

Creative Space

Day Road West Bainbridge Island WA

City of Bainbridge Island Site Plan Review

August 11, 2016



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Project Information

Parcel Address: NE Day Road W 042502-4-032-2005 Parcel: Jurisdiction: City of Bainbridge Island Zoning: B/I Business Industrial District

Design Guidelines: Light Manufacturing Design Guidelines (CoBI)

Setbacks

50' Minimum along any public ROW Front: Side: 10' (50' from a residential district) 15' (50' from a residential district) Rear:

Max Building Height

Base:

Bonus 1: 45' (if parking under building)

45' (nonresidential with Major Conditional Use Permit) Bonus 2:

Maximum FAR

Commercial Residential: R-2 standards Mixed Use: No maximum

Min Lot Dimensions: 20,000 SF

Max Lot Coverage:

Lot Area (acres): 198198

Unit Mix:

otals:	q	Units		Footprint:	9600	Total SF:	15960	18	
	5B	Light Manufacturing	F-1		960	440	1400	2	
5	5A	Light Manufacturing	F-1		960	440	1400	2	
	4B	Light Manufacturing	F-1		960	440	1400	2	
4	4A	Light Manufacturing	F-1		960	440	1400	2	
	3B	Light Manufacturing	F-1		960	440	1400	2	
3	3A	Light Manufacturing	F-1		960	440	1400	2	
	2B	Light Manufacturing	F-1		960	440	1400	2	
2	2A	Light Manufacturing	F-1		960	440	1400	2	
		Garage	U	1920			1920		
1	1	Residence	R-3		1920	920	2840	2	
				(gross)	(gross)	(gross)	(gross)		
Building #	Unit	Use		Lower Floor	Main Level	Mezz	Subtotal	Required	

(no maximum) Lot Coverage: 4.8% (no max)

Landscape Area

65000 Total development area (SF): Total landscape area (remainder of site area)(SF): 133198 67%

Parking (per BIMC Table 18.1.020-1

Residential: 2 spaces for residential dwelling unit ia a B/I district larger than a 1 bedroom unit

Light manufacturing: 1 space for each employee plus 1 space for each 250 square feet of office space (no office space proposed)

Parking Required 18 (2 spaces per unit)

Parking Proposed

Sheet Index

Cover Sheet drcdesign

A-1 A-2 A-3 A-4 A-5 A-6 A-7 Project Information 1" = 40' 1/8" = 1'-0" 1/8" = 1'-0" 1/8" = 1'-0" Composite Site Plan Building 1 Plans Typical Building Plans Buildings 2-5 Building 1 Elevations Typical Bldg Elevations Buildings 2-5 Building Sections 1/8" = 1'-0" C-1 C-2 C-3 Grading Plan Grading Profiles and Sections Utility Plan & Water Main 1" = 40' Varies

August 11, 2016

Michael Wangen Architects

michaelwangenarchitects.com

206.451.4635

Project Team

Architect

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Civil Engineer

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Vicinity Map

Revisions

Sheet Name Project Information

Issue Site Plan Review

Date August 11, 2015

Sheet Number



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REGISTERED ARCHITECT MICHAEL JOSEPH WANGEN STATE OF WASHINGTON

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Revisions

Sheet Name

Composite Site Plan

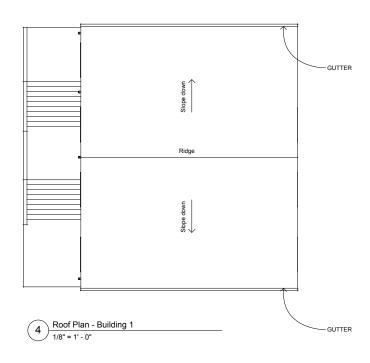
Issue Site Plan Review

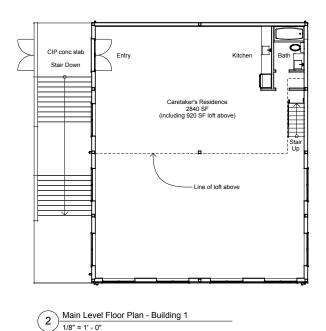
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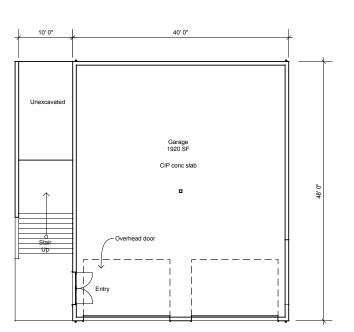
August II, 2016

