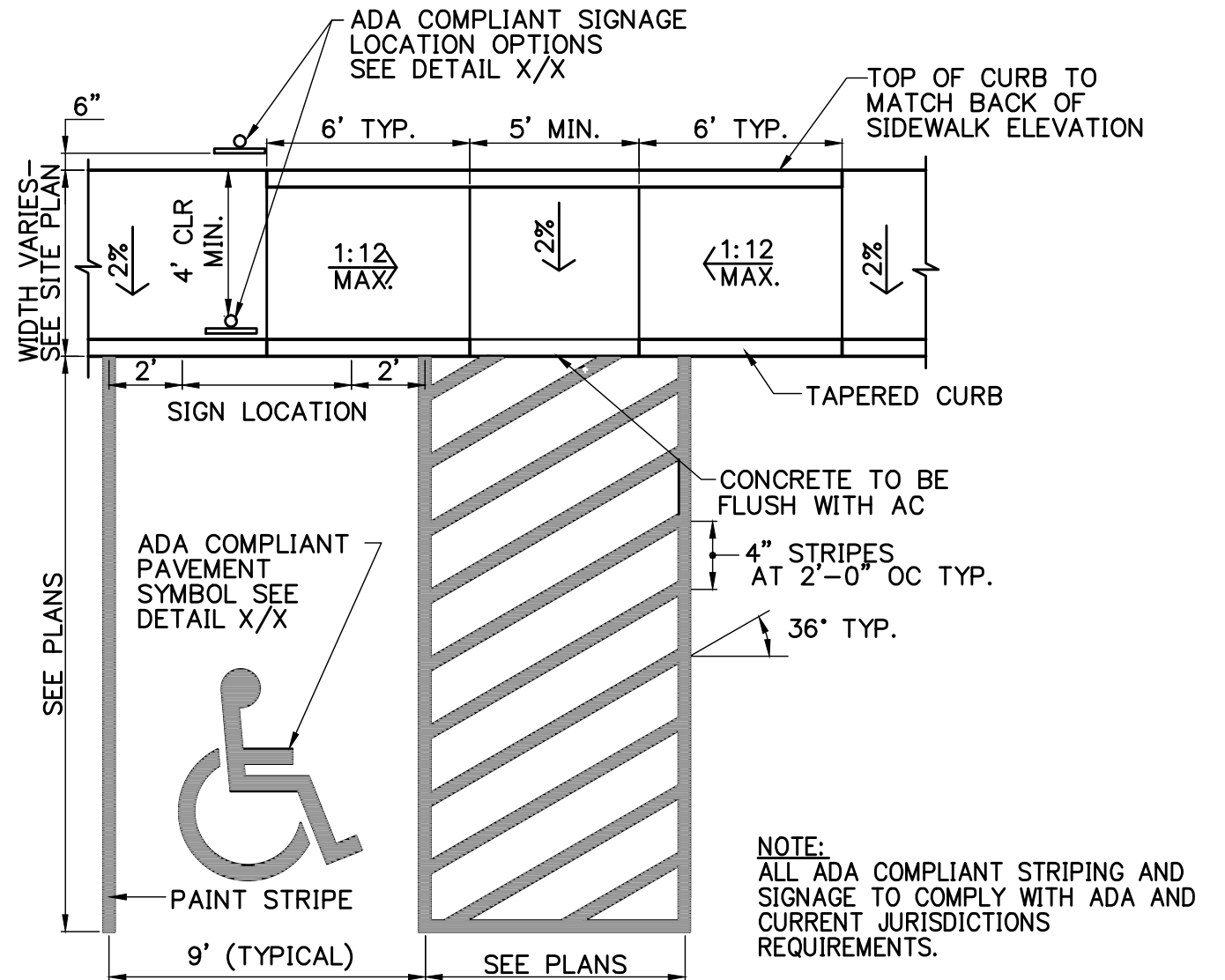
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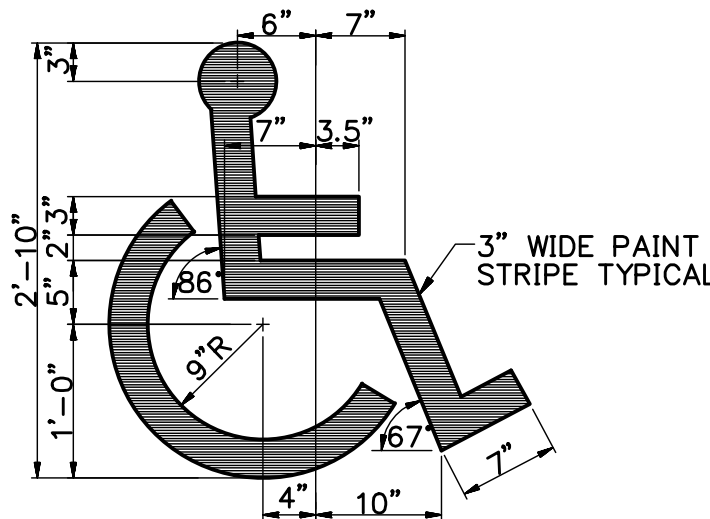
1 CONCRETE VERTICAL CURB
C8.0 N.T.S.



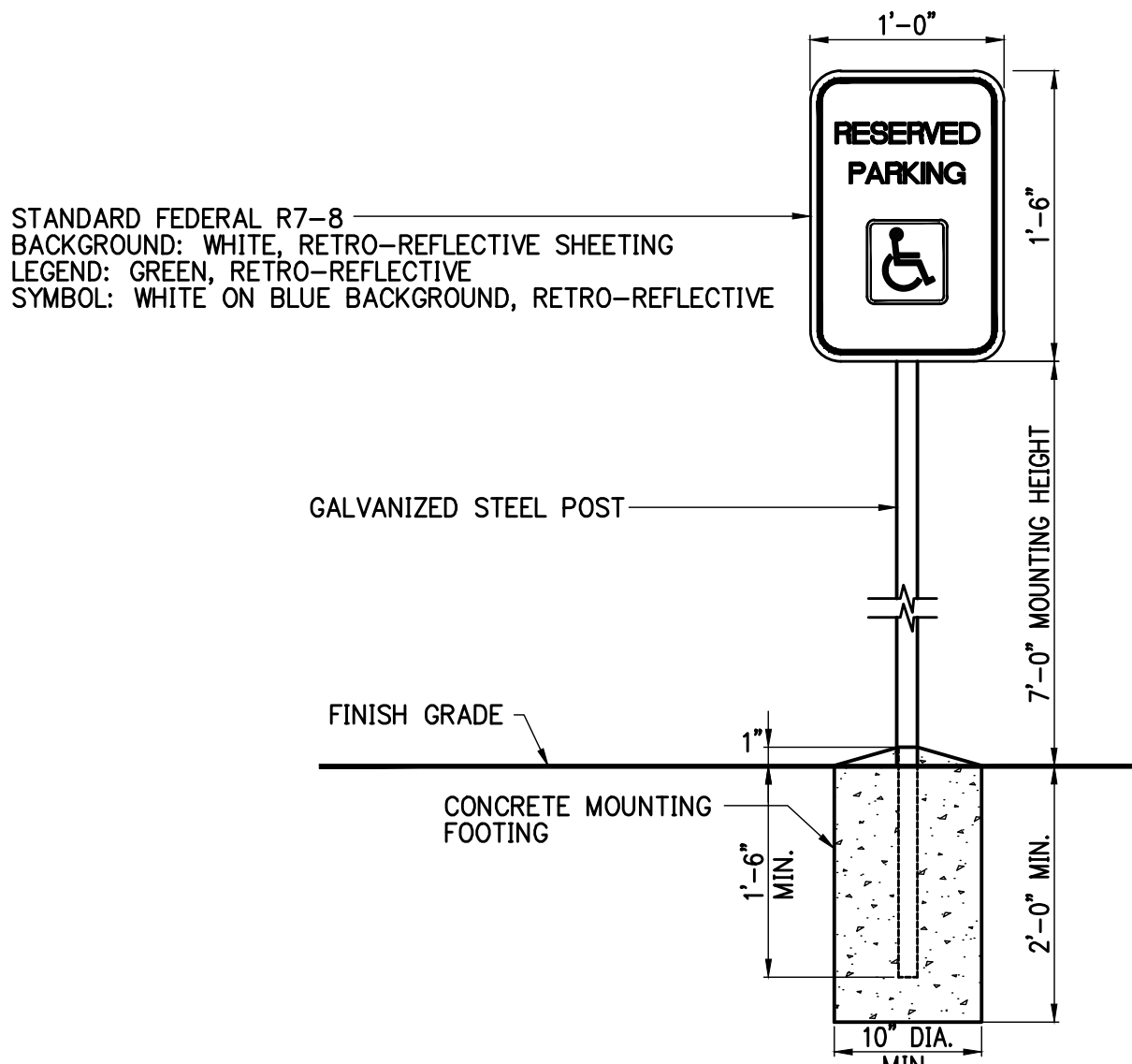
2 CONCRETE SIDEWALK
C8.0 N.T.S.



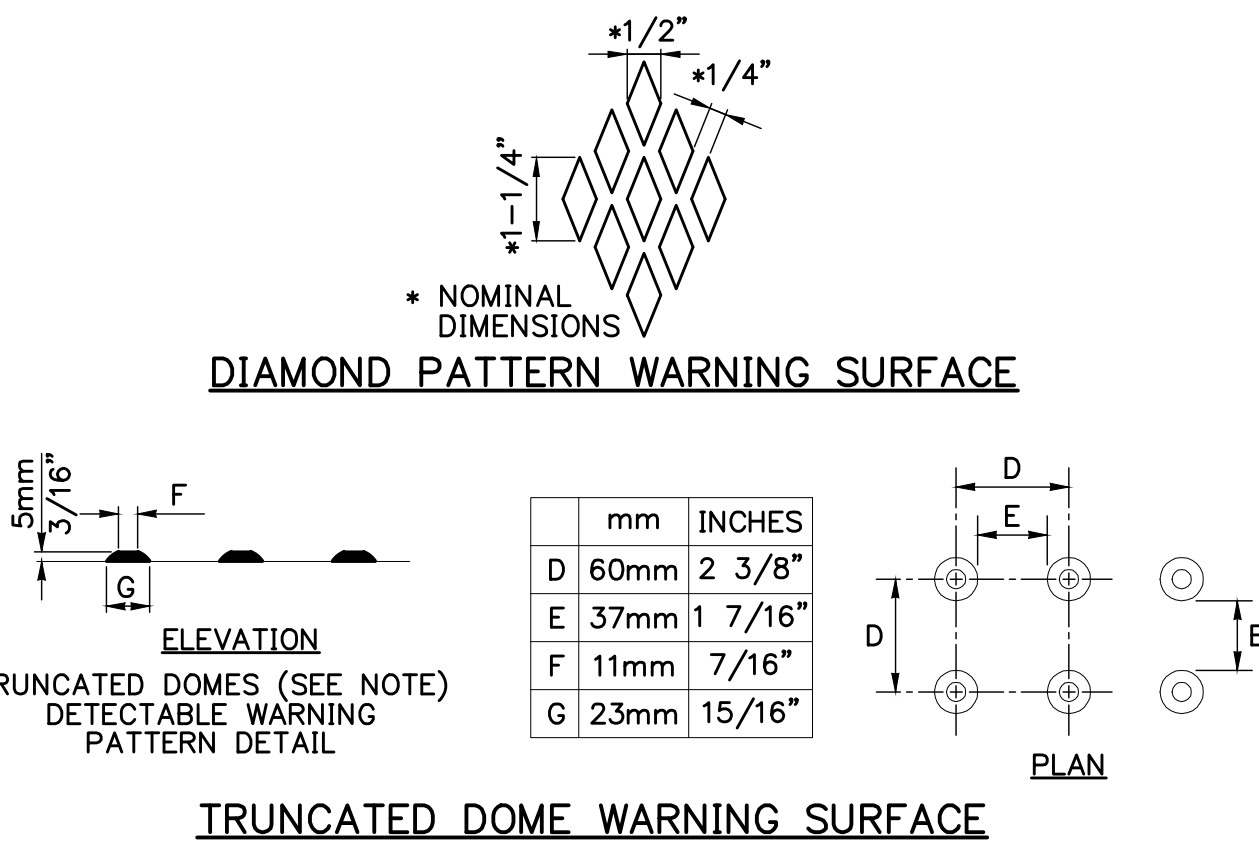
3 ADA COMPLIANT PARKING STALL
C8.0 N.T.S. WITH SQUARE WING RAMP



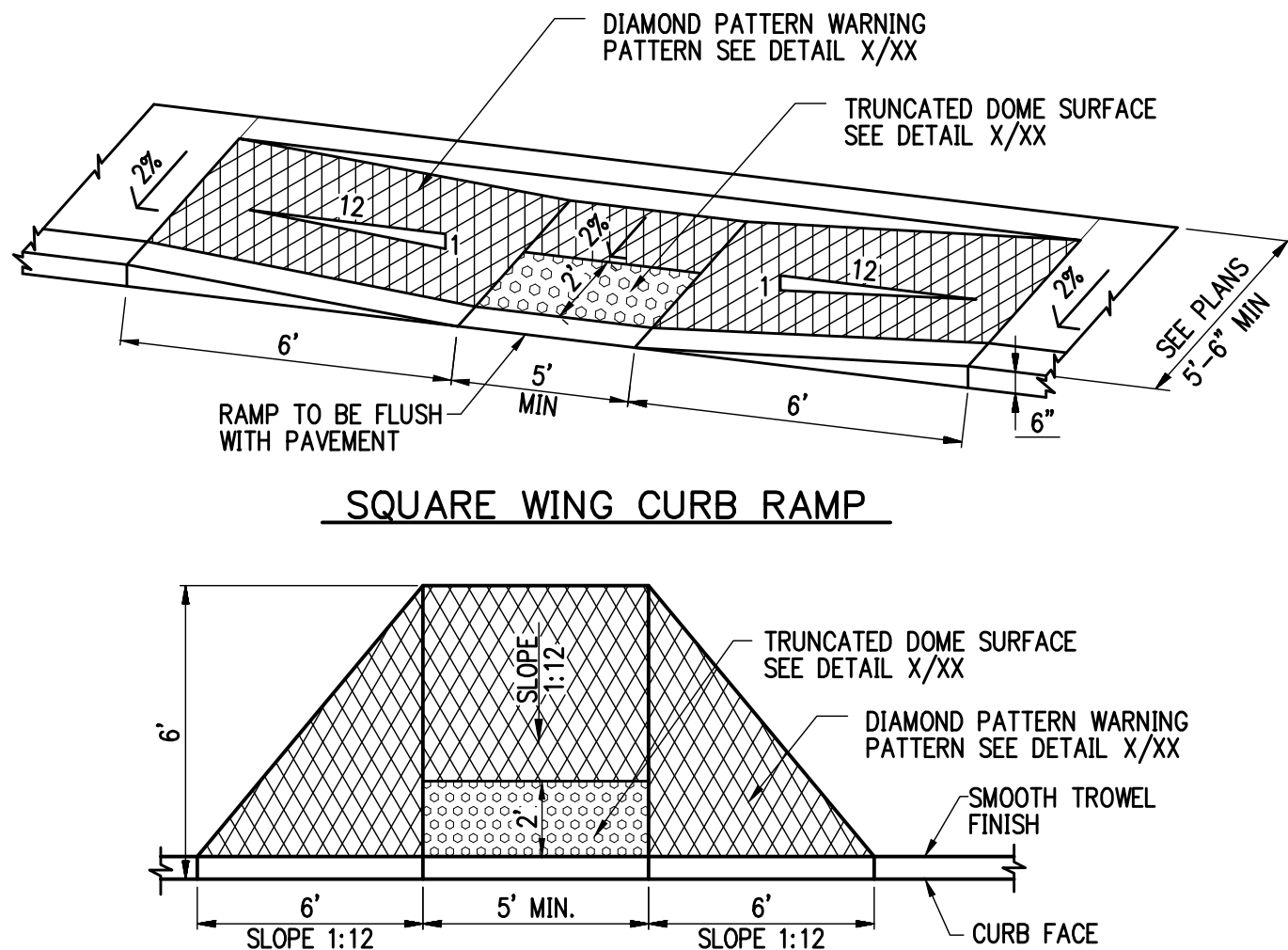
4 ADA COMPLIANT PARKING SYMBOL
C8.0 N.T.S.



5 ADA COMPLIANT PARKING SIGN
C8.0 N.T.S.



6 ADA COMPLIANT WARNING SURFACE
C8.0 N.T.S.



7 ADA COMPLIANT CURB RAMP
C8.0 N.T.S.

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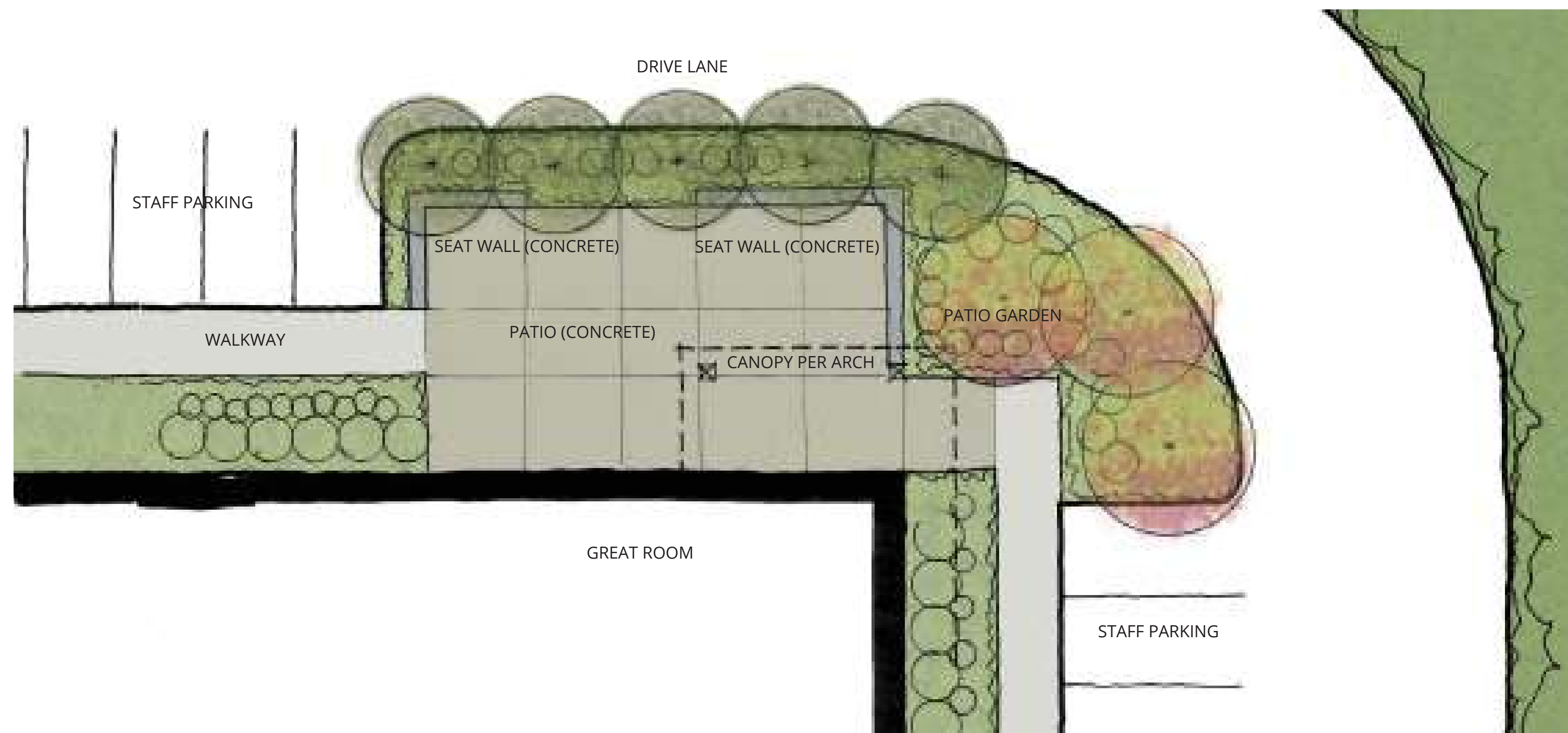
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JOB NO. 2150124.00

PRE-APPLICATION SUBMITTAL 11/10/2015



STATION 21 STAFF PATIO



STATION 22 STAFF PATIO



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 & 22 STAFF PATIO CONCEPTS

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Red Maple



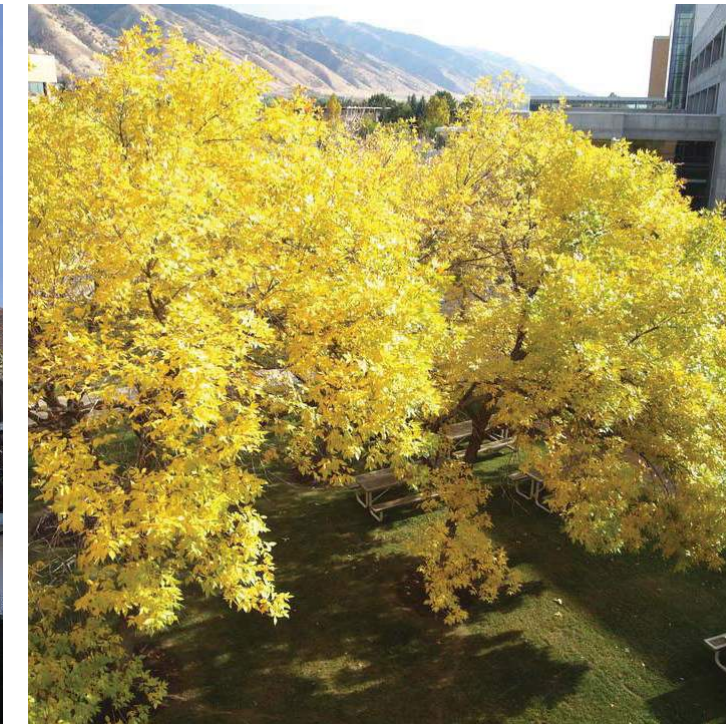
Hedge Maple



Northern Red Oak



Hornbeam



Ash



Compact Escallonia



Dwarf Mountain Laurel



Compact Burning Bush



Beach Strawberry



Kinnikinick

B
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E
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Douglas Fir



Western Red Cedar



Strawberry Tree



California Wax Myrtle



Tall Oregon Grape



Douglas Hawthorn



Salal



Vine Maple



Red Flowering Currant

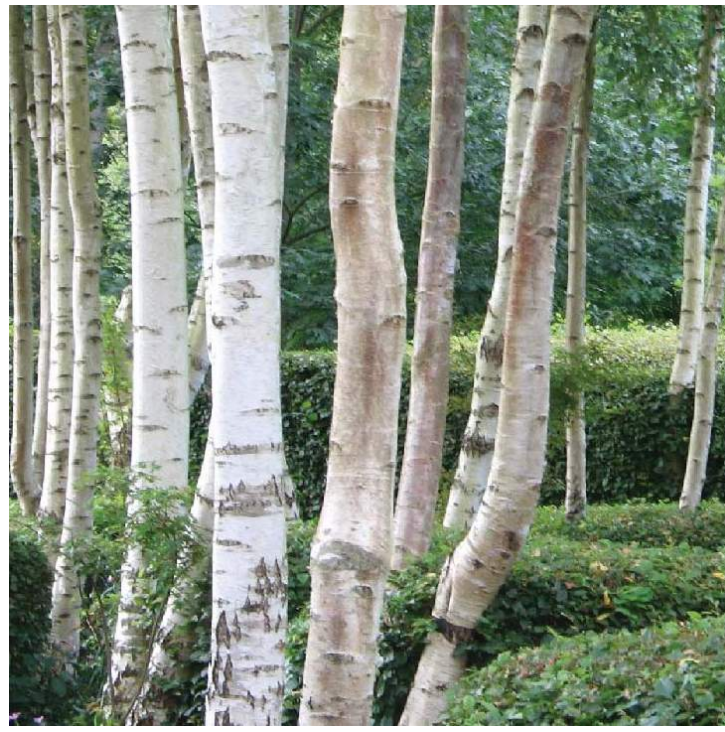


Sword Fern

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD

ORNAMENTAL

LANDSCAPE



Himalayan Birch



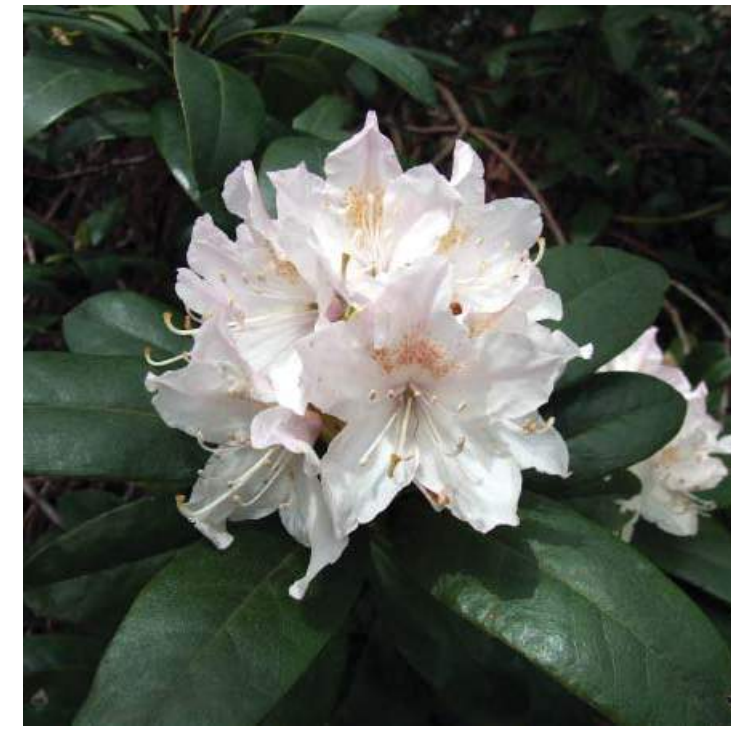
River Birch



Flowering Cherry



Sourwood



Rhododendron



Scotch Heather



Mountain Plum Pine



Birds Nest Spruce



Dwarf Elk Horn Cedar



Summersweet



Dwarf Cranberrybush



Liriope



Sunset Fern



Alpine Water Fern



Pink Agapanthus



Boston Ivy

RAIN GARDEN



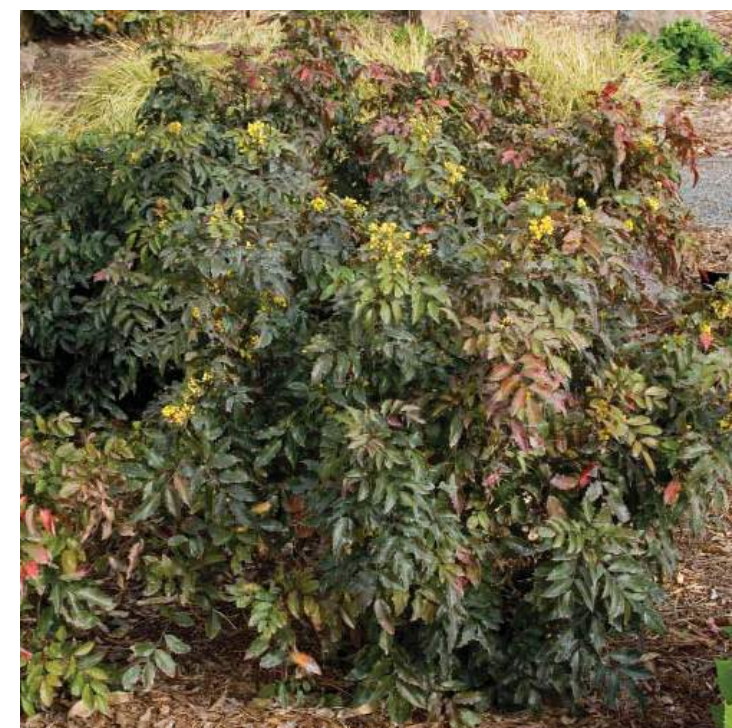
Dwarf Red Osier Dogwood



Spiraea



Dwarf Bush Honeysuckle



Compact Oregon Grape



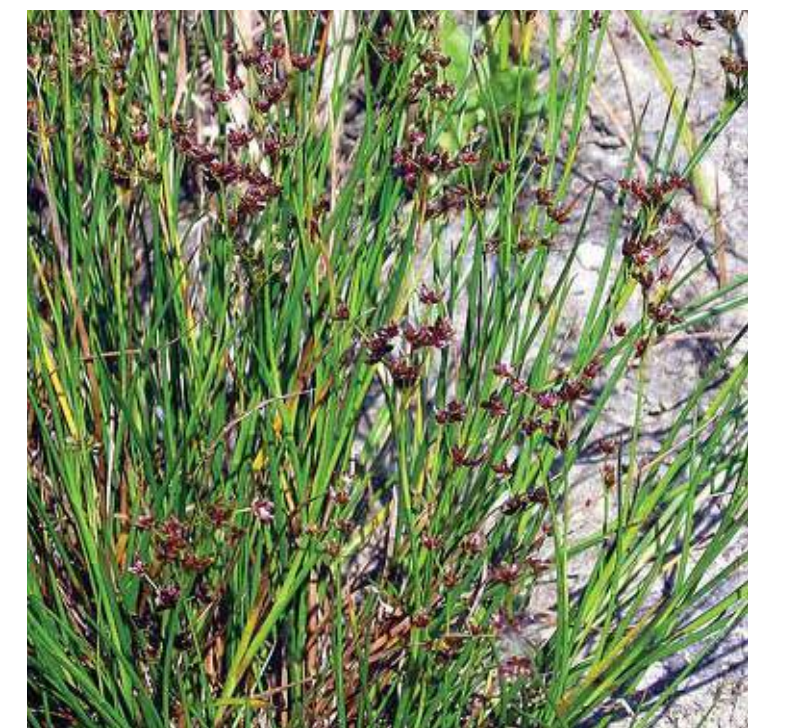
Red Tipped Honeysuckle



Slough Sedge



Small Fruited Bulrush



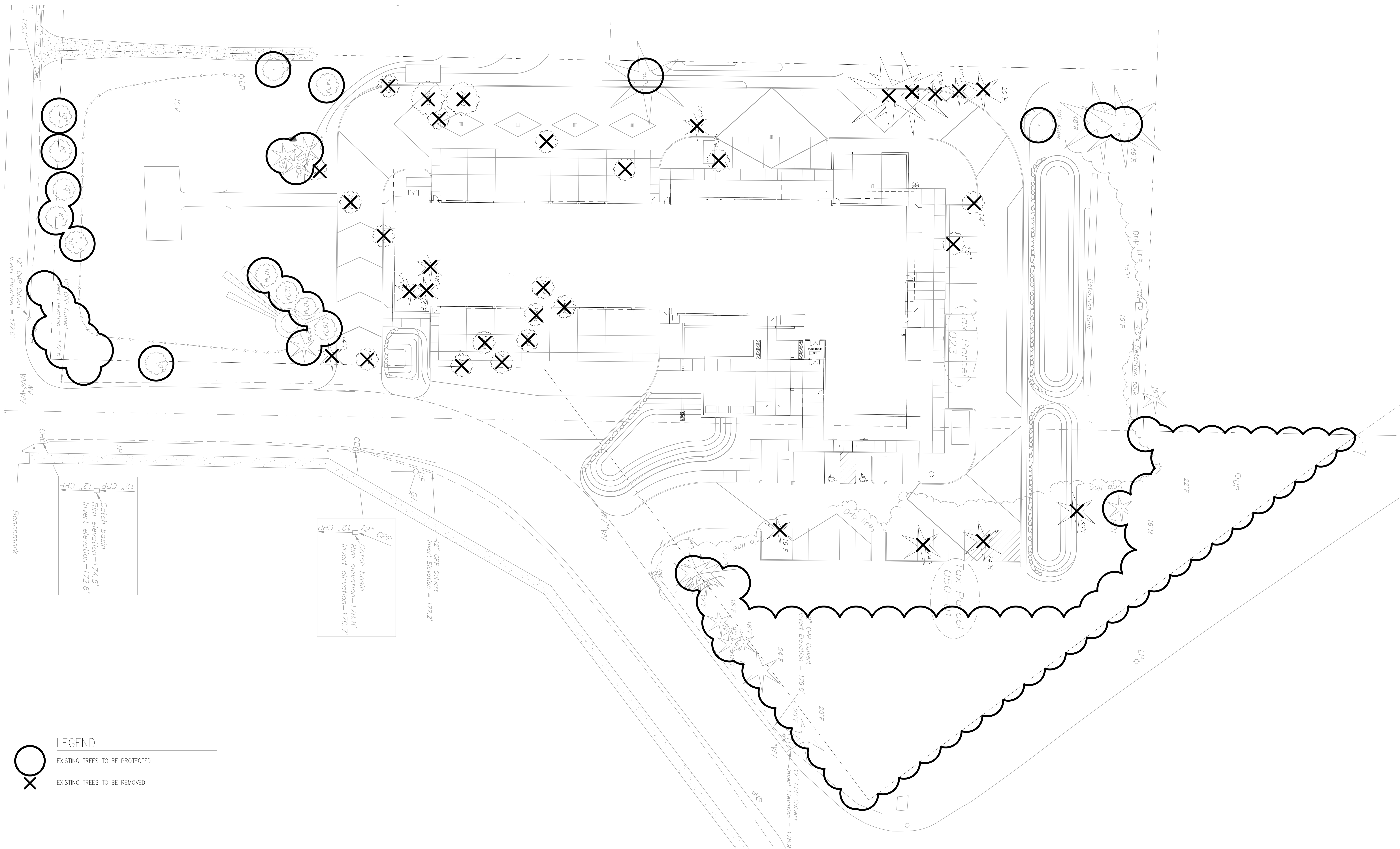
Taper Tipped Rush

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD

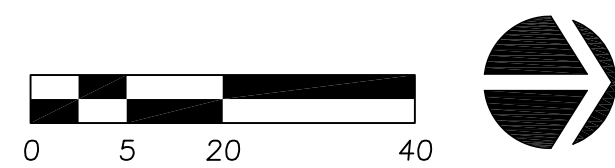


BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 CONCEPTUAL LANDSCAPE PLAN





Tree Retention Plan
1"=20'-0"



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Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 21



REVISIONS:

REVISION NUMBER	REVISION DESCRIPTION	DATE

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CHECKED BY:

SHEET TITLE:

TREE RETENTION PLAN

SHEET

L1.0

JOB NO. 2150124.00

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABI GRA	5	ABIES GRANDIS	GRAND FIR	NA		6' HT.
	ACE CIR	13	ACER CIRCINATUM	VINE MAPLE	B & B	2"	CAL
	ACE FRE	1	ACER FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE MAPLE	B & B	3"	CAL
	ACE RUB	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B & B	2"	CAL
	ACE SAC	3	ACER SACCHARUM 'GREEN MOUNTAIN' TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	2"	CAL
	AME AUT	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2"	CAL
	ARB UNE	16	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	NA	4' HT.
	BET LIT	9	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY BIRCH	B & B	2"	CAL
	BET UTI	3	BETULA UTILIS JACQUEMONTII	WHITEBARKED HIMALAYAN BIRCH	B & B	2"	CAL
	CHI VIR	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	2.5"	CAL
	COR KN3	1	CORNUS X 'KN 30-8'	VENUS DOGWOOD	NA	2"	CAL
	EXI TRE	9	EXISTING TREE	EXISTING TREE	NA		
	FRA JUN	1	FRAXINUS AMERICANA 'JUNGINGER' TM	AUTUMN PURPLE WHITE ASH	B & B	2"	CAL
	MAL GOL	12	MALUS X 'GOLDEN RAINDROPS'	CRAB APPLE	B & B	2"	CAL
	OXY ARB	3	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B & B	2"	CAL
	PIN UMB	2	PINUS DENSIFLORA 'UMBRACULIFERA'	TANYOSHO PINE	NA		6' HT.
	PSE DOU	12	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	NA	NA	6' HT.
	STE PSE	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B & B	2"	CAL
	THU GRE	9	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	NA		6' HT.
	THU PLI	16	THUJA PLICATA	WESTERN RED CEDAR	NA	NA	6' HT.
	ARB COM	24	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		
	AUC GOL	3	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	3 GAL		
	CLE SIX	34	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET CLETHRA	5 GAL		
	COR FAR	319	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	2 GAL		
	DIE COP	42	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	2 GAL		
	ESC COM	27	ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	5 GAL		
	EUO COM	20	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL		
	GAR JAM	19	GARRYA ELLIPTICA 'JAMES ROOF'	COAST SILK TASSEL	5 GAL		
	GAU SHA	30	GAULTHERIA SHALLON	SALAL	2 GAL		
	LON RED	6	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	2 GAL		
	LON PIL	5	LONCERA PILEATA	PRIVET HONEYSUCKLE	3 GAL		
	MAH AQU	114	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		
	MAH COM	148	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL		
	MYR CAL	12	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL		
	PIC NID	8	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	5 GAL		
	PIE FOR	8	PIERIS JAPONICA 'FOREST FLAME'	FOREST FLAME LILY OF THE VALLEY BUSH	5 GAL		
	POD RED	18	PODOCARPUS LAWRENCEI 'RED TIP'	MOUNTAIN PLUM PINE	5 GAL		
	POL MUN	17	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		
	RHA RUT	13	RHAPHIOLEPIS UMBELLATA 'RUTRHAPH1'	SOUTHERN MOON YEDDA HAWTHORN	5 GAL		

	RHO CHI	25	RHODODENDRON X CHIONOIDES	CHIONOIDES RHODODENDRON	5 GAL		
	RHO FRA	8	RHODODENDRON X 'FRAGRANT STAR'	FRAGRANT STAR AZALEA	3 GAL		
	RIB SAN	6	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL		
	SPI MAG	50	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GAL		
	VAC OVA	42	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL		
	AGA WHI	22	AGAPANTHUS X 'WHITE HEAVEN'	WHITE HEAVEN AFRICAN LILY	2 GAL		
	ARC UVA	4,336	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINICK	4" POT		12" o.c.
	ASA CAU	96,671	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	4" POT		1" o.c.
	CAL FI2	198	CALLUNA VULGARIS 'FIREFLY'	HEATHER	1 GAL		24" o.c.
	CAR OBN	1,010	CAREX OBNUPTA	SLOUGH SEDGE	PLUG		18" o.c.
	CAR TES	299	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL		18" o.c.
	DRY BRI	74	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	1 GAL		24" o.c.
	HYD MIX	21,063 SF	HYDROSEED MIX	HYDROSEED MIX	SEED		
	LIR MON	465	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIRIOPE	1 GAL		12" o.c.
	LUZ MAR	524	LUZULA SYLVATICA 'MARGINATA'	WOODRUSH	4" POT		18" o.c.
	MAH REP	1,611	MAHONIA REPENS	CREEPING MAHONIA	4" POT		18" o.c.
	POL MU2	809	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	4" POT		42" o.c.
	SAX PRI	193	SAXIFRAGA UMBROSA 'PRIMULOIDES'	PRIMULOIDES SAXIFRAGE	4" POT		18" o.c.
	SOD %PE	663 SF	SOD LAWN SOD	60% PERENNIAL RYE / 40% FESCUE	FLAT		

PLANTING NOTES

1. SEE PLANT SCHEDULES FOR SPECIES, QUANTITIES, AND MINIMUM SPACING. SEE PLANTING DETAILS FOR INSTALLATION AND LAYOUT.
2. DO NOT USE EXISTING TOPSOIL— STRIP & REMOVE.
3. CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS AND CONDITIONERS IN SOIL PREPARATION AND FINISH GRADING.
4. ALL CONSTRUCTION MATERIAL SHALL BE EXCLUDED FROM TOPSOIL.
5. LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED ON SITE BY LANDSCAPE ARCHITECT DUE TO VARYING FIELD CONDITIONS AND DENSITIES OF EXISTING VEGETATION.
6. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARDS FOR NURSERY STOCK, LATEST EDITION.
7. LANDSCAPE ARCHITECT WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
8. PLANTINGS WILL BE B&B AND CONTAINERIZED NATIVE PLANT MATERIAL, AS APPROPRIATE AND SPECIFIED, FROM REGIONAL GENETIC STOCK. PLASTIC NURSERY IDENTIFICATION TAGS WILL BE ATTACHED TO THE STEM OF EACH PLANTING.
9. LOCAL NURSERY STOCK WILL BE USED TO ENSURE THAT THE MATERIAL HAS ACCUMATED TO LOCAL CONDITIONS (REDUCING PLANTING STRESS) AND IS GENETICALLY COMPARABLE WITH PLANTS IN THE LOCAL AREA.
10. FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SELECTED SPECIES ARE UNAVAILABLE FROM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAY BE SUBSTITUTED.
11. TREES WILL BE STAKED ONLY IF A PLANT CANNOT STAND ALONE IN A MODERATE WIND PER PLANTING DETAILS.
12. ALL PLANTINGS WILL BE MULCHED WITH A MINIMUM OF 3 INCHES OF ORGANIC MULCH AS SPECIFIED TO DISCOURAGE WEED GROWTH, MINIMIZE SOIL EROSION, AND RETAIN MOISTURE. THE MULCH IS NOT TO MAKE CONTACT WITH THE PLANT STEM.
13. DO NOT DISTURB TREES AND VEGETATION OUTSIDE LIMIT OF WORK.
14. IF TREES HAVE NOT BEEN DESIGNATED AS SAVE OR REMOVE ON DEMO OR OTHER PLANS IT SHOULD BE ASSUMED THAT THEY ARE TO BE SAVED.
15. THE ENTIRE WIDTH OF THE PLANTING ISLANDS SHALL CONTAIN ONLY SOIL, AND BY WAY OF ILLUSTRATION ONLY AND NOT LIMITATION, BE FREE OF GRAVEL, CONCRETE, CONSTRUCTION DEBRIS, OR OTHER FOREIGN MATERIALS.
16. ALL PLANTING AREAS TO BE IRRIGATED— IRRIGATION PLANS ARE NOT INCLUDED. IRRIGATION WILL BE DESIGN/BUILD BY CONTRACTOR BASED ON PERFORMANCE SPECIFICATIONS.
17. DO NOT DIG BEFORE LOCATING UTILITIES.
18. ALL LANDSCAPE AREAS DESIGNED FOR INSTALLATION OF TREES SHALL HAVE A MINIMUM SOIL DEPTH OF 18" PLUS 8" SCARIFIED SUBGRADE. MINIMUM SOIL DEPTH SHALL INCLUDE SOILS THAT MEET SOIL SPECIFICATIONS.
19. FOR ALL TOPSOIL, THE CONTRACTOR SHALL OBTAIN A LANDSCAPE SOIL ANALYSIS CERTIFYING THAT THE SOIL MEETS THE SOIL SPECIFICATIONS. THE CERTIFICATION SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED PRIOR TO SOIL DELIVERY.
20. APPLY 3" DEPTH OF ORGANIC BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN, AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH. PULL MULCH 3" AWAY FROM BASE OF PLANT.
21. ALL PLANT MATERIAL SHOULD BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN THE SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
23. ALL LANDSCAPE INSTALLATION TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
24. A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION IS REQUIRED.
25. PLANTS SHALL BE INSPECTED PRIOR TO PLANTING TO VERIFY CONFORMANCE WITH PLANTING SIZE AND OTHER REQUIREMENTS.
26. ALL LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
27. PRIOR TO THE END OF THE WARRANTY PERIOD, THE LANDSCAPE WILL BE INSPECTED AND DEAD OR UNHEALTHY PLANTS WILL BE REQUIRED TO BE REPLACED WITH SAME SPECIES AND SIZES.

GENERAL NOTES

1. REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR LIMITS OF WORK AND DEMOLITION OF EXISTING SITE ITEMS.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR SITE HARDSCAPE DETAILS.
- EXISTING TREES TO BE PROTECTED — REFER TO PLANTING PLAN AND TREE RETENTION PLAN.

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BAINBRIDGE ISLAND FIRE DEPT
STATION 21

JEFFREY K. BOUMA
CERTIFICATE NO. 947

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REVISION DELTA
CLOSING DATE

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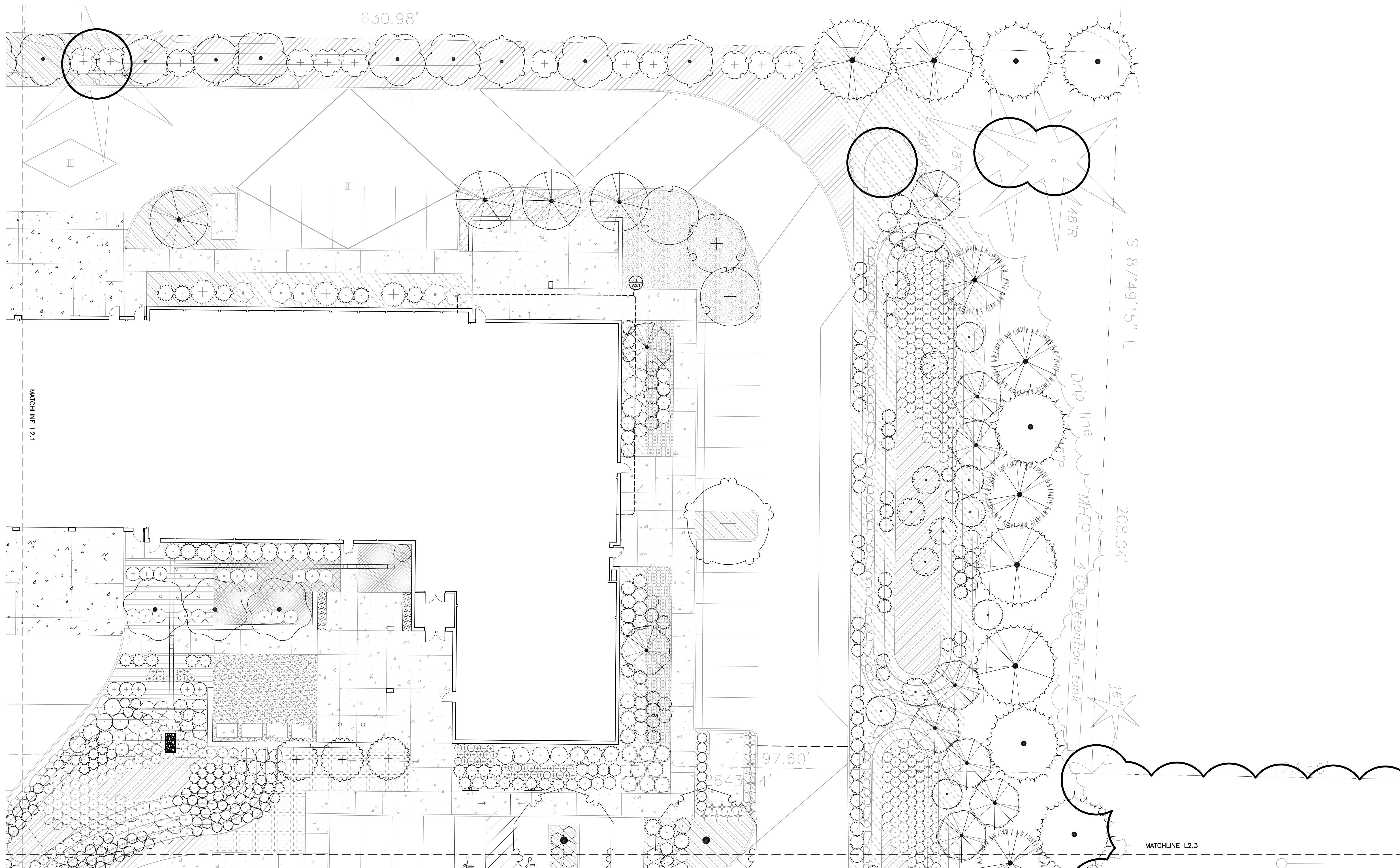
PLANT SCHEDULE +
NOTES

SHEET

L2.0

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PRE-APPLICATION SUBMITTAL 11/10/2015



Planting Plan - North
1"=10'-0"

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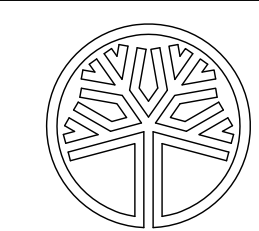
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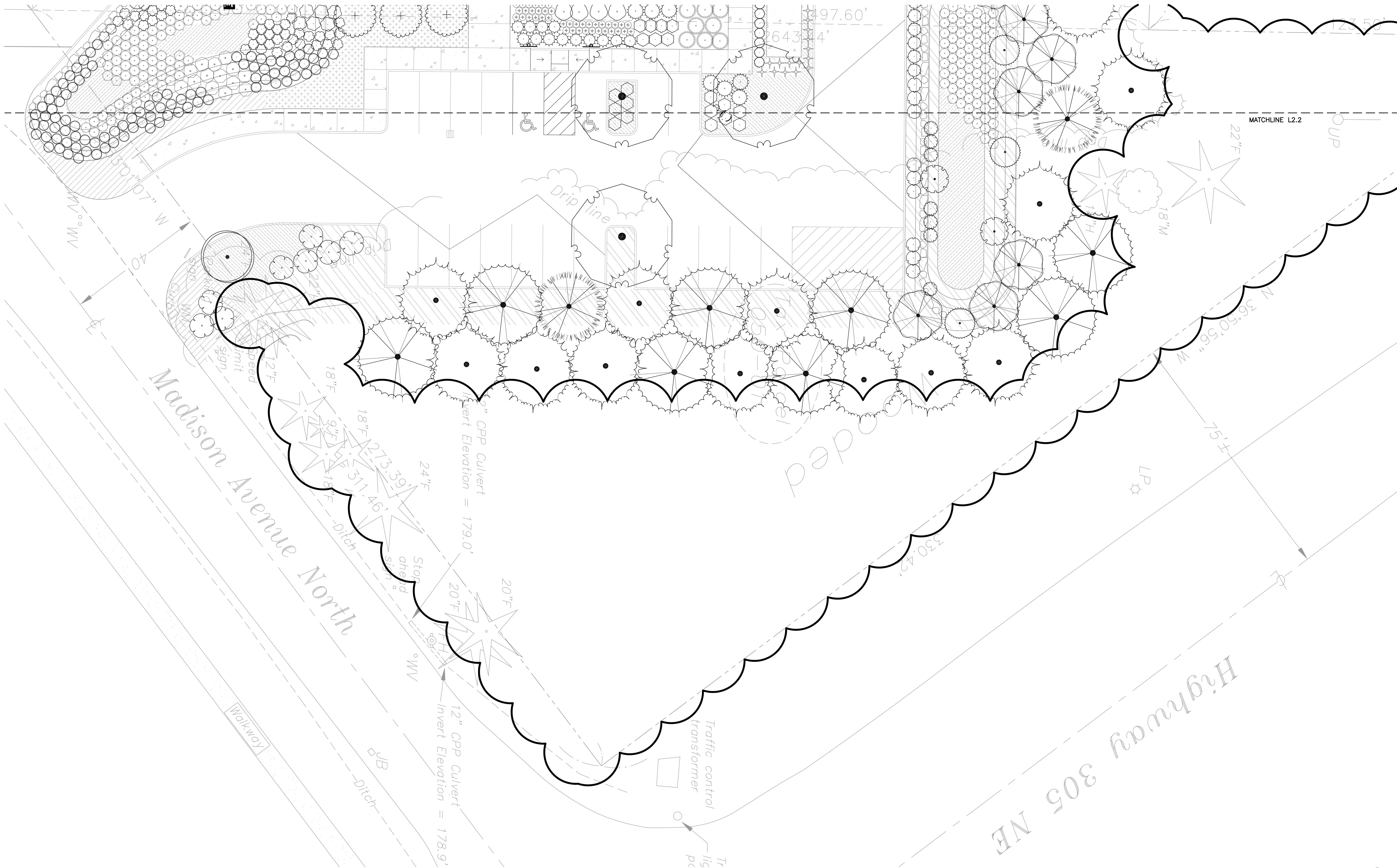
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PLANTING PLAN - NORTH

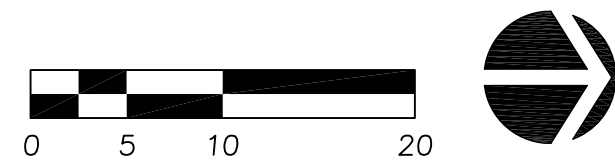
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L2.2

JOB NO. 2150124.00



Planting Plan - East
1"=10'-0"



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PLANTING PLAN - EAST

SHEET

L2.3

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City of Bainbridge Island

Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
(206) 842-2552 www.ci.bainbridge-isl.wa.us

Development Engineer Project Review

To: Joshua Machen, Planning Manager

From: Janelle Hitch, Development Engineer *JCH*

Date: December 10, 2015

Re: Bainbridge Island Fire Station 21- Preapplication

Related Application Number:

PLN11791 - PRE

Project Description

The proposal includes the replacement of the existing fire station with a new 30,760 square foot station. The existing helicopter landing pad and fenced-in area on the southern portion of the site is to be preserved. No significant change in traffic is anticipated with the redevelopment. The number of fire personnel working at the fire station from day to day may increase by two (2) from current staffing. The site access currently and as-proposed is on Madison Avenue. The location and access points for the station will be shifted with the new station. There will be one entrance driveway for worker and visitor parking. The driveway will be one-way and wrap around the building with the exit to Madison Avenue to the south of the entrance. The fire station vehicles will have a separate access with bay doors on both sides of the building bays. The site property fronts New Brooklyn Road and SR305 as well as Madison.

