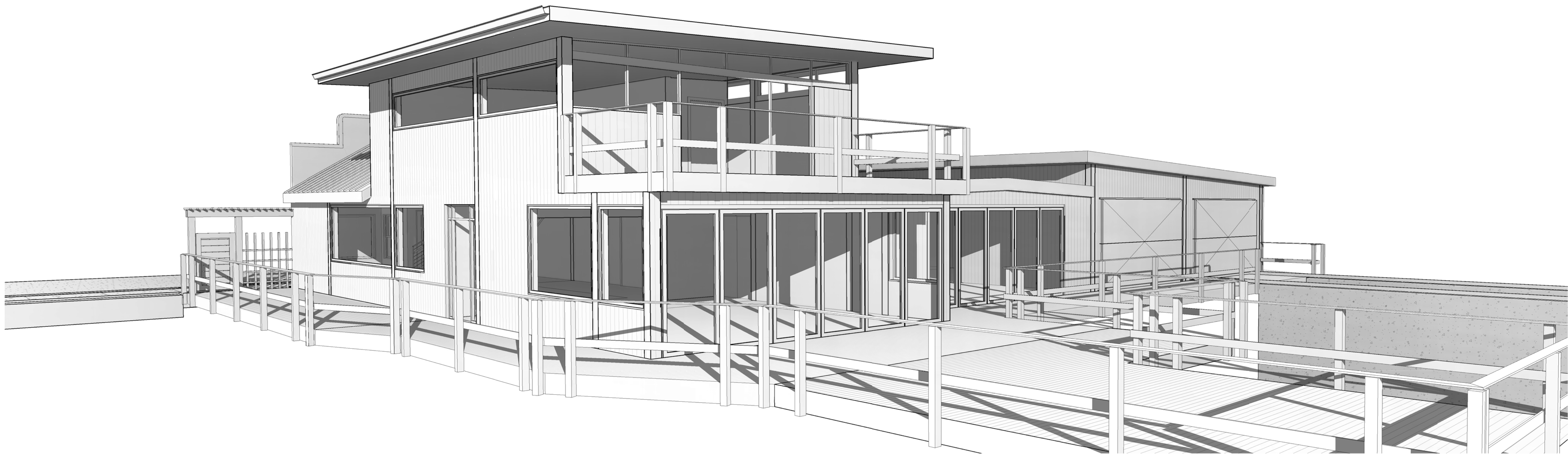
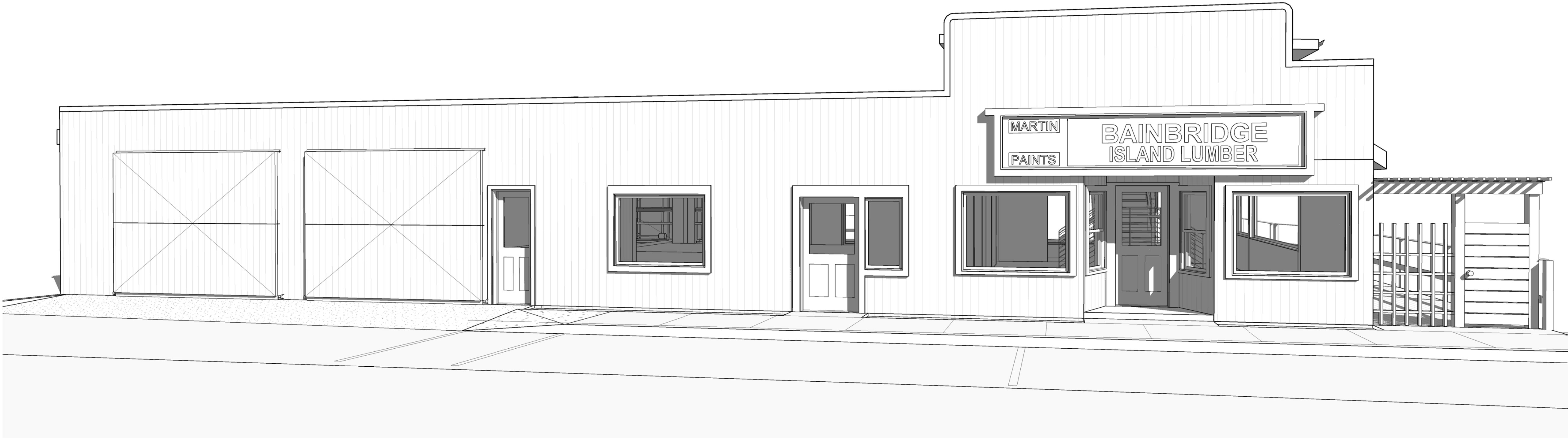