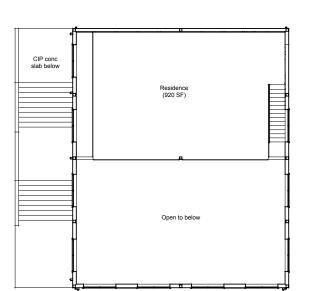
Sheet Number











Lower Level Floor Plan - Building 1 1/8" = 1' - 0"

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Sheet Name Building I Plans

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Date

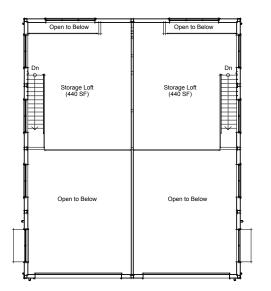
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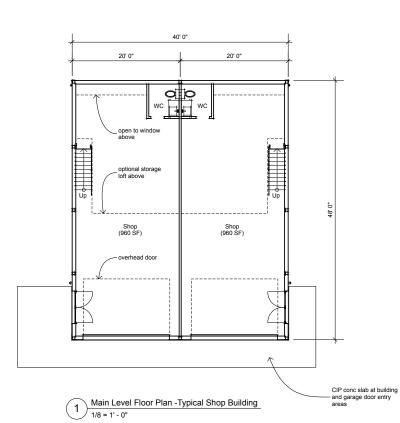


Mezzanine Level Floor Plan - Building 1

1/8" = 1' - 0"



Loft Floor Plan - Typical Shop Building 1/8" = 1' - 0"



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Sheet Name

Typical Building Plans Buildings 2-5

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Sheet Number





Slope down

Slope down

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12 2.5 top of wall - metal siding CIP conc retaining wall main floor 10'-0" top of slab

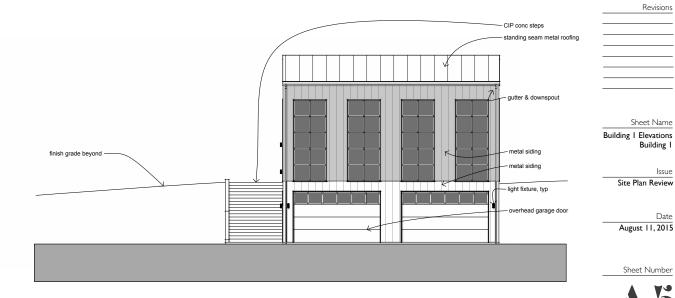
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West Elevation - Building 1

1/8" = 1' - 0"

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



South Elevation - Building 1 1/8" = 1' - 0"

Sheet Number

Sheet Name

Building I

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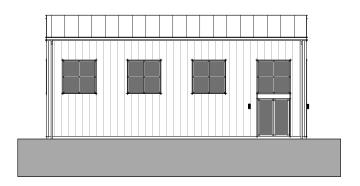
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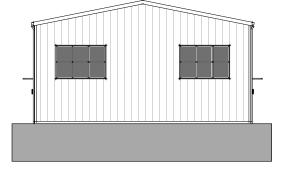




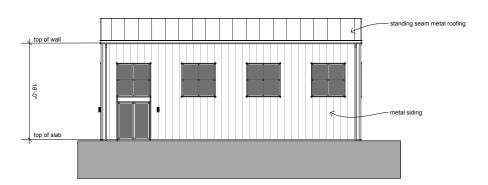
Left Side Elevation - Buildings 2-5 1/8" = 1' - 0"

Right Side Elevation - Buildings 2-5

1/8" = 1' - 0"



Rear Elevation - Buildings 2-5 1/8" = 1' - 0"



Front Elevation - Buildings 2-5 1/8" = 1' - 0"



- canopy over entry

overhead garage door

- light fixture

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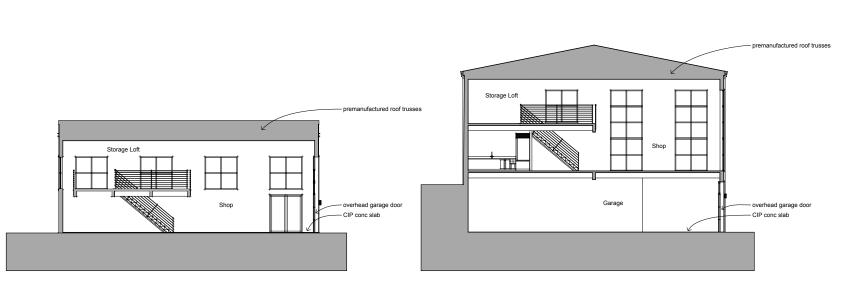
Sheet Name
Building Sections