The site address is 8895 Madison Avenue N. The site comprises two tax parcels 4159-000-050-0206 and 222502-1-023-2000.

Comments:

I have completed a review of the above referenced project materials received by the City of Bainbridge Island (COBI) on November 10, 2015. Please see the comments below for information on the proposed development.

General

1. At the time of Site Plan Review/ CUP application, preliminary civil plans shall be submitted demonstrating compliance with City standards.

Roadway/Traffic:

2. Adequate site distance at the site access points must be provided. Site distance calculations will be required with the planning permit application submittal.
3. The property fronting New Brooklyn Road is identified in the Non-motorized transportation plan as requiring a Type A: Multi-use, separated pathway. The permit application must address this pathway.

Stormwater:

4. At the time of the Site Plan Review Application provide demonstration of compliance with applicable stormwater management requirements in accordance with BIMC 15.20. The plans and associated reports shall be prepared by a professional engineer licensed in the State of Washington.
5. The existing stormwater detention pipes on-site may be used as part of the stormwater management system if shown to be in adequate condition. Detention requirements must be determined using the current guidelines indicated in BIMC 15.20 and the 2005 Department of Ecology Stormwater Management Manual for Western Washington.
6. If site disturbance is greater than one acre in size, the applicant will be required to apply for a Construction Stormwater General Permit through the Washington State Department of Ecology, prior to permitting of construction activities.

Sewer:

7. An evaluation of proposed sewer use, existing capacity and existing connection to the sewer system is needed with the permit submittal.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review.

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 Department – Station 21

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

CUP/SEPA/Site Plan

Project Description:

This project surrounds the redevelopment of the existing Bainbridge Island Fire Department, Station 21. The redeveloped fire station is a two story structure with a gross floor area of approximately 30,760 square feet. The site area consists of 56.6 percent landscape area and 39 parking spaces. The building will be approximately 34 feet in height at the maximum. The building consists of living quarters, meeting spaces, offices, storage areas, and the apparatus bay.

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.	The proposed design utilizes varying materials; wood, concrete, concrete composite paneling and a mix of metal paneling that additionally offers alternating textures and visual interest to the buildings prime façade treatments. Coupled with the materials and textures, the design team has sought to introduce fenestration gestures that additionally add interest through shadows, sheens and general massing.	

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).	The proposed design integrates massing elements that seek to best align with the intended building modulation, while maintaining the forms necessary of the building use as a emergency response fire facility. Due to the required special functions required of a fire facility, vertical modulation for such facilities directly affect the functionality. To offset these functional demands, material changes, insets and structural elements have been pronounced to provide visual modulation to the building façade.	
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 building orientation, functions and fenestration design eliminate any publicly facing 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 predominant surface of the first floor.	As a emergency response fire facility, much of which is necessitated by commercial or retail design standards do not readily apply. The design team has, however, sought to utilize entry canopies, exaggerated overhangs, and public facing glazing as a strategy to still align the design with this guideline's intent. The street facing apparatus bay, a prominent design disseminator for any fire station, has be emphasized to showcase the function of the facility but also visually illustrated the fire departments presence	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			within the community.	
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.	The building itself is setback from the public way to provide both a buffer but also allow opportunities for inclusion of a pedestrian friendly entry plaza. Incorporation of landscape features, seating, stormwater features and canopies seek to provide a pedestrian friendly entry sequence to the property and building lobby.	
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.	The building is a standalone structure on the site. Inclusion of landscape features have been incorporated where feasible and appropriate. The building facades constitute the majority of the frontage facing.	
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.	Due to the building function and ground floor operational necessities, the building itself cannot be parceled or split as it would negatively affect the functionality of the fire department and their response times. The design team, however, has sought to introduce jogs in the building foot print and noted façade modulations to visually offset the overall scale of the building mass. In addition, the building height, where allowable by program	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			functions, has been stepped in height to add visual impression of multiple building masses.	
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.	The design team has introduced a pedestrian oriented plaza space that serves as the entry sequence and breakout space for the abutting community room space. We have additionally provide enlarged planting areas adjacent the building to breakdown the overall scale of the building, showcase native vegetation and illustrate stormwater treatment solutions.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	The design team has utilized the noted public entry plaza as a break between the building and adjacent vegetated spaces. The lawn space is bordered by seating elements, which seek to create defined outdoor spaces and edges to the adjacent landscape zones. Selective vegetation, lighting and pedestrian scaled trees have been incorporated to further break down the building scale.	
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.	The exterior building materials have been selected to compliment the communities design attributes, while still maintaining a high level of durability and be low maintenance to the fire department. The materials and their accompanying structural system have additionally been selected to complement the island's design aesthetic. Such materials as glu-lam girders, timber bracing, formed concrete and composite wood siding have been paired with metal roofing, composite siding and metal paneling for a balance	

Design Review Board Design Guideline Checklist

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

			between warm and cool materials. Exaggerated overhangs, bracing and canopies have further been incorporated to take on many of the attributes of community structures.	
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.	This facility is designed to serve as a single user building for the Bainbridge Island Fire Department. Selection and incorporation of signage on this facility is aimed at providing a consistent signage solution between the stations and clearly illustrating the particular station numbers to ensure easily distinguishable facilities to the community and its visitors. These signage solutions do not serve to advertise but rather to easily identify them for the particular emergency response facilities they are.	
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.	Not applicable.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	The bulk of the fire station is primarily a secure facility and not accessible by the public. Where public elements exist, such as the lobby and community room, pedestrian access and entry sequences have been provided.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	Entry canopies have been provided for the public entries to the facility.	
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.	As noted in additional guidelines, the building's operational program necessities define the building proper and its general massing. The design team has included steps in building height where functionally or programmatically feasible. These massing changes aid in visually breaking down the overall scale of the structure.	
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.	The design team has located the public parking to the edge of the public entry and placed it back from the street to provide a visual buffer and allow incorporation of increased landscape buffering. Additional operation parking for fire staff has been located within the secure lot, which reduces the overall visual impact of the parking areas.	

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

Design Review Board Design Guideline Checklist

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

**CITY OF BAINBRIDGE ISLAND**

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.govWebsite: www.bainbridgewa.govPortal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>**APPLICATION - PAGE 1**

DATE STAMP

City of Bainbridge Island

NOV 10 2015

Planning and
Community Development

DATE SUBMITTED 11/10/2015		PROJECT NUMBER PLN14200 PRE
PROJECT NAME Bainbridge Fire Station 22		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET 7934 Bucklin Hill Road		
TAX PARCEL NUMBER(S) 41780000120004		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Redevelop the existing fire station as a two-story, approximately 16,808 sf building with living quarters, meeting spaces, offices, storage areas and an apparatus bay with associated site improvements. The existing flag poles will be relocated.

Preapplication Conference: Tuesday, December 1, 2015 @ 10:00 a.m.**Design Review Board: date and time to be determined.**

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov

OWNER

BAINBRIDGE ISLAND FIRE DISTRICT, 8895 Madison Avenue North, Bainbridge Island 98110

Phone: 206-842-7686

E-MAIL:

CONTACT

MICHAEL CHEN, Mckenzie Design, 500 Union Street, Suite 545, Seattle, Washington 98101

Phone: 206-749-9993

E-MAIL: mchen@mcknze.com

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



DATE STAMP FOR CITY USE ONLY City of Bainbridge Island NOV 10 2015 Planning and Community Development	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: BAINBRIDGE ISLAND FIRE DEPARTMENT, STATION 22 TAX ASSESSOR'S NUMBER: 4178-000-012-0004 PROJECT STREET ADDRESS OR ACCESS STREET: 7934 BUCKLIN HILL ROAD NE ENVIRONMENTAL CHECKLIST SUBMITTED: ☐ YES ☒ NO <u>FOR CITY USE ONLY</u> FILE NUMBER: <u>PLN14200 PRE</u> PROJECT NUMBER: <u>14200</u> DATE RECEIVED: <u>11-10-2015</u> APPLICATION FEE: <u>\$265.00</u> TREASURER'S RECEIPT NUMBER: <u>15-01059</u>
---	--

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

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

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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A. GENERAL INFORMATION

1. Name of property owner: Bainbridge Island Fire District
Address: 8895 Madison Avenue N, Bainbridge Island, WA 98110
Phone: (206) 842-7686 Fax: _____
E-mail: _____

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

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

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

2. Applicant/agent: Michael Chen, Mackenzie
Address: 500 Union Street, Suite 545, Seattle, WA 98101
Phone: (206) 749-9993 Fax: _____
E-mail: mchen@mcknze.com

3. Name of land surveyor: Adam & Goldsworthy, Inc.
Address: 1015 NE Hostmark Street, Poulsbo, WA 98370
Phone: (360) 779-4299 Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: Nan Gladstein

5. Description of proposal: Redevelopment of existing fire station as two-story,

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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approximately 16,808-square foot building with living quarters, meeting spaces, offices, storage areas, and an apparatus bay, with associated site improvements. Existing flagpoles to be relocated. Conditional use permit, design review, and community meeting required.

6. Driving directions to site: Site accessible from Bucklin Hill Road NE to the south.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
4178-000-012-0004	City of Bainbridge Island	3.05 ac.
Use additional sheet if necessary	Total of all parcels:	3.05

* As defined in Bainbridge Island Municipal Code 18.12.050

8. Legal description (or attach): Please see survey attached as Exhibit A

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 4178-000-012-0004	OSR-1	R-1		Existing fire station
Lot				
Lot				
Lot				

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	OSR-1	R-1		Residential properties
South	OSR-0.4	R-0.4		Hyla Middle School
East	OSR-1	R-1		Residential properties
West	OSR-1	R-1		Undeveloped

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 may be necessary with your application.

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

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

☒ 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: Varies

CITY OF BAINBRIDGE ISLAND

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

If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island
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: The site is relatively flat, fully developed,
with no known geological concerns.

4. Soil survey classification: Geotechnical information on the site is available from
Aspect Consulting; soil types found on the site include
sand and silt.

5. Flood plain designation: ☒ X ☐ AE

CITY OF BAINBRIDGE ISLAND

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6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet		
secondary arterial	60 feet	Bucklin Hill Road NE	60 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 5-7 feet wide.

8. Intended use of the land, as well as the sequence and timing of the proposed development:

The land is proposed for redevelopment under the same use as a fire station.Pending the required approvals, construction is expected to start in the fall of 2016 and to be complete in 2018.

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

16,808 square feet

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

11.2%

11. Height of proposed buildings or structures:

26'-6" (maximum roofline)

12. Square footage of all spaces:

retail:

N/A

storage:

2,401 square feet

residential:

3,061 square feet

office:

4,629 square feet

other:

6,717 square feet (apparatus bay and support spaces)

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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13. Number of stories proposed: 1 (ground floor and mezzanine)
14. Proposed setbacks:
- | | | | |
|--------|------------------------|--------|---------------------------------------|
| north: | <u>284' to bldg.,</u> | south: | <u>155.8' to bldg., 37.4' to curb</u> |
| | <u>215.5' to curb</u> | | |
| east: | <u>35.3' to bldg.,</u> | west: | <u>65' to bldg., 10.5' to curb</u> |
| | <u>13.8' to curb</u> | | |
15. Number of parking stalls proposed: 30
16. Amount of square footage of proposed paved areas: 43,330 square feet
17. Percent of site to be covered by impervious surfaces: 43.8 %
(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)
18. For light manufacturing proposals, percentage of site to remain as open space: %
19. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
☐ yes ☒ no ☐ unknown
20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
N/A
21. List any other permits for this project from state, federal or local governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date the application was approved or denied, and the application or permit number:
Site Plan and Design Review, Conditional Use Permit & SEPA: City of
Bainbridge Island, WA
NPDES

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

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22. Will the completed project result in 800 or more square feet of impervious surface
(building footprint + driveways + parking)? ☒ yes ☐ no ☐ unknown
23. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?
☒ yes ☐ no ☐ unknown
24. Do storm water systems exist on the site? ☒ yes ☐ no ☐ unknown
If yes, were they constructed after 1982? ☐ yes ☐ no ☒ unknown
If yes, what type of storm water system exists on the site?
☒ infiltration ☐ open ditching ☐ closed conveyance ☒ detention
25. Will the completed project result in excavating of or filling in:
☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.
26. For reasonable use exception applications, proposed
square footage of wetland and buffer to be disturbed: _____

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

Michael Chen
*Signature of owner or authorized agent

November 9, 2015
Date

Michael Chen
Please Print

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

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 4178-000-012-0004,

located at 7934 Bucklin Hill Road NE,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to Michael Chen, Mackenzie

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please

check all items that apply):

☒ preapplication conference

☐ planning permits

☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf

for the above checked applications through (date or specific phase) Pre-application

[Signature] 11/10/15
Owner of record by direction Date Owner of record Date

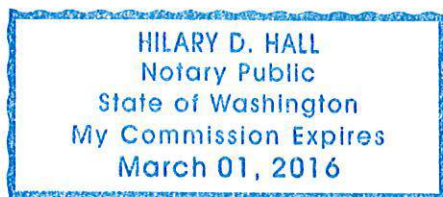
STATE OF WASHINGTON)
) SS.
COUNTY OF KITSAP)

On this 10th day of November, 20 15, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

Luke Carpenter

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.



[Signature]
Notary Public in and for the State of Washington

Residing at 275 NW Scandra Rd, Poulsbo

My appointment expires: 3/1/2016

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

City of Bainbridge Island

NOV 10 2015

Planning and
Community Development

PRE-APPLICATION CONFERENCE NARRATIVE

To

City of Bainbridge Island,
Washington

For

Bainbridge Island Fire
Department Station 22

Submitted

November 10, 2015

Project Number

2150124.00



MACKENZIE
Since 1960

Logan Building | 500 Union Street, Suite 545, Seattle, WA 98101
T 206.749.9993 | T 206.749.5565 | www.mcknze.com

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EXHIBITS

- A. Survey by Adam & Goldsworthy, Inc.
- B. Conceptual Civil Engineering Plans
- C. Conceptual Architectural Plans
- D. Conceptual Landscape Plans
- E. Anticipated Project Schedule

I. PROJECT SUMMARY

Applicant:	Bainbridge Island Fire District 8895 Madison Avenue NE Bainbridge Island, WA 98110
Owner:	Bainbridge Island Fire District 8895 Madison Avenue NE Bainbridge Island, WA 98110
Site Address:	7934 Bucklin Hill Road NE Bainbridge Island, WA 98110
Assessor Site Acreage:	3.05 acres
Zoning:	1 Unit per Acre Zone (40,000 square feet; R-1) Critical Overlay District
Comprehensive Plan:	1 Unit per Acre Zone (40,000 square feet; OSR-1)
Adjacent Zoning:	R-1 to the north, east, and west, and 1 Unit per Acre Zone (100,000 square feet; R-0.4) to the south
Existing Structures:	Fire station, shop addition, shipping container, concrete and gravel pads, and other site improvements
Request:	Pre-application conference request
Project Contact:	Mackenzie, Applicant's Representative Michael Chen, Senior Planner Logan Building 500 Union Street Suite 545 Seattle, WA 98101 (206) 749-9993, Extension 513 MChen@mcknze.com

II. INTRODUCTION

Description of Request

The applicant, Bainbridge Island Fire Department (BIFD), requests a pre-application conference with the City of Bainbridge Island to discuss the proposed redevelopment of the existing fire station at 7934 Bucklin Hill Road NE in Bainbridge Island, Washington. At the pre-application conference, the applicant and the applicant's representative would like to discuss their questions regarding the design review and conditional use permit processes, stormwater requirements, and the feasibility of the anticipated project schedule (included as Exhibit E in this request submittal).

As articulated in the City of Bainbridge Island Comprehensive Plan, one of the City's primary goals is to "[p]rovide adequate public facilities [...] which maximize public safety and minimize adverse environmental impacts." In the Strategic Plan Update, BIFD identified critical needs at Station 22 and recommended a formal needs assessment, which the applicant's representative, Mackenzie, was involved in producing. The proposed redevelopment of Station 22 will ensure not only that the buildings meet BIFD's operational needs, but that the redeveloped fire station will serve the needs of the Bainbridge Island community for decades to come.

Community members will be involved in the redevelopment of the fire station through participation in the community meeting to be held in the initial stages of the review process. The applicant supports this initiative to develop a meaningful process for citizen participation and looks forward to engaging the community's vision for Station 22.

Existing Site & Surrounding Land Use

The subject site is located north of Bucklin Hill Road NE, northwest of the intersection with Blakely Avenue NE in Bainbridge Island. The site comprises one tax lot, 4178-000-012-0004.

There are approximately three existing buildings on the site, including a fire station, a shop addition, and a shipping container; there are a couple of concrete and gravel parking and pad areas on the site, as well as landscaping and vehicle circulation areas.

The site and the tax lots to the north, east, and west are zoned 1 Unit per Acre Zone (40,000 square feet; R-1), and the tax lots to the south are zoned 1 Unit per Acre Zone (100,000 square feet; R-0.4). The site comprises approximately 3.05 acres. The site is currently in use by BIFD as the existing Station 22.

Description of Proposed Development

The applicant proposes to redevelop the existing fire station on the site, Station 22. The redeveloped fire station will have a gross floor area of approximately 16,808 square feet, 56.1 percent landscape area, and 30 parking spaces. The fire station use is conditionally allowed in the R-1 zone; therefore, the applicant will seek approval of a conditional use permit in addition to the site plan and design review applications.

Aerial Image – Project Site



III. NARRATIVE & COMPLIANCE

Preliminary Architectural Information

The redeveloped fire station will be constituted of a main, single-story building with a mezzanine, with a gross floor area of approximately 16,808 square feet and a building footprint of approximately 15,066 square feet as well as a 1,743 square feet mezzanine. The building coverage is approximately 11.2 percent of the site. The proposed building will include occupancy groups R-2 Residential, multiple family; S-2 Storage, low hazard; B Business; and A-3 Assembly, general, community halls, libraries, museums; and the construction type will be V-B. The building will be approximately 26 feet six inches in height at the maximum, measured from the roofline. The building will include living quarters, meeting spaces, offices, storage areas, and an apparatus bay, all in support of the fire station use. The existing flagpoles will be relocated to the entry plaza in the southwest corner of the building.

The proposed building is designed for compatibility with contemporary architecture characteristic of the Pacific Northwest in general and the Bainbridge Island community specifically. Please refer to the architectural plans included in Exhibit C of this submittal for more detail.

Preliminary Engineering Information

An existing driveway is located on the southern side of the site. This driveway will be relocated slightly to the west as an approximately 24-foot-wide driveway for both passenger vehicles and emergency access, and a seven-foot sidewalk will be constructed to connect the driveway to the parking area to the north and to the main building entrance to the north of the parking area.

Approximately 30 off-street parking spaces are proposed for the development, including 29 standard parking spaces and 1 accessible parking space. The proposed parking areas are located on the south, east, and west sides of the proposed building. No on-street parking is proposed for the development, and no loading areas or bicycle facilities are proposed.

There are no existing or proposed sidewalks on Bucklin Hill Road NE, with the exception of the proposed sidewalk connecting pedestrians from the driveway at the beginning of curb return to the subject site. All proposed vehicle accesses will connect to Bucklin Hill Road NE on the southern side of the site. On-site pedestrian circulation will be provided with internal sidewalks and crosswalks.

Bucklin Hill Road NE to the south of the site is functionally classified as a secondary arterial street according to the draft update of the City's Island Wide Transportation Plan (IWTP); the existing size of this street meets the required right-of-way width of 60 feet.

A four-foot-high black coated chain link fence is proposed to surround the northern portion of the site, including the proposed building area, with a motorized rolling gate and access gate at the southwest corner of the site.

A fueling pad is proposed on the north side of the site, a transformer area is proposed on the west side of the site, and a generator pad is proposed on the east side of the site.

The site is currently served by water and sewer utility (septic) infrastructure. This infrastructure is adequate to serve the needs of the proposed development; therefore, no new utilities or utility connections are proposed. There is an existing utility pole in the center of the site that is proposed to be retained at the current location.

A lighting plan for the site will be prepared by licensed engineers and submitted with the preliminary land use application.

There is one existing fire hydrant on the site.

Stormwater facilities are proposed in the landscape area, including stormwater planters in the landscaping on the northern side and in the southeast corner of the site. As required according to jurisdictional erosion control standards, Best Management Practices (BMPs) and the relevant standard details will be utilized throughout the site and in construction activity.

The approximately cubic yardage of cut and fill that will be needed for the project will be calculated by a licensed Mackenzie civil engineer and indicated on the grading plans to be submitted with the preliminary land use application for the project.

Please refer to the civil engineering plans included in Exhibit B of this submittal for more detail.

Preliminary Landscape Information

Entry gardens are proposed to the west of the main entry on the south side of the building, and a staff patio is proposed on the west side of the building. The existing forest buffer on the northern side of the site will be preserved, and a meadow will be maintained to the south of the forest buffer, north of the internal circulation area on the north side of the proposed building. A full screen buffer will be provided on the eastern side of the site, with partial screen buffers provided on the southern and western sides of the site. Interior parking areas will also be landscaped.

Pre-Application Conference Questions

- Our storm water design consists of the following:
 - Roof water runoff will be infiltrated on site
 - Retaining stormwater on site
 - Impervious areas will be treated and infiltrate on site; any overflow will utilize the ditch along the site frontage

Please confirm the storm drainage requirements applicable to this project.

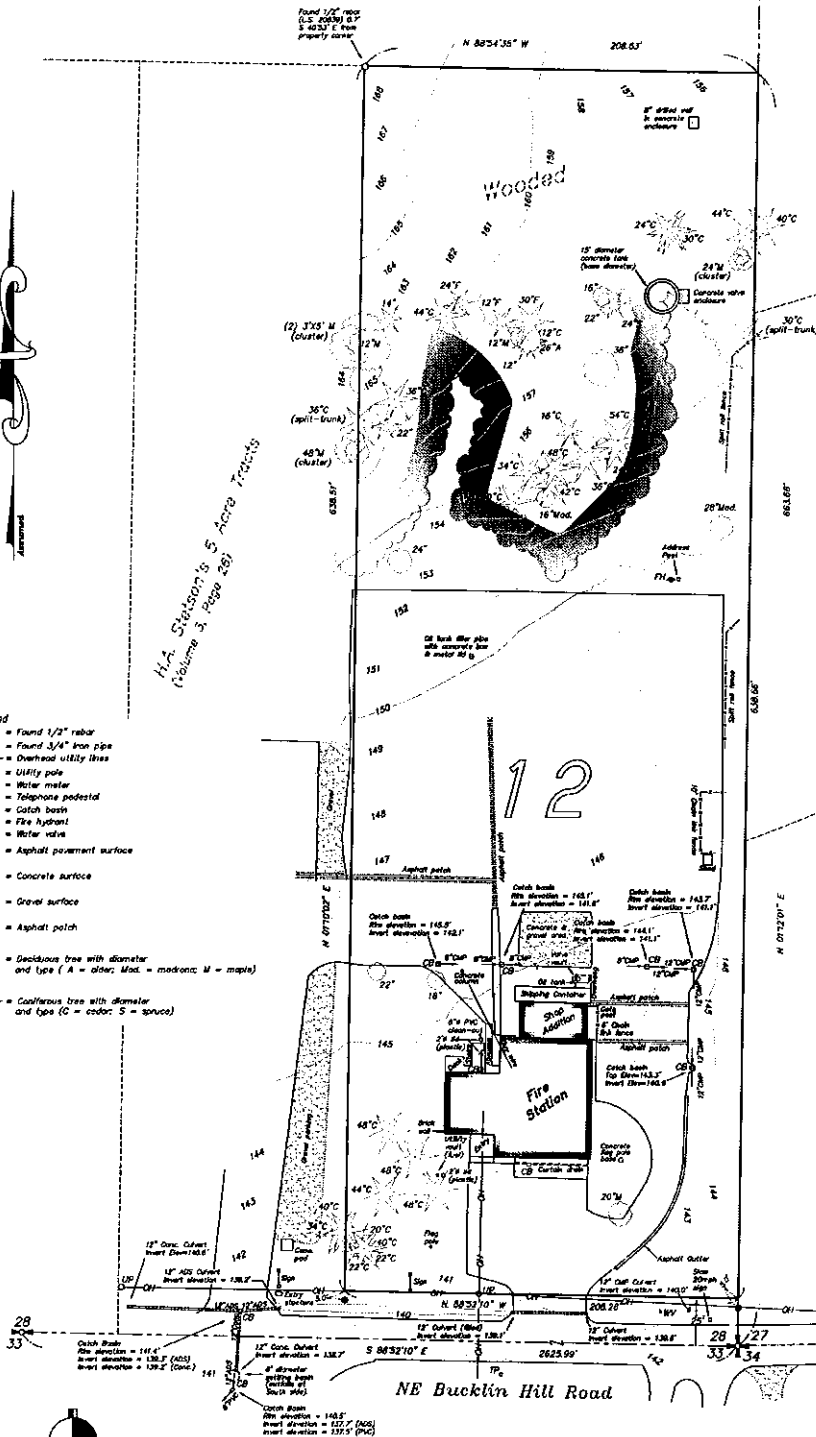
- Sanitary sewer will be on-site septic. Any concerns or comments related to that?
- Water service (fire and domestic) is being coordinated with the water district. (Service is from an 8-inch main at the site frontage.) Any comments related to this?
- Will any frontage improvements be required? The current plan is to match the existing AC with our new driveways.
- Who is our contact with engineering questions or coordination items?

CONCLUSION

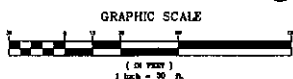
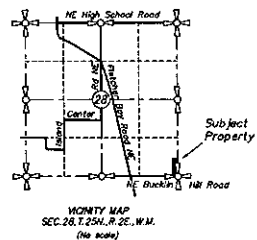
The applicant submits this narrative and the attached Exhibits in support of the request for a pre-application conference to discuss the proposed redevelopment of the existing fire station located at 7934 Bucklin Hill Road NE. The preliminary land use application to follow will continue to demonstrate that the proposal is in compliance with the relevant standards provided by the City of Bainbridge Island and additional jurisdictions.

Scale: 1" = 30'

- Legend**
- O = Found 1/2" rebar
 - B = Found 3/4" iron pipe
 - OH = Overhead utility lines
 - UP = Utility pole
 - WM = Water meter
 - TP = Telephone pedestal
 - CB = Catch basin
 - FH = Fire hydrant
 - WV = Water valve
 - AS = Asphalt pavement surface
 - CS = Concrete surface
 - GS = Gravel surface
 - AP = Asphalt patch
 - 12W = Deciduous tree with diameter and type (A = alder, M = madrone, M = maple)
 - 12T = Coniferous tree with diameter and type (C = cedar, S = spruce)



- Notes**
1. Subsurface utilities were not located.
 2. This drawing does not purport to show all easements, restrictions and encroachments or benefiting the subject property.
 3. Field measurements in wooded areas may be insufficient to support one foot contours but are shown here for clarity.
 4. This drawing and the information thereon is for the sole use of the client under this contract.
 5. This drawing does not constitute a boundary survey of the subject property.
 6. Refer to the plot of H.A. Stetson's 5 Acre Tracts as recorded in Volume 3, Page 25 of Plats, records of Kitsap County, Washington.
 7. Refer to the right of way deed recorded under Auditor's file No. 148371, records of Kitsap County, Washington.
 8. Refer to the survey recorded in Volume 30, Page 48 of Surveys, records of Kitsap County, Washington.
 9. Only the first row of significant trees are shown in the wooded area.



Topography

of a portion of

Tract 12

H.A. Stetson's 5 Acre Tracts

SE 1/4, SEC.28, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

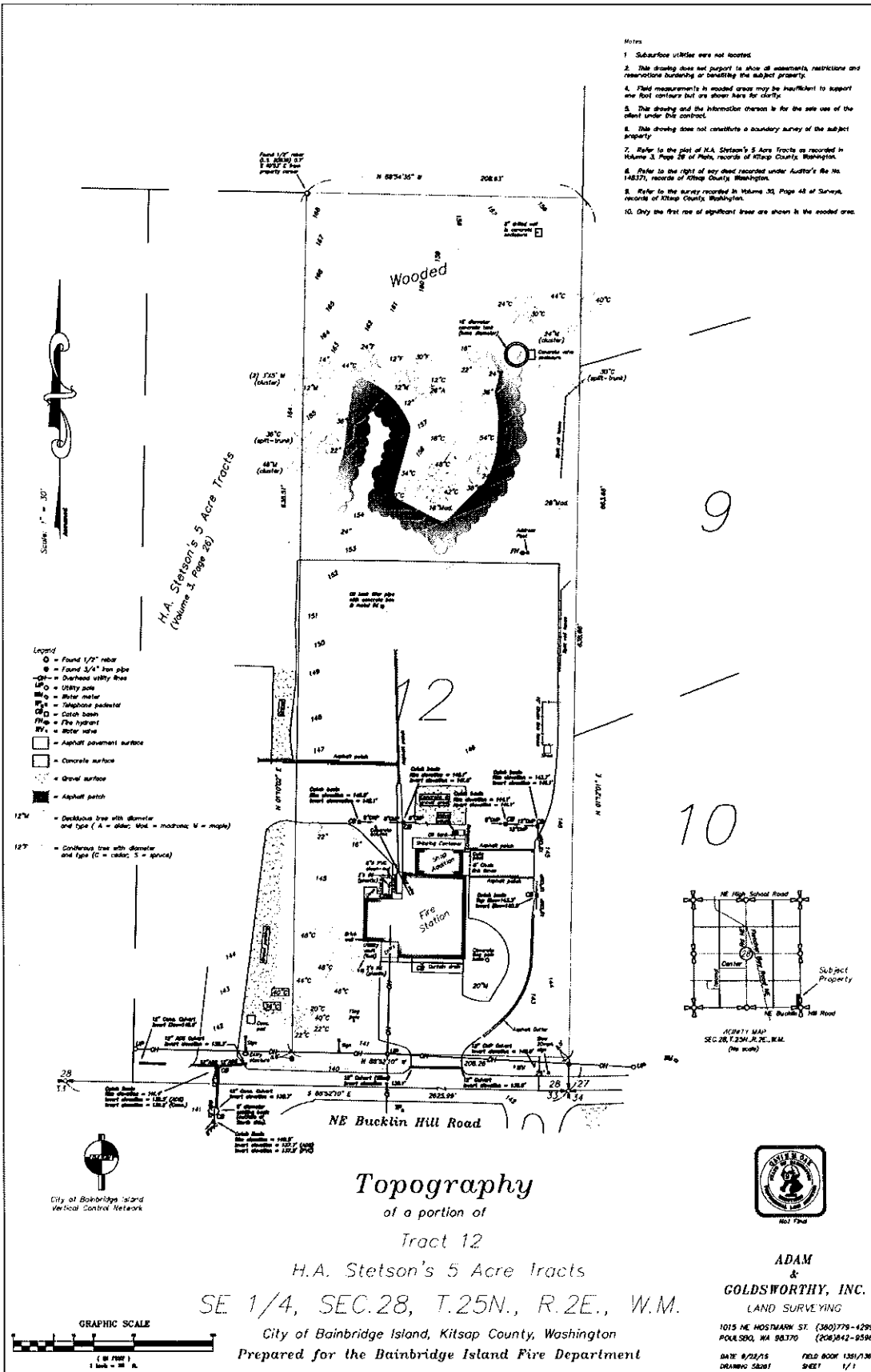
Prepared for the Bainbridge Island Fire Department



**ADAM
&
GOLDSWORTHY, INC.**
LAND SURVEYING

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 9/22/75 FIELD BOOK 1351/364
DRAWING 58267 SHEET 1/1



EXISTING CONDITIONS

APPROVED FOR RECORDATION
BY: [Signature]
DATE: 8/22/18

DATE: 8/22/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]

C1.0

JOB NO: 2150724.0

PRE-APPLICATION SUBMITTAL 11/10/20

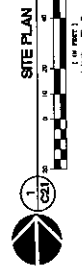
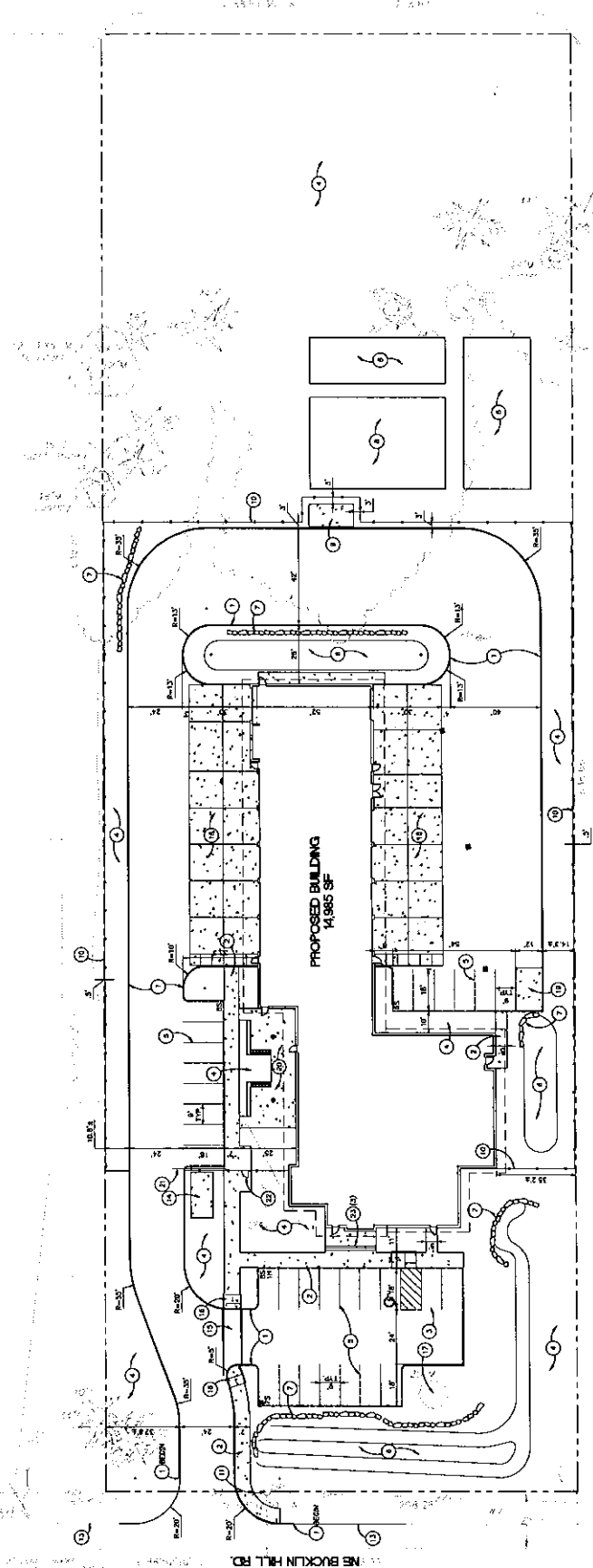
BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7504 BUCKLIN HILL RD. NE
WA 98110

CITY OF BAINBRIDGE ISLAND
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PROFESSIONAL ARCHITECTURE
INTERIOR DESIGN
PLANNING
PO BOX 1000 SEATTLE, WA 98108
(206) 461-1000



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF BAINBRIDGE ISLAND AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. THE INSTALLATION OF THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BAINBRIDGE ISLAND'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BAINBRIDGE ISLAND AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BAINBRIDGE ISLAND AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
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CURB NOTE

ALL CURB RISE TO BE 2.5" UNLESS OTHERWISE NOTED

KEYNOTES

1. CONCRETE VERTICAL CURB PER DETAIL 1/2"X10"
2. CONCRETE SIDEWALK PER DETAIL 2/2"X10"
3. ADA ACCESSIBLE PARKING SPOT PER DETAIL 3/2"X10"
4. LANDSCAPE AREA SEE LANDSCAPE PLANS
5. 4" WIDE WHITE PARKING STRIPE
6. STORMWATER FACILITY SEE PAVING LEGEND
7. ROCK WALL SEE GRADING PLAN
8. TEMPORARY FACILITIES
9. FUELING PAD
10. CHAIN LINK FENCE
11. EXISTING POWER POLE
12. SANITARY MAIN TIE IN AND RESERVE FIELD
13. EXISTING POWER POLE
14. TRANSFORMER
15. 12" WHITE CIRCULAR STRIPE
16. SIDEWALK RAMP PER DETAIL 5/2"X10" AND 5/2"X10"
17. EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION
18. CONCRETE APPROX. SEE PAVING LEGEND
19. CONCRETE APPROX. SEE GRADING PLAN FOR DETAILS
20. EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION
21. MOTORIZED ROLLING GATE
22. PERSONNEL GATE
23. CONCRETE APPROX. SEE GRADING PLAN

SITE DATA

SITE AREA	13,400 SF (CLIP AC)
BUILDING FOOTPRINT	14,985 SF
LANDSCAPE AREA	74,704 SF (18.35)
PARKING PROVIDED	30 SPACES
ACCESSIBLE	30 SPACES (2.0/1,000)
TOTAL	30 SPACES (2.0/1,000)

LEGEND

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

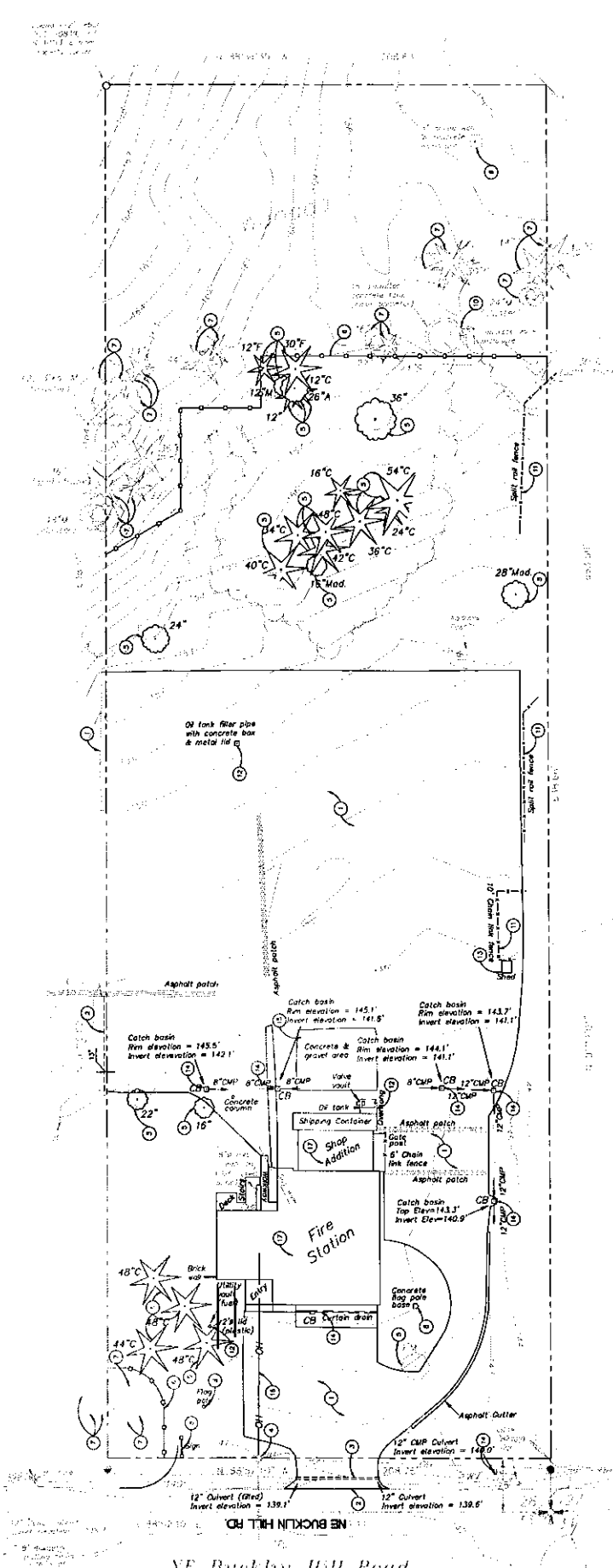
PAVEMENT LEGEND

- 1. 4" ASPHALT OVER 8" ROCK BASE
- 2. 4" ASPHALT OVER 8" ROCK BASE
- 3. 4" ASPHALT OVER 8" ROCK BASE
- 4. 4" ASPHALT OVER 8" ROCK BASE
- 5. 4" ASPHALT OVER 8" ROCK BASE
- 6. 4" ASPHALT OVER 8" ROCK BASE
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- 22. 4" ASPHALT OVER 8" ROCK BASE
- 23. 4" ASPHALT OVER 8" ROCK BASE

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BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7504 BUCKLIN HILL RD. NE

SITE PLAN
C2.1
2150124.0
PRE-APPLICATION SUBMITTAL 11/10/2K



- ### KEYNOTES
1. REMOVE EXISTING ASPHALT AND BASE ROAD.
 2. SAW-CUT EXISTING ASPHALT.
 3. REMOVE EXISTING 12" DUCT.
 4. EXISTING POWER POLE TO REMAIN.
 5. REMOVE EXISTING TREES.
 6. PROVIDE TREE PROTECTION PRIOR TO DEMOLITION WORK.
 7. TREES TO REMAIN.
 8. EXISTING SIGN & FLAG POLE-SALVAGE & STORE ON-SITE.
 9. EXISTING WELL TO REMAIN.
 10. EXISTING TANK & VALVE DISCLOSED TO REMAIN.
 11. REMOVE EXISTING FENCE.
 12. REMOVE EXISTING ON-LINE & ASSOCIATED HARDWARE, REMOVE, DISPOSE, AND DOCUMENT IN ACCORDANCE WITH ALL APPLICABLE STATE REQUIREMENTS.
 13. REMOVE EXISTING IRKID.
 14. REMOVE ALL CATCH BASINS & STORM DRAIN PIPES.
 15. REMOVE EXISTING CONCRETE SLAB.
 16. REMOVE EXISTING ELECTRICAL SERVICE.
 17. REMOVE EXISTING FIRE STATION BUILDING, SHOP ADDITION AND ADJACENT STAIRS, DECK & PATIO.

- ### DEMOLITION NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
 2. ALL DEMOLITION MATERIALS (IF ANY ARE FOUND TO EXIST) SHALL BE DISPOSED IN ACCORDANCE WITH ALL REQUIREMENTS.
 3. ALL DEMOLITION MATERIALS (IF ANY ARE FOUND TO EXIST) SHALL BE DISPOSED IN ACCORDANCE WITH ALL REQUIREMENTS.
 4. INSTALL APPROPRIATE EROSION CONTROL MEASURES AND SECURITY FENCES PRIOR TO DEMOLITION.
 5. DEMOLITION SHALL BE IN ACCORDANCE WITH THE PROPOSED SITE DEMOLITION PLAN.
 6. DEMOLITION SHALL BE IN ACCORDANCE WITH THE PROPOSED SITE DEMOLITION PLAN.
 7. DO NOT STOCKPILE DEMOLITION MATERIALS ON-SITE FOR EXTENDED PERIODS OF TIME.

MECHANICAL/ELECTRICAL
MACKENZIE ENGINEERING
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

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PROJECT
BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7504 BUCKLIN HILL RD. NE
WA 98110

DATE
11/10/20

DEMOLITION PLAN

SHEET TITLE
C2.0

DESIGNED BY
J. MACKENZIE

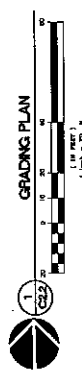
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BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7504 BUCKLIN HILL RD. NE
WA 98110

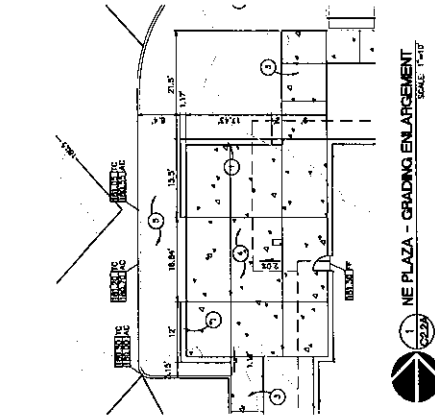
CHECKED BY
J. MACKENZIE

DATE
11/10/20

DEMOLITION PLAN

SHEET TITLE
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1. CONCRETE SEAT WALL
2. WOOD BENCH ATTACHED TO WALL
3. CONCRETE SIDEWALK
4. CONCRETE PLAZA AREA
5. LANDSCAPE AREA
6. 4' x 8' CONCRETE PANELS IN LANDSCAPE
7. STORMWATER RUNOFF
8. DECORATIVE GRATE
9. FLAG POLE

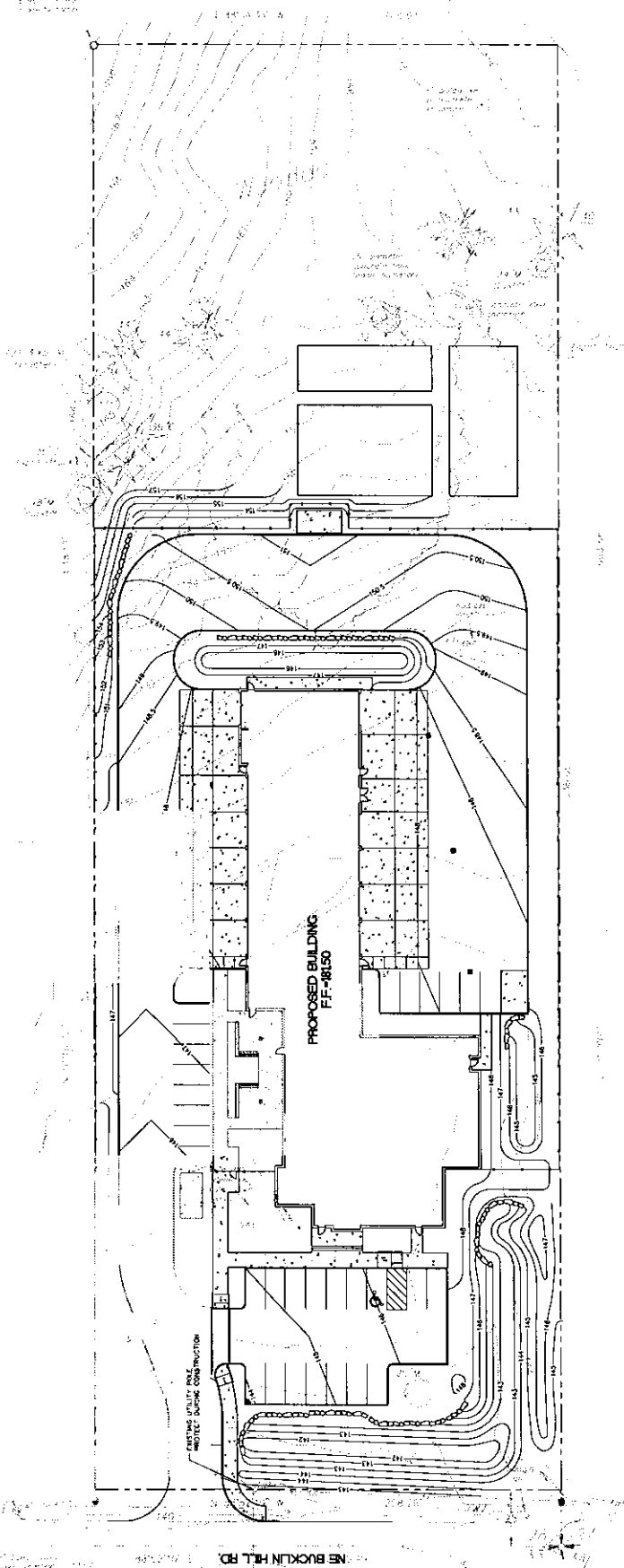
**AECOM/CALELECTRICAL
INTERFACE ENGINEERING**
708 SW 3RD, SUITE 400
PORTLAND, OR 97204

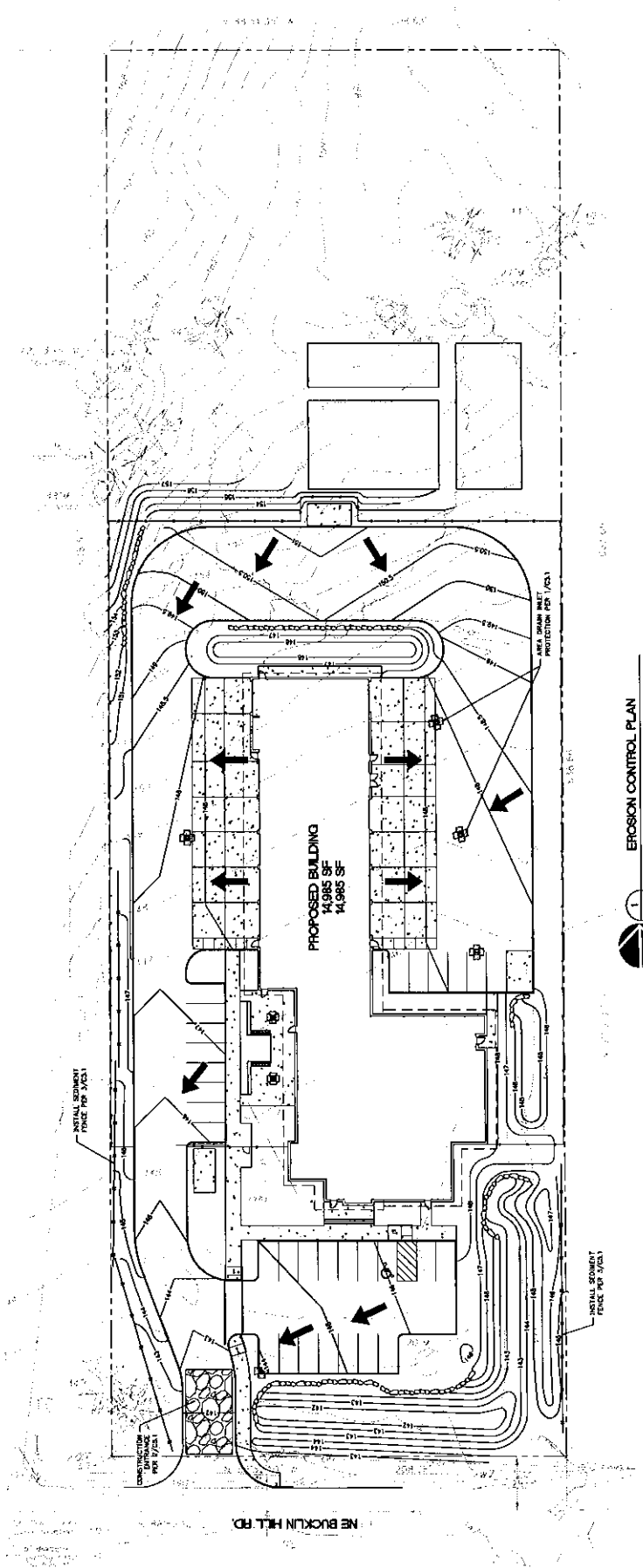
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LANDSCAPE
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PRE-APPLICATION SUBMITTAL 11/10/2020

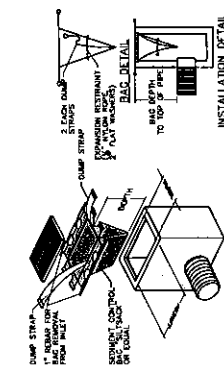




- LEGEND**
- SEDIMENT FENCE
 - CONSTRUCTION ENTRANCE
 - EXISTING DRAINAGE FLOW DIRECTION
 - DRAINAGE FLOW DIRECTION
 - EXISTING TREE TO REMAIN
 - PROPOSED TREE PROTECTION
 - BUILT PROTECTION



		MACKENZIE ARCHITECTURE • INTERIORS • PLANNING • ENGINEERING 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110 206.835.1234 www.mackenzie.com		PROJECT BAINBRIDGE ISLAND FIRE DEPT STATION 22 7354 BUCKLIN HILL RD. NE		CLIENT CITY OF BAINBRIDGE ISLAND 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110		DATE 11/10/20	
MECHANICAL/ELECTRICAL METRAZ ENGINEERING 1000 N. BROADWAY PORTLAND, OR 97204		LANDSCAPE LANDSCAPE ARCHITECTURE 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110		ARCHITECTURE ARCHITECTURE 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110		ENGINEERING ENGINEERING 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110		DESIGN DESIGN 380 MADISON AVE N BAINBRIDGE ISLAND, WA 98110	
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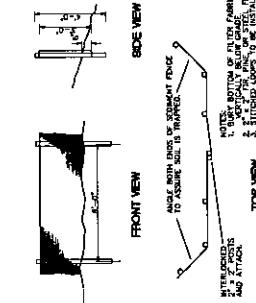


NOTE: THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE FOR EACH LINE.