# LOBISSER



## PROJECT INFORMATION

ADDRESS:	4552 POINT WHITE DR NE BAINBRIDGE ISLAND, WA 98110
ZONE:	CITY
SITE AREA:	0.77 ACRES (APPROX. 33,541 SF)
EXIST. AREA:	OFFICE = 1,190 NET SF SHOP = 3,521 NET SF EXTERIOR DECK = 1,722 GROSS SF TOTAL INTERIOR = 4,711 NET SF TOTAL DECK = 1,722 GROSS SF
ADDITIONAL AREA:	OFFICE = 587 NET SF SHOP = 0 NET SF DECK = 249 GROSS SF TOTAL INTERIOR = 5,298 NET SF TOTAL DECK = 1,971 GROSS SF
BUILDING HEIGHT:	20'-4"
CONSTRUCTION TYPE:	TYPE V
PARKING:	6 AUTO STALLS 1 MOTORCYCLE STALL
ON-GRADE PARKING:	X CARS
TOTAL SITE PARKING:	X CARS
PROJECT DESCRIPTION:	HISTORICAL RENOVATION AND MINOR ADDITION OF THE EXISTING HISTORICAL BAINBRIDGE ISLAND LUMBER BUILDING, MAINTAINING LIGHT INDUSTRIAL USE.
FIRE SPRINKLERS:	NONE
ASSESSOR'S PARCEL NO:	042402-1-021-2005 042402-1-019-2009

## LEGAL DESCRIPTION

042402-1-021-2005  
THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE WEST 120 FEET; THENCE SOUTH 320 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE; THENCE EASTERLY ALONG SAID GOVERNMENT MEANDER LINE TO A POINT WHERE SAID MEANDER LINE INTERSECTS A LINE RUNNING SOUTH FROM THE POINT OF BEGINNING; THEN NORTH TO THE POINT OF BEGINNING; TOGETHER WITH TIDELANDS FRONTING AND ABUTTING, TO MEAN LOW TIDE; EXCEPT A STRIP AS IT NOW EXISTS ACROSS THE SOUTH END OF SAID PROPERTY IN USE AS COUNTY ROAD NO. 7 (POINT WHITE DRIVE), EXCEPT EXCEPTIONS AND RESERVATIONS TO THE STATE OF WASHINGTON UNDER RECORDING NO. 73824; AND EXCEPT PERPETUAL RIGHTS A

042402-1-019-2009  
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF COUNTY ROAD NO. 7, (POINT WHITE DRIVE), AS IT NOW EXISTS: ALL THAT PORTION OF LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING BETWEEN THE WEST BOUNDARY LINE OF SAID LOT 5 AND A LINE DRAWN PARALLEL TO SAID BOUNDARY LINE AND 65 FEET EASTERLY THEREOF; TOGETHER WITH ALL TIDELANDS IN FRONT OF AND ABUTTING UPON SAID PREMISES.

## STRUCTURAL CONCLUSION

The Lumber Building appears to have been well used, and exhibits signs of wear and settlement. Minimal maintenance of the exterior envelope has occurred in recent years, and deterioration is occurring. For the most part, water intrusion is minimal, and the structural framing appears to be sound. The timber piles and floor framing under the building can sufficiently support office and light industrial loading, while the floor framing and timber piles at the surrounding deck are in poor condition and need to be replaced and/or repaired. The roof framing appears to be in sound condition, but some of the framing appears to be undersized to support a "design-event" snowstorm. The exterior wall siding is in poor shape and should be replaced. The condition of the wall framing underneath is unknown, but it should be expected that some framing may have deteriorated.

The lateral seismic/wind force resisting system consists of wood framed walls and timber piles. The layout and connections do not appear to meet current code. It is recommended that existing walls are strengthened by adding plywood and improving connections, and new shear walls are installed in some locations. While the timber piles supporting the building appear to be in sound condition, the depth of the piles is unknown. It is possible that the surrounding soils may liquify in a seismic event, and if the piles do not extend to an adequate depth significant settlement is likely.