Site Plan Review

Date

August 11, 2015

Sheet Number



Transverse Building Section - Building 1

1/8" = 1' - 0"

Transverse Building Section - Buildings 2-5

1/8" = 1' - 0"



NOTES

1. LAND COVER AREAS AFTER APPLYING LID ALLOWANCES AS FOLLOWS, :

NEW IMPERVIOUS AREA = 16.716 SF CONVERTED PERVIOUS AREA REPLACED IMPERVIOUS = 0.SF

- TOTAL DISTURBED AREA = 59,795 SF

 2. PROJECT IS CONSIDERED A NEW DEVELOPMENT. MINIMUM REQUIREMENTS 1-10 APPLY TO NEW 7. PROJECT IS OWNISHERED A NEW DEVELOPMENT, MINIMUM REQUIREMENTS 1-10 APPLY TO NEW IMPERVIOUS SURFACE, CONVERTED PERVIOUS SURFACE, TO MEET THESE MINIMUM REQUIREMENTS THE PROJECT WILL IMPLEMENT THE FOLLOWING BMPS:
 1 TWO INFILTRATION TRENCHES,
 1 TWO INFILTRATIONWATER QUALITY TREATMENT RAIN GARDENS AND
 A PERVIOUS PAVING AREA
- 3. A DETAILED TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN WILL BE PREPARED DURING FINAL DESIGN.

- DURING FIGHT DESIGN."

 4. SEE SURVEY DRAWING FOR PROPERTY DESCRIPTION AND EASEMENT DETAILS.

 5. POWER, TELEPHONE AND CABLE TELEVISION WILL BE DESIGNED BY OTHERS.

 6. WATER AND FIRE SERVICE WILL BE PROVIDED BY KPUD #1. THE KPUD #1 SYSTEM WILL BE EXTENDED. TO PROVIDE A FIRE HYDRANT ONSITE.

 7. AN ONSITE SEPTIC SYSTEM WILL BE CONSTRUCTED TO HANDLE SEWAGE GENERATED ON THE SITE.

PRELIMINARY NOT FOR CONSTRUCTION

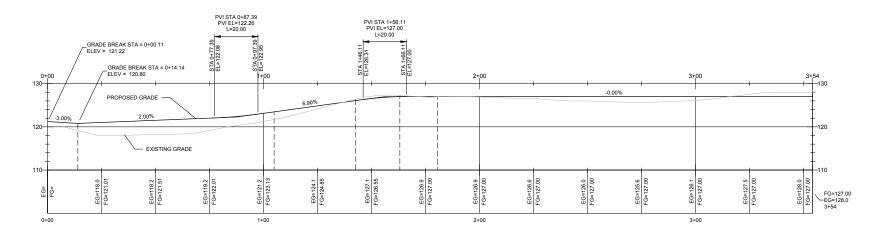


GRADING PLAN CREATIVE SPACE LIGHT INDUSTRIAL SITE PLAN AND DESIGN REVIEW SUBMITTAL

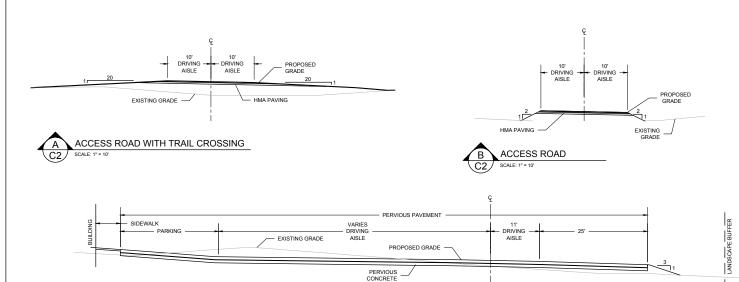
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BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@Brownewheeler.COM

CREATIVE SPACE PO BOX 11765 BAINBRIDGE ISLAND, WA 98110 DESIGNED AEW DRAWN NDW CHECKED DWB

C1 1 OF 3 PROJECT # CH05-004



ROAD PROFILE





PRELIMINARY NOT FOR CONSTRUCTION



GRADING PROFILES AND SECTIONS CREATIVE SPACE LIGHT INDUSTRIAL SITE PLAN AND DESIGN REVIEW SUBMITTAL

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