1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE FOR EACH LINE.
2. LACK OF LINE MEASUREMENT DIMENSIONS IN THE FIELD AND ORDER.
3. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE FOR EACH LINE.
4. NO CATCH BASIN SHALL BE SMALLER THAN 10' X 10' IN ANY DIRECTION.
5. ALL CATCH BASINS SHALL BE 18" DEEP.
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99. ALL CATCH BASINS SHALL BE 18" DEEP.
100. ALL CATCH BASINS SHALL BE 18" DEEP.

1. AREA DRAIN SEDIMENT FILTER BAG

CS3 7/12

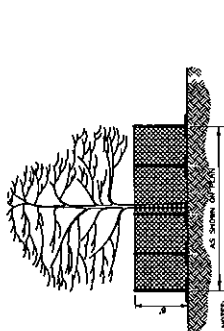


TOP VIEW

3 FILTER FABRIC SEDIMENT FENCE

1. UPDRAIL 500' OF SLOPE.
2. 10' WIDE FABRIC TRINCH ALL
3. ACCUMULATED SEDIMENT CAN BE
4. TO REACH NO MORE THAN 10'
HEIGHT OF THE SEDIMENT FENCE

251 N.T.S.



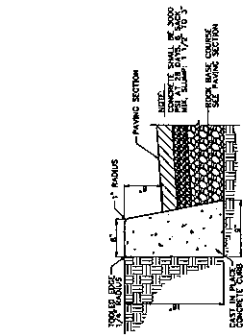
TEMPORARY FENCE SHALL BE 5' IN HEIGHT AND SET AS SHOWN.

CITY SHALL APPROVE INSTALLED TRAFFIC PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.

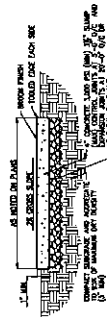
FENCE IN THIS AREA SHALL CONSIST OF REMAKE PLASTER CONSTRUCTION FENCING SECURED TO A BRACKET ANCHORING SYSTEM OR EQUAL, 1-40873.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.

NO OTHER TYPE OR MATERIAL OF FENCE ASSUMED APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.



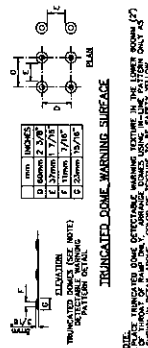
1. CONCRETE VERTICAL CURB
C8.0 N.T.S.



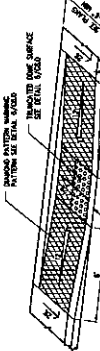
2. CONCRETE SIDEWALK
C8.0 N.T.S.



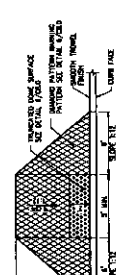
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C8.0 N.T.S.



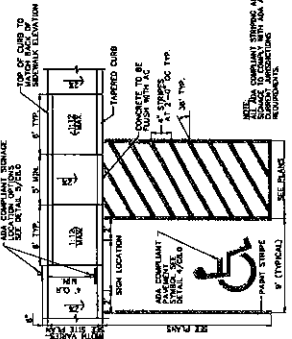
4. ADA COMPLIANT WARNING SURFACE
C8.0 N.T.S.



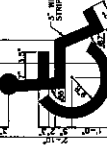
5. SQUARE WING CURB RAMP
C8.0 N.T.S.



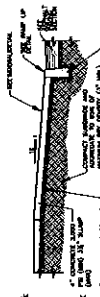
6. STANDARD WING CURB RAMP
C8.0 N.T.S.



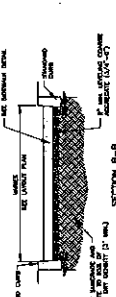
7. ADA COMPLIANT PARKING STALL
C8.0 N.T.S.



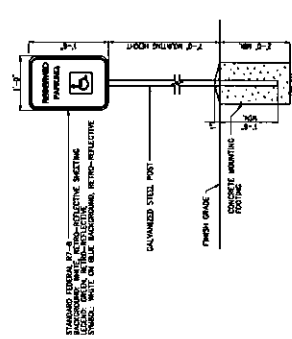
8. ADA COMPLIANT PARKING SYMBOL
C8.0 N.T.S.



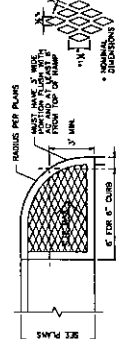
9. ADA COMPLIANT CORNER CURB RAMP
C8.0 N.T.S.



10. ADA COMPLIANT CORNER CURB RAMP
C8.0 N.T.S.



11. ADA COMPLIANT PARKING SIGN
C8.0 N.T.S.



12. ADA COMPLIANT CORNER CURB RAMP
C8.0 N.T.S.

M.
MECHANICAL ELECTRICAL
PLUMBING
SOUTH SUEITE #100
PORTLAND, OR 97204
503.255.1111

MACKENZIE.
ARCHITECTURE • INTERIORS • PLUMBING • ENGINEERING
280 MADISON AVE. N. BANBRIDGE ISLAND, WA 98110
206.835.1111

CITY OF BANBRIDGE ISLAND
280 MADISON AVE. N. BANBRIDGE ISLAND, WA 98110

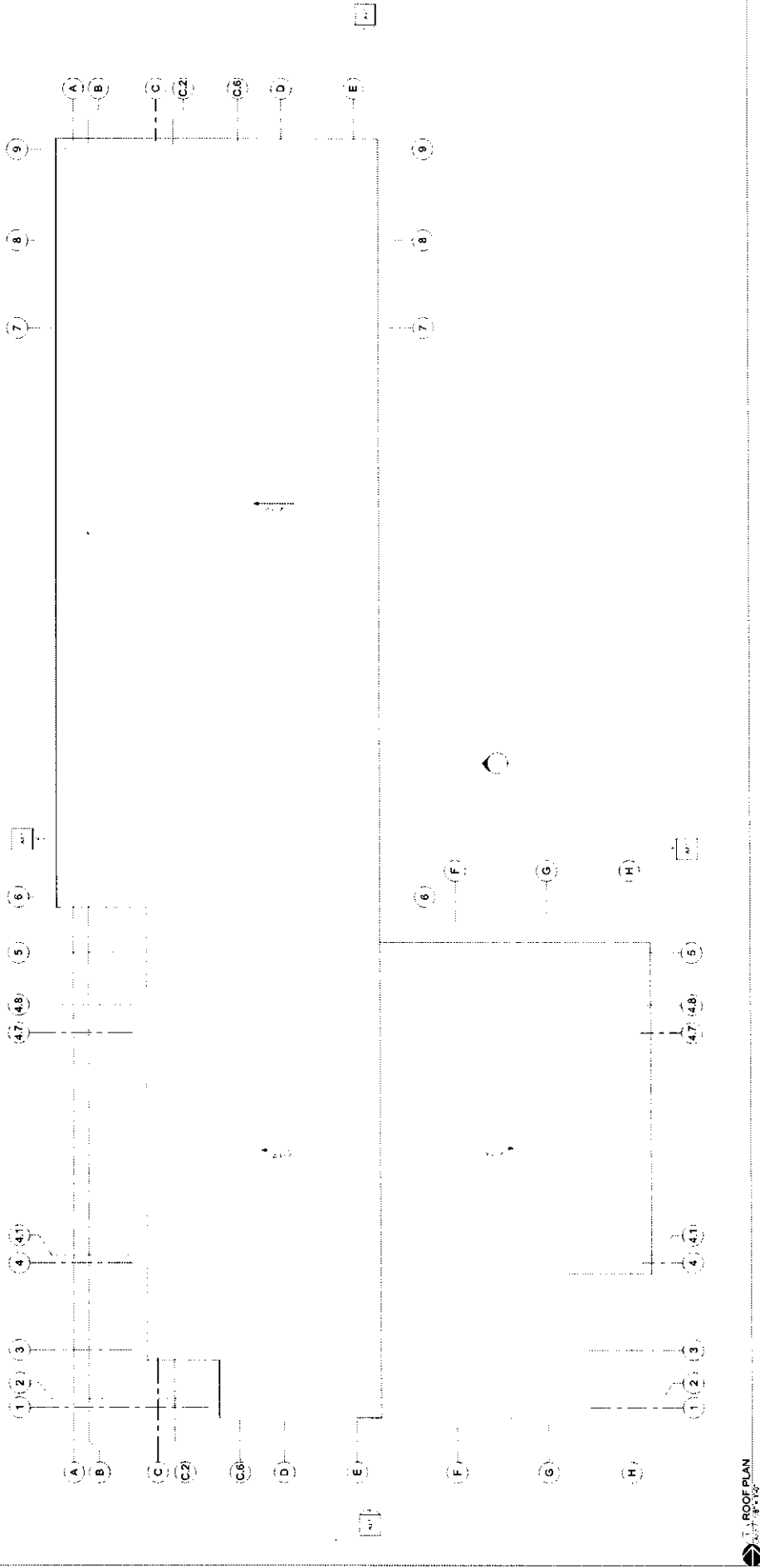
BANBRIDGE ISLAND FIRE DEPT
STATION 22
7904 BUCKLIN HILL RD. NE
WA 98110

CIVIL DETAILS
SHEET TITLE
C8.0
2150124.0
JAN 2011

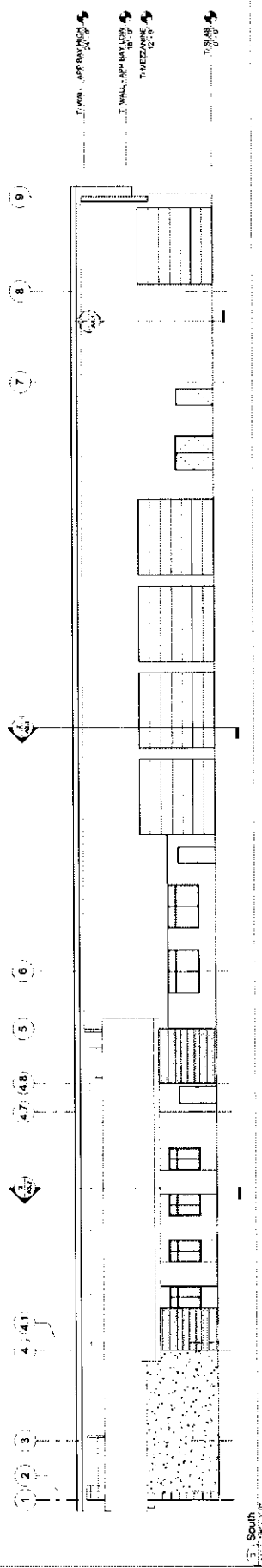
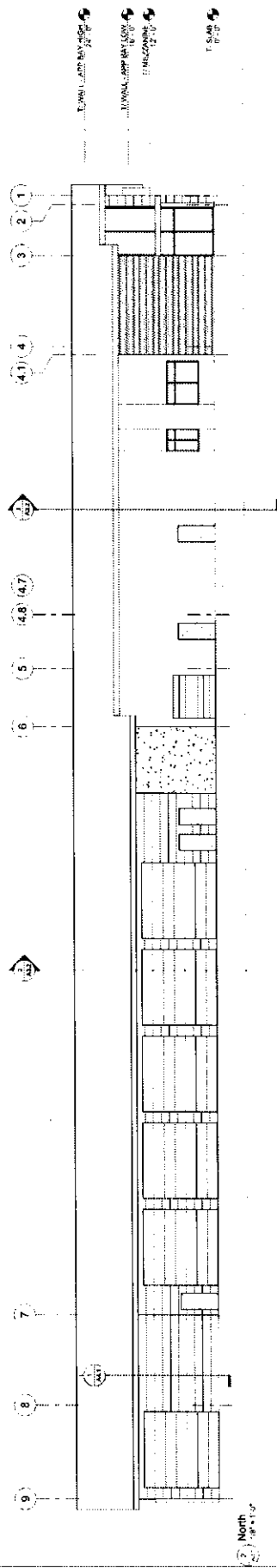
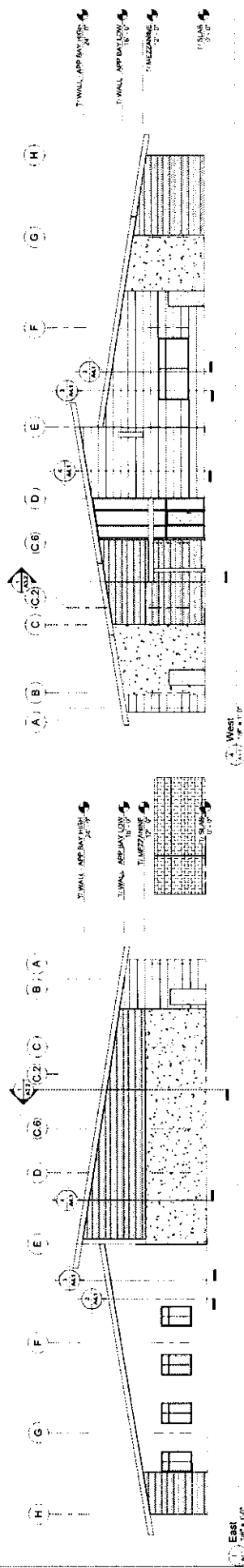


SECTION 1		SECTION 2		SECTION 3		SECTION 4		SECTION 5		SECTION 6		SECTION 7		SECTION 8		SECTION 9		SECTION 10		SECTION 11		SECTION 12		SECTION 13		SECTION 14		SECTION 15		SECTION 16		SECTION 17		SECTION 18		SECTION 19		SECTION 20		SECTION 21		SECTION 22		SECTION 23		SECTION 24		SECTION 25		SECTION 26		SECTION 27		SECTION 28		SECTION 29		SECTION 30		SECTION 31		SECTION 32		SECTION 33		SECTION 34		SECTION 35		SECTION 36		SECTION 37		SECTION 38		SECTION 39		SECTION 40		SECTION 41		SECTION 42		SECTION 43		SECTION 44		SECTION 45		SECTION 46		SECTION 47		SECTION 48		SECTION 49		SECTION 50		SECTION 51		SECTION 52		SECTION 53		SECTION 54		SECTION 55		SECTION 56		SECTION 57		SECTION 58		SECTION 59		SECTION 60		SECTION 61		SECTION 62		SECTION 63		SECTION 64		SECTION 65		SECTION 66		SECTION 67		SECTION 68		SECTION 69		SECTION 70		SECTION 71		SECTION 72		SECTION 73		SECTION 74		SECTION 75		SECTION 76		SECTION 77		SECTION 78		SECTION 79		SECTION 80		SECTION 81		SECTION 82		SECTION 83		SECTION 84		SECTION 85		SECTION 86		SECTION 87		SECTION 88		SECTION 89		SECTION 90		SECTION 91		SECTION 92		SECTION 93		SECTION 94		SECTION 95		SECTION 96		SECTION 97		SECTION 98		SECTION 99		SECTION 100	
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MACKENZIE ARCHITECTS 2000 1ST AVENUE, SUITE 200 SEATTLE, WA 98101 PHONE: 206.461.1111 WWW.MACKENZIE.COM	PROJECT BAINBRIDGE ISLAND FIRE DEPT STATION 22 8885 MADISON AVE NE	CLIENT CITY OF BAINBRIDGE ISLAND 280 MADISON AVE. N BAINBRIDGE ISLAND, WA 98110	DATE 01/24/07	PROJECT NO. 2150124.0
PRE-APPLICATION SUBMITTAL 11/10/20				



MILWAUKEE TOOL CO.
INTERFACE ENGINEERING
PO BOX 806
WATKINS AND VAN HORN
SOUTH SUITE A
BAYNBRIDGE ISLAND WA
98755

Architecture Interiors • Planning Engineering
 Portland, OR
 503.241.8346
 Vancouver, WA
 206.486.2619
 Seattle, WA
 206.441.2881

MACKENZIE

CITY OF BAINBRIDGE ISLAND
280 MADISON AVE. N BAINBRIDGE ISLAND,
WA 98110

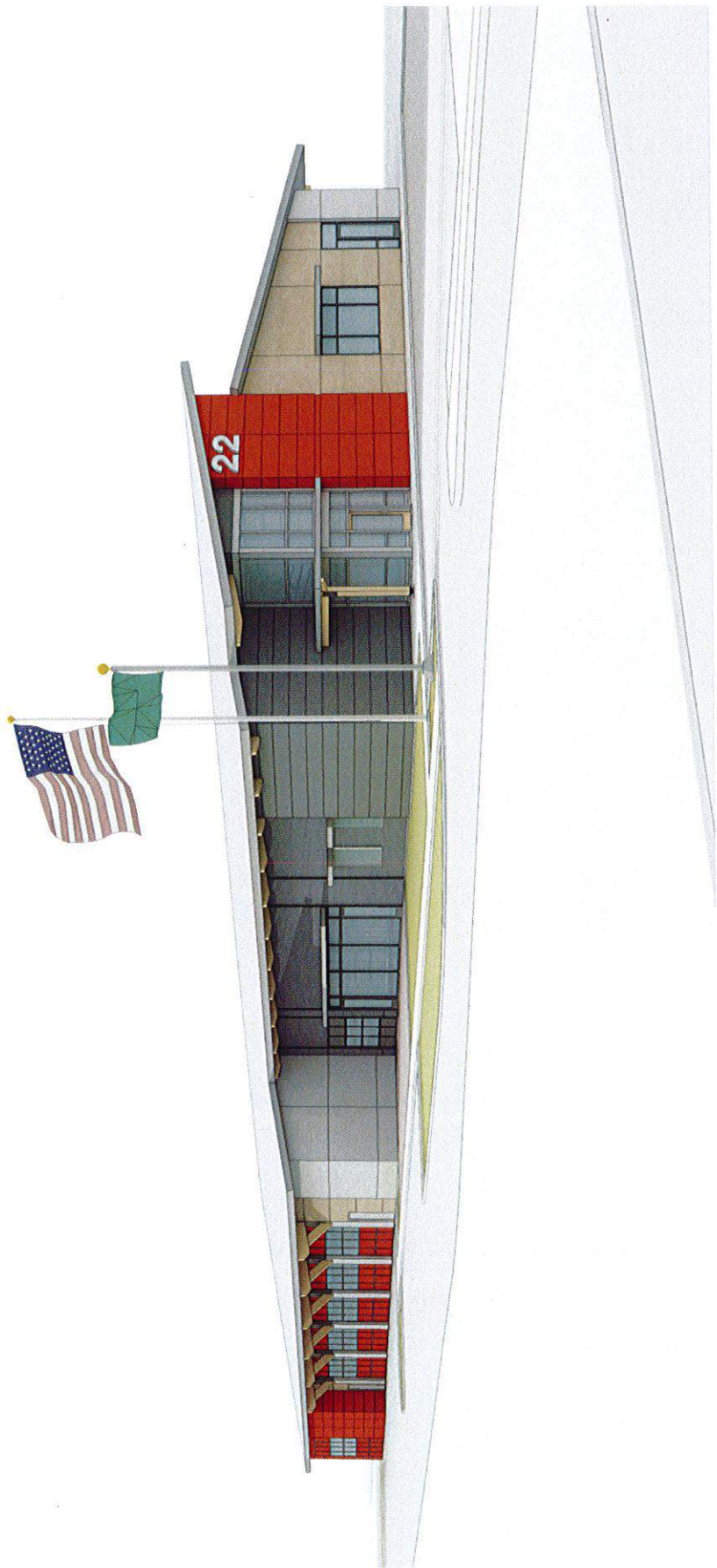
**BAINBRIDGE ISLAND FIRE DEPT
STATION 22
8895 MADISON AVE. NE**

Attention: Superintendent National Center 1400 16th St., NW Washington, DC 20036	URGENT BY AIRMAIL 10/10/77
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BUILDING ELEVATIONS

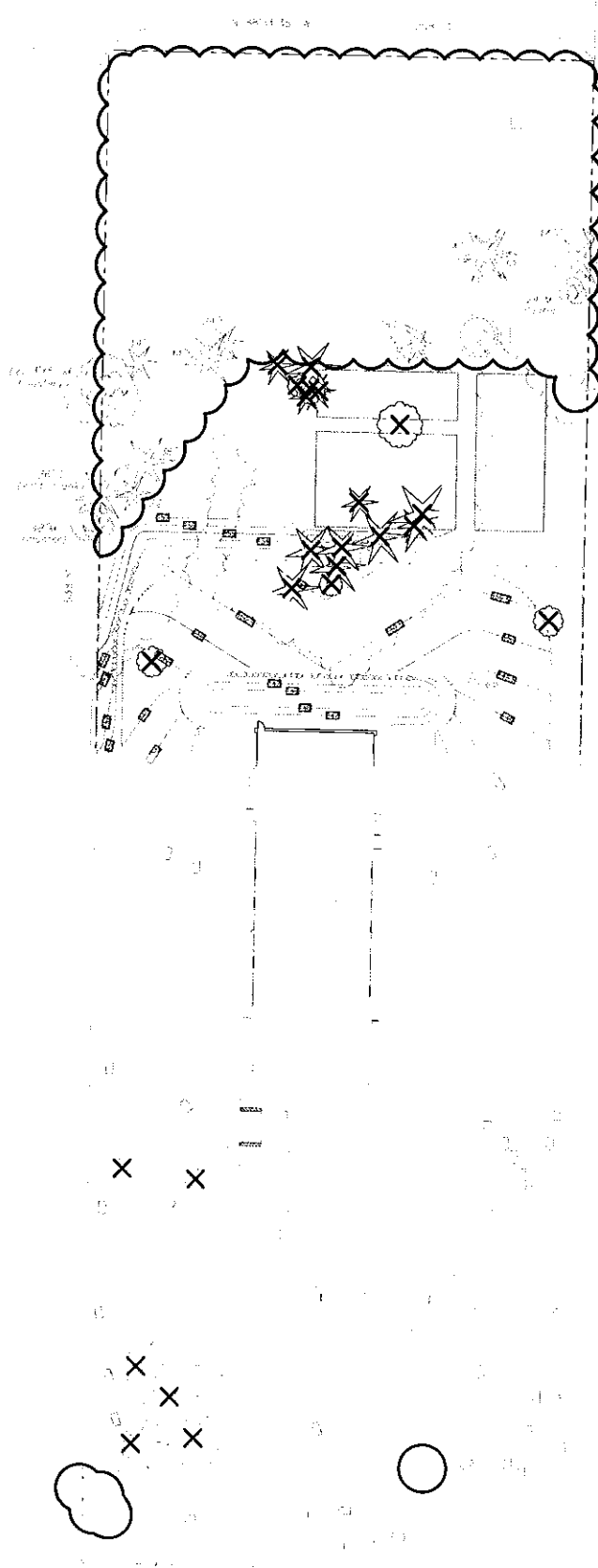
A3.1

PRE-APPLICATION SUBMITTAL 11/10/20





1. All trees to be removed shall be marked with a red 'X' on the ground.
 2. All trees to be protected shall be marked with a green circle on the ground.
 3. All trees to be protected shall be marked with a green circle on the ground.



LEGEND
 ○ EXISTING TREES TO BE PROTECTED
 X EXISTING TREES TO BE REMOVED

Tree Retention Plan

MECHANICAL/ELECTRICAL
 1000 SW 10TH AVE
 PORTLAND, OR 97204



LANDSCAPE
 1000 SW 10TH AVE
 PORTLAND, OR 97204

ARCHITECTURE - INTERIOR - PLANNING - ENGINEERING
 1000 SW 10TH AVE
 PORTLAND, OR 97204

CITY OF BAINBRIDGE ISLAND
 200 MADISON AVE. N BAINBRIDGE ISLAND,
 WA 98110

Project
 BAINBRIDGE ISLAND FIRE DEPT
 STATION 22



REVISIONS
 1. 10/1/2010
 2. 10/1/2010

SHEET TITLE
 TREE RETENTION PLAN

SHEET
 L1.0

JOB NO. 2150124.0

PRE-APPLICATION SUBMITTAL 11/10/21

PLANTING NOTES

1. REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR LIMITS OF WORK AND DEMOLITION OF EXISTING SITE ITEMS.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR SITE HARDSCAPE DETAILS.

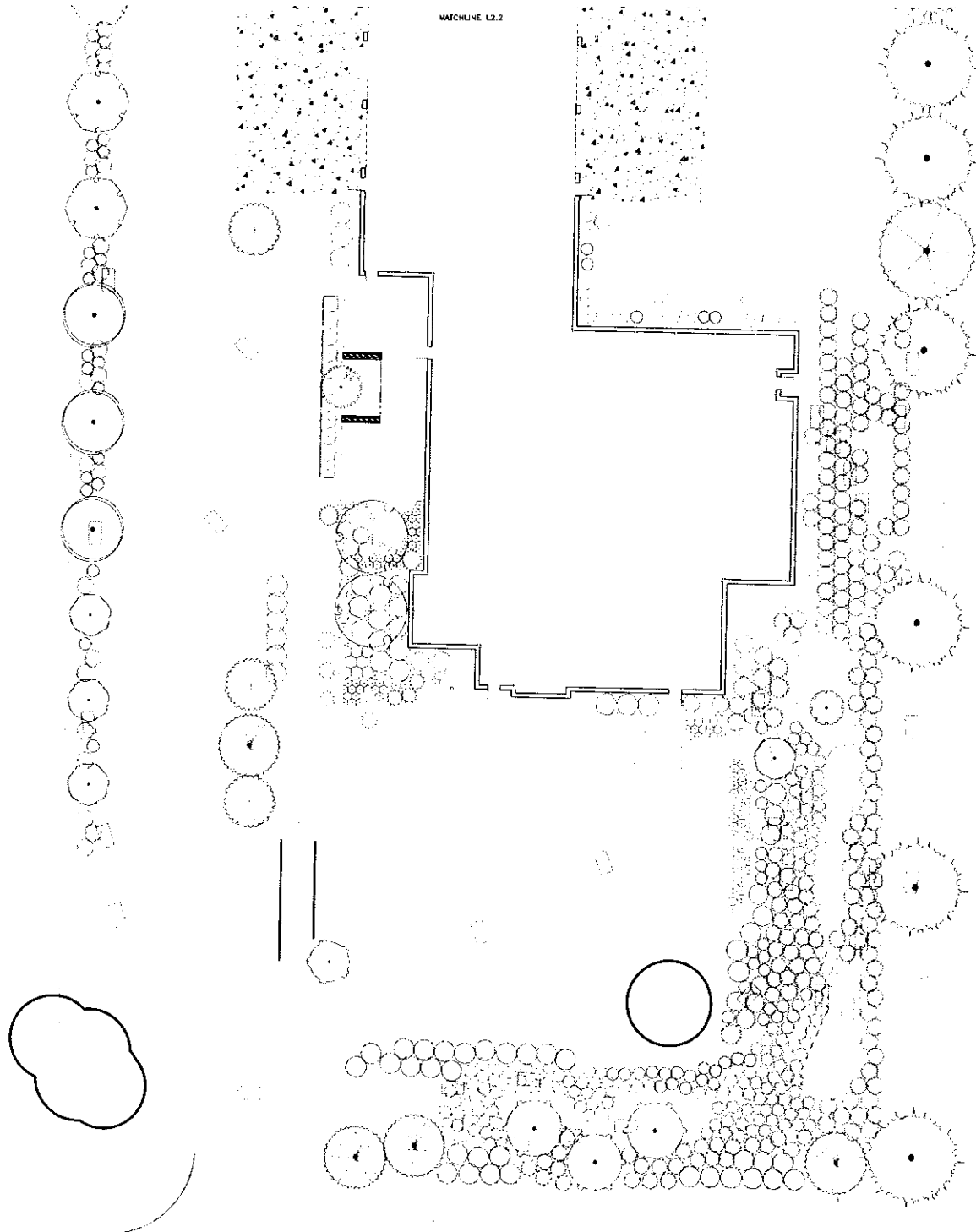
- [illegible]

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3. REFER TO ARCHITECTURAL DRAWINGS FOR SITE HARDSCAPE DETAILS.

EXISTING TREES TO BE PROTECTED - REFER TO PLANTING PLAN AND TREE RETENTION PLAN.

L2.0 PLANT SCHEDULE + NOTES		SHEET TITLE SHEET JOB NO. 215012A.0 PRE-APPLICATION SUBMITTAL 11/10/20
PROJECT BAINBRIDGE ISLAND FIRE DEPT STATION 22		
CITY OF BAINBRIDGE ISLAND 1000 MARKET AVE. N. BAINBRIDGE ISLAND, WA 98110		
MACKENZIE. ARCHITECTURE • INTERIORS • PLANNING • ENGINEERING 1000 MARKET AVE. N. BAINBRIDGE ISLAND, WA 98110 PHONE 206.835.1100 FAX 206.835.1101 WWW.MACKENZIE.COM		
PROJECT LOCATION BAINBRIDGE ISLAND FIRE DEPT STATION 22		
DRAWING NO. 215012A.0 DATE 11/10/20		
DRAWN BY: _____ CHECKED BY: _____ DATE: _____		
PROJECT NO. 215012A.0 PROJECT NAME: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT LOCATION: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT DESCRIPTION: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT STATUS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT CONTACT: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT ADDRESS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT PHONE: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT FAX: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT EMAIL: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT WEBSITE: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT NOTES: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT COMMENTS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT REVISIONS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT APPROVALS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
PROJECT SIGNATURES: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
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PROJECT SOUNDS: BAINBRIDGE ISLAND FIRE DEPT STATION 22		
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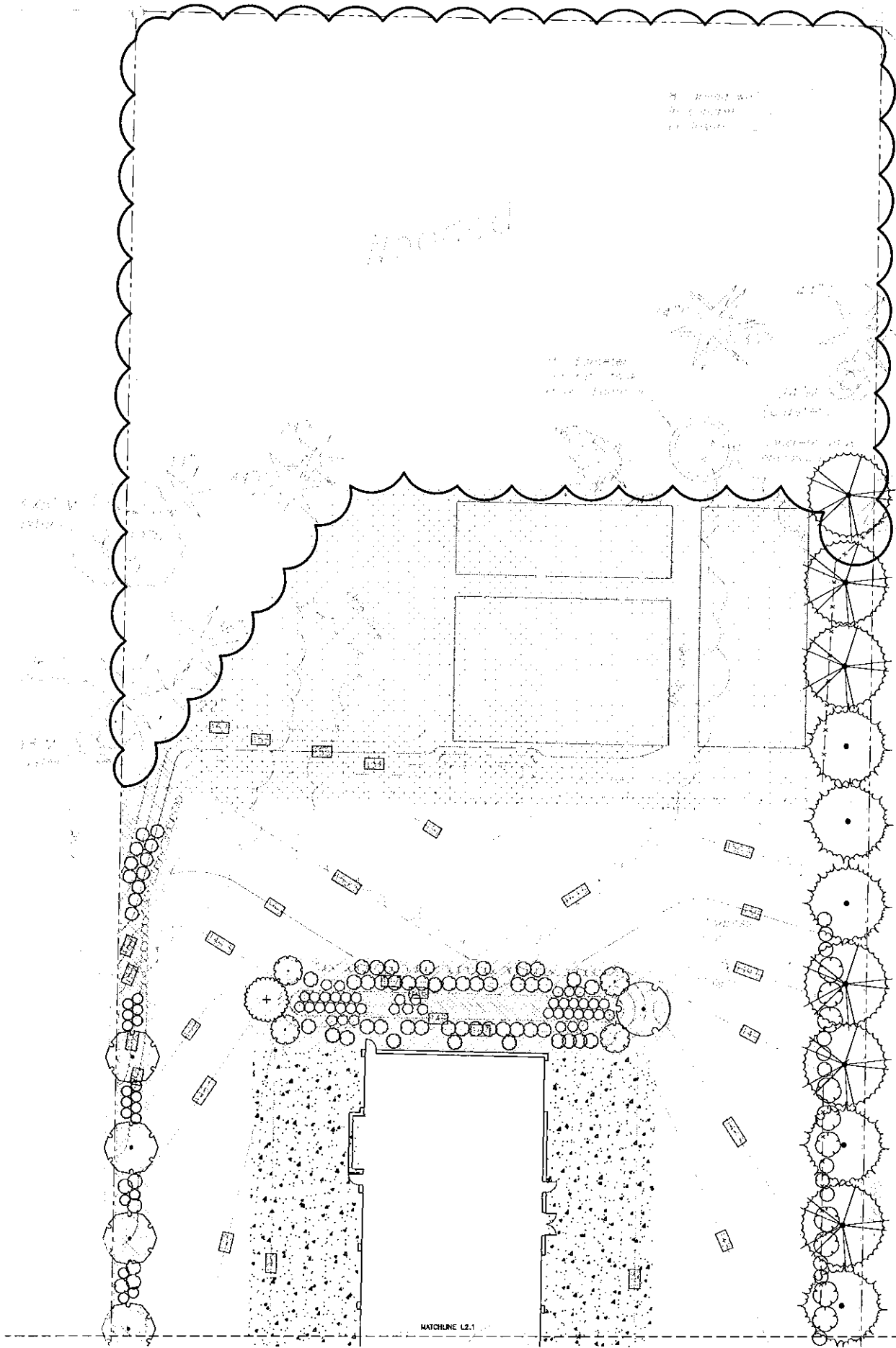


WATCHLINE L2.2

Planting Plan - South
1"=10'-0"

MECHANICAL/ELECTRICAL WESPAK DESIGN GROUP 1000 NE 10TH AVE PORTLAND, OR 97232 LANDSCAPE MACKENZIE 280 MADISON AVE, N BAINBRIDGE ISLAND, WA 98110	ARCHITECTURE - INTERIORS - PLANNING - ENGINEERING MACKENZIE 280 MADISON AVE, N BAINBRIDGE ISLAND, WA 98110 CITY OF BAINBRIDGE ISLAND 280 MADISON AVE, N BAINBRIDGE ISLAND, WA 98110	PROJECT BAINBRIDGE ISLAND FIRE DEPT STATION 22	PROJECT TITLE PLANTING PLAN - SOUTH PROJECT NO. 2150124.0 DATE 11/10/21
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PRE-APPLICATION SUBMITTAL 11/10/21



Planting Plan - North

MACKENZIE
ARCHITECTURE - INTERIORS - PLANNING - ENGINEERING

10000 1st Avenue, Suite 100
Seattle, WA 98101
206.461.1234
www.mackenzie.com

CITY OF BAINBRIDGE ISLAND
280 MADISON AVE N BAINBRIDGE ISLAND, WA 98110

BAINBRIDGE ISLAND FIRE DEPT
STATION 22

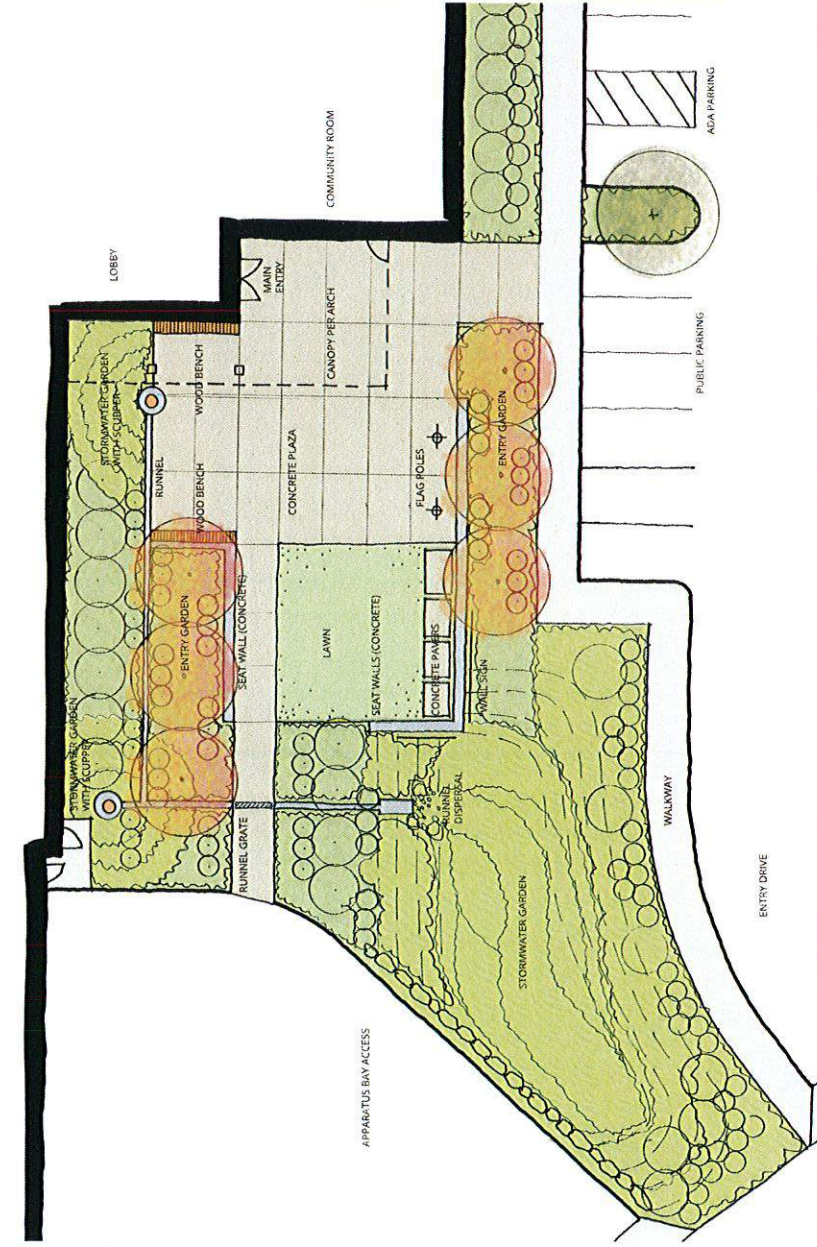
REVISIONS

NO.	DATE	DESCRIPTION
1	01/10/2010	ISSUED FOR PERMIT

DESIGNED BY J. MACKENZIE
CHECKED BY J. MACKENZIE
DATE 01/10/2010

PROJECT TITLE
PLANTING PLAN - NORTH

SHEET NO. L2.2
DATE 01/10/2010



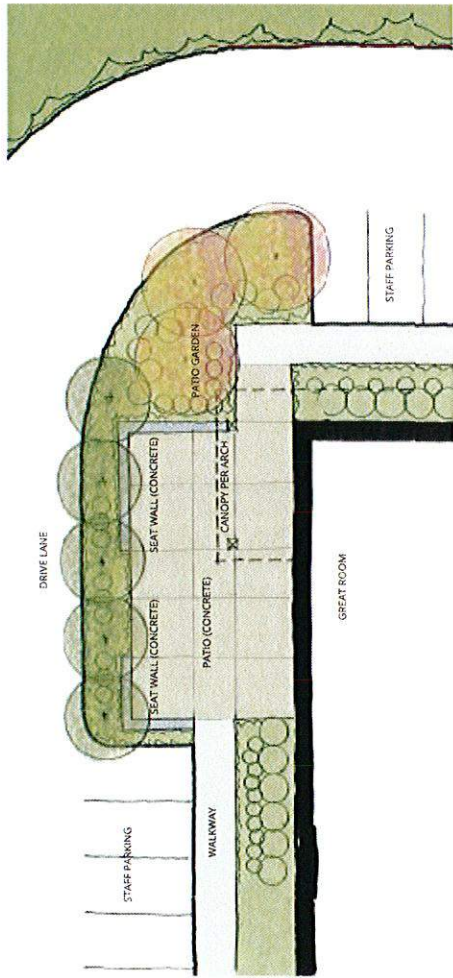
BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 22 PUBLIC PLAZA CONCEPT

BAINBRIDGE ISLAND, WASHINGTON

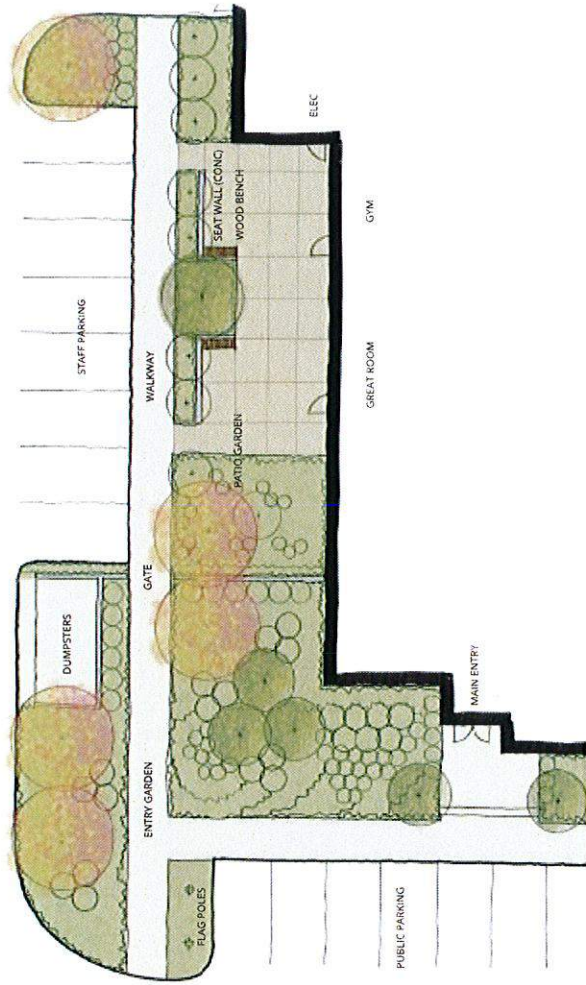
MACKENZIE.

FISCHER-BOUMA





STATION 21 STAFF PATIO



STATION 22 STAFF PATIO



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 & 22 STAFF PATIO CONCEPTS

BAINBRIDGE ISLAND, WASHINGTON

MACKENZIE.



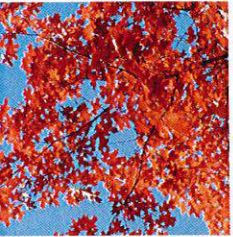
PARKING LOTS



Red Maple



Hedge Maple



Northern Red Oak



Hornbeam



Ash



Compact Escallonia



Dwarf Mountain Laurel



Compact Burning Bush

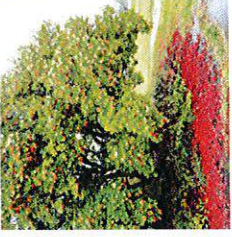
BUFFERS



Douglas Fir



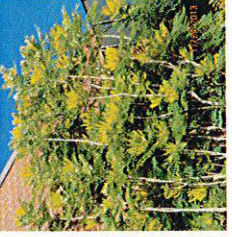
Western Red Cedar



Strawberry Tree



California Wax Myrtle



Tail Oregon Grape



Douglas Hawthorn



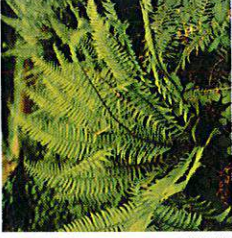
Salal



Vine Maple



Red Flowering Currant



Sword Fern

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD

BAINBRIDGE ISLAND, WASHINGTON

MACKENZIE.

FISCHER BOUMA
LANDSCAPE ARCHITECTS

ORNAMENTAL LANDSCAPE



Himalayan Birch



River Birch



Flowering Cherry



Sourwood



Rhododendron



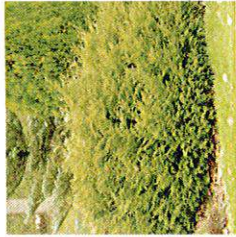
Scotch Heather



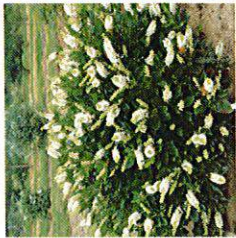
Mountain Plum Pine



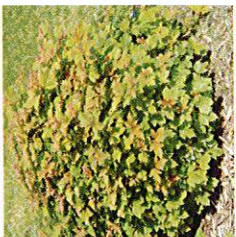
Birds Nest Spruce



Dwarf Elk Horn Cedar



Summersweet



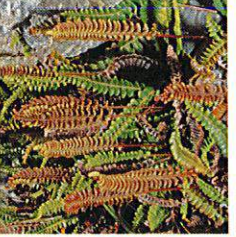
Dwarf Cranberrybush



Liriope



Sunset Fern



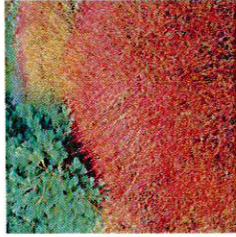
Alpine Water Fern



Pink Agapanthus



Boston Ivy



Dwarf Red Osier Dogwood



Spiraea



Dwarf Bush Honeysuckle



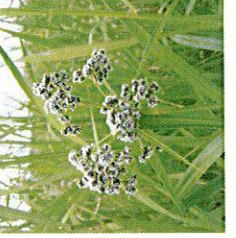
Compact Oregon Grape



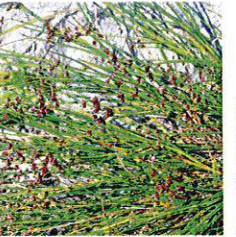
Red Tipped Honeysuckle



Slough Sedge



Small Fruited Bulrush



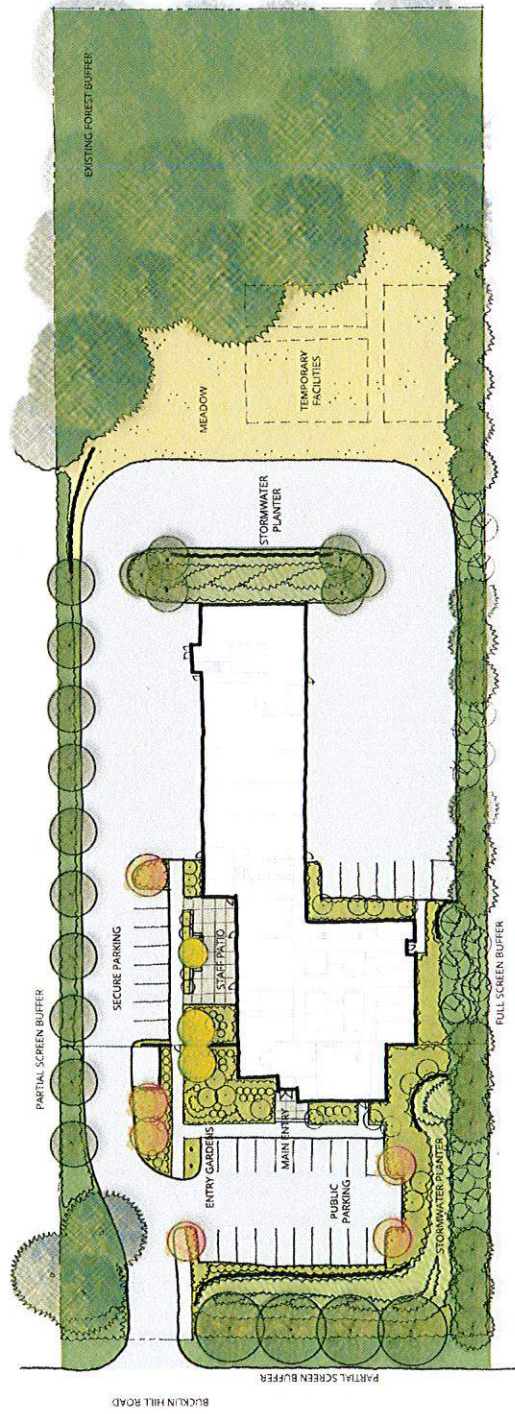
Taper Tipped Rush

BAINBRIDGE ISLAND FIRE DEPARTMENT - PLANT IMAGE BOARD

BAINBRIDGE ISLAND, WASHINGTON

MACKENZIE.