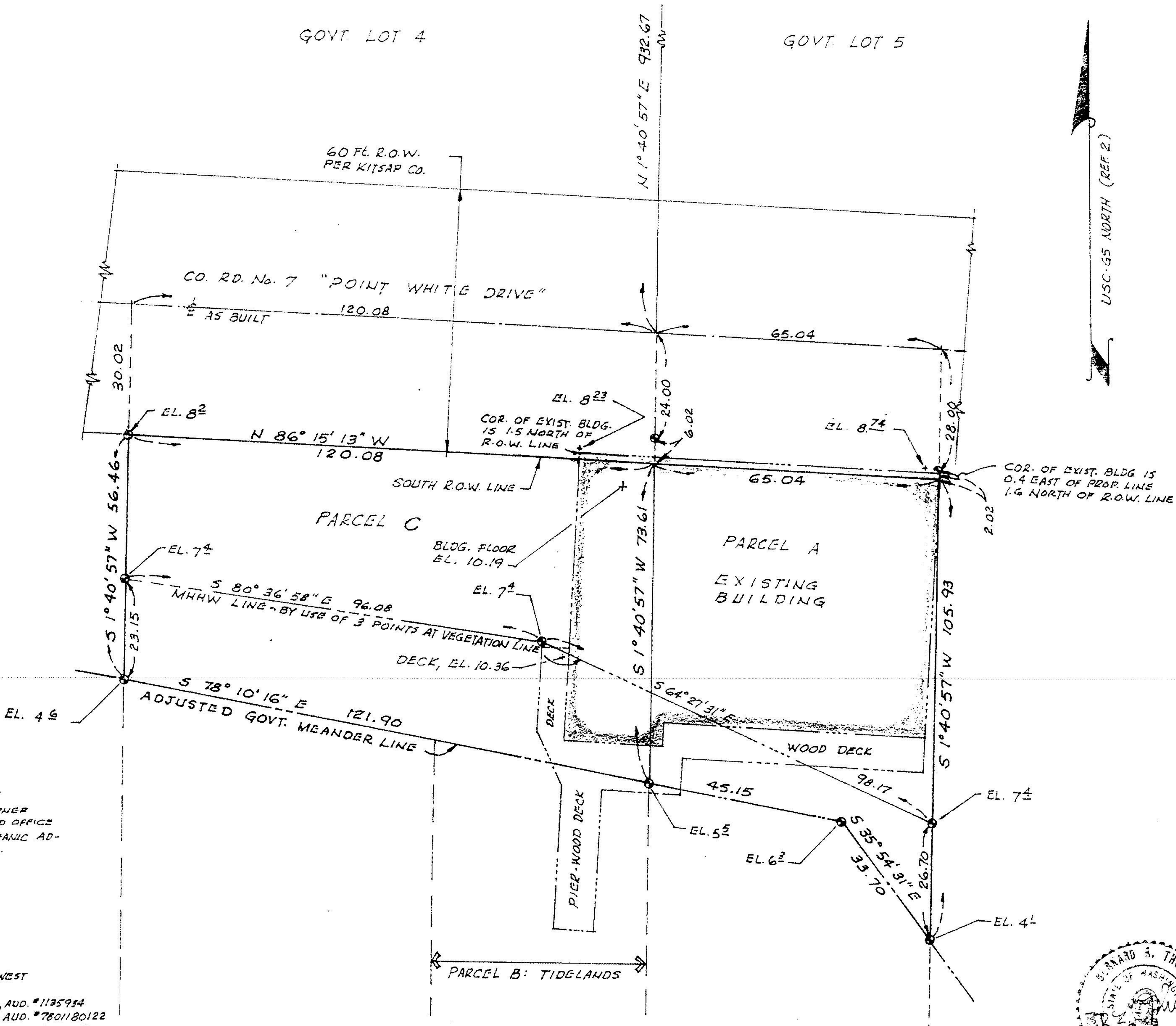
## FEASIBILITY

01/08/2018

COATES DESIGN  
ARCHITECTS  
Responsible Architecture.

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





ENGINEER  
D. OFFICE  
SANIC AD-

WEST

AUD. #1135994  
AUD. #7801180122

ISSUED FOR:

DATE:

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FEASIBILITY

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4552 POINT WHITE DR NE  
BAINBRIDGE ISLAND, WA 98110



SURVEY

G0.01





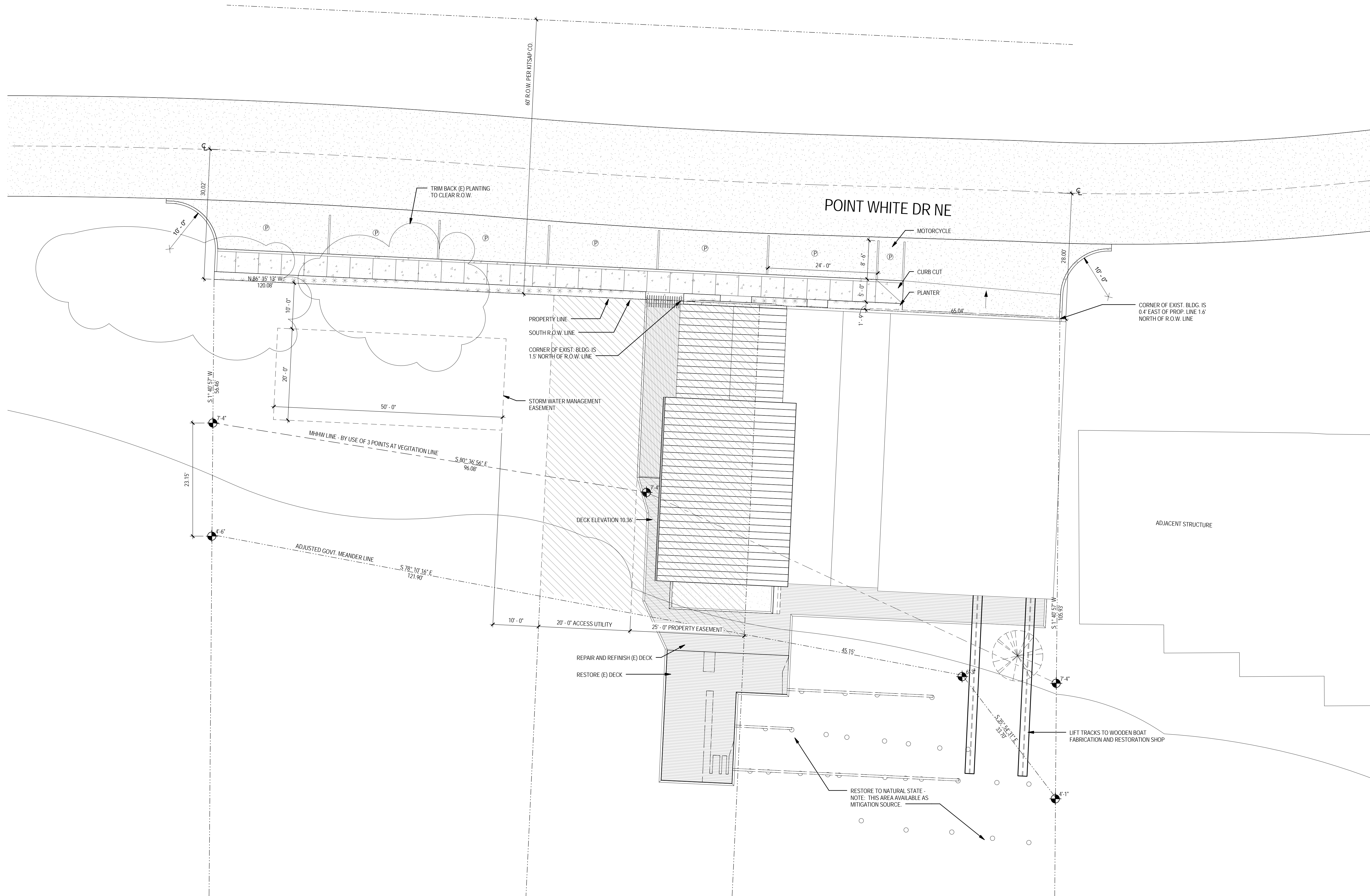