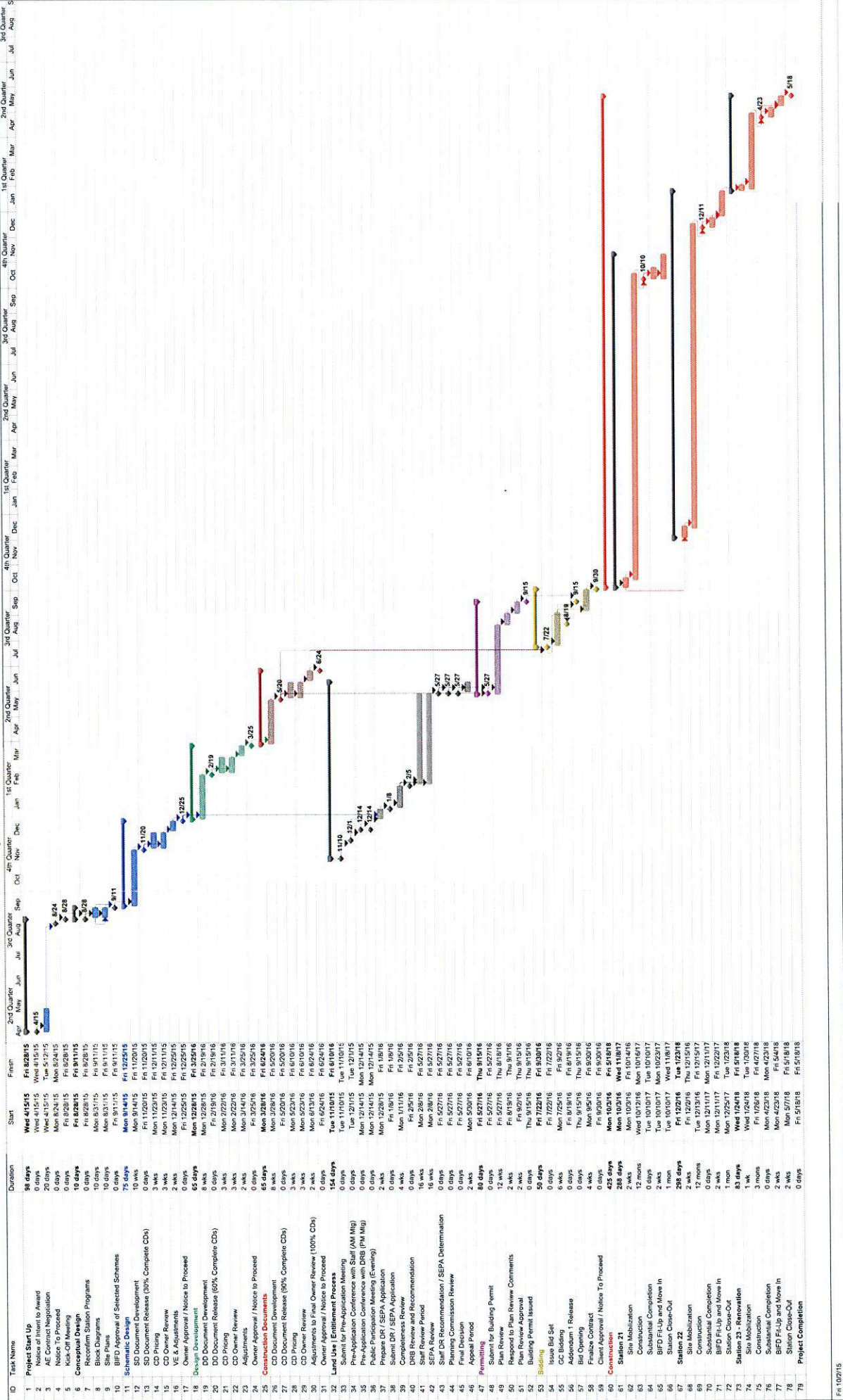
BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 22 CONCEPTUAL LANDSCAPE PLAN

BAINBRIDGE ISLAND, WASHINGTON

MACKENZIE.



BIFD Fire Department: Stations 21, 22 and Renovation of 23





Bainbridge Island Fire Department

Memo

November 17, 2015

TO: Josh Machen, Planning Department

FR: Assistant Chief Luke Carpenter, Fire Marshal

RE: Bainbridge Fire Station 22

PLN14200PRE

The submittal has been reviewed resulting in the following comments:

1. The project shall comply with the requirements of the adopted Fire Code and any applicable NFPA standards or other requirements as stipulated by the Fire Marshal.
2. Fire sprinklers and alarms are required for this project.
3. Fire flow is required for this project.
4. Anticipate additional fire hydrants.

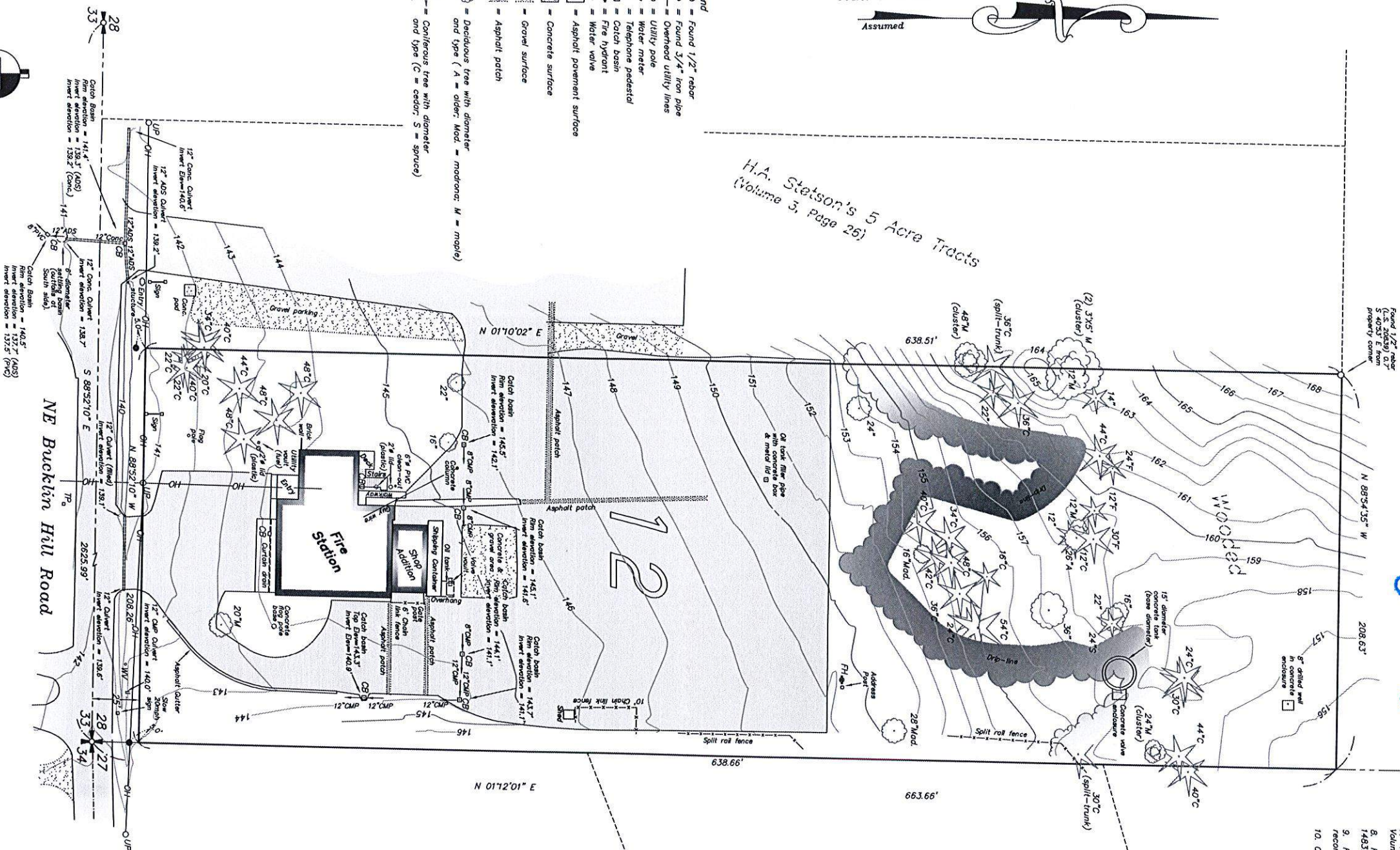
- Notes:
1. Subsurface utilities were not located.
 2. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
 3. Field measurements in wooded areas may be insufficient to support one foot contours but are shown here for clarity.
 4. This drawing and the information thereon is for the sole use of the client under this contract.
 5. This drawing does not constitute a boundary survey of the subject property.
 6. Refer to the plat of H.A. Stetson's 5 Acre Tracts as recorded in Volume 3, Page 26 of Plats, records of Kitsap County, Washington.
 7. Refer to the right of way deed recorded under Auditor's file No. 148371, records of Kitsap County, Washington.
 8. Refer to the survey recorded in Volume 30, Page 48 of Surveys, records of Kitsap County, Washington.
 9. Only the first row of significant trees are shown in the wooded area.

Scale: 1" = 30'
Assumed

H.A. Stetson's 5 Acre Tracts
(Volume 3, Page 26)

- Legend
- = Found 1/2" rebar
 - = Found 3/4" iron pipe
 - OH— = Overhead utility lines
 - UP— = Utility pole
 - WM = Water meter
 - TP = Telephone pedestal
 - CB = Catch basin
 - FH = Fire hydrant
 - WV = Water valve
 - = Asphalt pavement surface
 - ▨ = Concrete surface
 - ▩ = Gravel surface
 - ▧ = Asphalt patch

- 12" = Deciduous tree with diameter and type (A = alder, Mod. = modocro, M = maple)
- 12" = Coniferous tree with diameter and type (C = cedar, S = spruce)



City of Bainbridge Island
Vertical Control Network

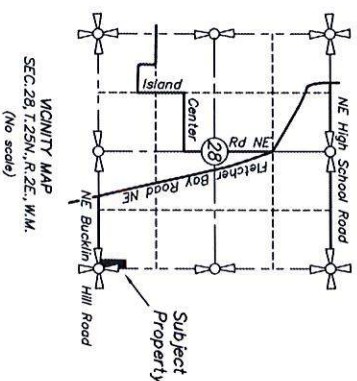
Topography

Tract 12

H.A. Stetson's 5 Acre Tracts

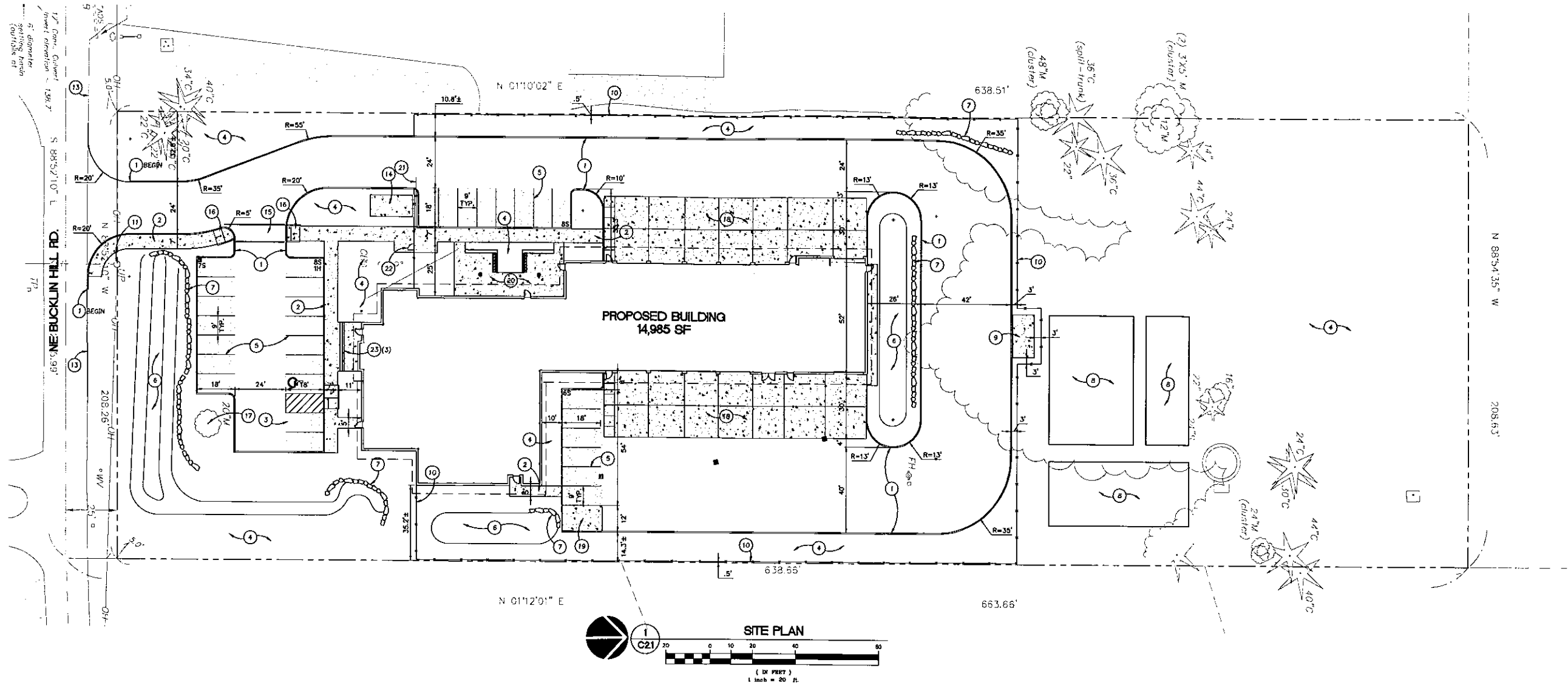
SE 1/4, SEC.28, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington
Prepared for the Bainbridge Island Fire Department



ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598
DATE 9/22/15 FIELD BOOK 1351/1364
DRAWING 58267 SHEET 1/1



GENERAL NOTES

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

CURB NOTE

ALL CURB RADII TO BE 2.5' UNLESS OTHERWISE NOTED

KEYNOTES

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

SITE DATA

SITE AREA	133,109 SF (3.06 AC)
BUILDING FOOTPRINT	14,985 SF
BUILDING COVERAGE	11.3%
LANDSCAPE AREA	74,794 SF (56.2%)

PARKING DATA

PARKING PROVIDED	29 SPACES
STANDARD ACCESSIBLE	1 SPACE
COMPACT	0 SPACES
TOTAL	30 SPACES (2.0/1,000)

LEGEND

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

PAVEMENT LEGEND

(SEE SPECIFICATIONS FOR ADDITIONAL PAVEMENT DETAILS)

CAR PARKING	
3" AC OVER 8" ROCK BASE	
TRUCK AREAS	
4" AC OVER 8" ROCK BASE	
CONCRETE APRON	
6" CONCRETE (4,000 PSI) OVER 6" ROCK BASE	

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WA 98110

Project

BAINBRIDGE ISLAND FIRE DEPT
STATION 22
7934 BUCKLIN HILL RD. NE
WA 98110

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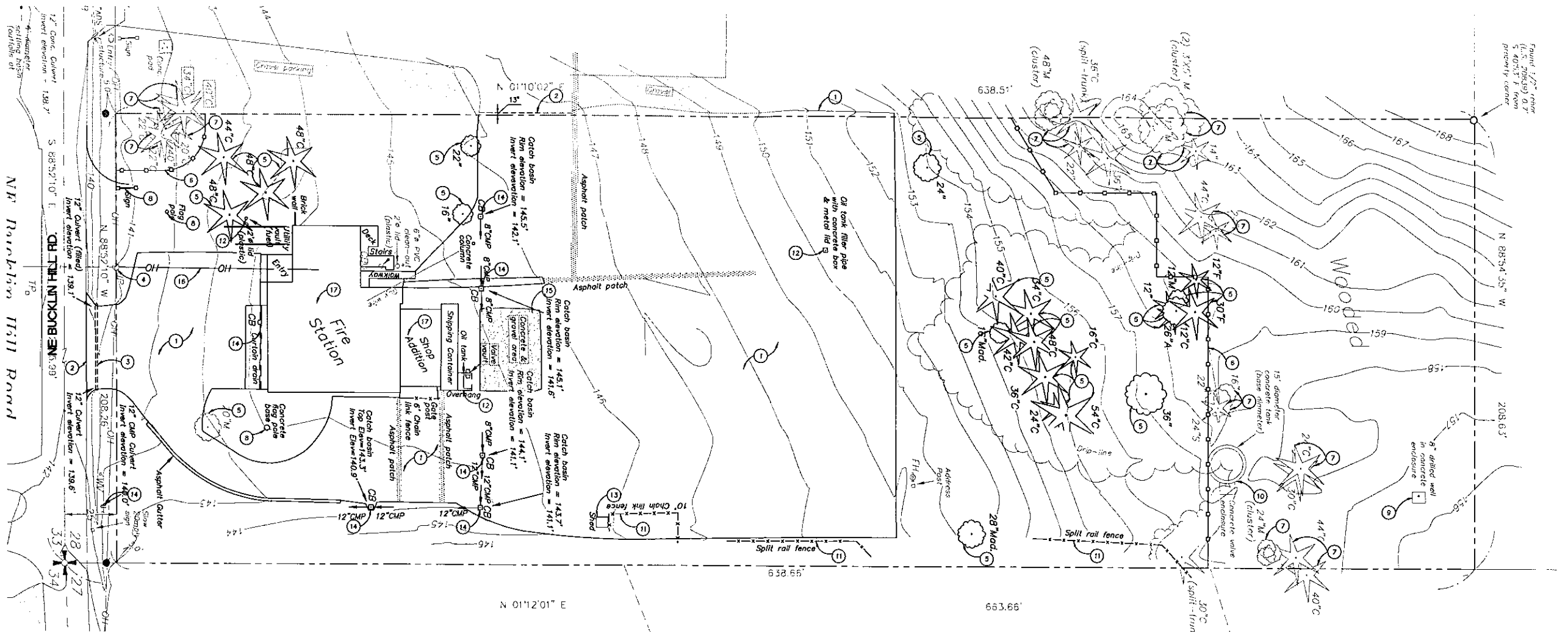
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DRAWN BY: BTS
CHECKED BY: TWM

SHEET TITLE:
SITE PLAN

SHEET

C2.1

JOB NO 2150124.00



KEYNOTES

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

DEMOLITION NOTES

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

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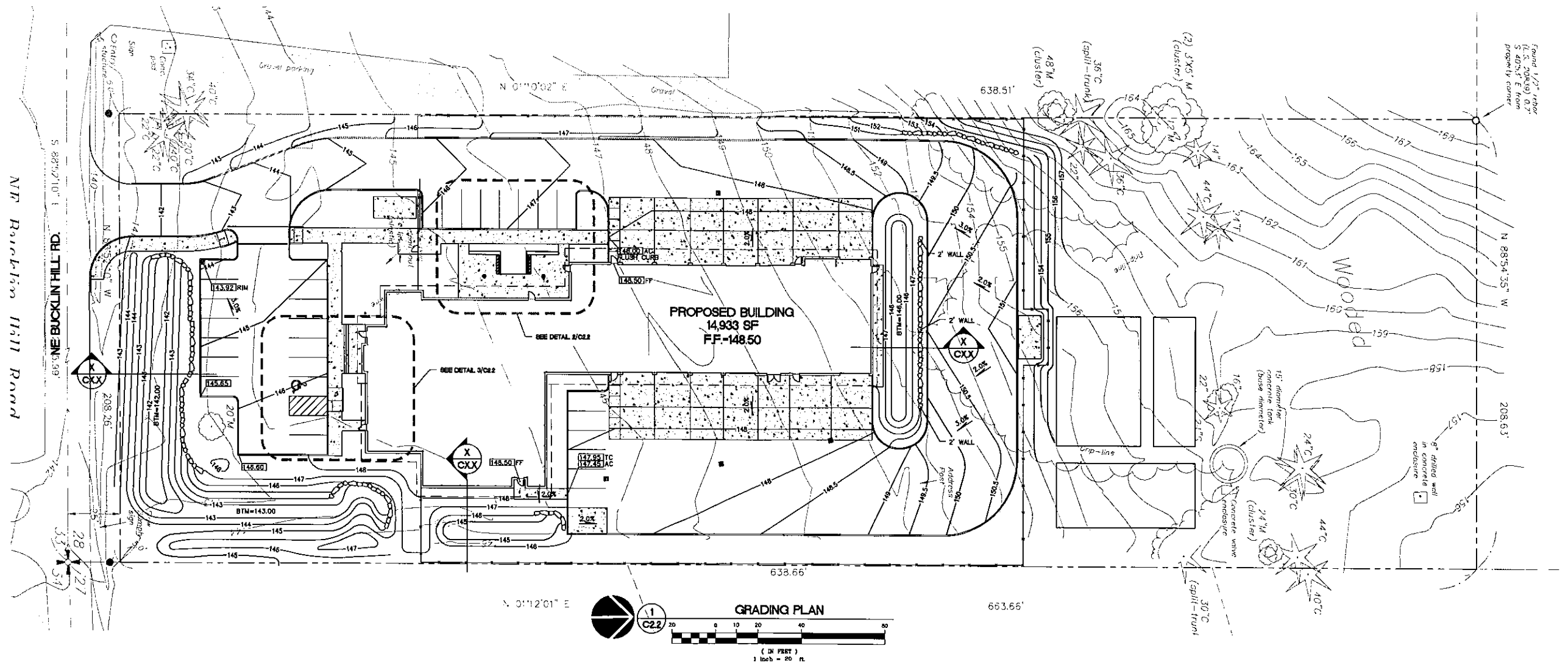
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DEMOLITION PLAN

SHEET

C2.0

JOB NO. 2150124.00



GRADING NOTES

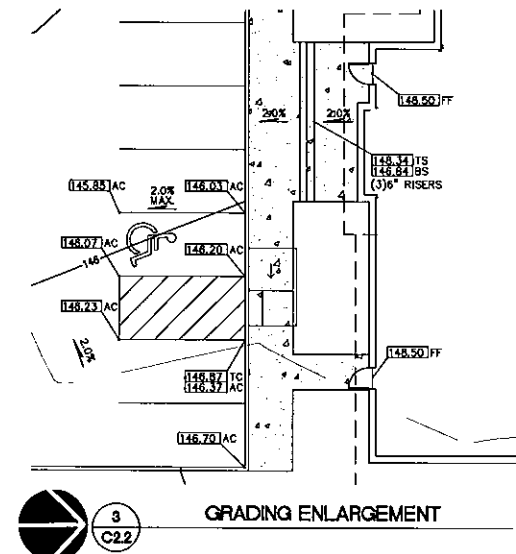
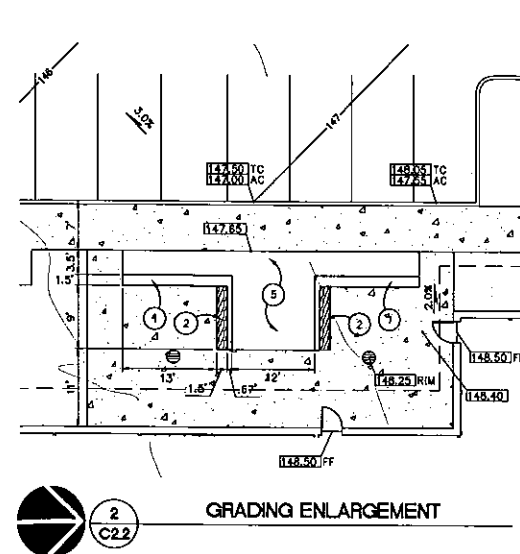
- ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND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

LEGEND

PROPERTY LINE	---
SAW-CUT	---
EXISTING CONTOUR	135
PROPOSED 1-FT CONTOUR	134
PROPOSED 5-FT CONTOUR	135
EXISTING TREE TO REMAIN	○
SPOT GRADE	142.00
TOP OF CURB ELEVATION	142.00 TC
EXISTING GUTTER	142.00 EX. GUT
ASPHALT GRADE	142.00 AC
RIM ELEVATION	142.00 RIM
TOP OF RETAINING WALL	142.00 TW
BACK OF WALK	142.00 BOW

KEYNOTES

- CONCRETE SEAT WALL
- WOOD BENCH ATTACHED TO WALL
- CONCRETE SIDEWALK
- CONCRETE PLAZA AREA
- LANDSCAPE AREA



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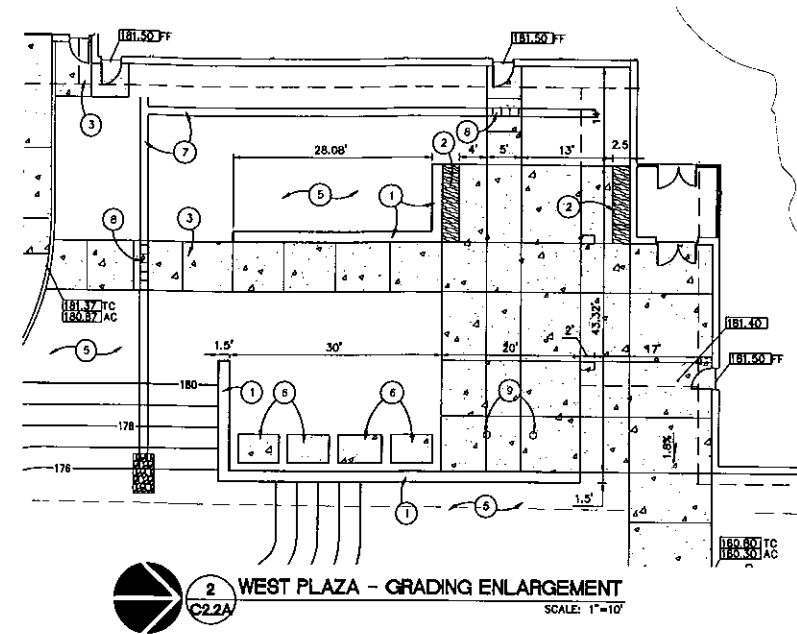
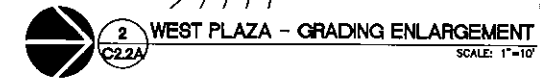
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SHEET TITLE:
GRADING PLAN

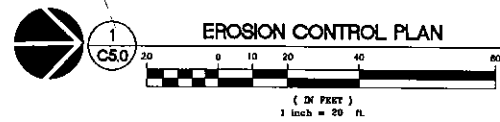
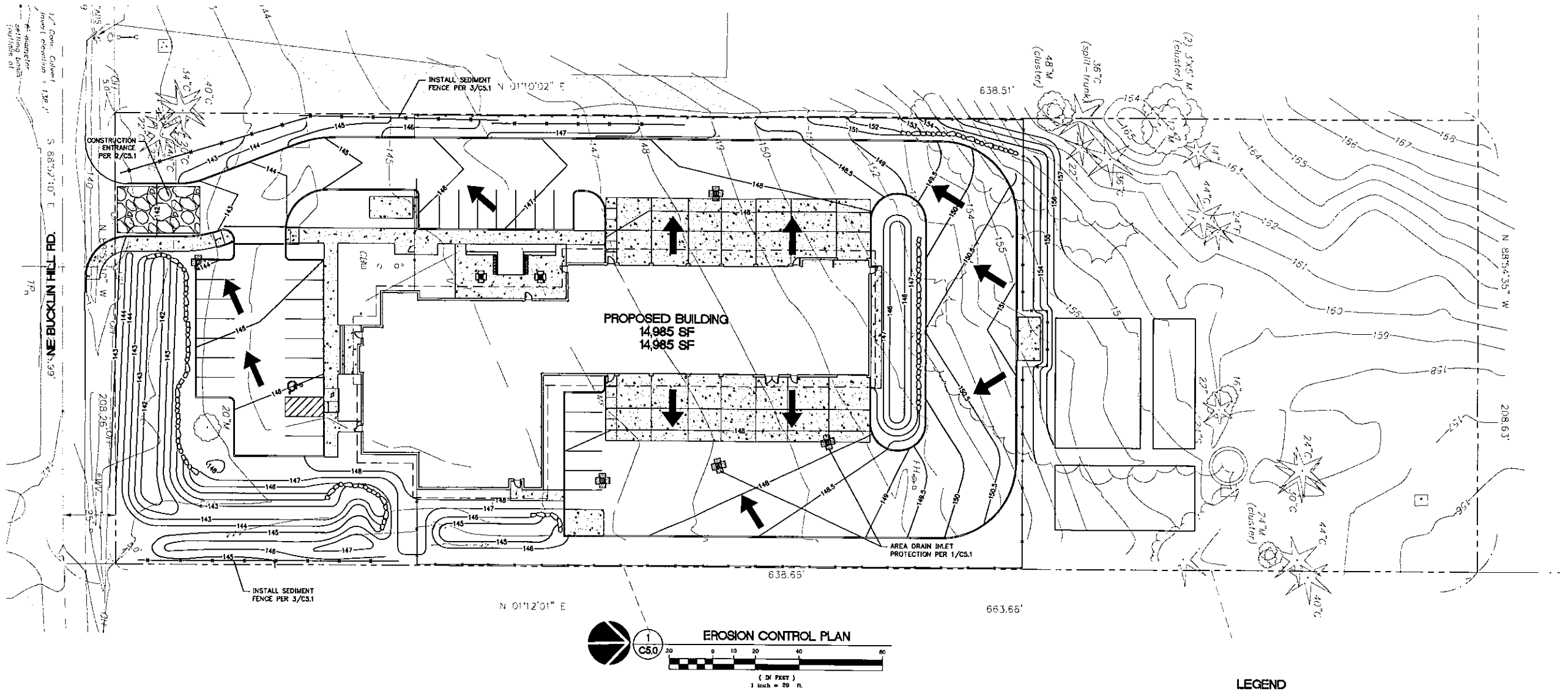
SHEET

C2.2

JOB NO 2150124.00



1. CONCRETE SEAT WALL
2. WOOD BENCH ATTACHED TO WALL
3. CONCRETE SIDEWALK
4. CONCRETE PLAZA AREA
5. LANDSCAPE AREA
6. 4' X 6' CONCRETE PANELS IN LAWN
7. STORMWATER RUNNEL
8. DECORATIVE GRATE
9. FLAG POLE



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

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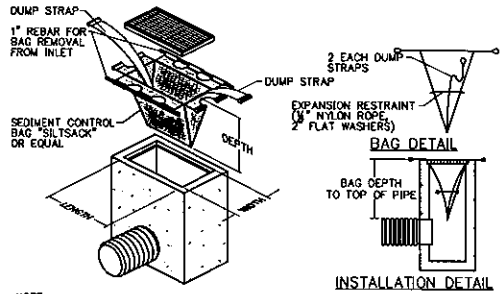
EROSION CONTROL PLAN

SHEET

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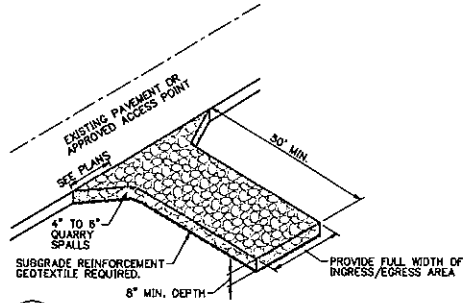
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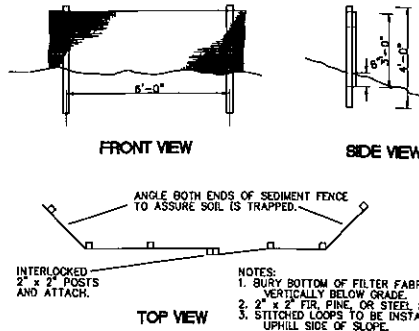


- NOTE:
1. THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 2. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
 3. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF NORMAL FLOW DESIGN, 50 GAL/MIN/SF WITH NO OVERFLOWS.
 4. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
 5. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

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



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



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

3 FILTER FABRIC SEDIMENT FENCE
C5.1 / N.T.S.

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

8\"

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

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

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

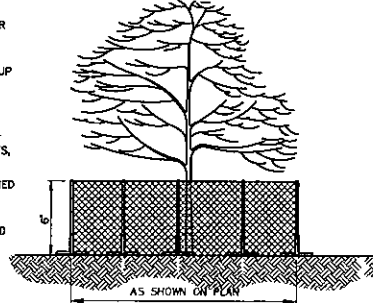
MULCH COVER TO MINIMUM DEPTH OF 6\", PLYWOOD, OR OTHER SIMILAR MATERIAL REQUIRED AT AREAS ADJOINING DESIGNATED TREE PROTECTION AREAS TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT. COORDINATE PLACEMENTS AND LOCATION WITH LANDSCAPE ARCHITECT.

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

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

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

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



NOTES:
TEMPORARY FENCE SHALL BE 8\"

CITY SHALL APPROVE INSTALLED TREE PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.

FENCE MATERIALS SHALL CONSIST OF ORANGE PLASTIC CONSTRUCTION FENCING SECURED TO A BRACKET ANCHORING SYSTEM OR METAL T-POSTS.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

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

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Project

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

REVISIONS:

REVISION	DATE	BY	DESCRIPTION

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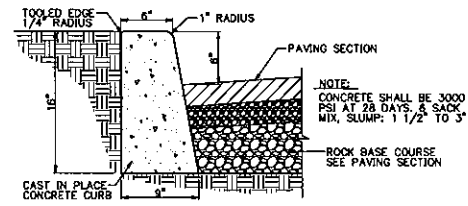
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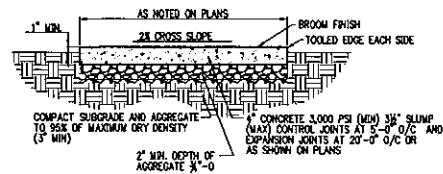
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EROSION CONTROL DETAILS

C5.1

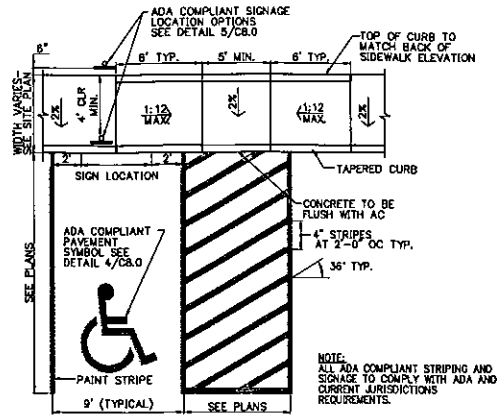
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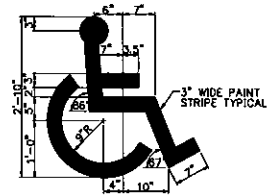
1 CONCRETE VERTICAL CURB
C8.0 N.T.S.



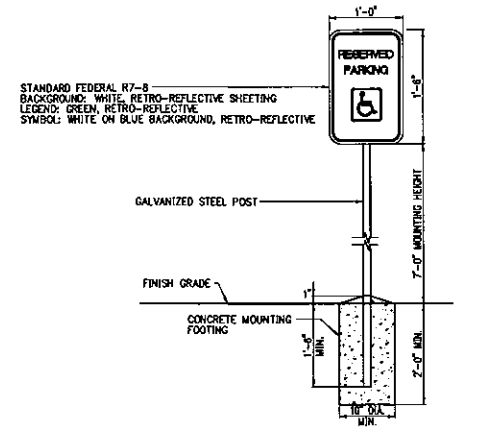
2 CONCRETE SIDEWALK
C8.0 N.T.S.



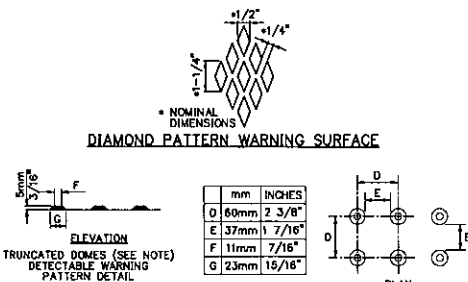
3 ADA COMPLIANT PARKING STALL
C8.0 N.T.S. WITH SQUARE WING RAMP



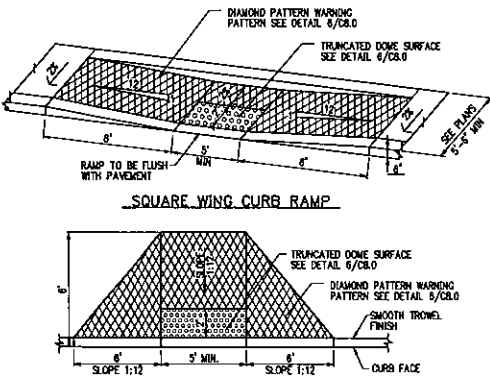
4 ADA COMPLIANT PARKING SYMBOL
C8.0 N.T.S.



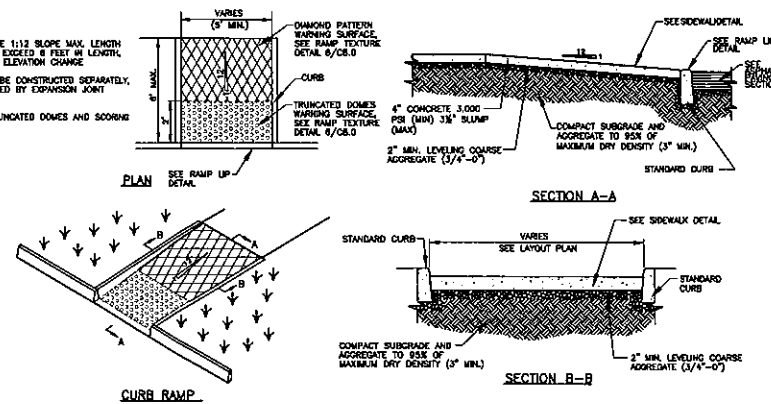
5 ADA COMPLIANT PARKING SIGN
C8.0 N.T.S.



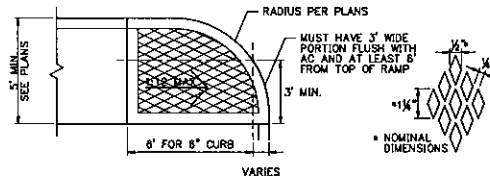
6 ADA COMPLIANT WARNING SURFACE
C8.0 N.T.S.



7 ADA COMPLIANT CURB RAMP
C8.0 N.T.S.



8 SQUARE CURB RAMP
C8.0 N.T.S.



9 ADA COMPLIANT CORNER CURB RAMP
C8.0 N.T.S.

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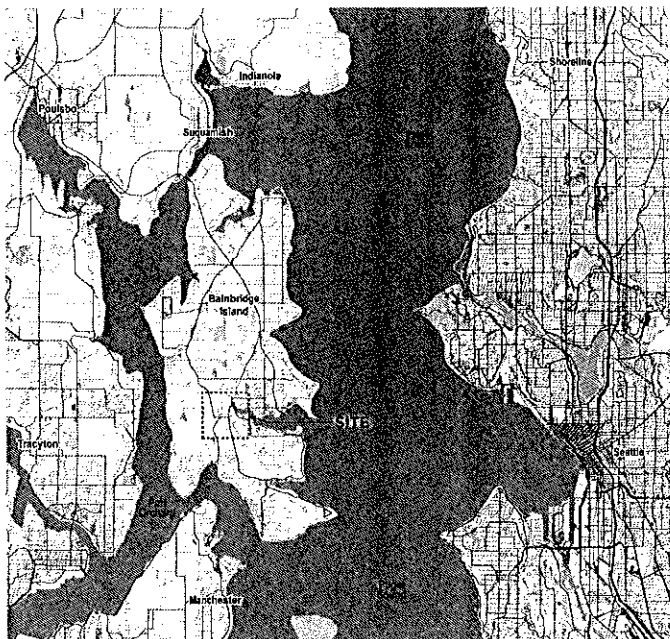
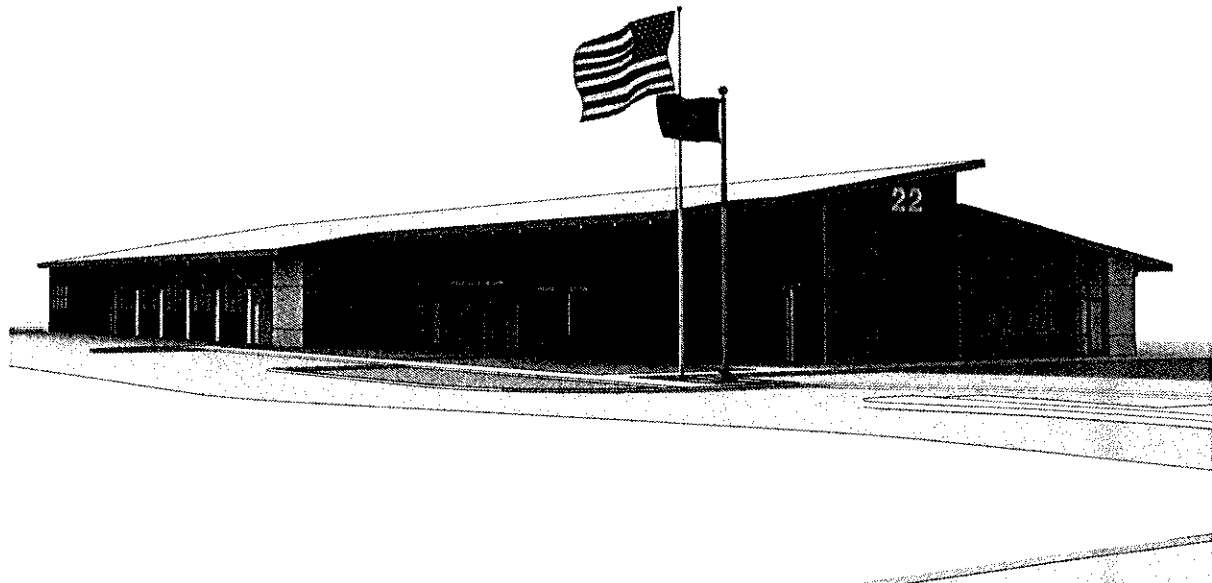
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CIVIL DETAILS

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C8.0
JOB NO. 2150124.00



BAINBRIDGE ISLAND FIRE STATION 22

PRE-APPLICATION SUBMITTAL 11/10/2015

ABBREVIATIONS

AB	ANCHOR BOLT	EQ	EQUAL	JNT	JOINT	R	RADIUS
AC	ASPHALTIC CONCRETE	ETC	CONCRETE	JST	JOIST	RAO	RADIAL
ADJ	ADJACENT/ADJUTABLE					RB	RUBBER BASE
ADA	AMERICAN DISABILITY ACT					RBE	ROOF BEARING ELEVATION
ADDL	ADDITIONAL	EW	EXISTING	L	ANGLE	RC	REFLECTED CEILING PLAN
ADF	ADDITIONAL FINISH FLOOR	EXP	EXPANSION JOINT	LAV	LAVATORY	RD	REFLECTED CEILING PLAN
AL	ALUMINUM	EXT	EXTERIOR	LB	LIVE LOAD	REF	REINFORCING
ALT	ALTERNATE			LL	LONG LEG VERTICAL	REQD	REQUIRED
AN	AND/OR			LLV	LONG LEG VERTICAL	REV	REVISION
APPROX	APPROXIMATE			LP	LONG LEG VERTICAL	RF	RESILIENT FLOORING
ARCH	ARCHITECTURAL			LWC	LONG LEG VERTICAL	RM	ROOM
						RO	ROUGH OPENING
B	BOTTOM OF					ROW	RIGHT OF WAY
BATT	BATTEN INSULATION					S	STAIN
BD	BOARD					SAT	SUSPENDED ACoustical TILE
BLDG	BUILDING					SC	SEALED CONCRETE/STONE CORE
BLK	BLOCK					SCHD	SCHEDULE
BLKG	BLOCKING					SCM	STRUCTURAL CLAY MASONRY
BM	BENCH MARK/BEAM					SCF	SQUARE FEET STORE FRONT
BN	BOUNDARY NAIL					SH	SHED
BOTT	BOTTOM					SHG	SHED
BRO PL	BEARING PLATE					SHM	SHED
BSMT	BASMENT					SHV	SHED
BTWN	BETWEEN					SHW	SHED
						SHX	SHED
CAB	CABINET					SHY	SHED
CB	CATCH BASIN					SHZ	SHED
CI	CAST IRON					SHZ	SHED
CJ	CONTROL JOINT					SHZ	SHED
CL	CENTER LINE					SHZ	SHED
CLG/CLNG	CEILING					SHZ	SHED
CLR	CLEAR					SHZ	SHED
CMF	CORRUGATED METAL PIPE					SHZ	SHED
CMU	CONCRETE MASONRY UNIT					SHZ	SHED
CONTR	CONTRACTOR					SHZ	SHED
CO	CLEAN OUT					SHZ	SHED
COL	COLUMN					SHZ	SHED
CONC	CONCRETE					SHZ	SHED
CONN	CONNECTION					SHZ	SHED
CONST	CONSTRUCTION					SHZ	SHED
CONT	CONTINUOUS					SHZ	SHED
CONTR	CONTRACTOR					SHZ	SHED
CORR	CORRUGATED (ION)					SHZ	SHED
COORD	COORDINATE					SHZ	SHED
CSP	CONCRETE SEWER PIPE					SHZ	SHED
CNTR	CENTER					SHZ	SHED
CSK	COUNTERSINK					SHZ	SHED
CSP	CONCRETE SEWER PIPE					SHZ	SHED
CTOP	COUNTERTOP					SHZ	SHED
						SHZ	SHED
D	DIA					SHZ	SHED
DBA	DEFORMED BAR ANCHOR					SHZ	SHED
DEL	DOUBLE					SHZ	SHED
DETDL	DETAIL					SHZ	SHED
DF	DRINKING FOUNTAIN					SHZ	SHED
						SHZ	SHED
DIA	DIA					SHZ	SHED
DIAPH	DIAPHRAGM					SHZ	SHED
DM	DEAD LOAD					SHZ	SHED
DN	DOWN					SHZ	SHED
DR	DOOR					SHZ	SHED
DS	DOWNSPUT					SHZ	SHED
DWG	DRAWING					SHZ	SHED
DWLS	DOWELS					SHZ	SHED
						SHZ	SHED
EA	EACH					SHZ	SHED
EF	EACH FACE					SHZ	SHED
EFS	EXTERIOR FINISH SYSTEM					SHZ	SHED
ELV	ELEVATION					SHZ	SHED
ENGR	ENGINEER					SHZ	SHED
EOP	EDGE OF PANEL					SHZ	SHED
EPDM	ETHYLENE PROPYLENE DIENE MONOMER					SHZ	SHED

SPECIAL INSPECTIONS

SITE INFORMATION

LEGAL DESCRIPTION: STETSONS, H.A. 5 ACRE TRACTS
280 MADISON AVE. NORTH
BAINBRIDGE ISLAND, WA 98110
TAX LOT -
TAX MAP -
ADDRESS: 8895 MADISON AVE. NE
BAINBRIDGE ISLAND, WA 98110

SYMBOLS AND REFERENCES

DRAWING CRITERIA

- ALL DRAWINGS ARE IDENTIFIED BY TWO DIGITS AS FOLLOWS:
- A. CATEGORY LETTER REFERRING TO THE DISCIPLINE OR MAJOR DIVISION
- B. SUB-CATEGORY NUMBER REFERRING TO TYPE OF DRAWING OR GROUPING
1. GENERAL
2. PLANS
3. EXTERIOR ELEVATIONS, BUILDING SECTIONS
4. WALL SECTIONS
5. ENLARGED PLANS AND INTERIOR ELEVATIONS
6. REFLECTED CEILING PLANS
7. STAIR AND ELEVATOR SECTIONS, PLANS, AND DETAILS
8. DETAILS
9. SCHEDULES

DEFERRED SUBMITTALS

PER SECTION 107.3.2 DEFERRED SUBMITTALS: DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- FIRE SPRINKLER NFPA 13 SYSTEM
- FIRE ALARM SYSTEM
- ENGINEERED SUSPENDED ACoustical CEILING SYSTEM
- CARBON MONOXIDE DETECTION SYSTEM
- PROVIDE CALCULATIONS AND DETAILS FOR SEISMIC ANCHORAGE AND BRACING OF ALL MECHANICAL AND ELECTRICAL AND OTHER EQUIPMENT WEIGHING MORE THAN 400 LBS AND ATTACHED TO A FLOOR OR ROOF LEVEL OR WEIGHING MORE THAN 75 LBS AND ATTACHED MORE THAN 4'-0" ABOVE THE FLOOR OR ROOF LEVEL.
- STOREFRONT SYSTEM DESIGN AND ATTACHMENT
- SKYLIGHT DESIGN AND ATTACHMENT

CLIENT

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PHONE: 206.780.5651
EMAIL: jeb@fisherbouma.com

GENERAL CONTRACTOR

TBD

CONTACT: [REDACTED]
PHONE: [REDACTED]
FAX: [REDACTED]
EMAIL: [REDACTED]

INDEX OF DRAWINGS

TITLE	CODE ANALYSIS
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T1.2	CODE ANALYSIS
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C2.0	SITE DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	GRADING PLAN
C2.2A	GRADING ENLARGEMENTS
C2.3	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C8.0	CIVIL DETAILS

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L2.0	PLANT SCHEDULE - NOTES
L2.1	PLANTING PLAN - SOUTH
L2.2	PLANTING PLAN - NORTH

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A1.1	TYPICAL DETAILS
A2.0	SITE PLAN
A2.1	FIRST FLOOR & MEZZANINE PLAN
A2.3	ROOF PLAN
A2.4	FIRST AND MEZZANINE FINISH & FURNITURE PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING SECTIONS
A4.1	WALL SECTIONS
A5.1	ENLARGED PLANS
A6.1	FIRST FLOOR REFLECTED CEILING PLAN
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A7.1	STAIR PLANS AND SECTIONS
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A9.3	WINDOW SCHEDULE

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S1.0	STRUCTURAL GENERAL NOTES
S1.1	TYPICAL DETAILS
S1.2	TYPICAL DETAILS
S1.3	TYPICAL LIGHT GAGE STEEL DETAILS
S2.1	FOUNDATION & MEZZANINE FRAMING PLANS
S2.2	ROOF FRAMING PLAN
S5.1	BASE PLATE DETAILS
S9.1	WOOD FRAMING DETAILS
S9.2	WOOD FRAMING DETAILS

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M0.0	MECHANICAL SYMBOLS LISTS, GENERAL NOTES AND SHEET INDEX
M2.1	FIRST FLOOR PLAN - MECHANICAL
M2.2	PLANTING PLAN - SOUTH
M3.1	DETAILS - MECHANICAL

PLUMBING DRAWINGS

P0.0	PLUMBING LEGEND AND SCHEDULES, DETAILS
P1.0	FLOOR PLAN - DEMO - PLUMBING
P1.1	FLOOR PLAN - PLUMBING

ELECTRICAL DRAWINGS

E0.1	ELECTRICAL SYMBOLS LISTS, GENERAL NOTES AND SHEET INDEX
E2.1	FIRST FLOOR PLAN - LIGHTING
E3.1	FIRST FLOOR PLAN - POWER
E3.2	ROOF PLAN - POWER
E4.1	DETAILS - ELECTRICAL
E5.1	SINGLE LINE DIAGRAMS - ELECTRICAL

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Revision Schedule	Revision Delta	Issue Date
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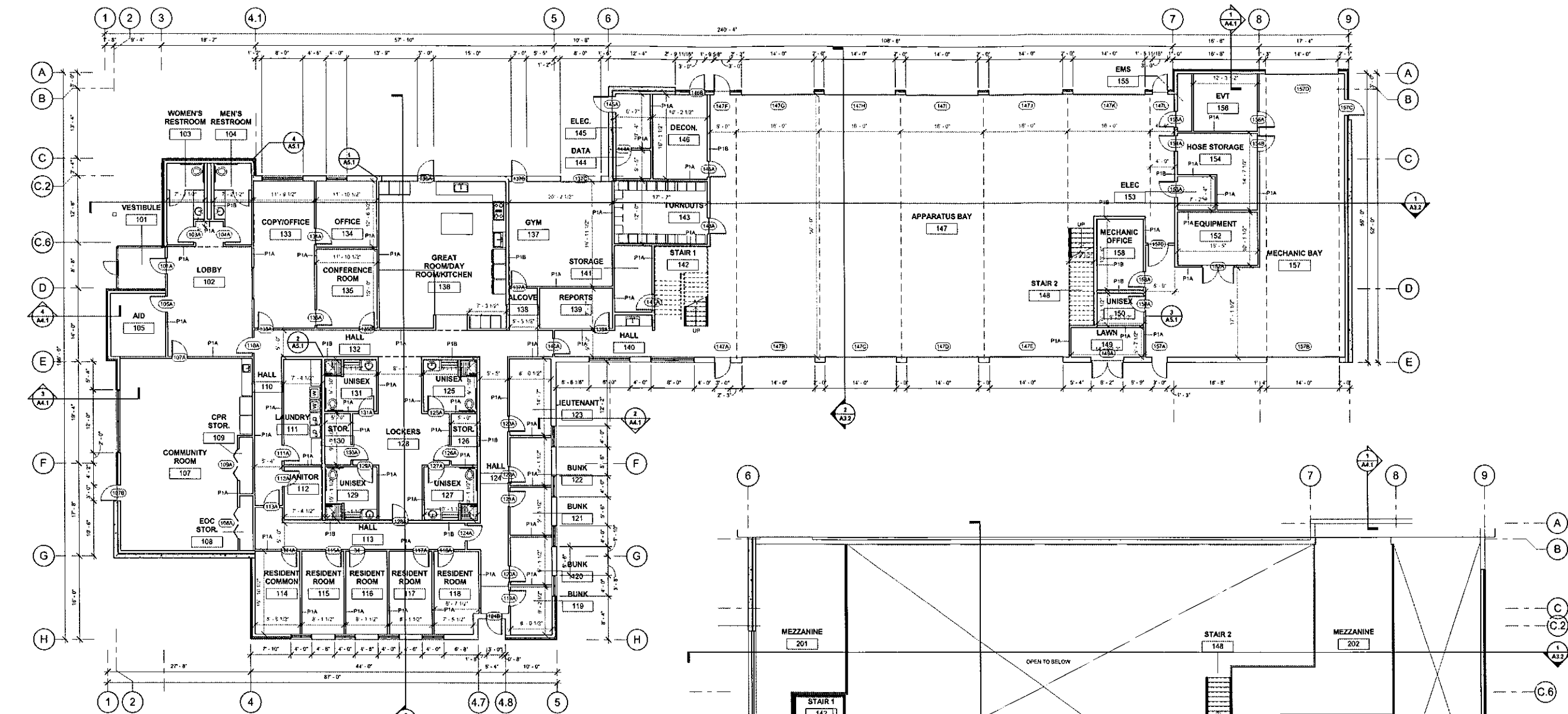
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TITLE SHEET AND DRAWING INDEX

SHEET

T1.1

JOB NO. 2150124.00



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES
1/4" = 1'-0"

A SEE PLANS AND DETAILS FOR PARTITION TYPE AND CONSTRUCTION
B SEE INDIVIDUAL FLOOR PLANS FOR ADDITIONAL INFORMATION
C THIS ANALYSIS WAS BASED ON 2014 OREGON STRUCTURAL SPECIALTY CODE
D SEE ELECTRICAL DRAWINGS FOR EXIT LIGHTING
E EMERGENCY POWER PROVIDED BY GENERATOR ON SITE SEE ELECTRICAL DRAWINGS

FLOOR PLAN LEGEND
1/4" = 1'-0"

- 1 BUILDING SECTION KEY MARKS
- 1 WALL SECTION KEY MARKS
- 1 DETAIL REFERENCE MARKS
- ROOM NAME ROOM/SPACE IDENTIFICATION
- 101A DOOR SYMBOL NUMBER
- A GRIDLINES
- 1 KEYNOTES
- EXTERIOR WALL - XX
- EXTERIOR WALL - XX
- EXTERIOR WALL - XX

2 MEZZANINE LEVEL FLOOR PLAN
1/8" = 1'-0"

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INTERIOR PARTITION: SEE SHEET A1.0
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1 - 1/2" RATED INTERIOR PARTITION
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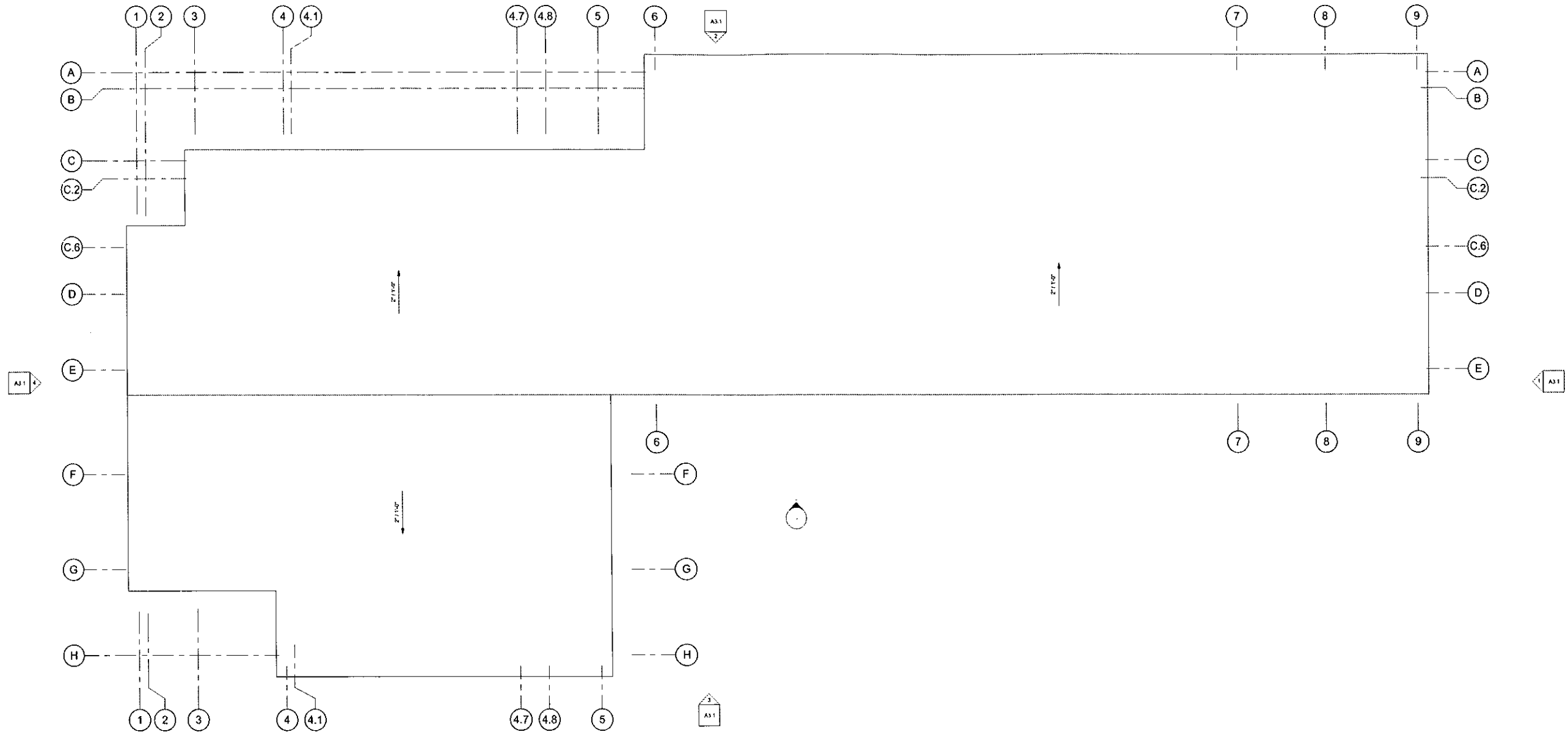
SHEET TITLE:
FIRST FLOOR & MEZZANINE
PLAN

SHEET

A2.1

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11/09/2024 2:26:57 PM As Issued C:\Users\jchambers\OneDrive\Projects\Bainbridge Island Fire Dept Station 22\A2.1.dwg



1 ROOF PLAN
1/8" = 1'-0"

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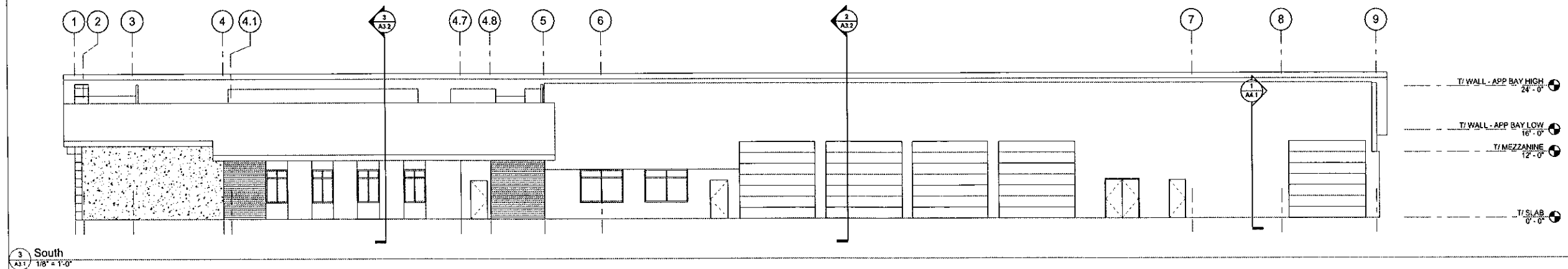
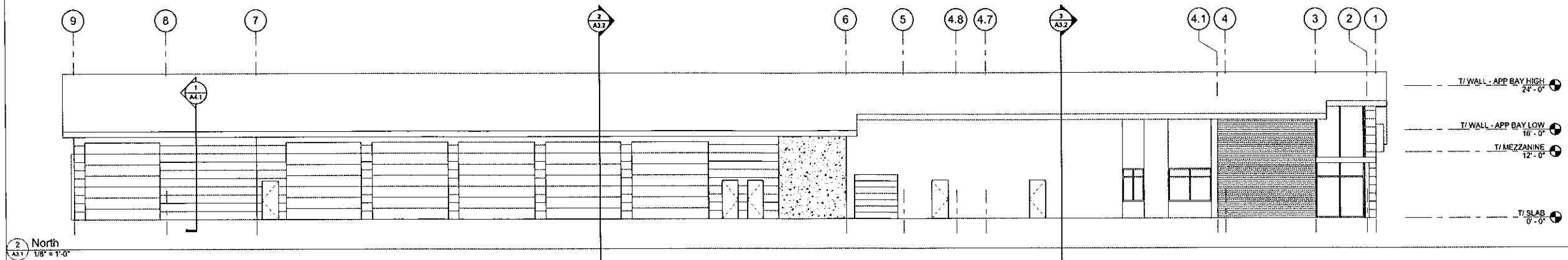
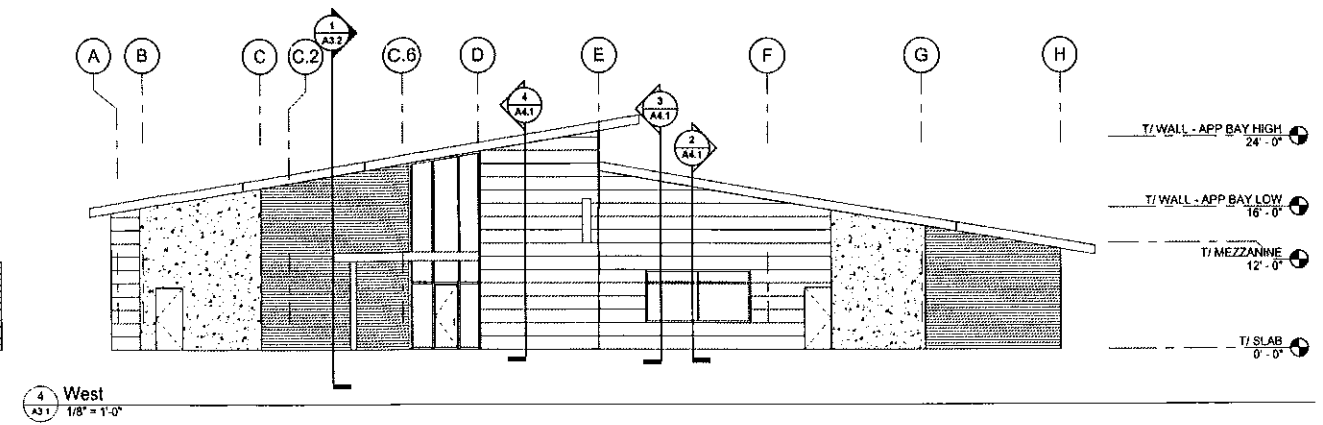
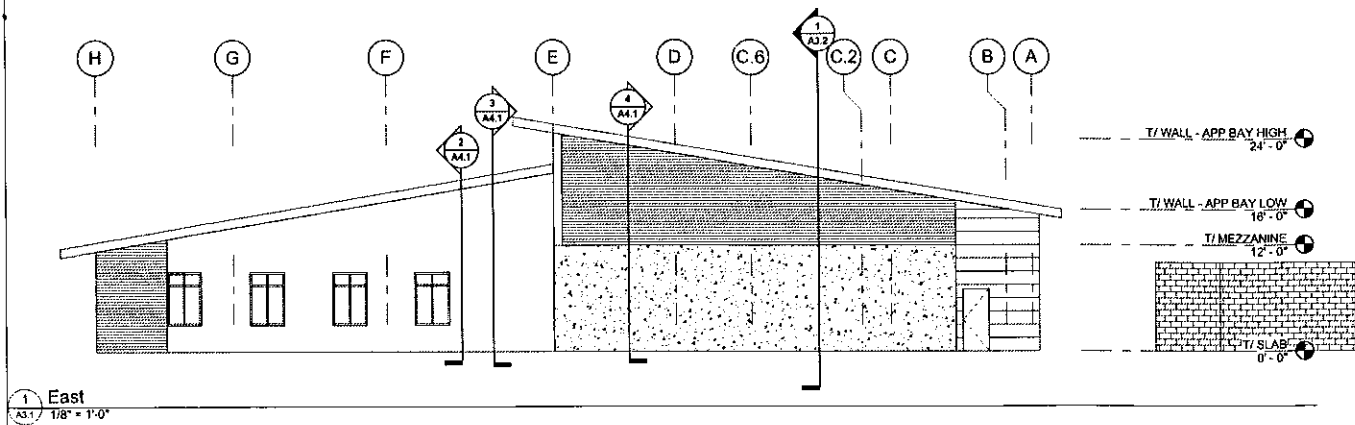
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PORTLAND, OR 97204

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SOUTH, SUITE A
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Project
**BAINBRIDGE ISLAND FIRE DEPT
STATION 22**
8895 MADISON AVE. NE

Revision Schedule	
Revision Delta	Issue Date

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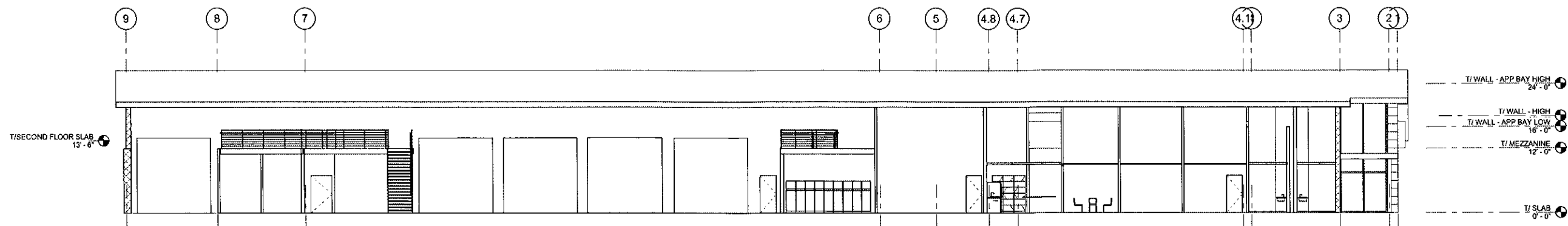
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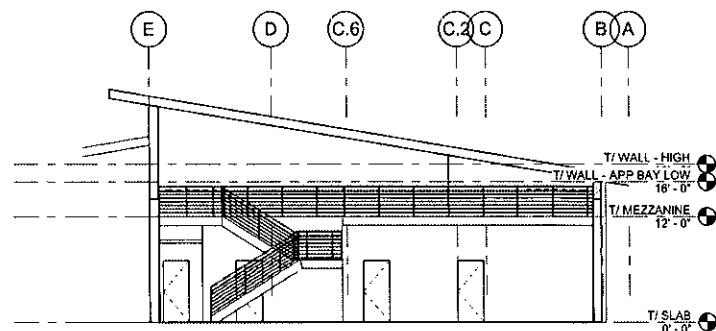
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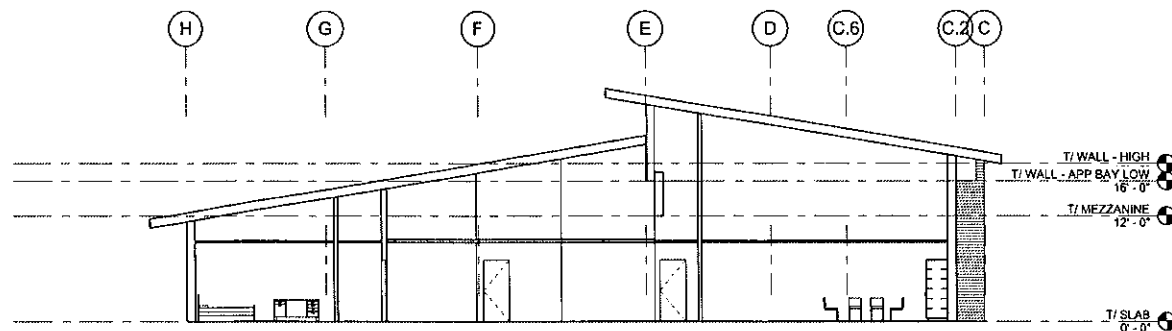
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1 BUILDING SECTION - NORTH/SOUTH
A3.2 1/8" = 1'-0"



2 BUILDING SECTION - EAST/WEST
A3.2 1/8" = 1'-0"



3 BUILDING SECTION - EAST/WEST
A3.2 1/8" = 1'-0"

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BAINBRIDGE ISLAND FIRE DEPT
STATION 22
8895 MADISON AVE. NE

Revision Schedule	
Revision Delta	Issue Date

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BUILDING SECTIONS

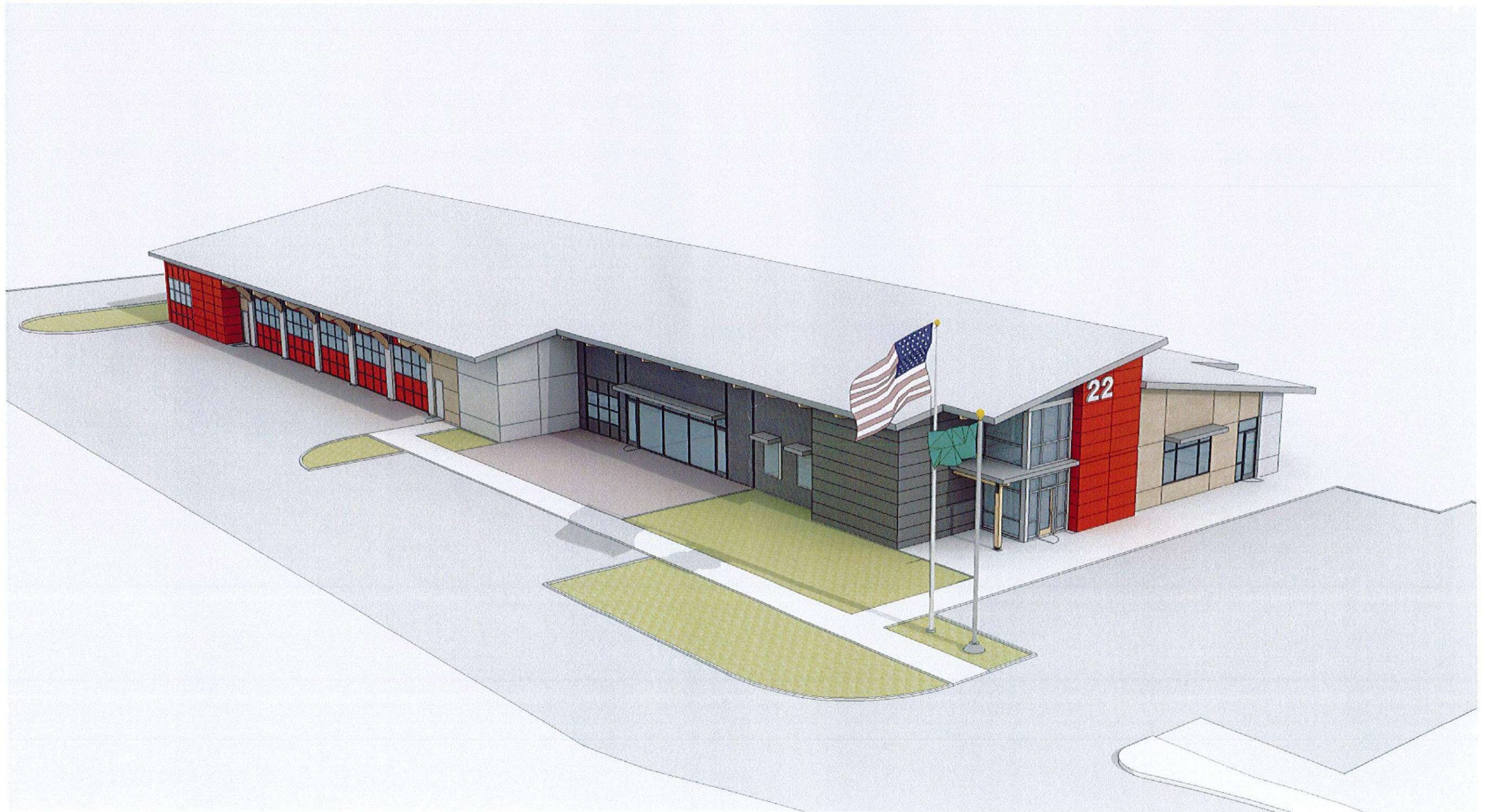
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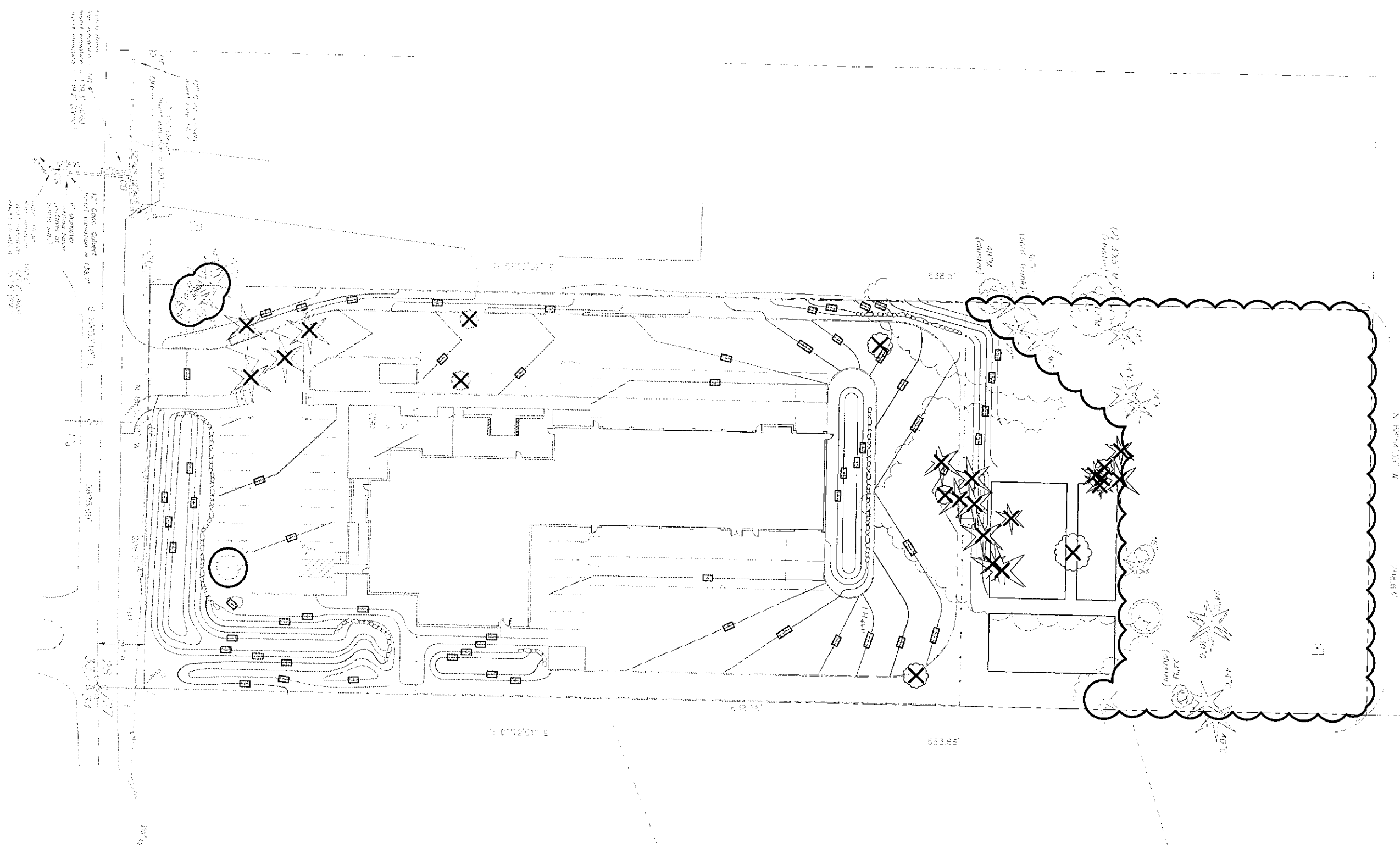
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LEGEND

 EXISTING TREES TO BE PROTECTED

 EXISTING TREES TO BE REMOVED

Tree Retention Plan

1"=20'-0"

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BAINBRIDGE ISLAND FIRE DEPT
STATION 22

STATE OF WASHINGTON
LANDSCAPE ARCHITECT

ATTORNEY & BOAM
CERTIFICATE NO. 210

REVISIONS:

NO.	REVISION	DATE
1	REVISION DELTA	CLIPPING DATE

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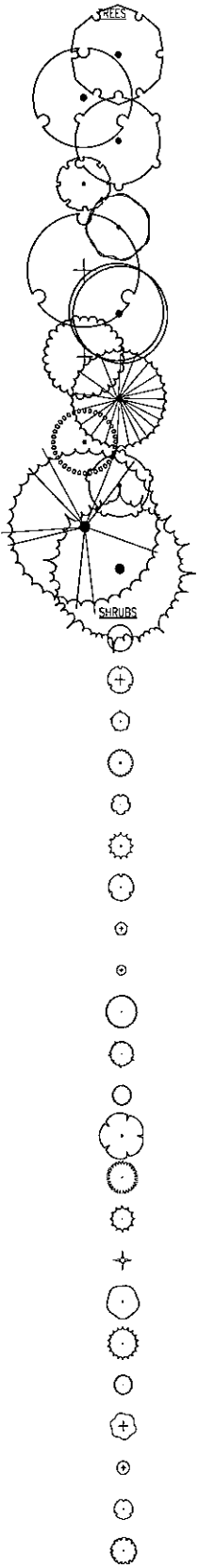
TREE RETENTION PLAN

SHEET

L1.0

JOB NO. 2150124.00

PLANT SCHEDULE



CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
ACE MON	8	ACER GINNALA 'MONDY'	RED RHAPSODY AMUR MAPLE	B & B	2" CAL	
ACE RUB	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B & B	2" CAL	
AME AUT	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL	
BET LIT	5	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY BIRCH	B & B	2" CAL	
CER OCC	4	CERCIS OCCIDENTALIS	WESTERN REDBUD	B & B	2" CAL	
CHI VIR	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	2.5" CAL	
COR KN3	3	CORNUS X 'KN 38-8'	VENUS DOGWOOD	NA	2" CAL	
OXY ARB	4	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B & B	2" CAL	
PIN THU	4	PINUS THUNBERGH 'THUNDERHEAD'	THUNDERHEAD SCOTCH PINE	NA		6' HT.
PRU AMA	1	PRUNUS SERRULATA 'AMANOGAWA'	JAPANESE FLOWERING CHERRY	B & B	2" CAL	
PRU TAI	1	PRUNUS SERRULATA 'TAIZO'	ANGELS BLUSH FLOWERING CHERRY	B & B	2" CAL	
PSE DOU	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	NA	NA	6' HT.
THU PLI	11	THUJA PLICATA	WESTERN RED CEDAR	NA	NA	6' HT.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ARB COM	8	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		
CHI RUB	1	CHIONDCHLOA RUBRA	RED TUSsock	3 GAL		
COR FAR	132	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	2 GAL		
DAP CAR	3	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	3 GAL		
DIE COP	71	DIERVILLA LONICERA 'COPPER'	COPPER LOW BUSH HONEYSUCKLE	2 GAL		
FOT GAR	4	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL		
GAU SHA	151	GAULTHERIA SHALLON	SALAL	2 GAL		
HEL YEL	34	HELLEBORUS X 'YELLOW'	YELLOW HELLEBORE	1 GAL		
HOS RED	8	HOSTA X 'RED OCTOBER'	RED OCTOBER HOSTA	1 GAL		
LON RED	39	LONICERA NITIDA 'RED TIPS'	RED TIPS BOX HONEYSUCKLE	2 GAL		
MAH AQU	61	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		
MAH COM	78	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL		
MYR CAL	18	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL		
PIE FOR	18	PIERIS JAPONICA 'FOREST FLAME'	FOREST FLAME LILY OF THE VALLEY BUSH	5 GAL		
POD RED	3	PODOCARPUS LAWRENCEI 'RED TIP'	MOUNTAIN PLUM PANE	5 GAL		
POL MUN	92	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		
RHA RUT	21	RHAPHIOLEPIS UMBELLATA 'RUTRHAPHI'	SOUTHERN MOON YEDDA HAWTHORN	5 GAL		
RHO CHI	12	RHOODODENDRON X CHIONOIDES	CHIONOIDES RHODODENDRON	5 GAL		
RHO FRA	5	RHOODODENDRON X 'FRAGRANT STAR'	FRAGRANT STAR AZALEA	3 GAL		
SAR CON	26	SARCOCOCCA CONFUSA	SWEETBOX	3 GAL		
SPI MAC	76	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GAL		
THU NAN	12	THUOPSIS DOLABRATA 'NANA'	DEERHORN CEDAR	5 GAL		
VAC OVA	74	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL		

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	ANE MON	83	ANEMONE X HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	4" POT	24" o.c.
	ARC LVA	5,975	ARCTOSTAPHYLOS LVA-URSII 'MASSACHUSETTS'	MASSACHUSETTS KINKKINKICK	4" POT	12" o.c.
	ASA CAL	13,597	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	4" POT	1" o.c.
	ATH FIL	185	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	4" POT	18" o.c.
	CAL FIZ	83	CALLUNA VULGARIS 'FIREFLY'	HEATHER	1 GAL	24" o.c.
	CAR KAG	57	CAREX DOLICHOSTACHYA 'KAGA NISHIKI'	GOLD FOUNTAINS SEDGE	1 GAL	18" o.c.
	CAR OBN	899	CAREX OBNUPA	SLOUGH SEDGE	PLUG	18" o.c.
	DRY BRI	18	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	AUTUMN FERN	1 GAL	24" o.c.
	HYD MIX	14,312 SF	HYDROSEED MIX	HYDROSEED MIX	SEED	
	JUN TAP	88	JUNCUS ACUMINATUS	TAPERED RUSH	PLUG	18" o.c.
	LUZ MAR	142	LUZULA SYLVATICA 'MARGINATA'	WOODRUSH	4" POT	18" o.c.
	MAH REP	62	MAHONIA REPENS	CREEPING MAHONIA	4" POT	18" o.c.
	OPH JAP	1,122	OPHIPOGON JAPONICUS	MONDO GRASS	4" POT	12" o.c.
	POL MUZ	317	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	4" POT	42" o.c.

PLANTING NOTES

- SEE PLANT SCHEDULES FOR SPECIES, QUANTITIES, AND MINIMUM SPACING. SEE PLANTING DETAILS FOR INSTALLATION AND LAYOUT.
- DO NOT USE EXISTING TOPSOIL - STRIP & REMOVE.
- CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS AND CONDITIONERS IN SOIL PREPARATION AND FINISH GRADING.
- ALL CONSTRUCTION MATERIAL SHALL BE EXCLUDED FROM TOPSOIL.
- LAYOUT FOR ALL PLANTING AREAS TO BE VERIFIED ON SITE BY LANDSCAPE ARCHITECT DUE TO VARYING FIELD CONDITIONS AND DENSITIES OF EXISTING VEGETATION.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- LANDSCAPE ARCHITECT WILL SUPERVISE THE PLANTING PROCESS. MODIFICATIONS TO THE PLANTING PLAN MAY OCCUR BASED ON FIELD CONDITIONS AND THE AVAILABILITY OF PLANT MATERIAL.
- PLANTINGS WILL BE B&B AND CONTAINERIZED NATIVE PLANT MATERIAL, AS APPROPRIATE AND SPECIFIED, FROM REGIONAL GENETIC STOCK. PLASTIC NURSERY IDENTIFICATION TAGS WILL BE ATTACHED TO THE STEM OF EACH PLANTING.
- LOCAL NURSERY STOCK WILL BE USED TO ENSURE THAT THE MATERIAL HAS ACCUMULATED TO LOCAL CONDITIONS (REDUCING PLANTING STRESS) AND IS GENETICALLY COMPARABLE WITH PLANTS IN THE LOCAL AREA.
- FINAL PLANT LISTS WILL BE CONTINGENT UPON PLANT AVAILABILITY. IF SELECTED SPECIES ARE UNAVAILABLE FROM LOCAL NURSERIES THEN UPON PRIOR APPROVAL OTHER GENUS OR SPECIES WITH SIMILAR HYDROLOGICAL REQUIREMENTS MAY BE SUBSTITUTED.
- TREES WILL BE STAKED ONLY IF A PLANT CANNOT STAND ALONE IN A MODERATE WIND PER PLANTING DETAILS.
- ALL PLANTINGS WILL BE MULCHED WITH A MINIMUM OF 3 INCHES OF ORGANIC MULCH AS SPECIFIED TO DISCOURAGE WEED GROWTH, MINIMIZE SOIL EROSION, AND RETAIN MOISTURE. THE MULCH IS NOT TO MAKE CONTACT WITH THE PLANT STEM.
- DO NOT DISTURB TREES AND VEGETATION OUTSIDE LIMIT OF WORK.
- IF TREES HAVE NOT BEEN DESIGNATED AS SAVE OR REMOVE ON DEMO OR OTHER PLANS IT SHOULD BE ASSUMED THAT THEY ARE TO BE SAVED.
- THE ENTIRE WIDTH OF THE PLANTING ISLANDS SHALL CONTAIN ONLY SOIL, AND BY WAY OF ILLUSTRATION ONLY AND NOT LIMITATION, BE FREE OF GRAVEL, CONCRETE, CONSTRUCTION DEBRIS, OR OTHER FOREIGN MATERIALS.
- ALL PLANTING AREAS TO BE IRRIGATED - IRRIGATION PLANS ARE NOT INCLUDED. IRRIGATION WILL BE DESIGN/BUILD BY CONTRACTOR BASED ON PERFORMANCE SPECIFICATIONS.
- DO NOT DIG BEFORE LOCATING UTILITIES.
- ALL LANDSCAPE AREAS DESIGNED FOR INSTALLATION OF TREES SHALL HAVE A MINIMUM SOIL DEPTH OF 18" PLUS 8" SCARIFIED SUBGRADE. MINIMUM SOIL DEPTH SHALL INCLUDE SOILS THAT MEET SOIL SPECIFICATIONS.
- FOR ALL TOPSOIL, THE CONTRACTOR SHALL OBTAIN A LANDSCAPE SOIL ANALYSIS CERTIFYING THAT THE SOIL MEETS THE SOIL SPECIFICATIONS. THE CERTIFICATION SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED PRIOR TO SOIL DELIVERY.
- APPLY 3" DEPTH OF ORGANIC BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN, AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH. PULL MULCH 3" AWAY FROM BASE OF PLANT.
- ALL PLANT MATERIAL SHOULD BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN THE SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE OWNER.
- ALL LANDSCAPE INSTALLATION TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- A PRE-CONSTRUCTION CONFERENCE PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION IS REQUIRED.
- PLANTS SHALL BE INSPECTED PRIOR TO PLANTING TO VERIFY CONFORMANCE WITH PLANTING SIZE AND OTHER REQUIREMENTS.
- ALL LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.
- PRIOR TO THE END OF THE WARRANTY PERIOD, THE LANDSCAPE WILL BE INSPECTED AND DEAD OR UNHEALTHY PLANTS WILL BE REQUIRED TO BE REPLACED WITH SAME SPECIES AND SIZES.

GENERAL NOTES

- REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR LIMITS OF WORK AND DEMOLITION OF EXISTING SITE ITEMS.
- REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.
- REFER TO ARCHITECTURAL DRAWINGS FOR SITE HARDSCAPE DETAILS.



EXISTING TREES TO BE PROTECTED - REFER TO PLANTING PLAN AND TREE RETENTION PLAN.

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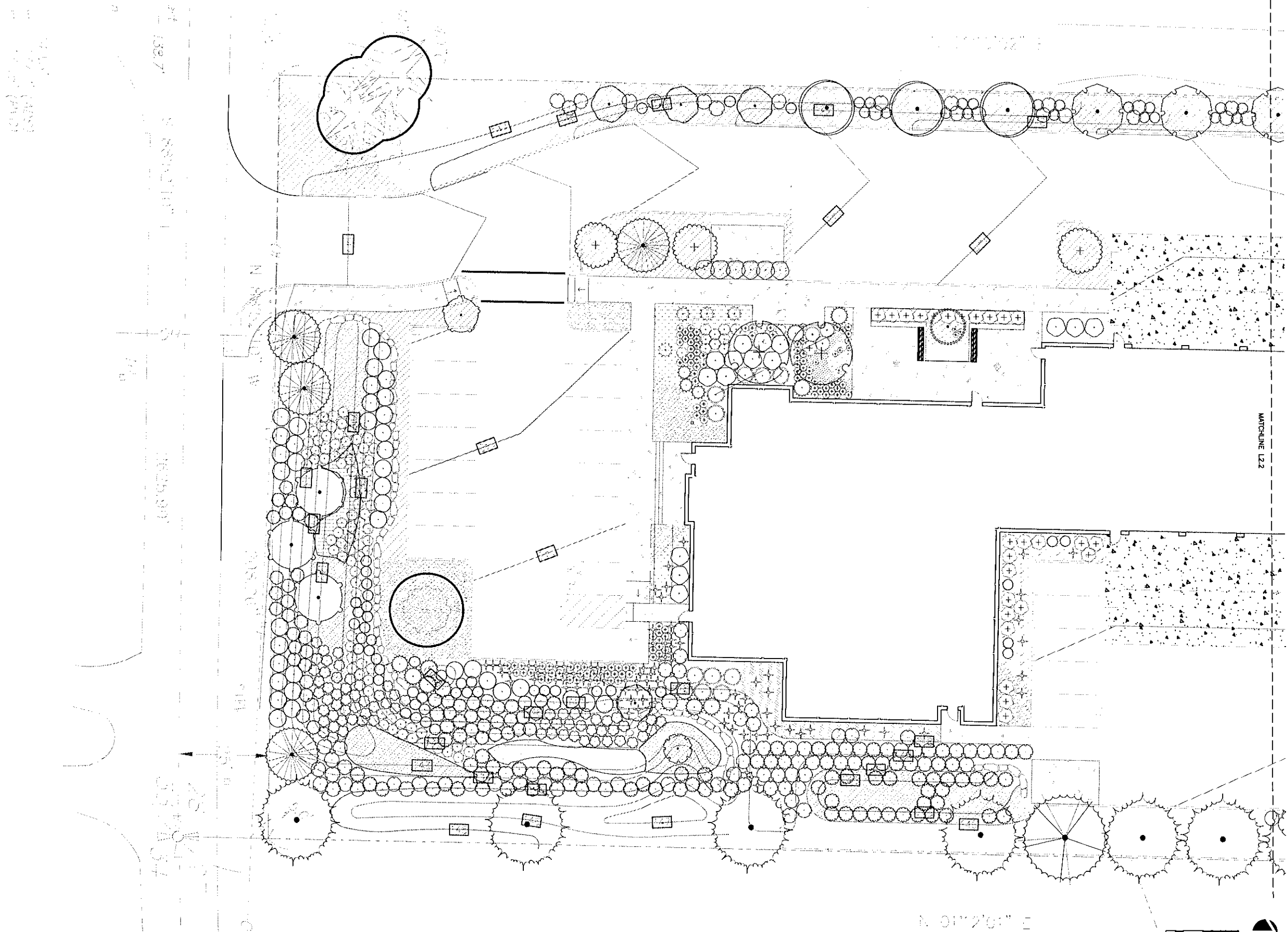
Project
**BAINBRIDGE ISLAND FIRE DEPT
STATION 22**

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SHEET TITLE:
**PLANT SCHEDULE +
NOTES**

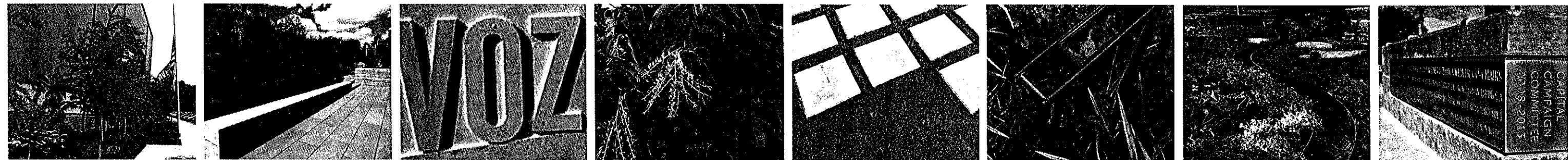
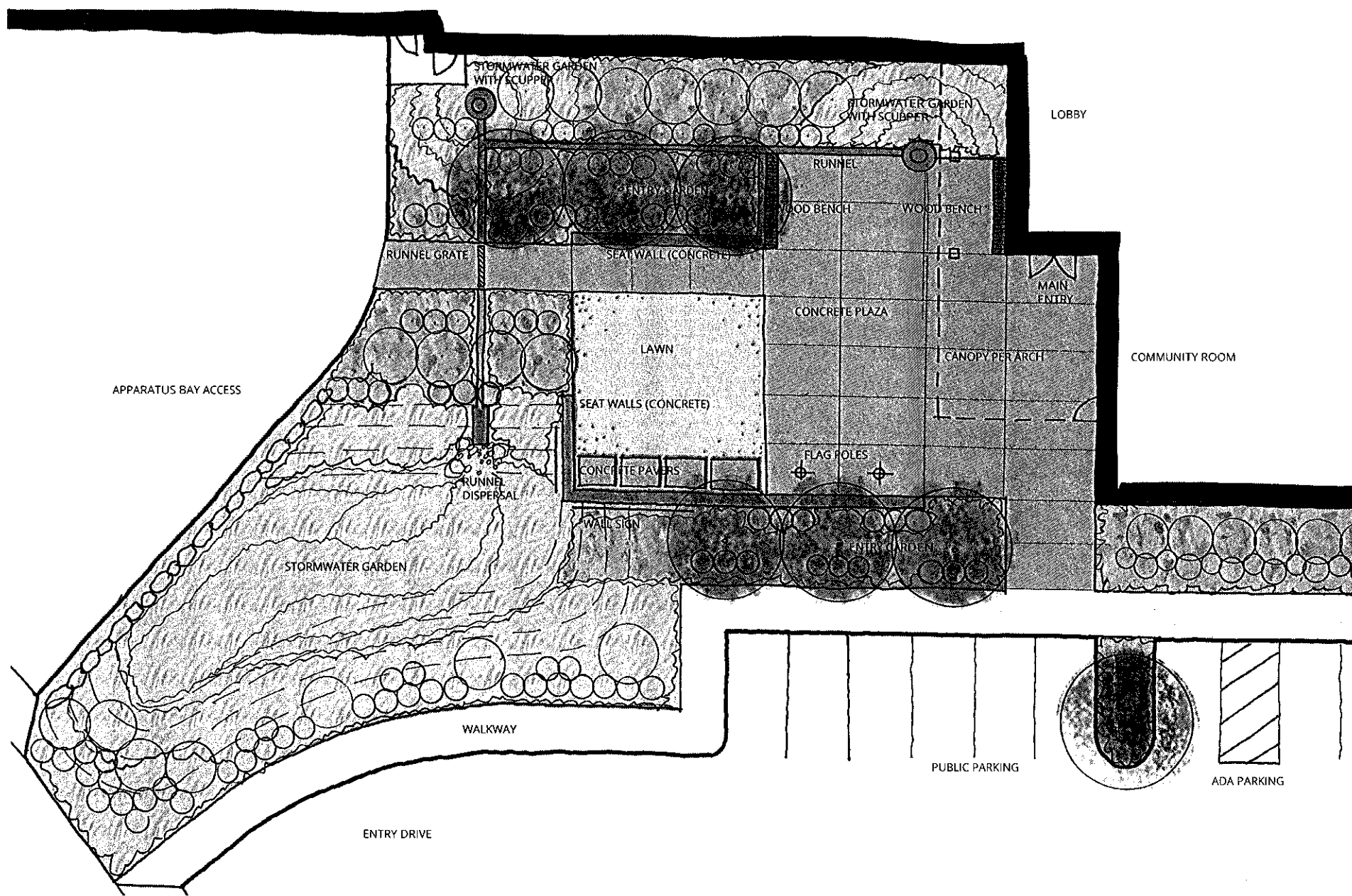
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Planting Plan - South
1"=10'-0"



MECHANICAL/ELECTRICAL INTERFACE ENGINEERING 708 SW 3RD, SUITE 400 PORTLAND, OR 97204	LANDSCAPE FISCHER BOUMA PARTNERSHIP 310 MADISON AVENUE SOUTH, SUITE A BAINBRIDGE ISLAND, WA 98110 	 www.mackenzie.com	Architecture • Interiors • Planning • Engineering Portland, OR 503.224.9560 Vancouver, WA 360.695.7879 Seattle, WA 206.749.9993 MACKENZIE DESIGN DRIVEN • CLIENT FOCUSED	Client CITY OF BAINBRIDGE ISLAND 280 MADISON AVE. N BAINBRIDGE ISLAND, WA 98110	Project BAINBRIDGE ISLAND FIRE DEPT STATION 22	 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT BOUMA 20150124-001	REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION													© MACKENZIE 2015. ALL RIGHTS RESERVED. THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT PRIOR WRITTEN PERMISSION. DRAWN BY: CHECKED BY:	SHEET TITLE PLANTING PLAN - SOUTH	SHEET L2.1 JOB NO. 2150124.00
NO.	DATE	REVISION																							



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 22 PUBLIC PLAZA CONCEPT

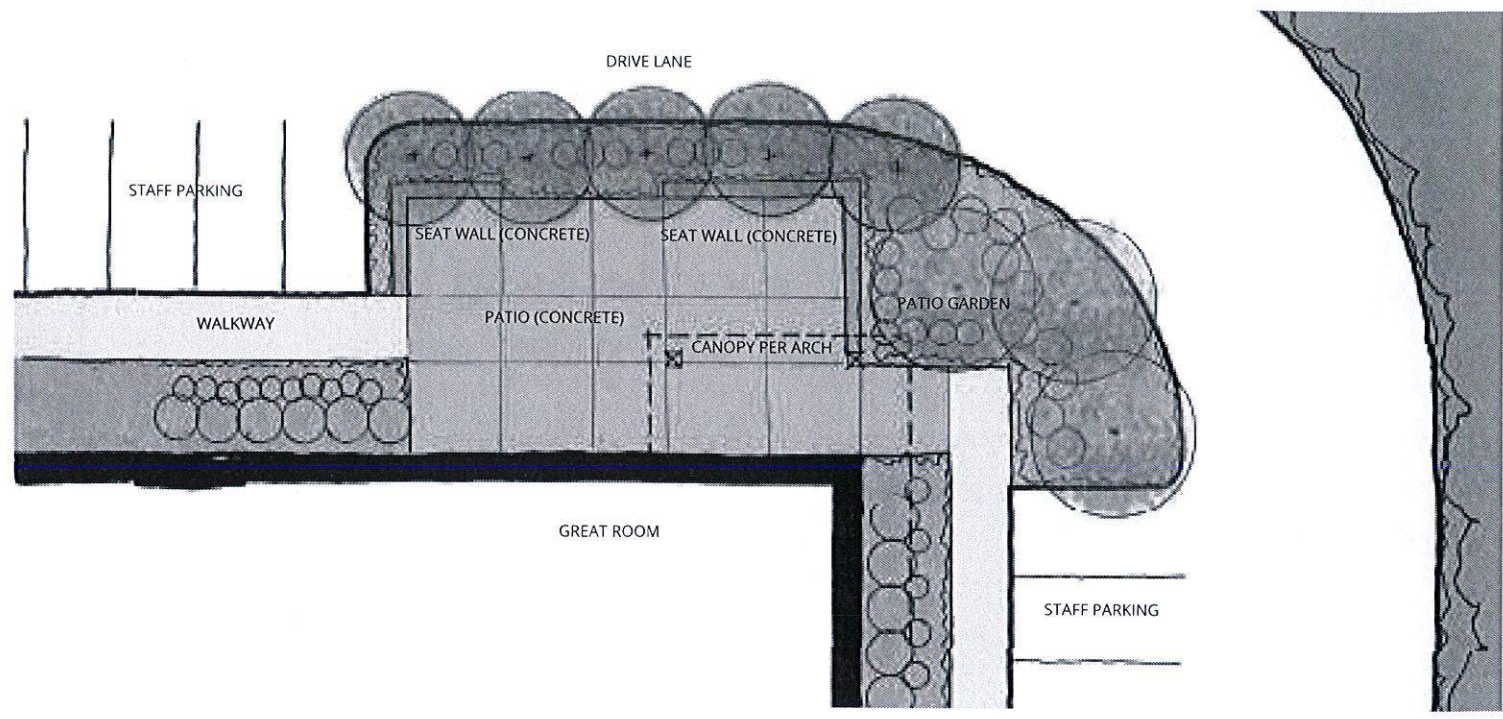
BAINBRIDGE ISLAND, WASHINGTON

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1"= 20' on 11" x 17" sheet

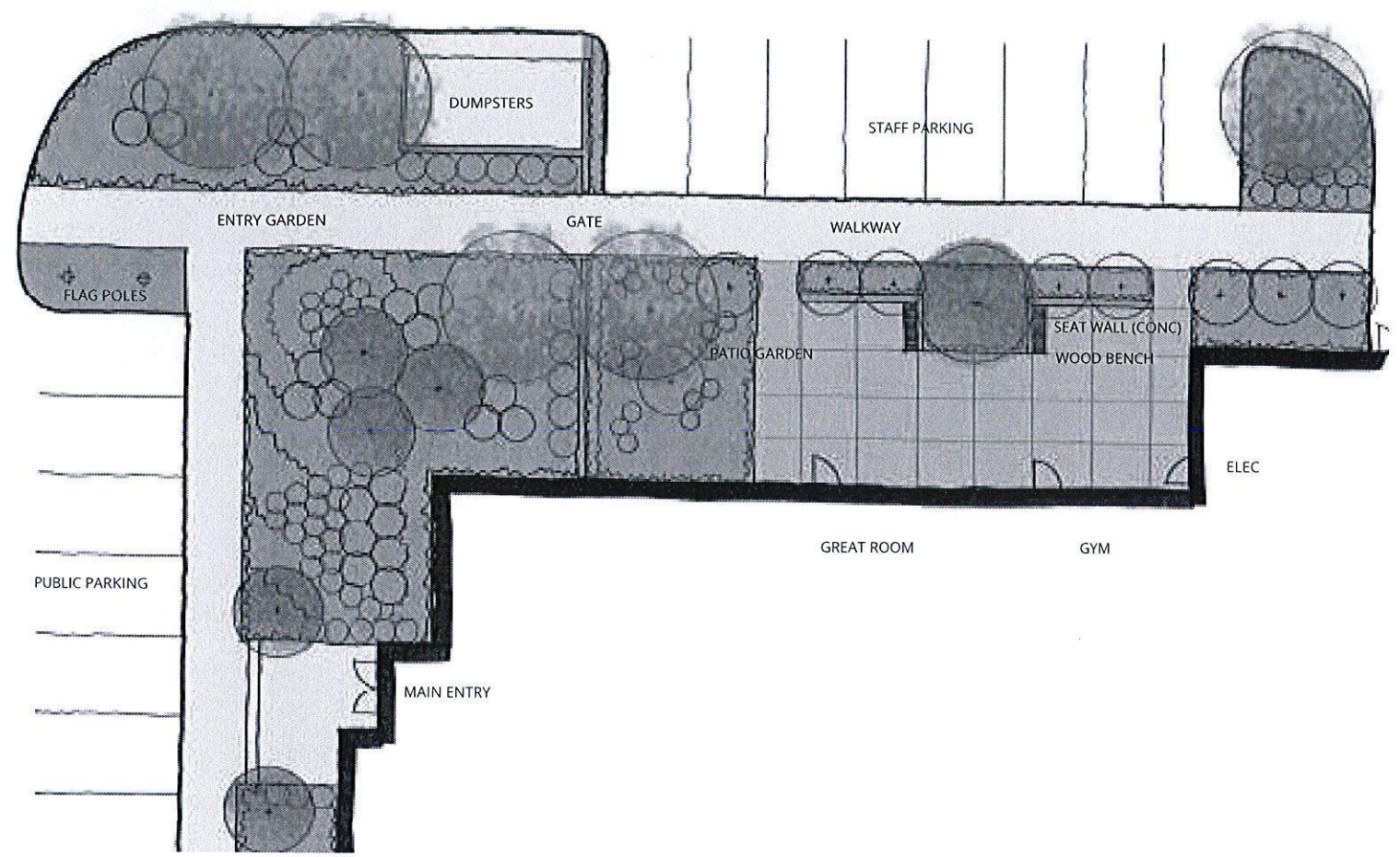


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ARCHITECTS



STATION 21 STAFF PATIO



STATION 22 STAFF PATIO



BAINBRIDGE ISLAND FIRE DEPARTMENT - STATION 21 & 22 STAFF PATIO CONCEPTS

BAINBRIDGE ISLAND, WASHINGTON

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 1"= 20' on 11" x 17" sheet



City of Bainbridge Island

Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
(206) 842-2552 www.ci.bainbridge-isl.wa.us

Development Engineer Project Review

To: Joshua Machen, Planning Manager
From: Janelle Hitch, Development Engineer *JCH*
Date: December 10, 2015
Re: Bainbridge Island Fire Station 22- Preapplication

Related Application Number:

PLN14200 - PRE

Project Description

The proposal includes the replacement of the existing fires station with a new 16,808 square foot station. Once completed, the fire station will operate in the same capacity as it is currently. No significant change in traffic is anticipated with the redevelopment. The site access will remain on Bucklin Hill Road. The location of the access point for the new station will be shifted to the west. The access point will serve for both emergency vehicles and passenger vehicle access. The site will be served by a new septic system and water service will be provided by Washington Water System. The site will be gated. There will no longer be a shared parking lot with the neighboring American Legion Post to the west.

The site address is 7934 Bucklin Hill Road NE. The site comprises two tax parcels 4178-000-012-0004.

Comments:

I have completed a review of the above referenced project materials received by the City of Bainbridge Island (COBI) on November 10, 2015. Please see the comments below for information on the proposed development.

General

1. At the time of Site Plan Review/ CUP application, preliminary civil plans shall be submitted demonstrating compliance with City standards.

Roadway/Traffic:

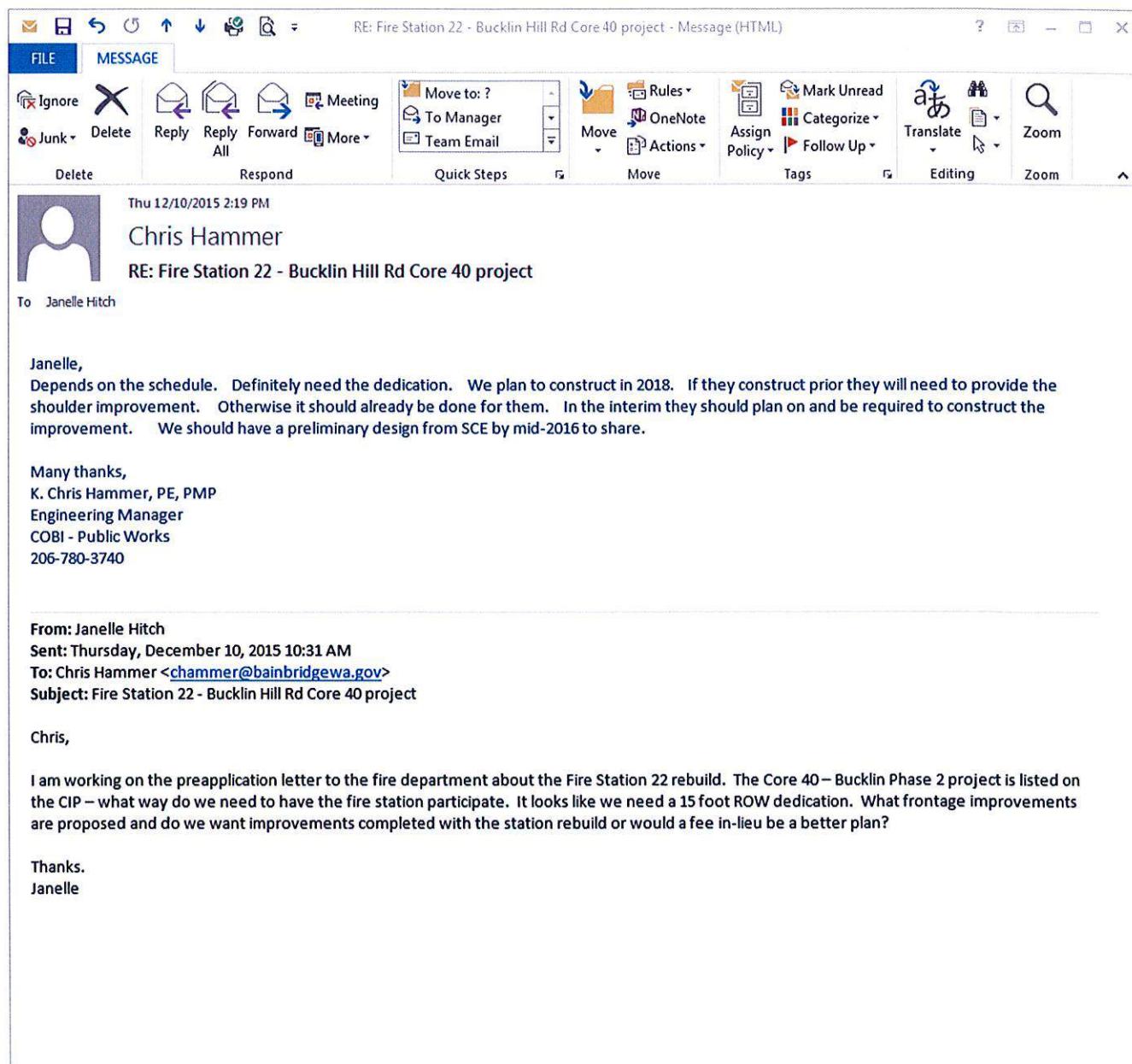
2. Adequate site distance at the site access points must be provided. Site distance calculations will be required with the planning permit application submittal.
3. The property fronting Bucklin Hill Road will require a 15 foot ROW dedication. The current ROW width is 30 feet. The standard ROW width for Bucklin Hill Road, a Secondary Arterials is 60 feet.
4. Bucklin Hill Road is identified in the Non-motorized transportation plan as requiring a Type B: bicycle facility and shoulder. These non- motorized improvement on Bucklin Hill Road are identified in the Capital Improvement Plan as the Core 40 – Bucklin Phase 2

project. The project will be required to participate as described in the attached correspondence with the City Engineering Manager for Public Works

Stormwater:

5. At the time of the Site Plan Review Application provide demonstration of compliance with applicable stormwater management requirements in accordance with BIMC 15.20 and the 2005 Department of Ecology Stormwater Management Manual for Western Washington. The plans and associated reports shall be prepared by a professional engineer licensed in the State of Washington.
6. If site disturbance is greater than one acre in size, the applicant will be required to apply for a Construction Stormwater General Permit through the Washington State Department of Ecology, prior to permitting of construction activities.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review.



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 Department – Station 22

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

Project Description:

This project surrounds the redevelopment of the existing Bainbridge Island Fire Department, Station 22. The redeveloped fire station is a single story structure with a gross floor area of approximately 16,808 square feet. The site area consists of 56.1 percent landscape area and 30 parking spaces. The building will be approximately 26 feet in height at the maximum. The building consists of living quarters, meeting spaces, offices, storage areas, and the apparatus bay.

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.	The proposed design utilizes varying materials; wood, concrete, concrete composite paneling and a mix of metal paneling that additionally offers alternating textures and visual interest to the buildings prime façade treatments. Coupled with the materials and textures, the design team has sought to introduce fenestration gestures that additionally add interest through shadows, sheens and general massing.	

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).	The proposed design integrates massing elements that seek to best align with the intended building modulation, while maintaining the forms necessary of the building use as a emergency response fire facility. Due to the required special functions required of a fire facility, vertical modulation for such facilities directly affect the functionality. To offset these functional demands, material changes, insets and structural elements have been pronounced to provide visual modulation to the building façade.	
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 building orientation, functions and fenestration design eliminate any publicly facing 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 predominant surface of the first floor.	As a emergency response fire facility, much of which is necessitated by commercial or retail design standards do not readily apply. The design team has, however, sought to utilize entry canopies, exaggerated overhangs, and public facing glazing as a strategy to still align the design with this guideline's intent. The street facing apparatus bay, a prominent design disseminator for any fire station, has be emphasized to showcase the function of the facility but also visually illustrated the fire departments presence	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			within the community.	
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.	The building itself is setback from the public way to provide both a buffer but also allow opportunities for inclusion of a pedestrian friendly entry plaza. Incorporation of landscape features, seating, stormwater features and canopies seek to provide a pedestrian friendly entry sequence to the property and building lobby.	
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.	The building is a standalone structures on the site. Inclusion of landscape features have been incorporated where feasible and appropriate. The building facades constitute the majority of the frontage facing.	
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.	Due to the building function and operational necessities, the building itself cannot be parceled or split as it would negatively affect the functionality of the fire department and their response times. The design team, however, has sought to introduce jogs in the building foot print and noted façade modulations to visually offset the overall scale of the building mass. In addition, the building height, where allowable by program	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			functions, has been stepped in height to add visual impression of multiple building masses.	
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.	The design team has introduced a pedestrian oriented plaza space that serves as the entry sequence and breakout space for the abutting community room space. We have additionally provide enlarged planting areas adjacent the building to breakdown the overall scale of the building, showcase native vegetation and illustrate stormwater treatment solutions.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	The design team has utilized the noted public entry space as a break between the building and adjacent vegetated spaces. Selective vegetation, lighting and pedestrian scaled trees have been incorporated to further break down the building scale.	
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.	The exterior building materials have been selected to compliment the communities design attributes, while still maintaining a high level of durability and be low maintenance to the fire department. The materials and their accompanying structural system have additionally been selected to complement the island's design aesthetic. Such materials as glu-lam girders, timber bracing, formed concrete and composite wood siding have been paired with metal roofing, composite siding and metal paneling for a balance between warm and cool materials. Exaggerated overhangs, bracing and canopies have further been incorporated to take on many	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

			of the attributes of community structures.	
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.	This facility is designed to serve as a single user building for the Bainbridge Island Fire Department. Selection and incorporation of signage on this facility is aimed at providing a consistent signage solution between the stations and clearly illustrating the particular station numbers to ensure easily distinguishable facilities to the community and its visitors. These signage solutions do not serve to advertise but rather to easily identify them for the particular emergency response facilities they are.	
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.	Not applicable.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	The bulk of the fire station is primarily a secure facility and not accessible by the public. Where public elements exist, such as the lobby and community room, pedestrian access and entry sequences have been provided.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	Entry canopies have been provided for the public entries to the facility.	
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.	As noted in additional guidelines, the building's operational program necessities define the building proper and its general massing. The design team has included steps in building height where functionally or programmatically feasible. These massing changes aid in visually breaking down the overall scale of the structure.	
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.	The design team has located the public parking to the front of the public entry, however, have placed it back from the street to provide a visual buffer and allow incorporation of increased landscape buffering. Additional operation parking for fire staff has been located within the secure lot, which reduces the overall visual impact of the parking areas.	

**Guidelines Requiring
Action per DRB:**

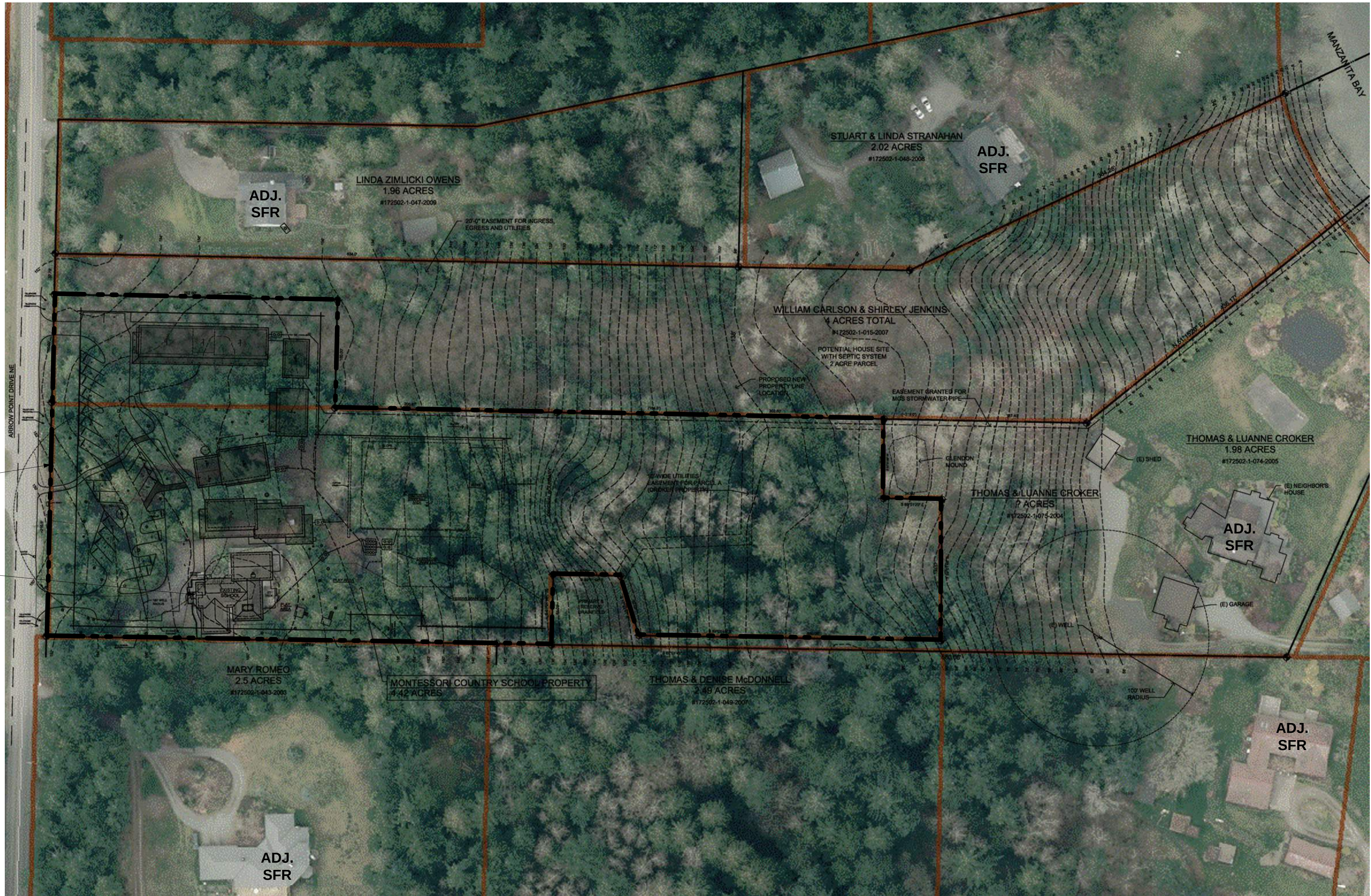
**DRB Summary Motion
on Actions:**

Design Review Board Design Guideline Checklist

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



2 EXISTING STREETSCAPE VIEW LOOKING EAST FROM ARROW POINT DRIVE
NotToScale



1 CONTEXT SITE MAP
NotToScale

(E)TRAIL (E)EXIT (E)ENTRANCE (E)SCHOOL BLDG.

DATE	REVISIONS

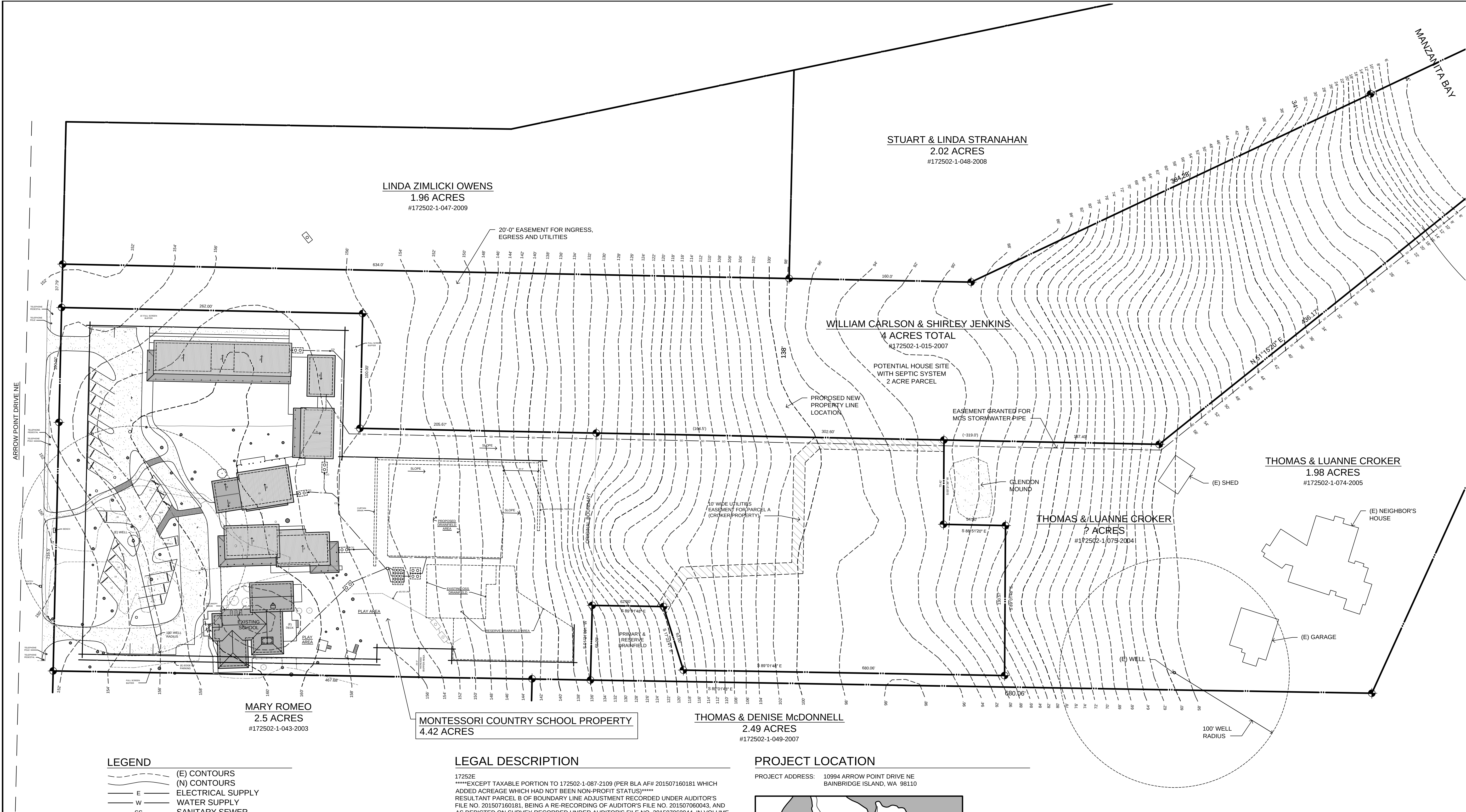
STUDIO HAMLET
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Bainbridge Island, WA 98110
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MONTESSORI COUNTRY
SCHOOL
10994 Arrow Point Drive NE
Bainbridge Island, WA

CONTEXT SITE MAP
&
STREETSCAPE VIEW

DATE:	DEC 14, 2015
SCALE:	N.T.S.
DRAWN:	BH
JOB #:	#1210
SHEET:	

A-0



LEGEND

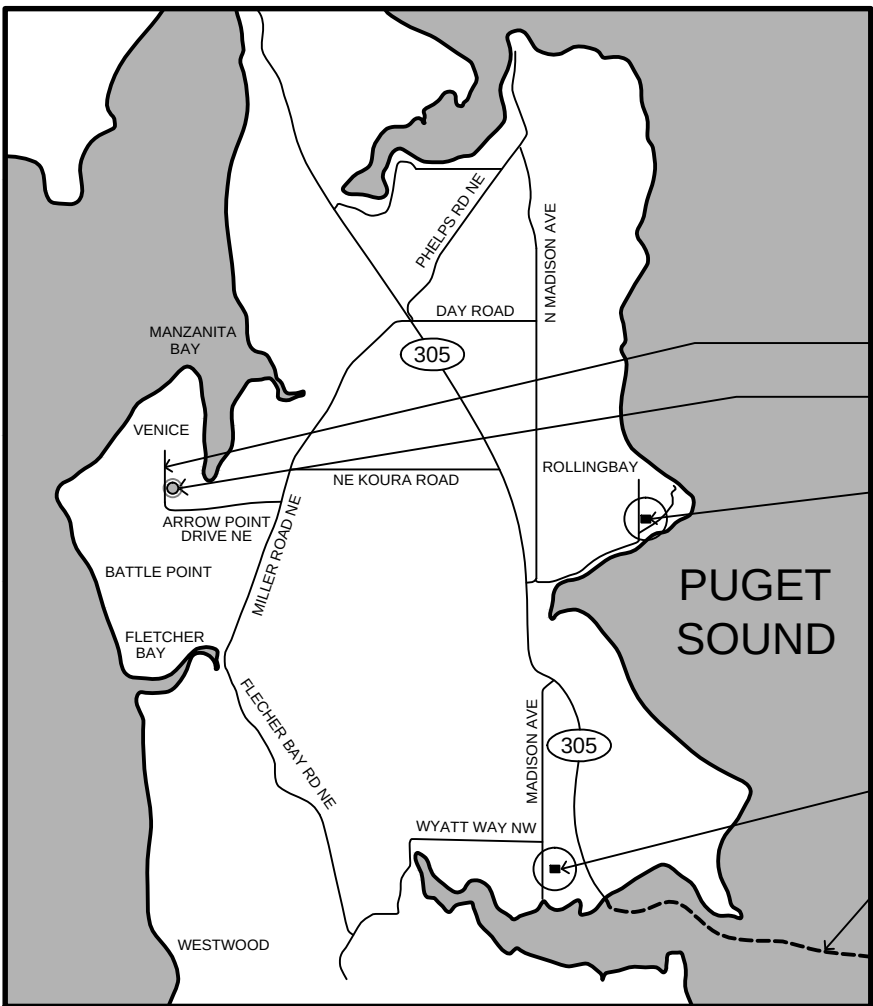
- (E) CONTOURS
- (N) CONTOURS
- E ELECTRICAL SUPPLY
- W WATER SUPPLY
- SS SANITARY SEWER
- SD STORM DRAIN
- TL TIGHT LINE
- FD PERF FOUNDATION DRAIN
- F FILTER FENCE
- CL CLEARING LIMITS
- (E) EXISTING
- (N) NEW
- EVERGREEN TREE
- DECIDUOUS TREE

LEGAL DESCRIPTION

17252E
*****EXCEPT TAXABLE PORTION TO 172502-1-087-2109 (PER BLA AF# 201507160181 WHICH ADDED ACREAGE WHICH HAD NOT BEEN NON-PROFIT STATUS)*****
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201507160181, BEING A RE-RECORDING OF AUDITOR'S FILE NO. 201507060043, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201507060044, IN VOLUME 81 OF SURVEYS, PAGES 16 AND 17, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

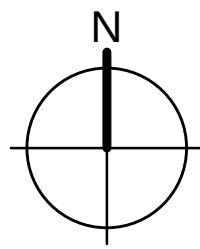
PROJECT LOCATION

PROJECT ADDRESS: 10994 ARROW POINT DRIVE NE
BAINBRIDGE ISLAND, WA 98110



1 OVERALL SITE PLAN
TAX ID NUMBER: 172502-1-087-2000

0 10' 20' 40' 80'



OVERALL
SITE
PLAN

DATE: DECEMBER 14, 2015
SCALE: 1"=40'-0"
DRAWN: RMB
JOB #: #1210
SHEET:

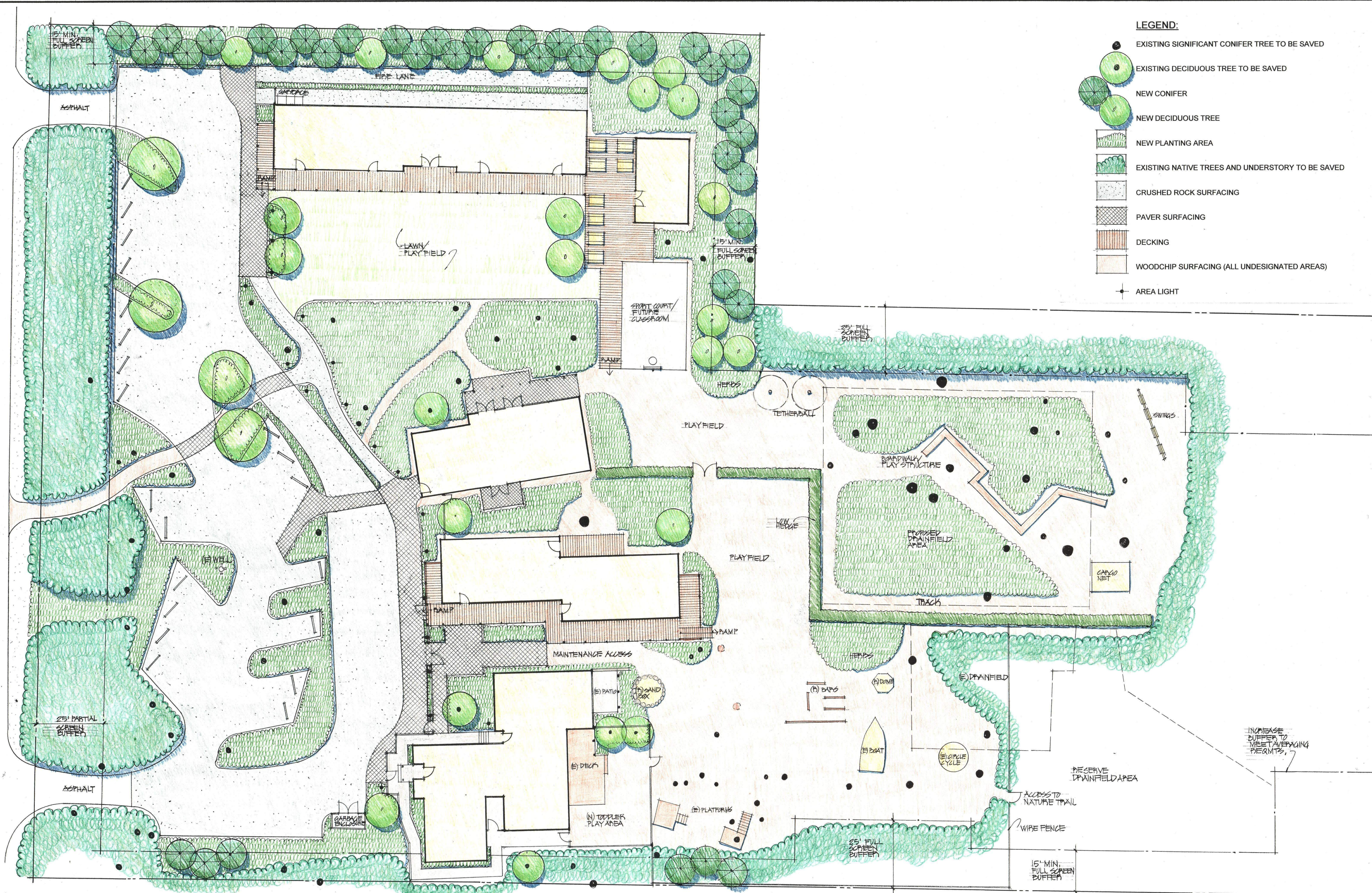
A-1.1

DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

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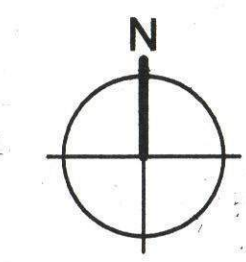
ARROW POINT DRIVE NE



- LEGEND:**
- EXISTING SIGNIFICANT CONIFER TREE TO BE SAVED
 - EXISTING DECIDUOUS TREE TO BE SAVED
 - NEW CONIFER
 - NEW DECIDUOUS TREE
 - NEW PLANTING AREA
 - EXISTING NATIVE TREES AND UNDERSTORY TO BE SAVED
 - CRUSHED ROCK SURFACING
 - PAVER SURFACING
 - DECKING
 - WOODCHIP SURFACING (ALL UNDESIGNATED AREAS)
 - AREA LIGHT

1 PRELIMINARY LANDSCAPE PLAN

0 4' 8' 16' 32'



DATE	REVISIONS
10/15/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

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Landscape Architecture
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Phone: 206-842-4688
Email: kamicoud@gmail.com

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Bainbridge Island, WA

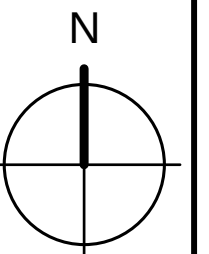
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SCALE: 1/8"=1'-0"
DRAWN: CM
JOB #: #1210
SHEET: L-1

ARROW POINT DRIVE NE



1

SCHEMATIC SITE LIGHTING PLAN
1/16" = 1'-0"

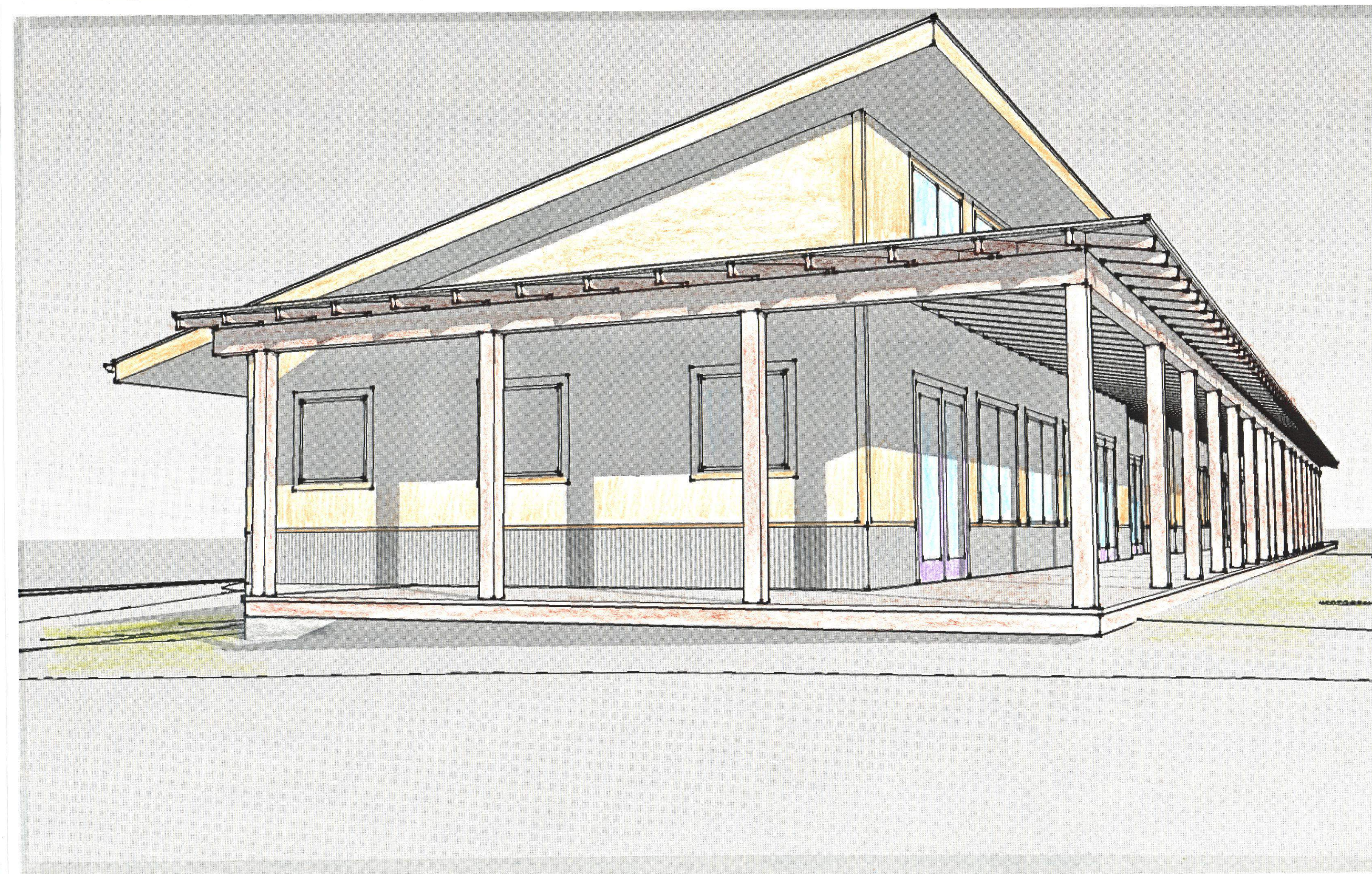
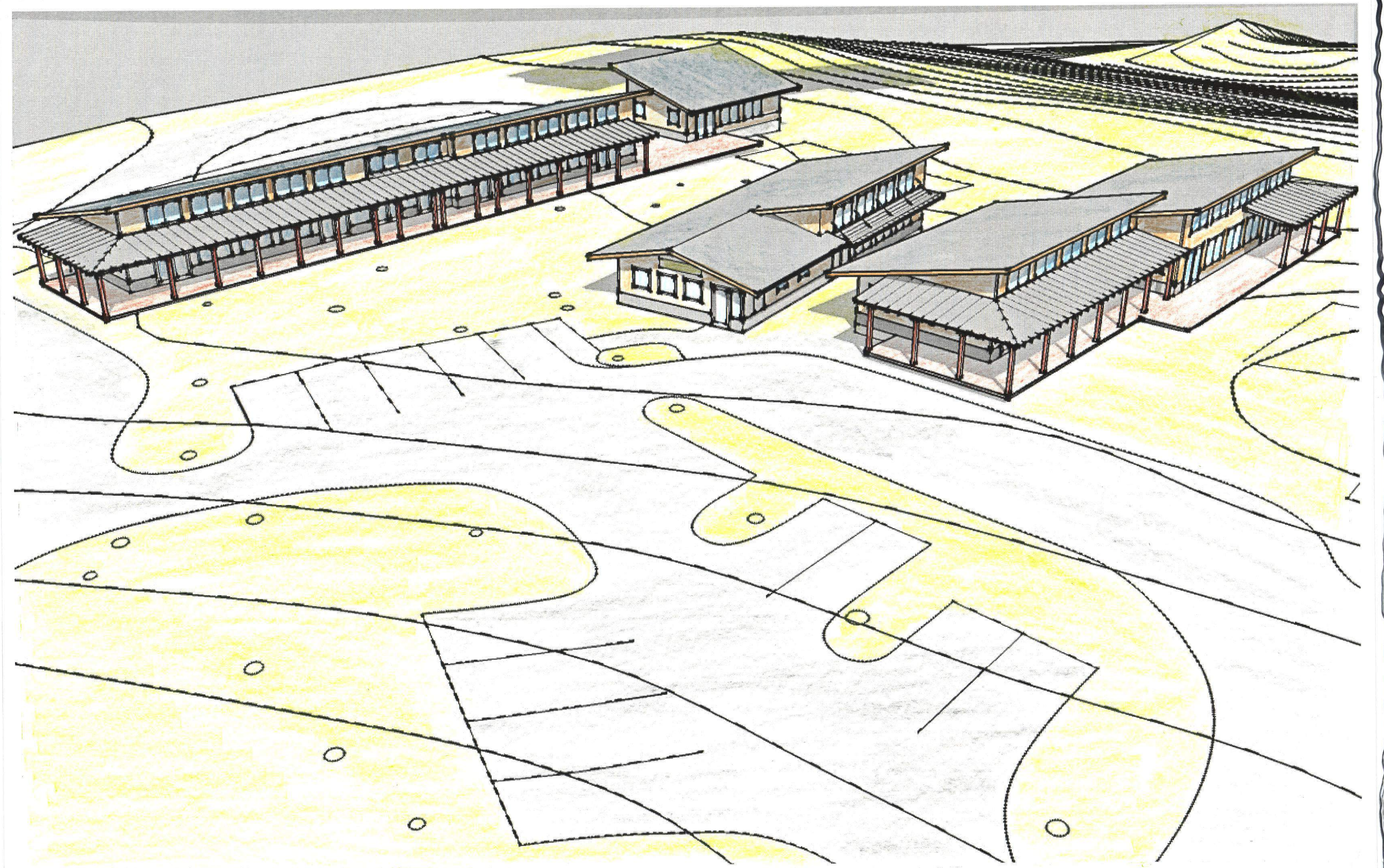


SCHEMATIC SITE LIGHTING PLAN

**MONTESSORI COUNTRY
SCHOOL**
10994 Arrow Point Drive NE
Rainbridge Island WA

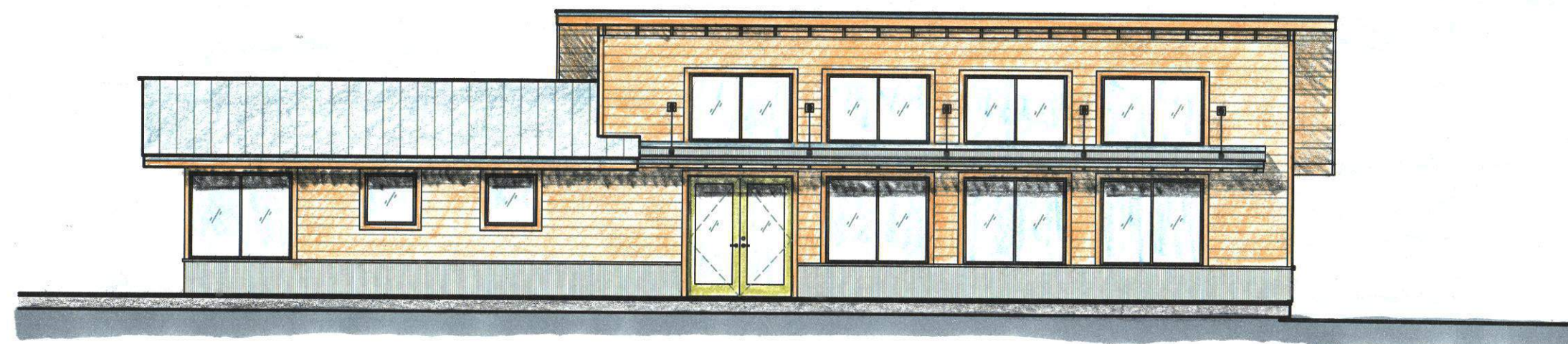
**STUDIO HAMLET
ARCHITECTS**
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Bainbridge Island, WA 98110
206.842.7355

DATE:	DEC 14, 2015	SCHEMATIC SITE LIGHTING PLAN	MONTESSORI COUNTRY SCHOOL 10994 Arrow Point Drive NE Bainbridge Island, WA	STUDIO HAMLET ARCHITECTS Russell Hamlet, AIA 10563 Mathieu Park N.E. Bainbridge Island, WA 98110 206.842.7355 www.studiohamlet.com	DATE: REVISIONS:
	SCALE: 1/16" = 1'-0" DRAWN: BH JOB #: #1210 SHEET:				
A-1.5					

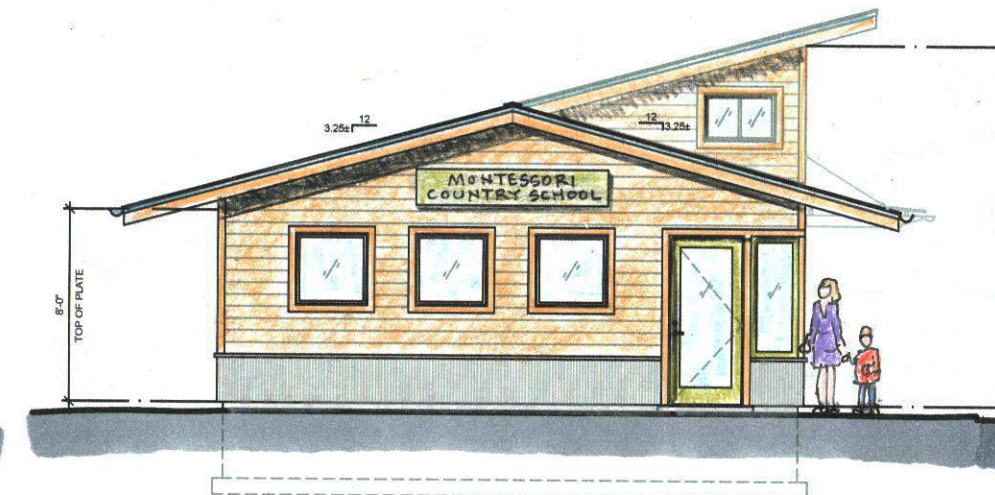




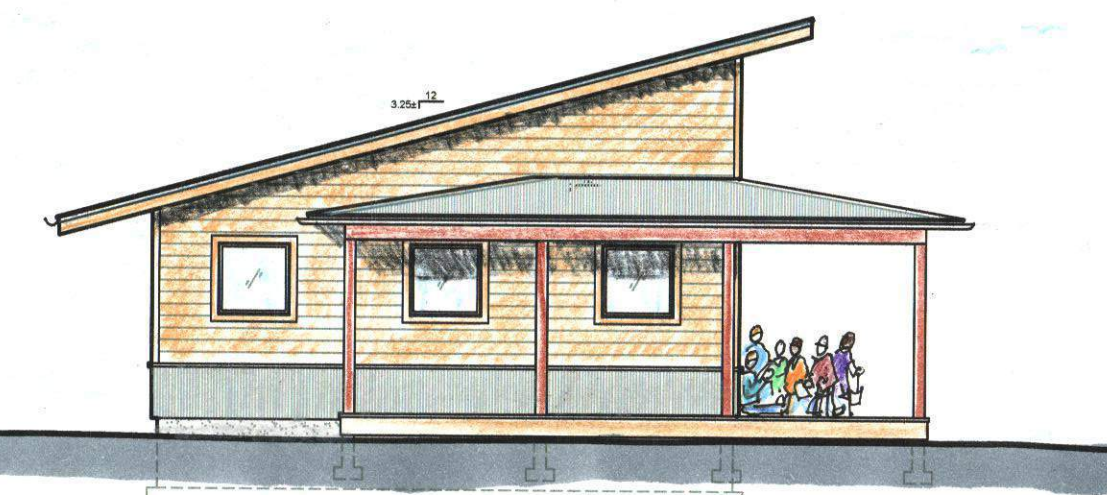
ELEMENTARY CLASSROOM & ART BUILDING SOUTH ELEVATION
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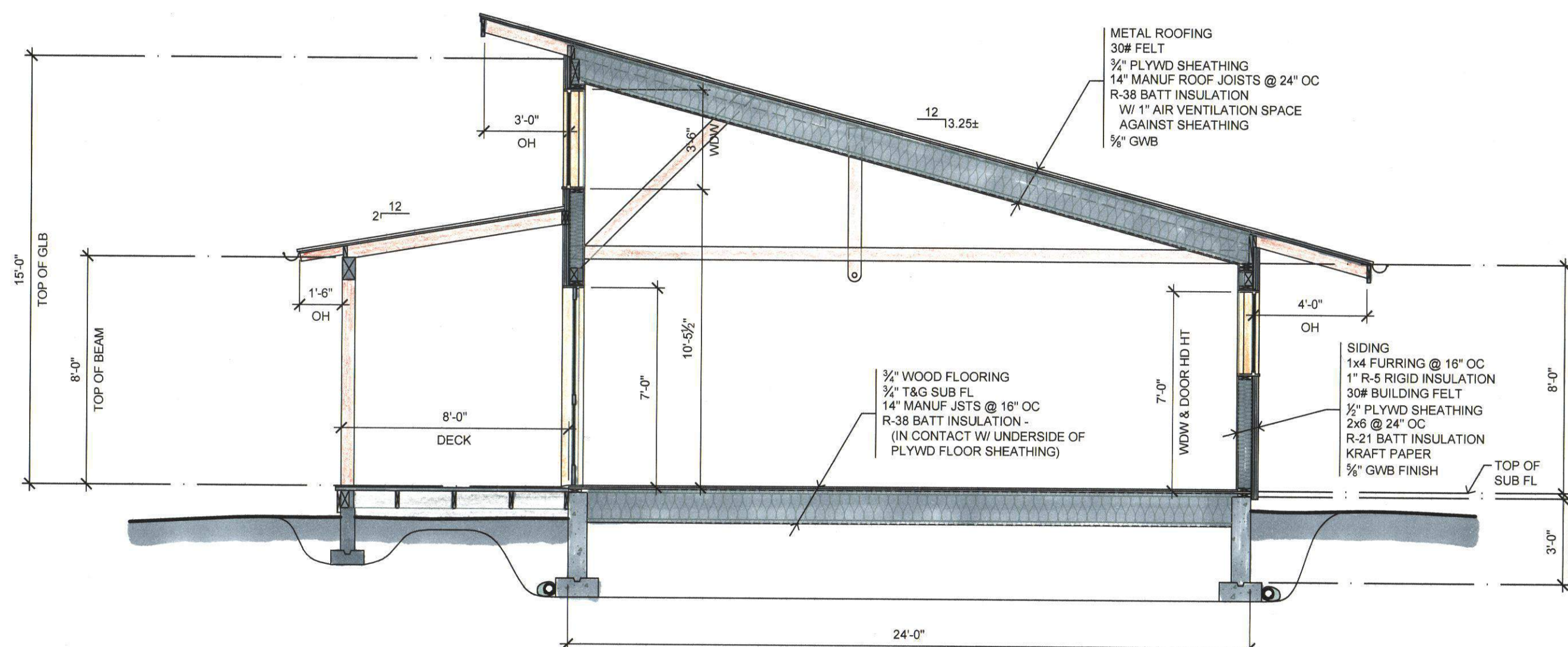
OFFICE / MULTIPURPOSE SOUTH ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



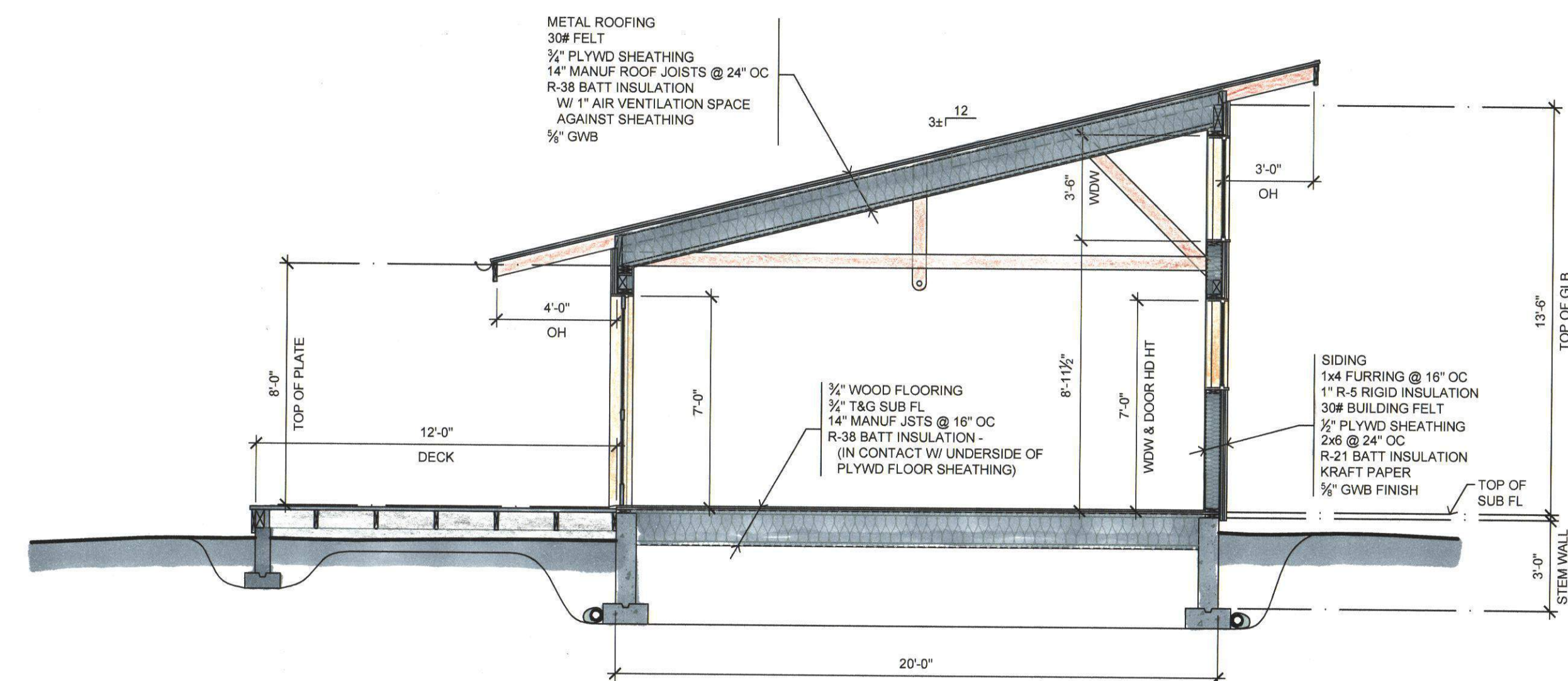
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SCALE: $\frac{1}{8}"=1'-0"$



PRE-PRIMARY WEST ELEVATION
SCALE: $\frac{1}{8}"=1'-0"$



ELEMENTARY CLASSROOM SECTION
SCALE: $\frac{1}{4}"=1'-0"$



ART BUILDING SECTION
SCALE: $\frac{1}{4}"=1'-0"$

DATE	REVISIONS

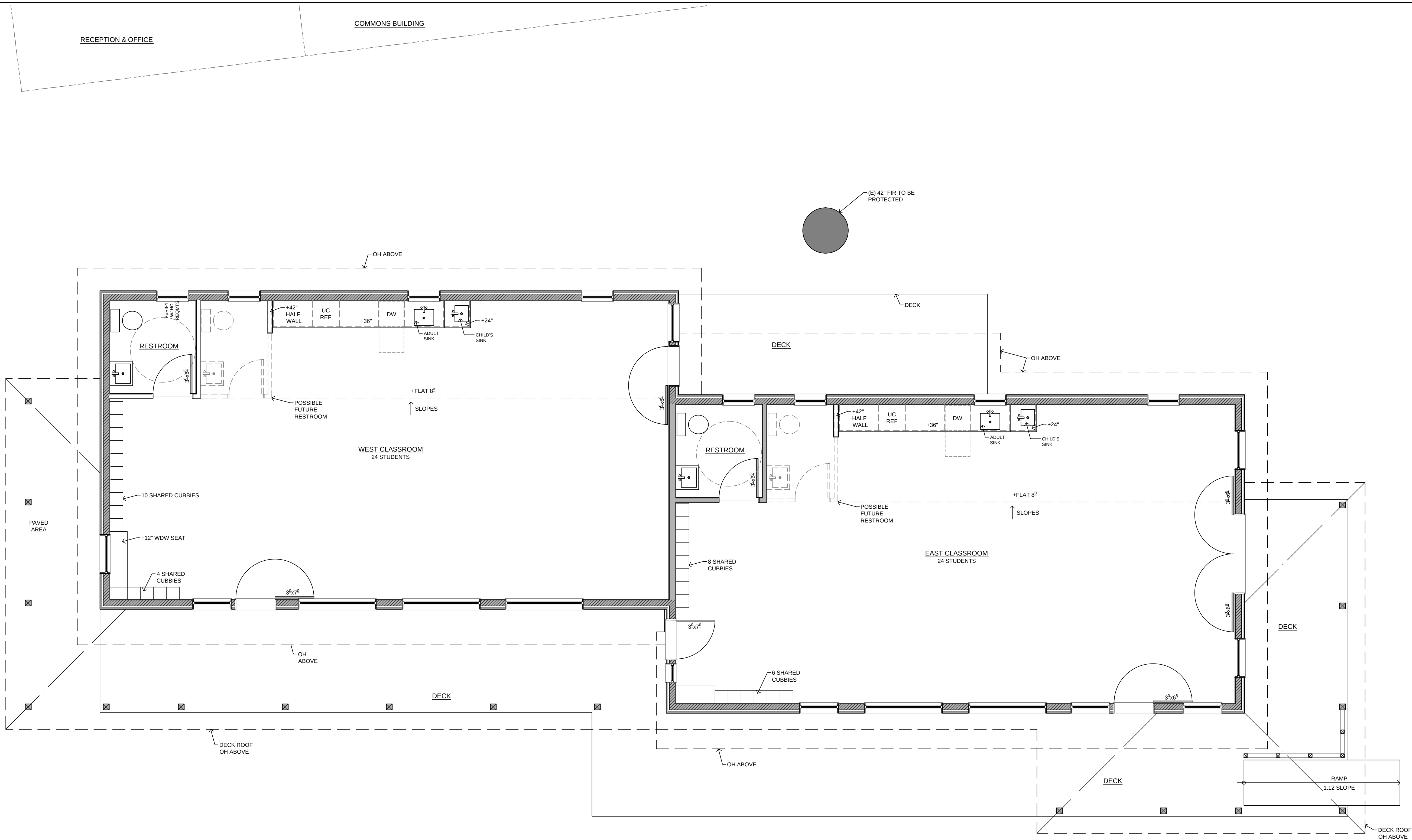
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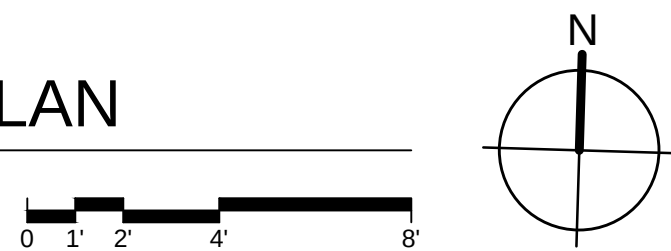
ELEVATIONS
&
SECTIONS

DATE:	SEPTEMBER 17, 2015
SCALE:	NOTED
DRAWN:	RMB
JOB #	#1210
SHEET:	

A-9



1 PRIMARY CLASSROOMS BUILDING - FLOOR PLAN



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

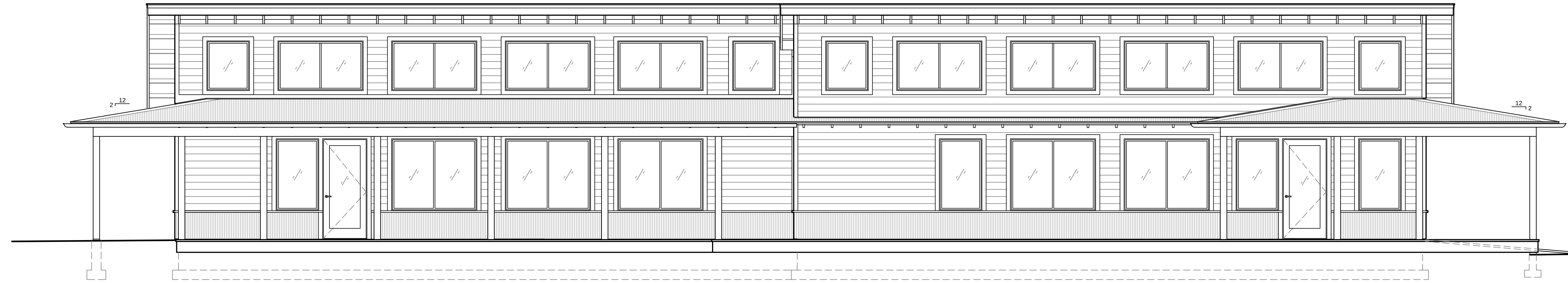
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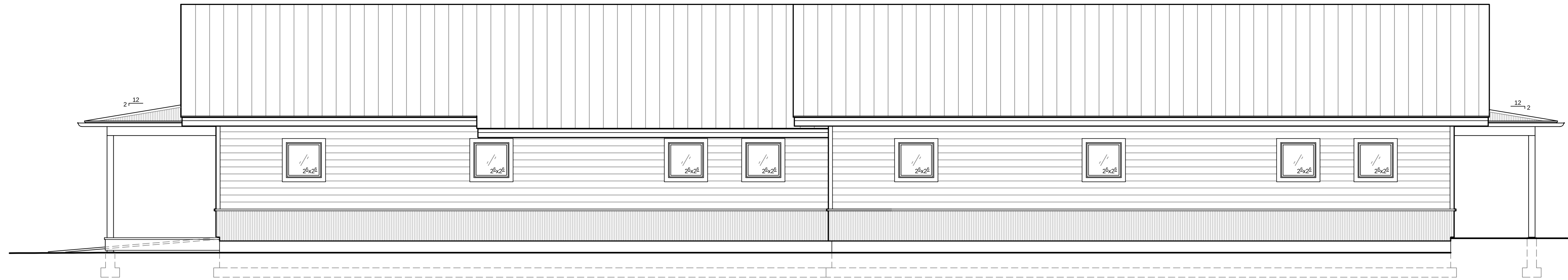
PRIMARY
CLASSROOMS
BUILDING -
FLOOR PLAN

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

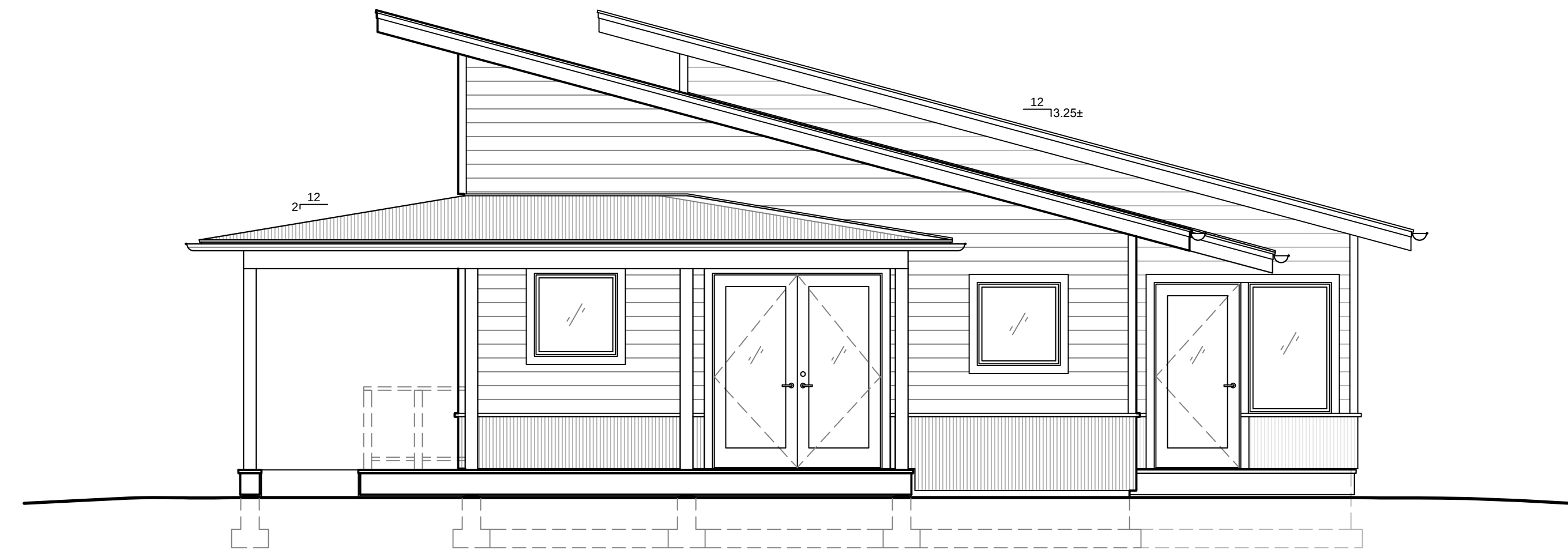
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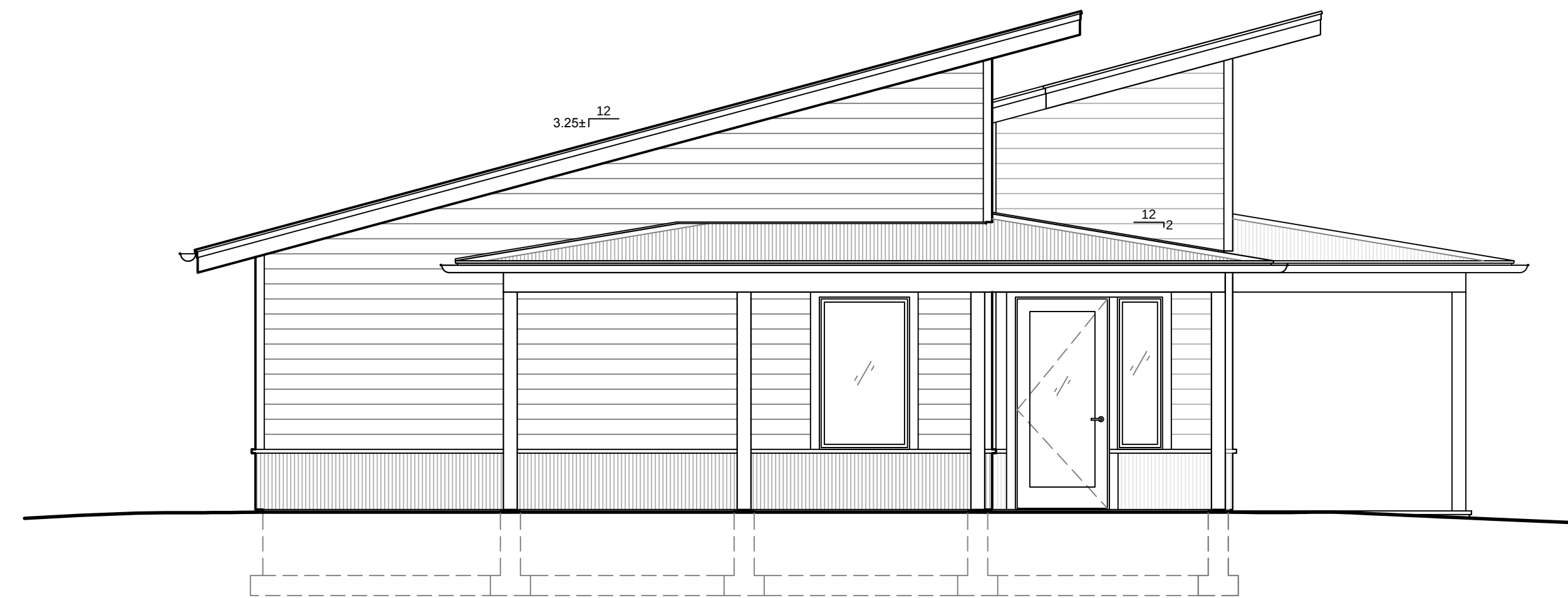
1 PRIMARY CLASSROOM SOUTH ELEVATION



2 PRIMARY CLASSROOM NORTH ELEVATION



4 PRIMARY CLASSROOM EAST CLASSROOM



3 PRIMARY CLASSROOM WEST ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

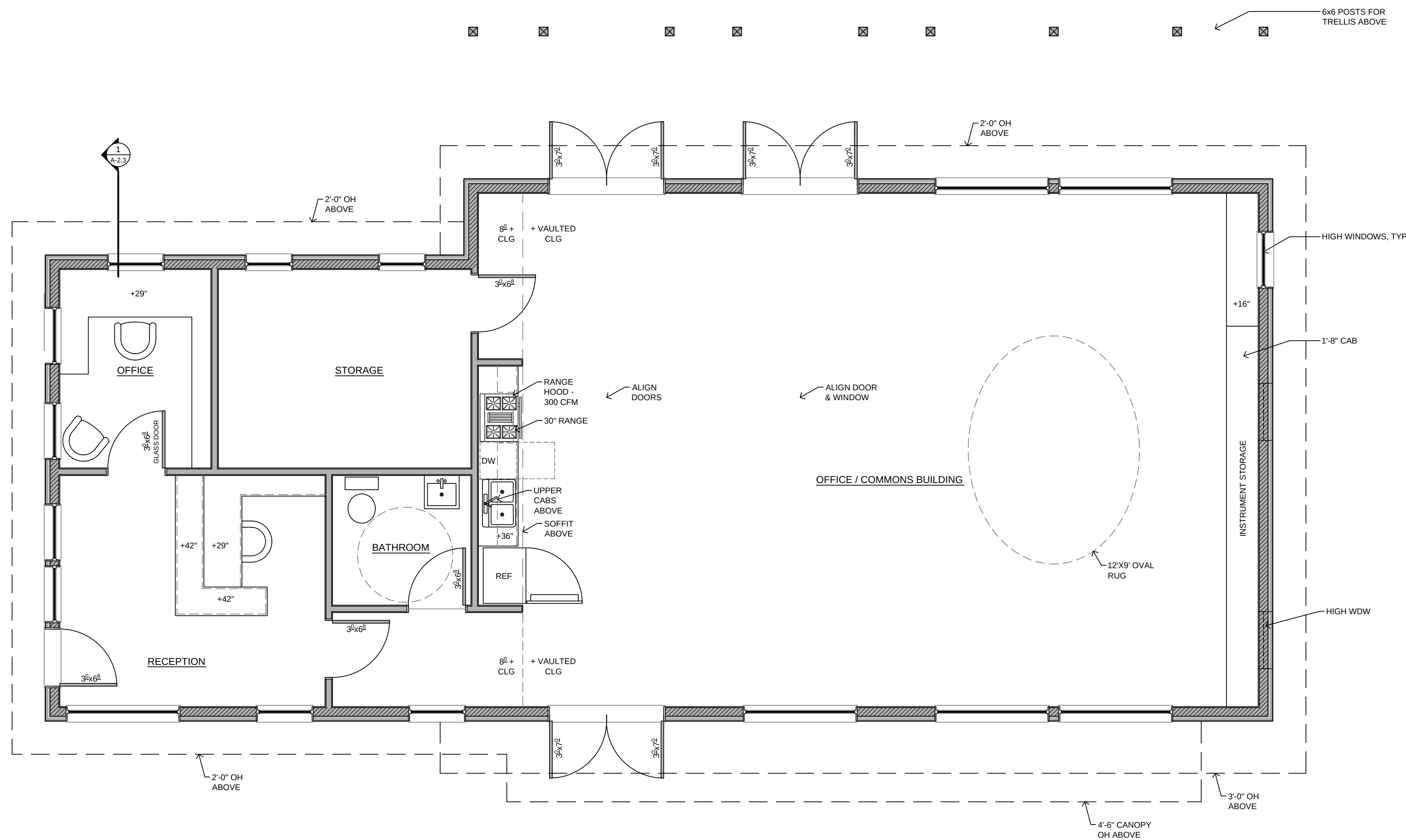
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PRIMARY
CLASSROOMS
BUILDING -
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

A-2.3



1 OFFICE & COMMONS BUILDING - FLOOR PLAN

PRIMARY CLASSROOMS

DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

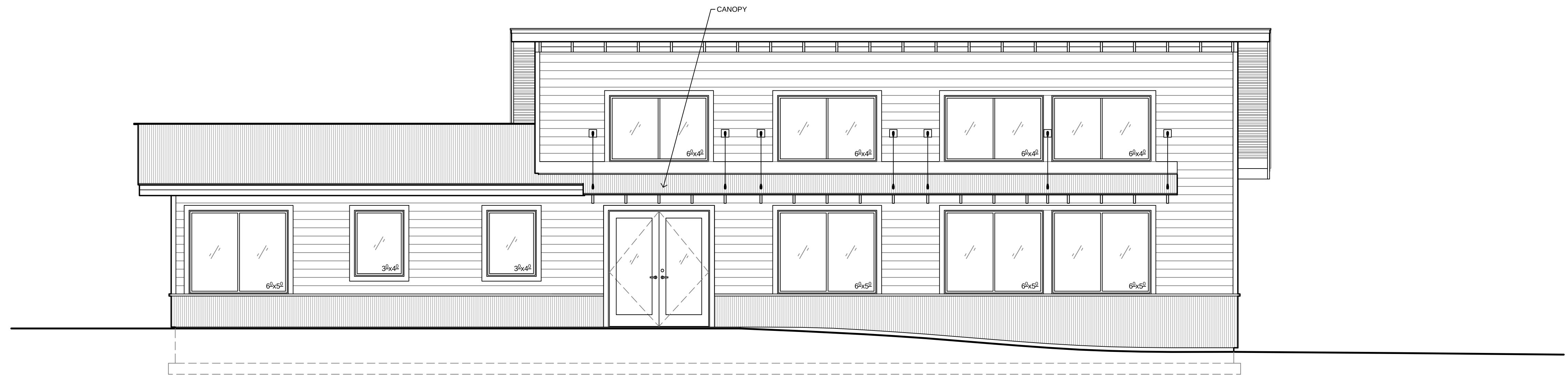
STUDIO HAMLET
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SCHOOL
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Bainbridge Island, WA

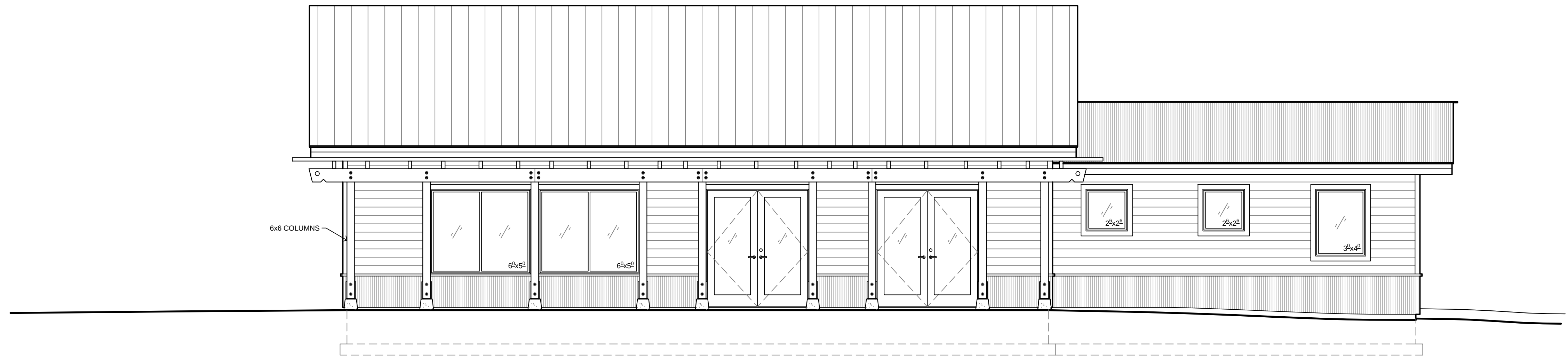
OFFICE /
COMMONS
BUILDING
FLOOR
PLAN

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

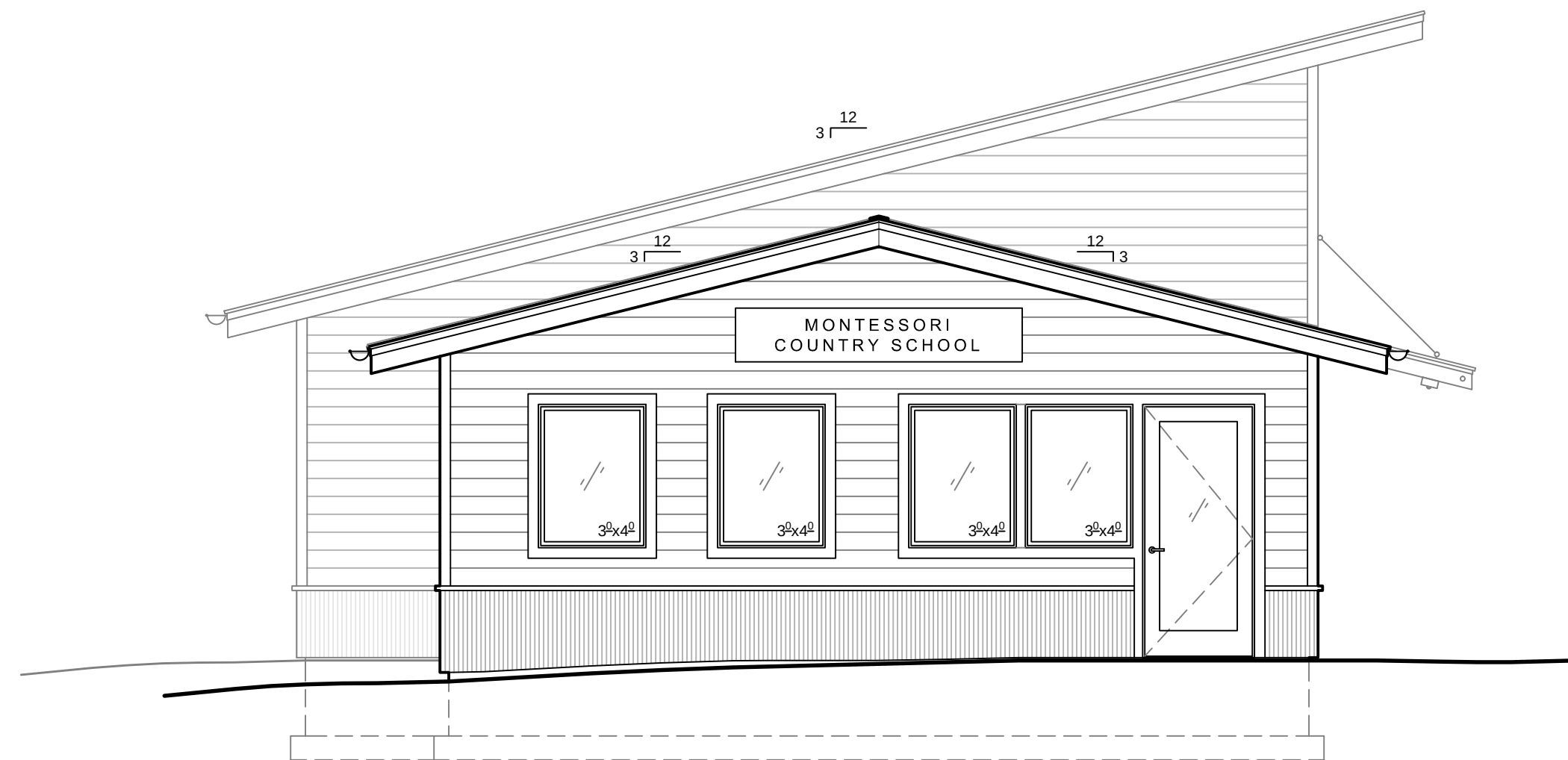
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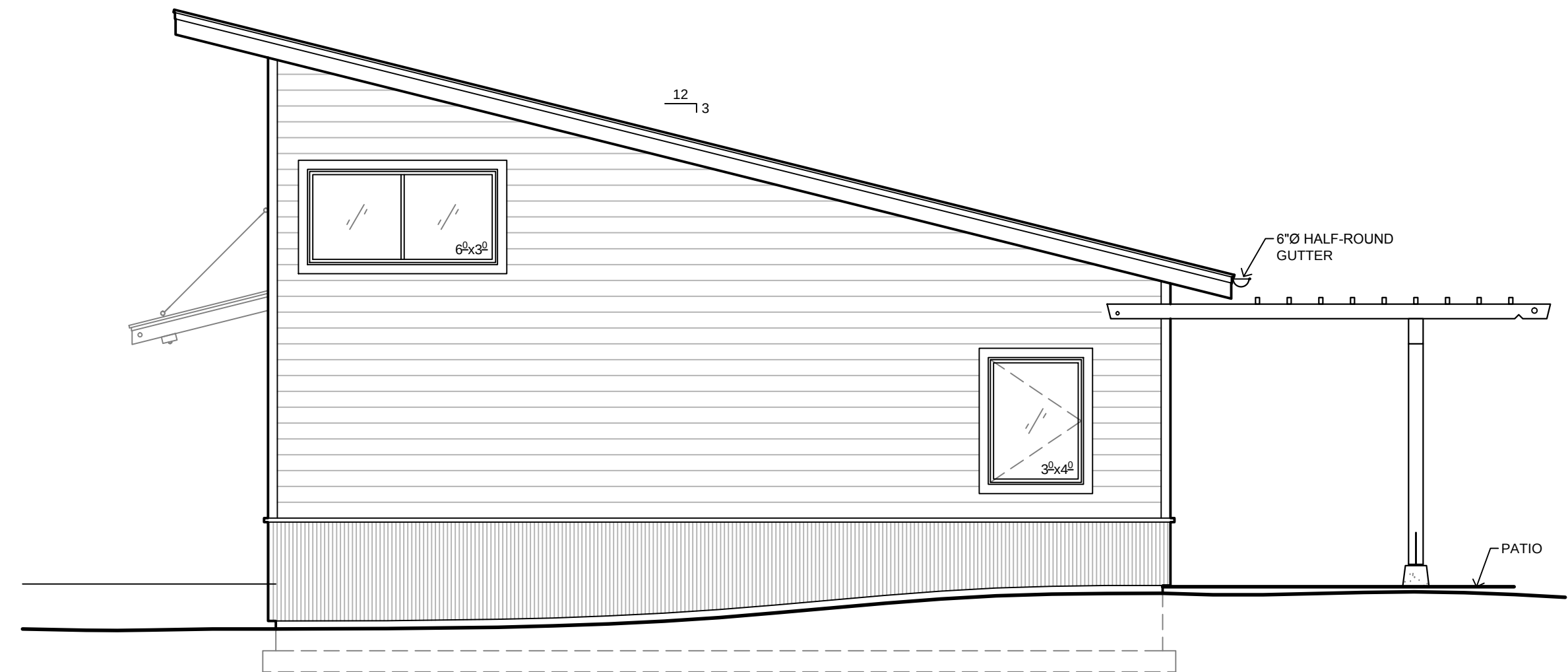
1 OFFICE / COMMONS BUILDING - SOUTH ELEVATION



2 OFFICE / COMMONS BUILDING - NORTH ELEVATION



4 OFFICE / COMMONS BUILDING - WEST ELEVATION



3 OFFICE / COMMONS BUILDING - EAST ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

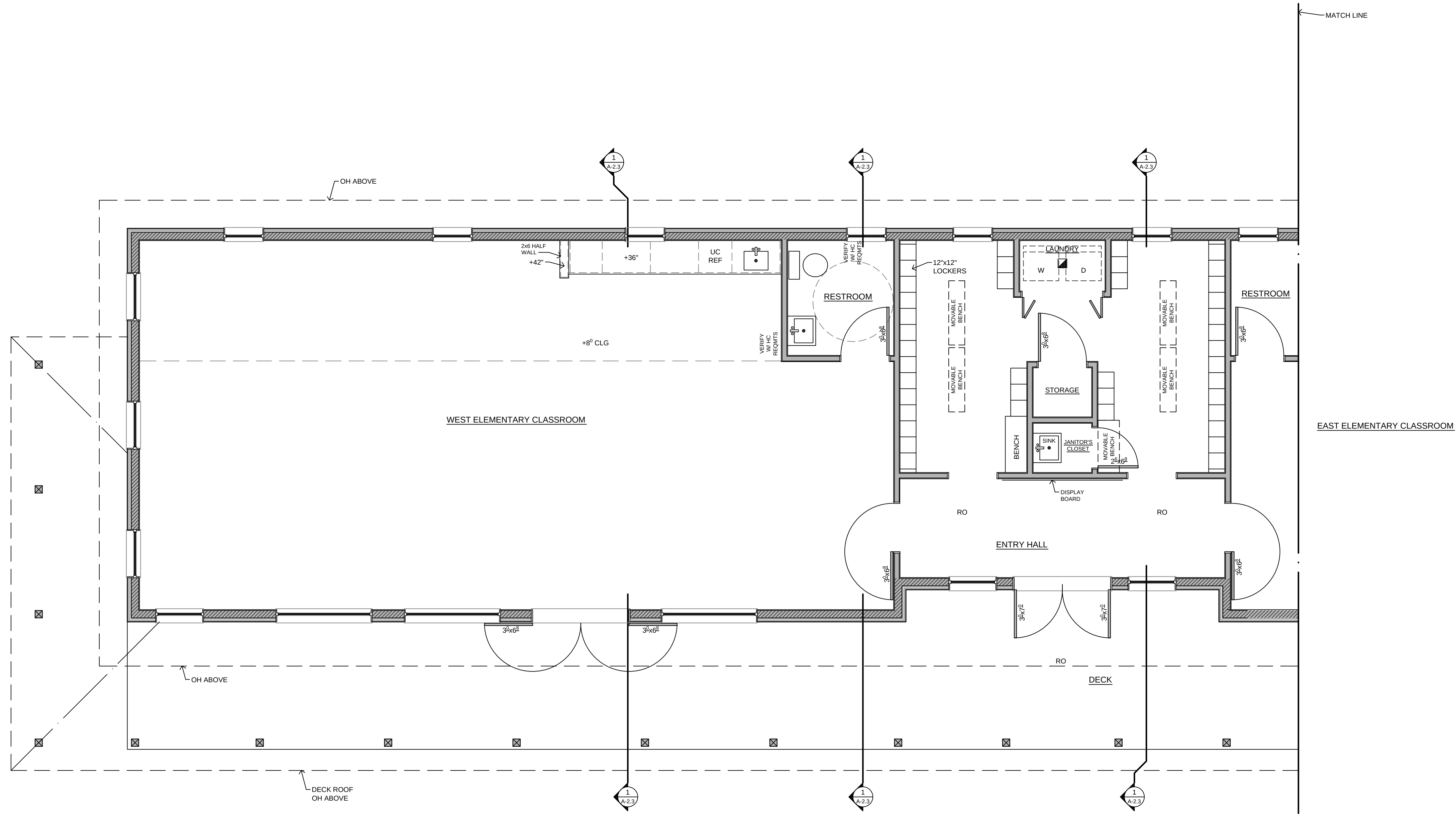
STUDIO HAMLET
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Bainbridge Island, WA

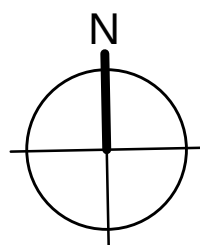
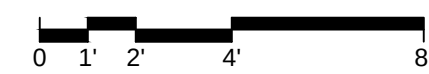
OFFICE /
COMMONS
BUILDING
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

A-3.3



1 ELEMENTARY CLASSROOMS BUILDING - FLOOR PLAN



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

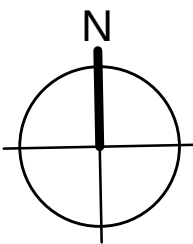
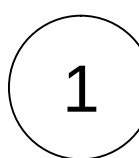
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Bainbridge Island, WA

ELEMENTARY
CLASSROOMS
BUILDING -
FLOOR PLAN

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

A-4.1



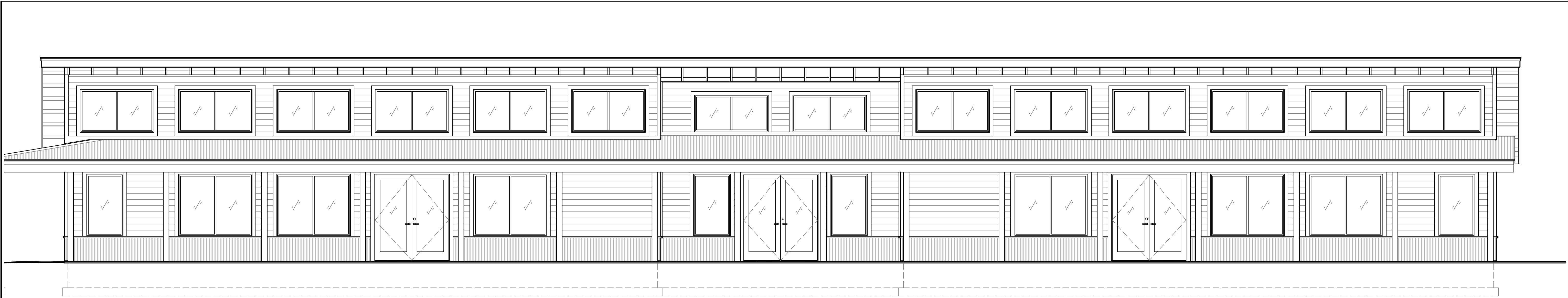
DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

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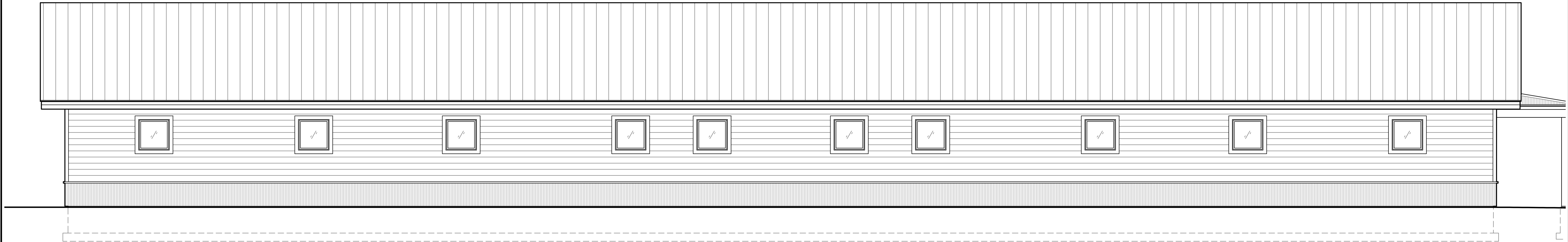
**MONTSSORI COUNTRY
SCHOOL**
10994 Arrow Point Drive NE
Bainbridge Island, WA

ELEMENTARY
CLASSROOMS
BUILDING -
CONTINUATION
OF FLOOR PLAN

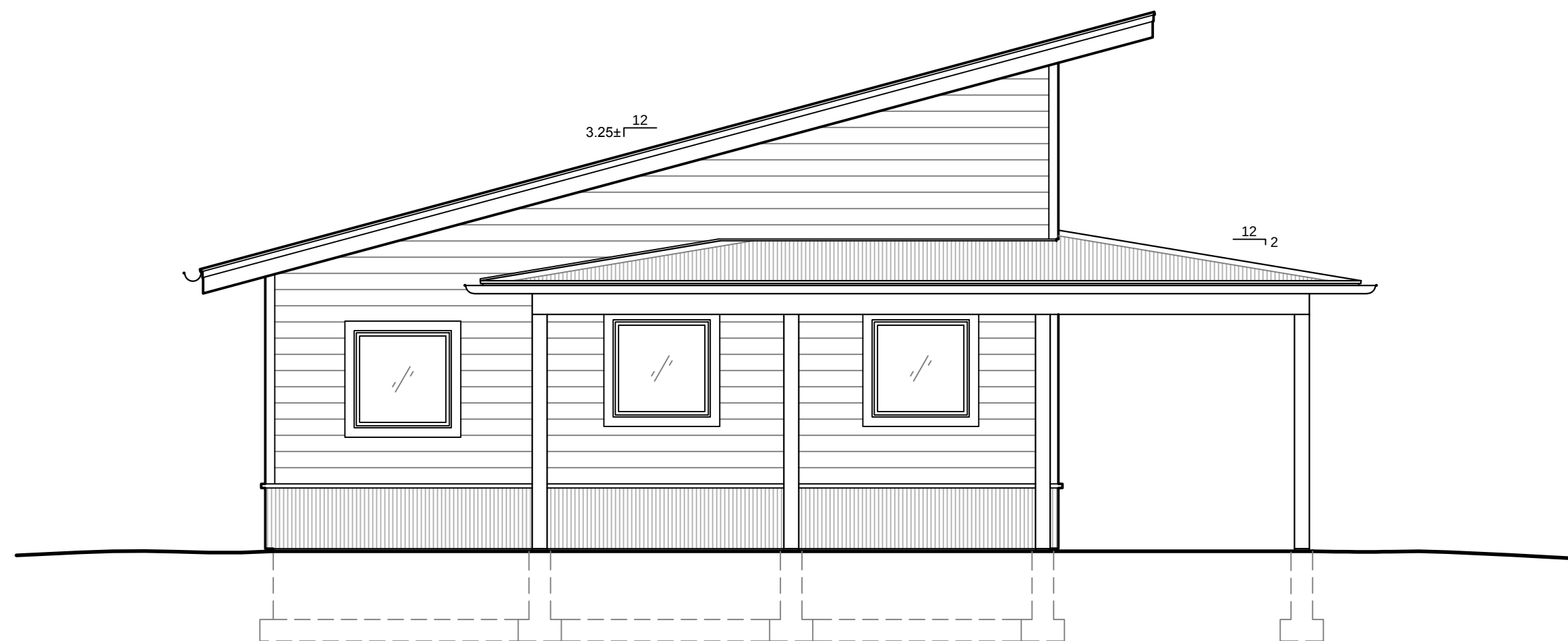
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JOB #:	#1210
SHEET:	



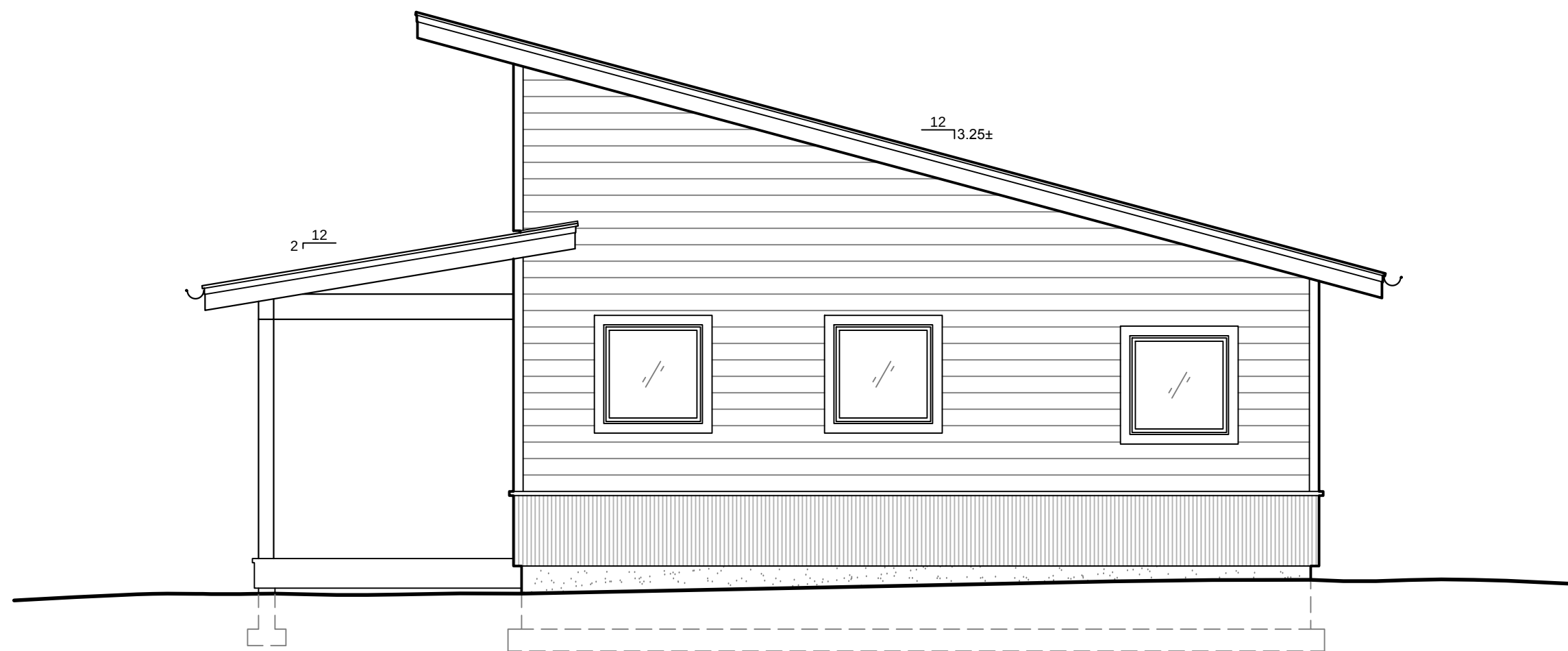
1 ELEMENTARY CLASSROOM BUILDING - SOUTH ELEVATION



2 ELEMENTARY CLASSROOM BUILDING - NORTH ELEVATION



4 ELEMENTARY CLASSROOM BUILDING - WEST ELEVATION



3 ELEMENTARY CLASSROOM BUILDING - EAST ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

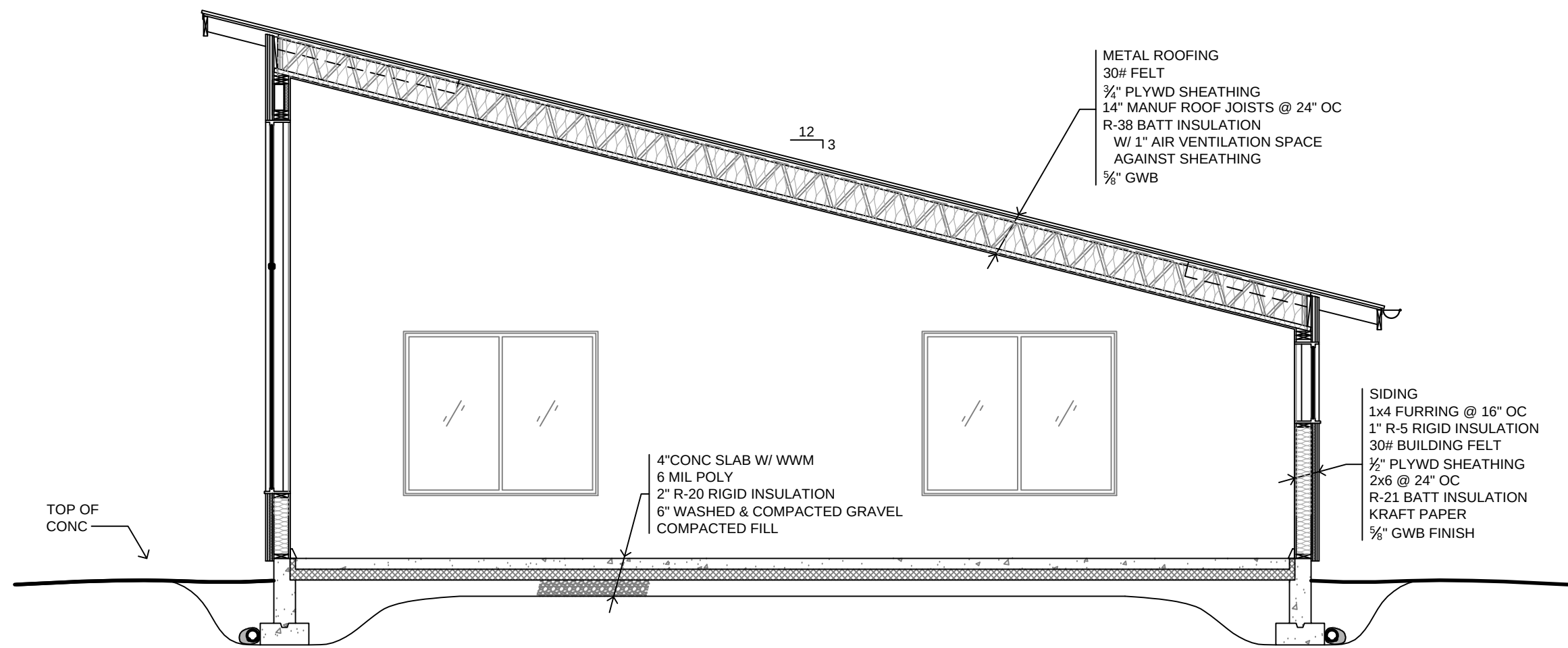
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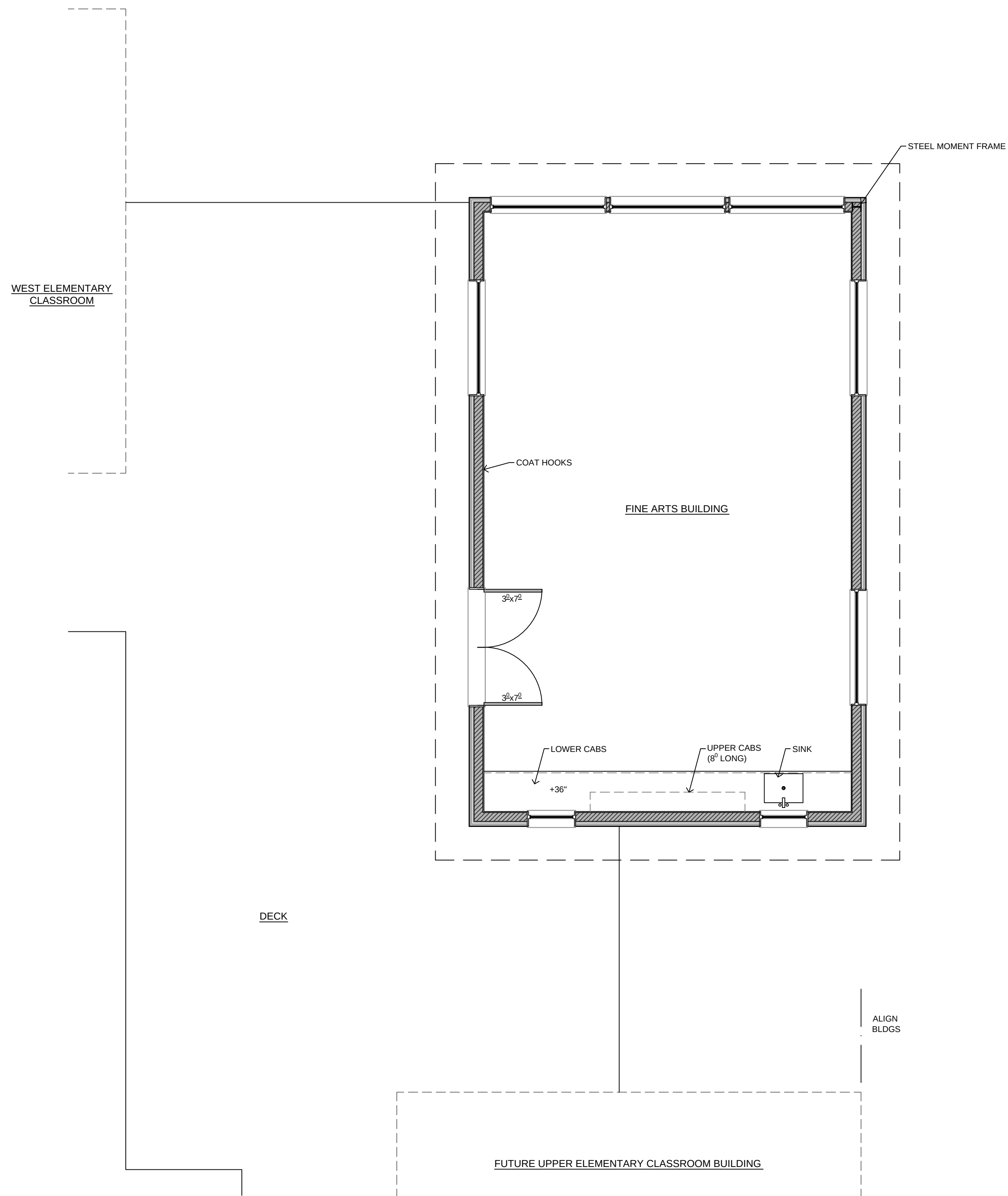
ELEMENTARY CLASSROOM BUILDING - ELEVATIONS

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DRAWN:	RMB
JOB #:	#1210
SHEET:	

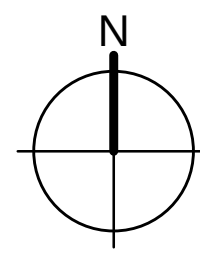
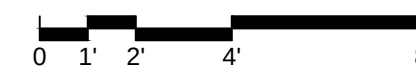
A-4.4



2 FINE ARTS BUILDING SECTION



1 FINE ARTS BUILDING - FLOOR PLAN



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

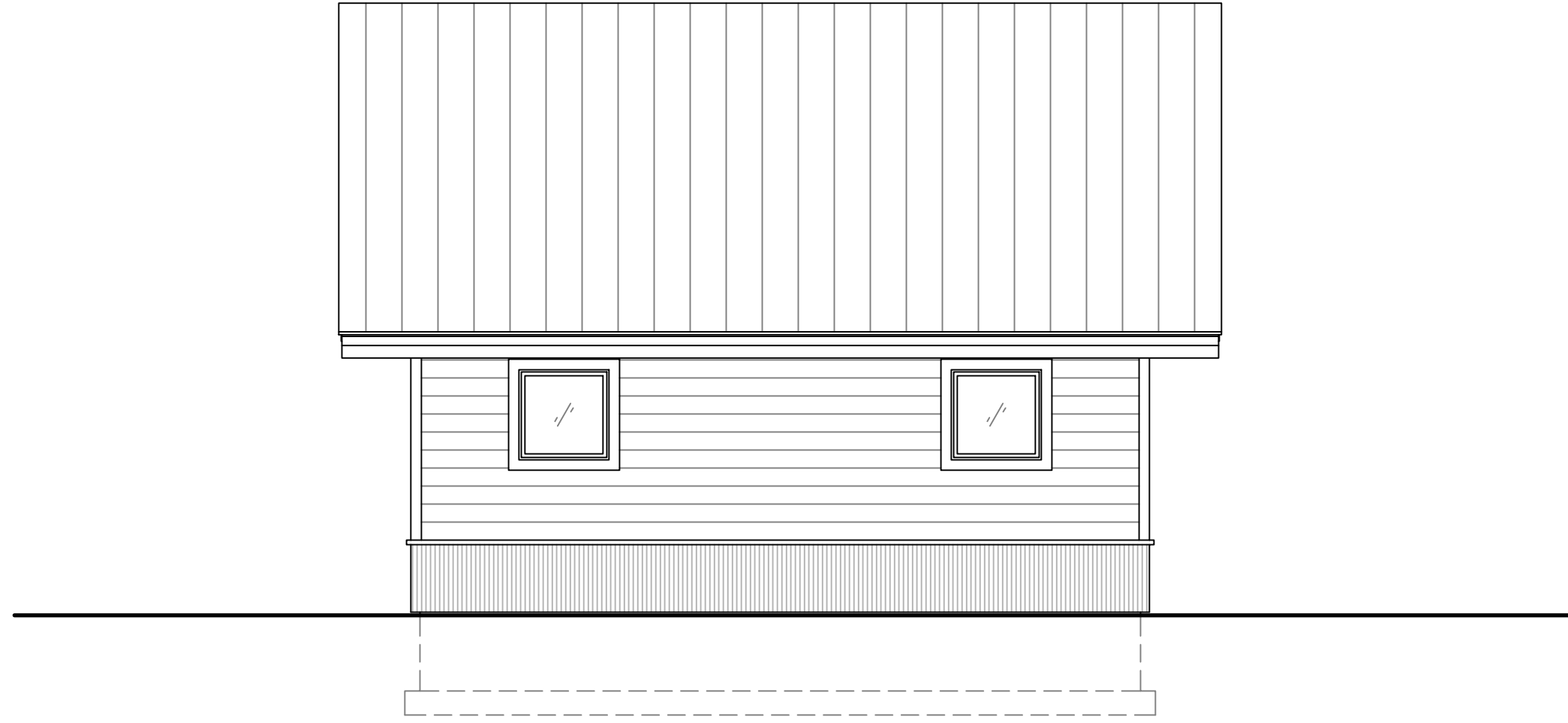
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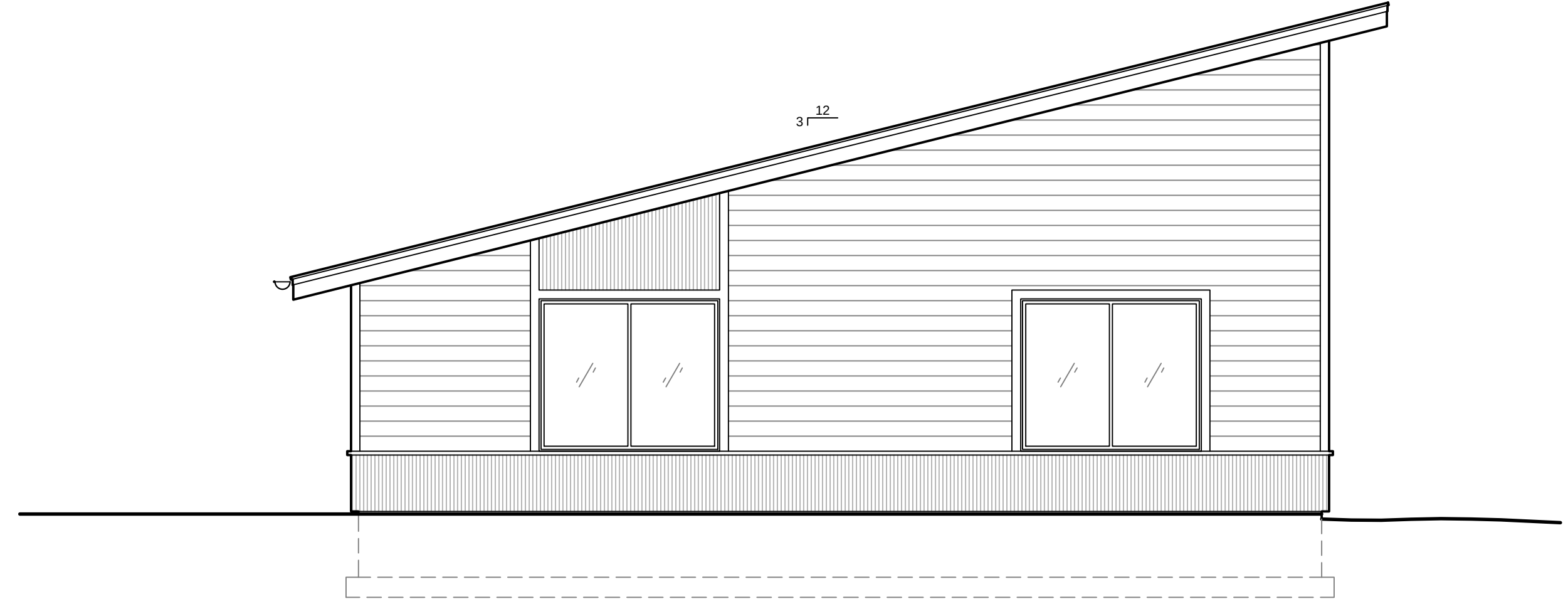
FINE ARTS BUILDING - FLOOR PLAN, SECTION & ROOF PLAN

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SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

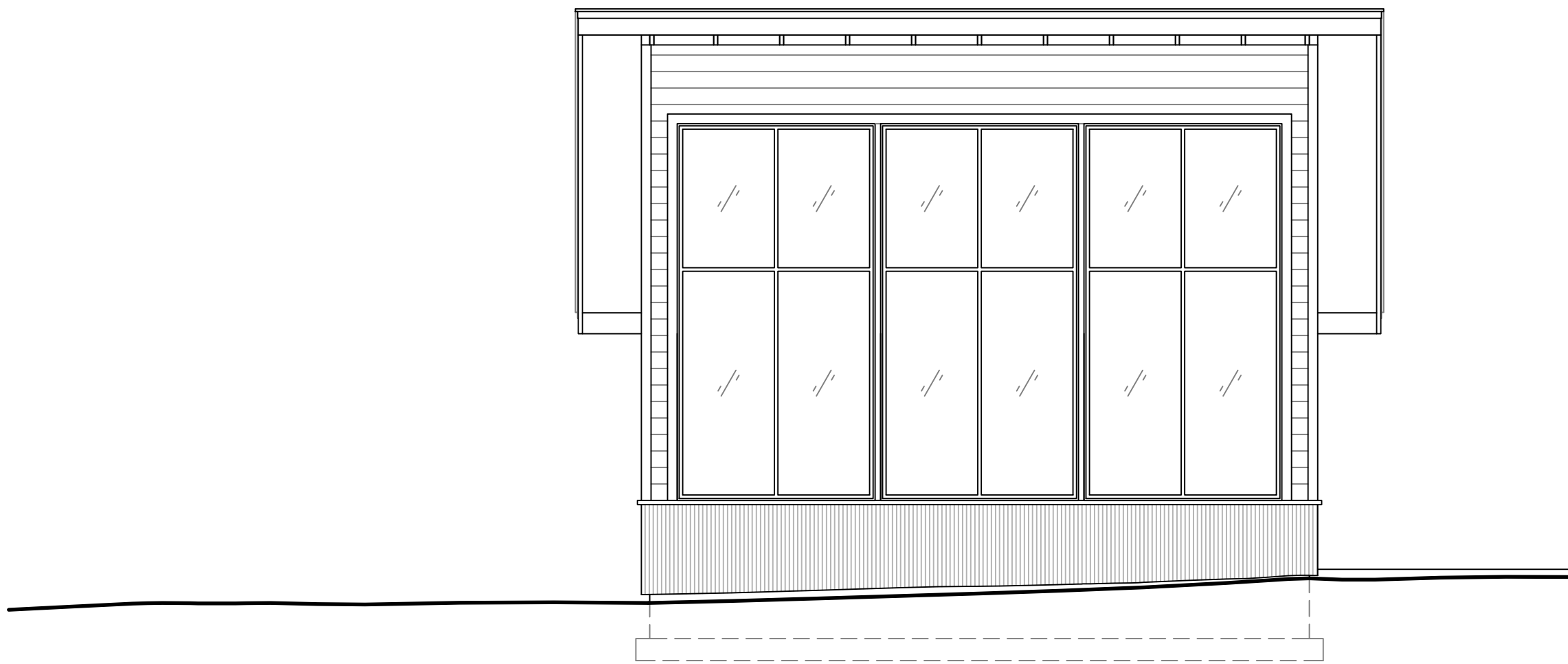
A-5.1



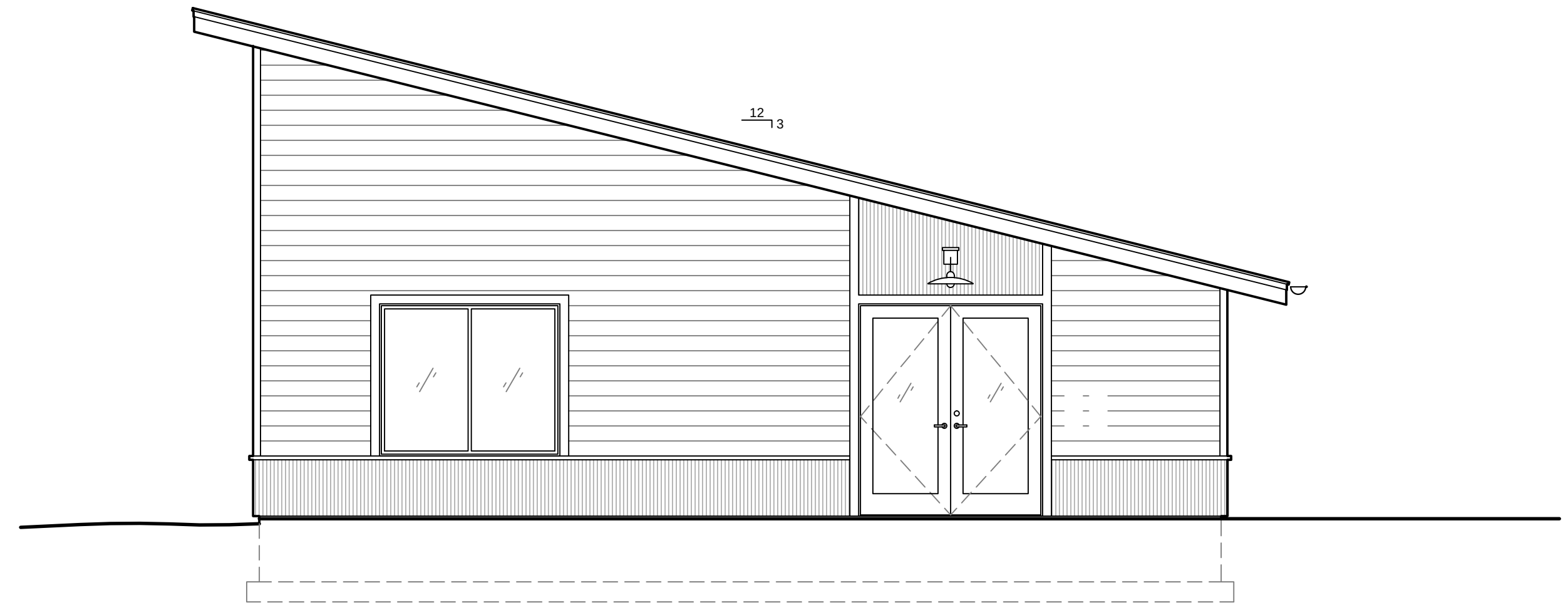
3 FINE ARTS BUILDING SOUTH ELEVATION



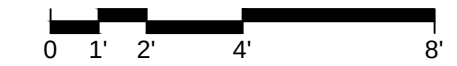
1 FINE ARTS BUILDING EAST ELEVATION



4 FINE ARTS BUILDING NORTH ELEVATION



2 FINE ARTS BUILDING WEST ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

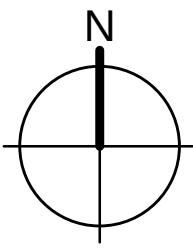
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FINE ARTS
BUILDING
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

A-5.2



DATE:	REVISIONS
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2-14-15	DRB PRE-APP SUBMITTAL

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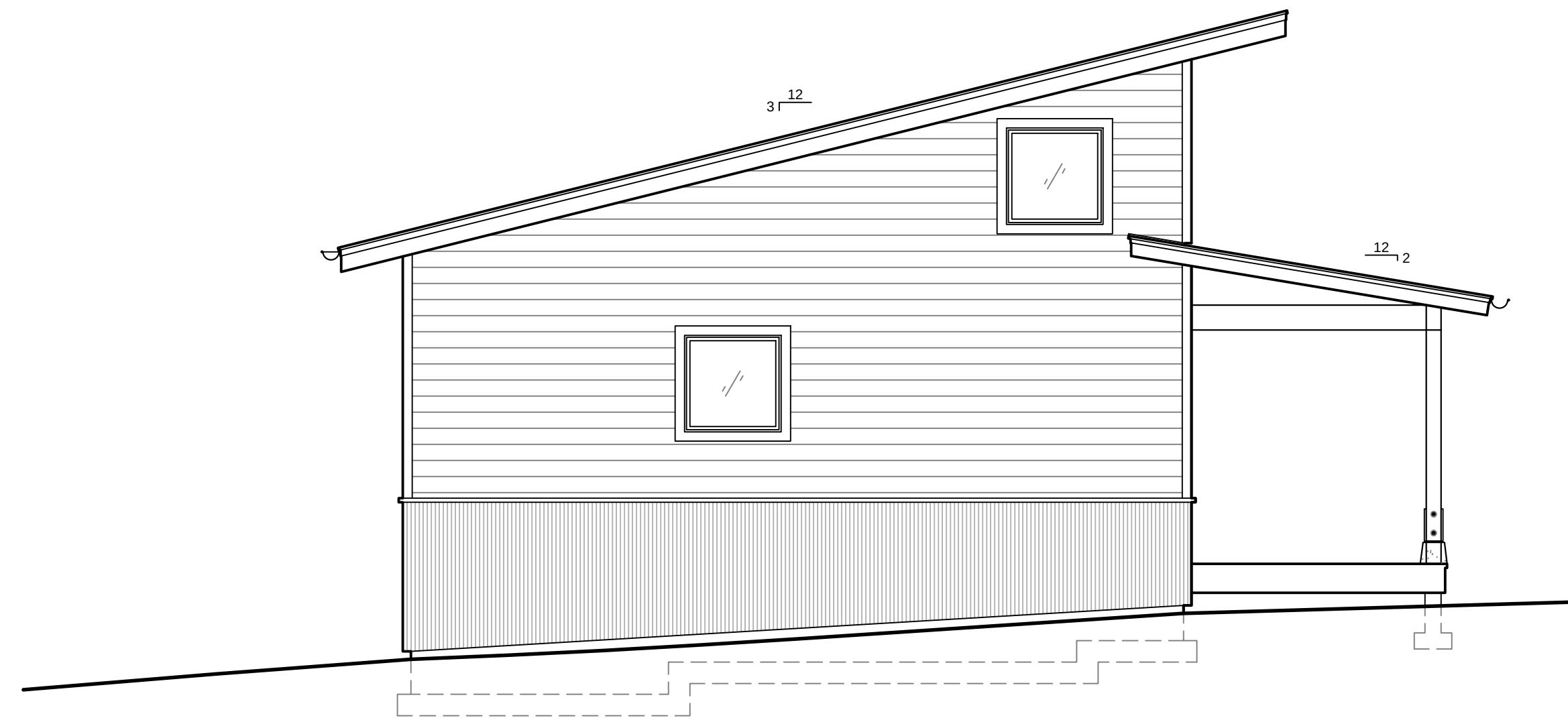
**MONTESSORI COUNTRY
SCHOOL**

10994 Arrow Point Drive NE
Bainbridge Island, WA

FUTURE
UPPER
ELEMENTARY
CLASSROOM
BUILDING

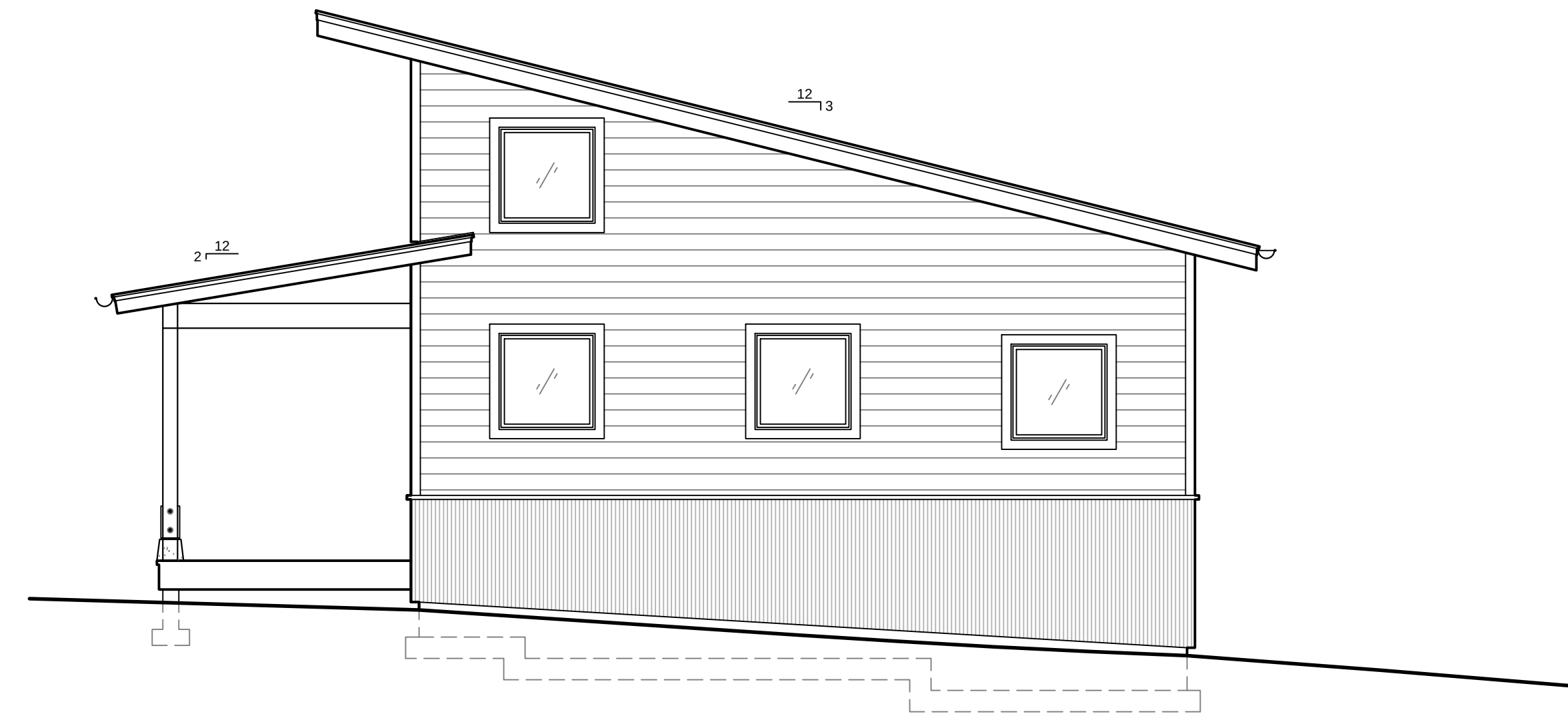
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OB #:	#1210
SHEET:	

A-6.1



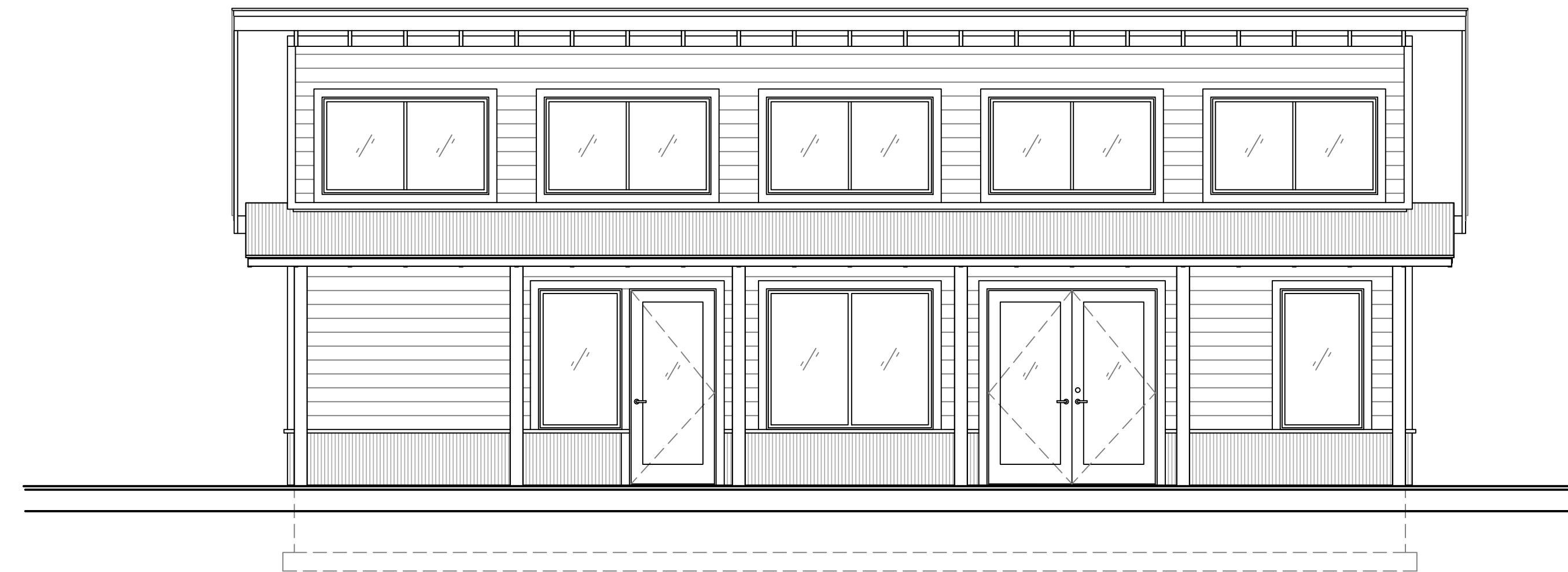
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UPPER ELEMENTARY CLASSROOM - NORTH ELEVATION



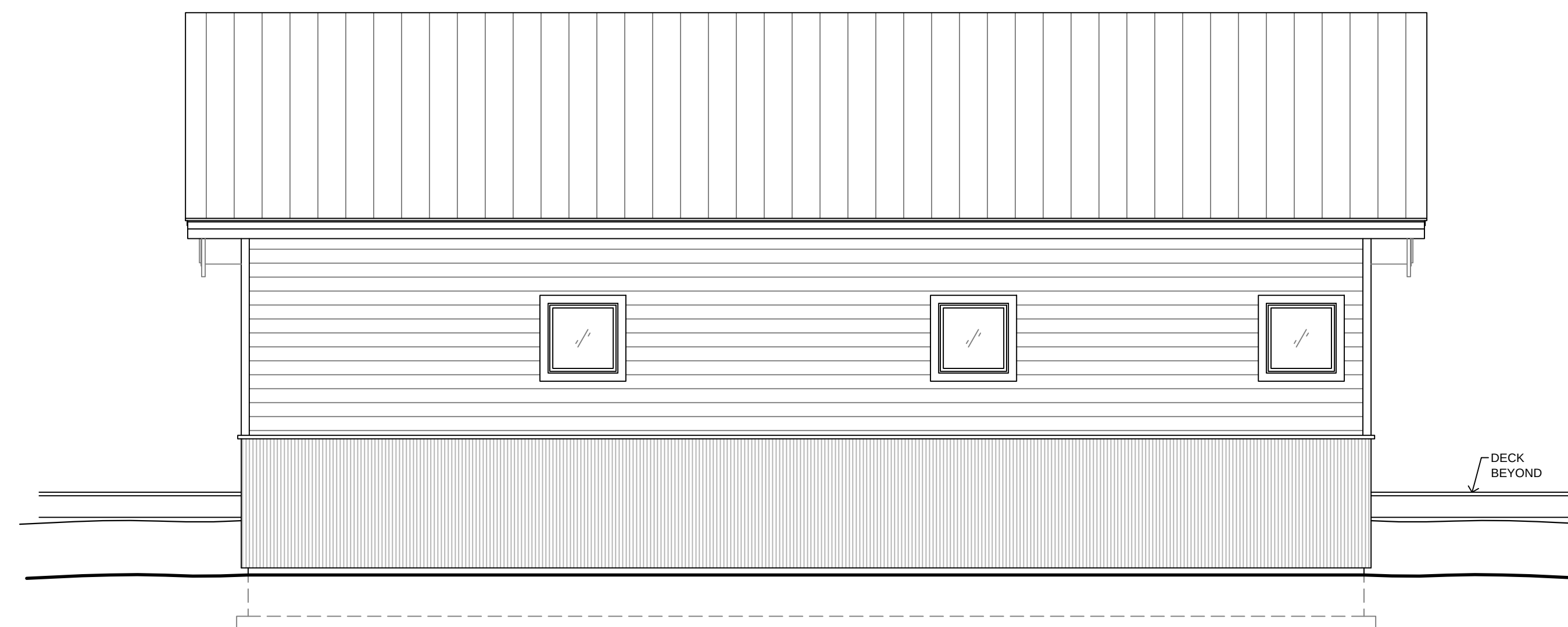
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UPPER ELEMENTARY CLASSROOM - SOUTH ELEVATION



3

UPPER ELEMENTARY CLASSROOM - WEST ELEVATION



4

UPPER ELEMENTARY CLASSROOM - EAST ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

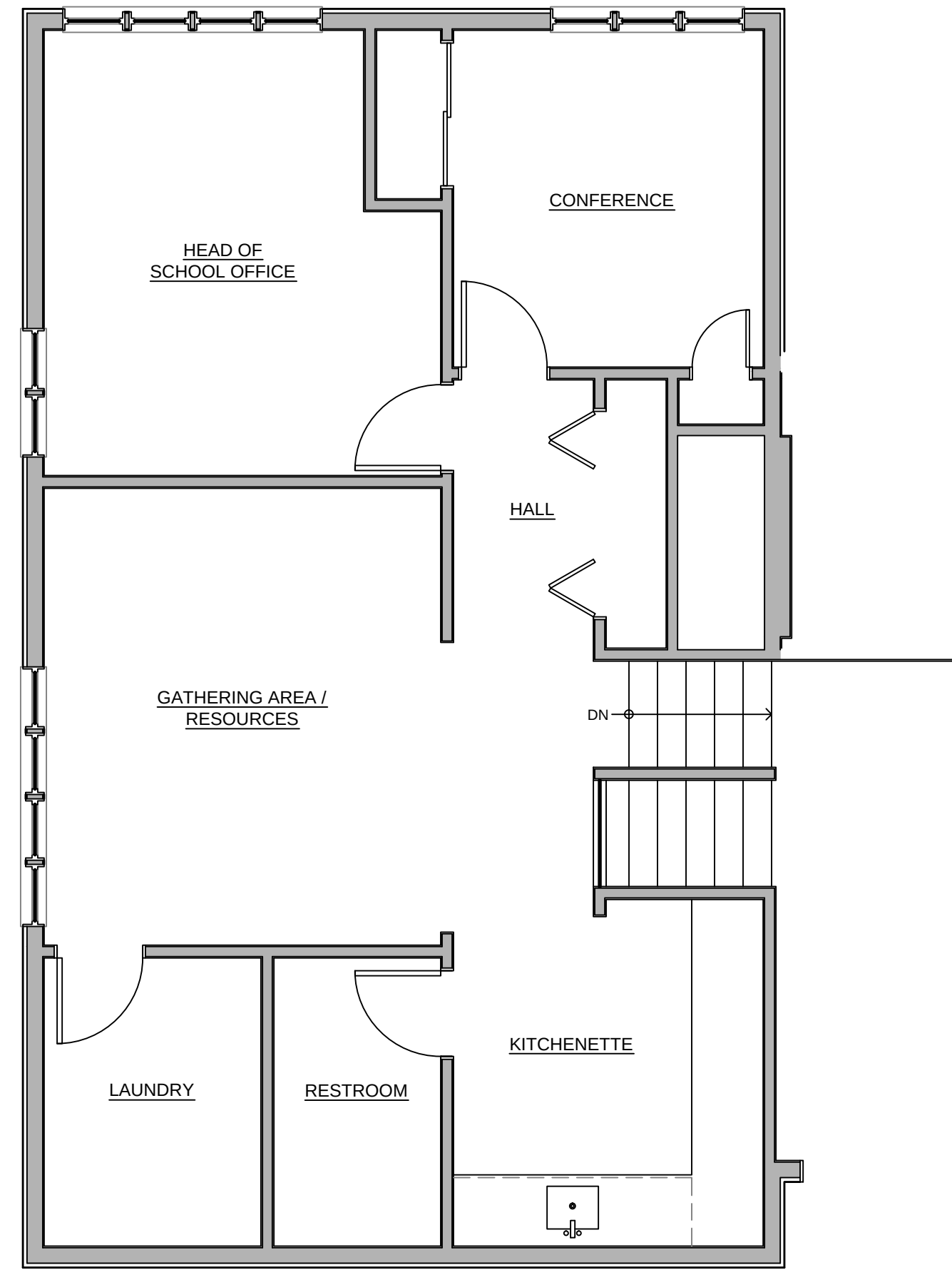
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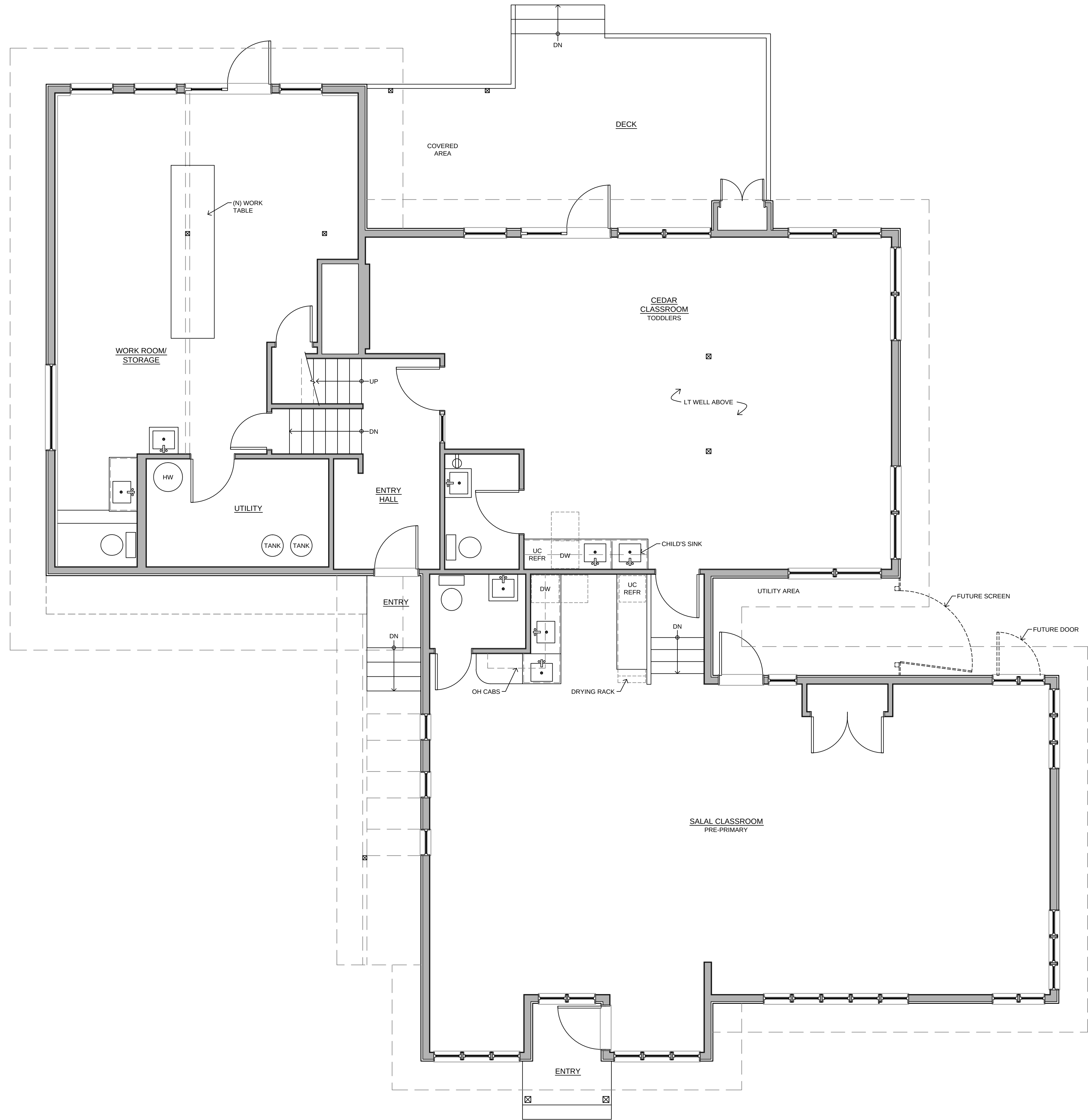
FUTURE
UPPER
ELEMENTARY
CLASSROOM
BUILDING
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
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JOB #:	#1210
SHEET:	

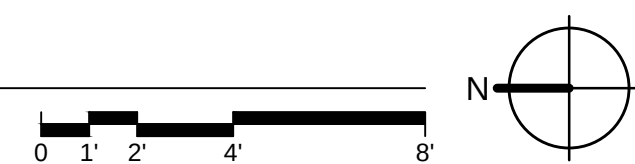
A-6.3



2 EXISTING SCHOOL UPPER LEVEL
SCALE: 1/4"=1'-0"



1 EXISTING SCHOOL FLOOR PLAN
SCALE: 1/4"=1'-0"



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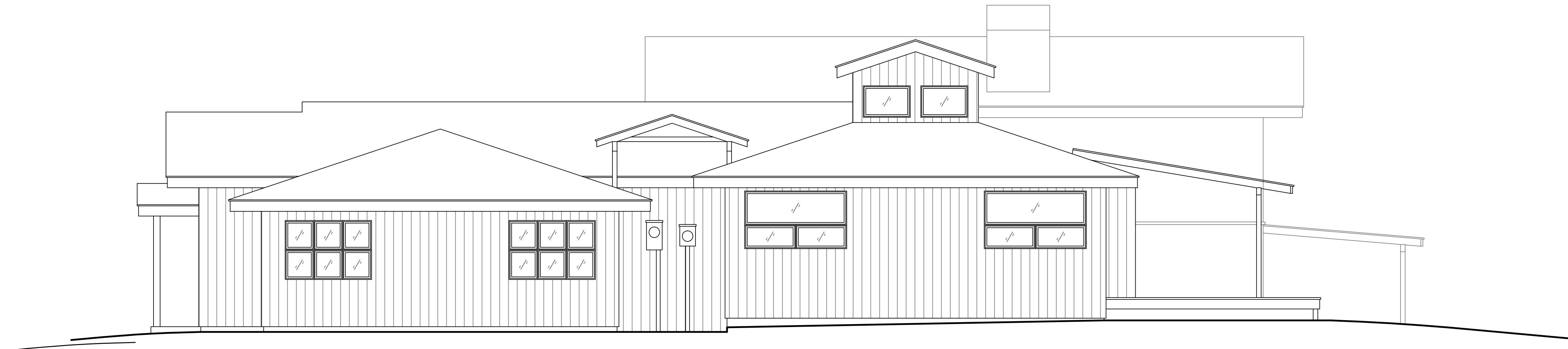
EXISTING
SCHOOL
FLOOR PLAN

DATE:	DECEMBER 14, 2015
SCALE:	1/4" = 1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

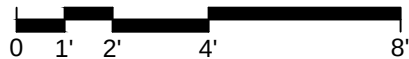
E-1.1



1 WEST ELEVATION



2 SOUTH ELEVATION



DATE:	REVISIONS
10/6/15	PRE-APP SUBMITTAL
12-14-15	DRB PRE-APP SUBMITTAL

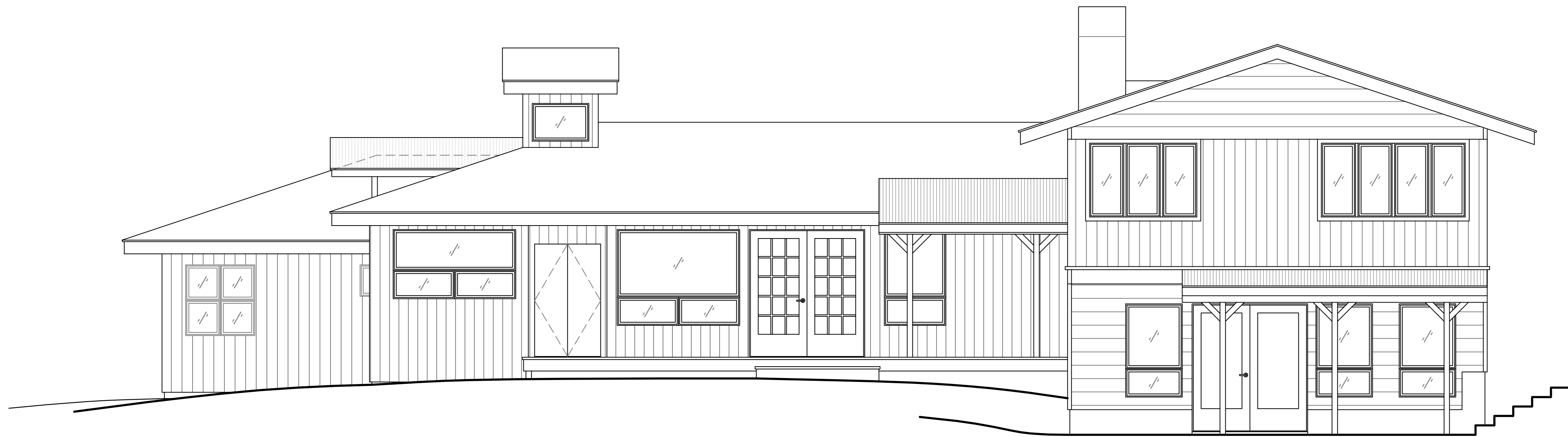


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EXISTING
SCHOOL
WEST &
SOUTH
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	E-1.2



1 EAST ELEVATION



2 NORTH ELEVATION



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12-14-15	DRB PRE-APP SUBMITTAL

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EXISTING
SCHOOL
EAST &
NORTH
ELEVATIONS

DATE:	DECEMBER 14, 2015
SCALE:	1/4"=1'-0"
DRAWN:	RMB
JOB #:	#1210
SHEET:	

E-1.3

Design Review Board Design Guideline Checklist

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

X “Pre-App” Meeting Checklist

☐ “Post-App” Meeting Checklist

Project Name/Case #: Montessori Country School / PLN17677 PRE

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

Pre-App / SPR / CUP

Vision Statement: This proposal represents the opportunity for Montessori Country School to unify two separate campuses into an integrated campus that serves all members of the school community. Montessori Country School is committed to the Montessori method of education in supporting children to achieve self-discipline, self-mastery, and a life-long love of learning. We endeavor to honor individuality, nurture enthusiasm, and encourage independence in a carefully prepared environment where children learn with love, compassion, and respect. This project will allow us to create a seamless transition from preschool to elementary, strengthen our inter-staff collaboration, support inter-disciplinary education, and meet the needs of a growing population of young children on Bainbridge Island.

In addition, our plan includes a commons area that will be made available to the greater island community. We will create a campus that exemplifies environmentally aware building practices and design, encouraging others to create learning spaces that respect the importance of beauty and respect for the earth.

Project Description: This project will carefully and respectfully develop 4.42 acres across the street from Battle Point Park on Arrow Point Dr. On the site where the preschool has existed for almost 40 years, we will add four additional classrooms, a Fine Arts building, and a community gathering space. The buildings are sited to create a logical flow from spaces for the youngest child to the oldest. The new site will provide ample parking and expand the driveway and drop-off area to avoid congestion. In addition, the playground and woods will be respectfully enhanced to provide environments for our place-based curriculum. Our landscaping plan will include drought-tolerant native plants selected to teach as well as enhance the environment.

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)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Visual interest is achieved by using a 'palette of natural materials' in a restrained manner. These materials may include stained natural wood siding corrugated metal, cement board, recycled wood trim and decking , and reclaimed timber (where practical). Metal clad wood windows and grey standing seam metal roofing and corrugated metal porch roofing are also planned. Materials will be carefully chosen to be compatible with the beautiful natural setting.	
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).	The building masses will be modulated with changes in plane, materials, fenestration and shade and shadow.	
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	Blank walls will be avoided. There are no blank walls proposed on this project.	

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

		materials to facades normally in view of the public.		
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.	This project proposes single story buildings only.	
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 is internal and not oriented to the street in order to maintain the residential neighborhood character.	
Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous	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	There is no parking on Arrow Point Drive. Parking is nestled among existing trees and landscaping.	

Design Review Board Design Guideline Checklist

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

	frontages along sidewalks.	public spaces are created along the street frontage.		
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.	There are no facades over 128' in length.	
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 project emphasizes outdoor spaces and the discovery of the natural world. The project will have multiple outdoor spaces for children. The Commons building includes outdoor spaces to extend the space outside in good weather.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Buildings are oriented to capture natural light and views and help define outdoor spaces with passages between buildings. A landscape plan has been developed. (See plan).	
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.	The simple forms, massing and proportions of the buildings fit into the site and so as to not compete with the beautiful setting. They are oriented to capture the natural light and provide views of the natural setting.	
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	School signage will not dominate the exterior of the buildings. A sign at the street will be maintained.	

Design Review Board Design Guideline Checklist

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

		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.		
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.	The parking will be internal to the front yard partial screened 25' setback. The drop-off loop is designed to avoid cars backing up onto the street (Arrow Point Road). A path connection to the park will be maintained.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	The project will incorporate entrances for students and staff at all buildings, but the main public entrance will be at the Office / Commons Building.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	Covered walkways porches and canopies have been incorporated into the design for rain protection and summer sun protection.	
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.	There are no buildings in excess of 10,000 square feet.	
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.	The parking is fit among the existing trees with landscaping areas and pedestrian walkways that play down the visual presence of vehicles. Parking is limited to groups of four spaces.	

Design Review Board Design Guideline Checklist

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

**Guidelines Requiring
Action per DRB:**

**DRB Summary Motion
on Actions:**

SITE INFORMATION

Existing Property: Lot area = 2.29 acres

Total 83 students, 10 staff

19 parking spaces

1 vehicular entrance from and 1 exit to Arrow Point Drive (one-way circulation)

Existing well and On-Site Septic

Expanded Property: Lot area = 4.42 acres

Total 146 students, 18 staff

25 parking spaces plus 1 ADA space [minimum 21 spaces required]

1 vehicular entrance from and 1 exit to Arrow Point Drive (one-way circulation)

Existing well or potential new well and new On-Site Septic

Lot Coverage: 7.5% maximum (50% allowed lot coverage per BIMC 2.16.110.E7)

-Total Lot Area = 4.42 acres (192,535sf) [max. lot coverage: 7.5% = 14,440sf]

-Proposed Building Footprint Area = 11,220sf = 5.8% lot coverage

EXISTING & PROPOSED BUILDING INFORMATION

Existing school (building 1): 2,868sf. Two stories

Toddler classrooms. 38 students, 4 teachers, 1 admin.

New Primary Duplex (building 2): 2,112sf. One story.

Two primary school classrooms. 46 students, 4 teachers.

New Admin & Multipurpose (building 3): 1,704sf. One story

Reception, Office and Multipurpose Room. No students, 2 admin.

New Elementary Duplex (building 4): 2,744sf. One Story.

Two Elementary school classrooms and entry vestibule. 46 students, 4 teachers.

New Art Classroom (building 5): 640sf. One story.

Art classroom.

Future Classroom (building 6): 1,152sf. One story.

Future classroom use. 16 students, 2 teachers.