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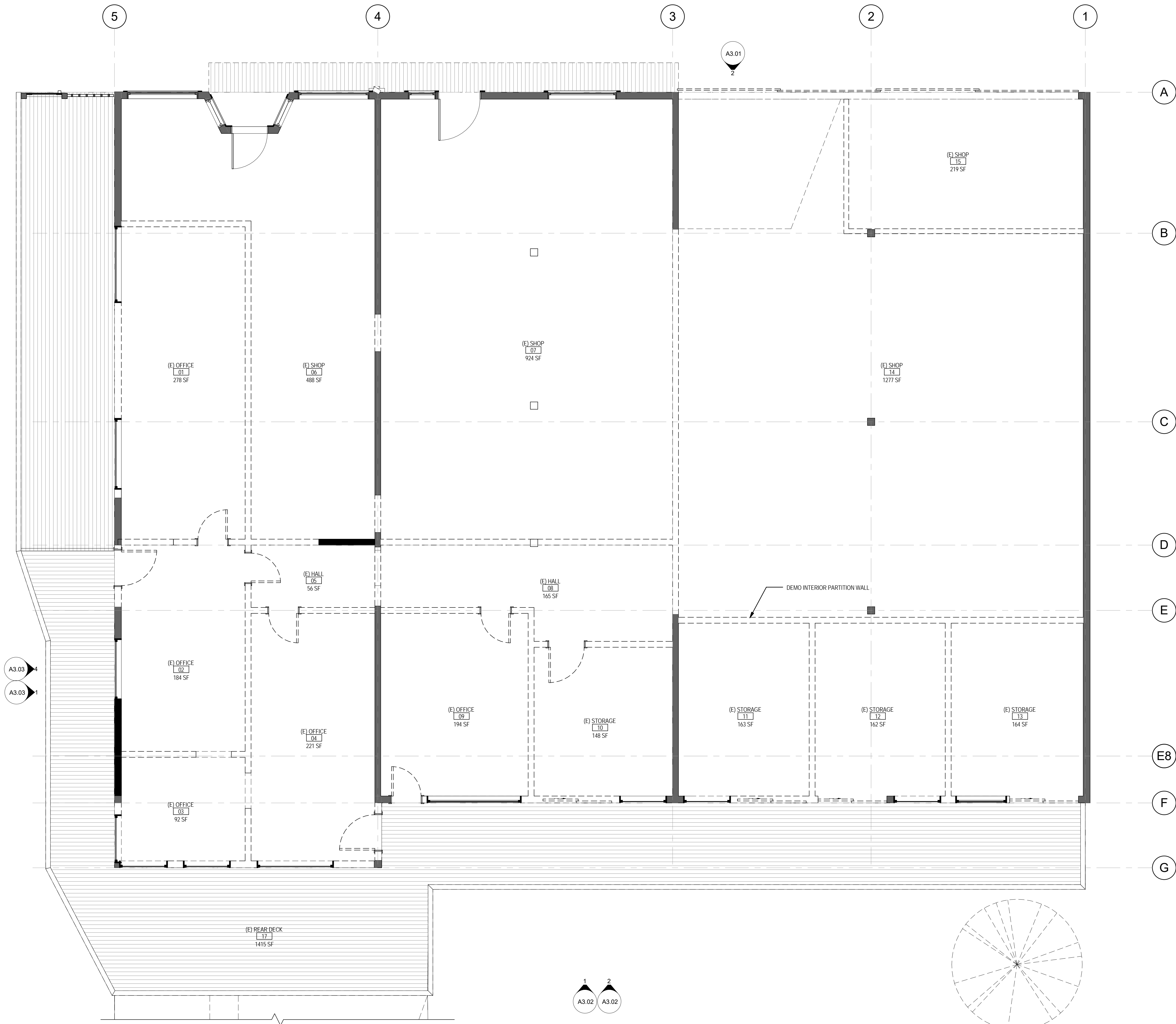
## SITE PLAN

A1.01



# 1 SITE PLAN - PROPOSED

SCALE: 1" = 10'-0"



1 LEVEL 1 - DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'



COATES DESIGN  
ARCHITECTS

Responsible Architecture.

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

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DATE:

FEASIBILITY

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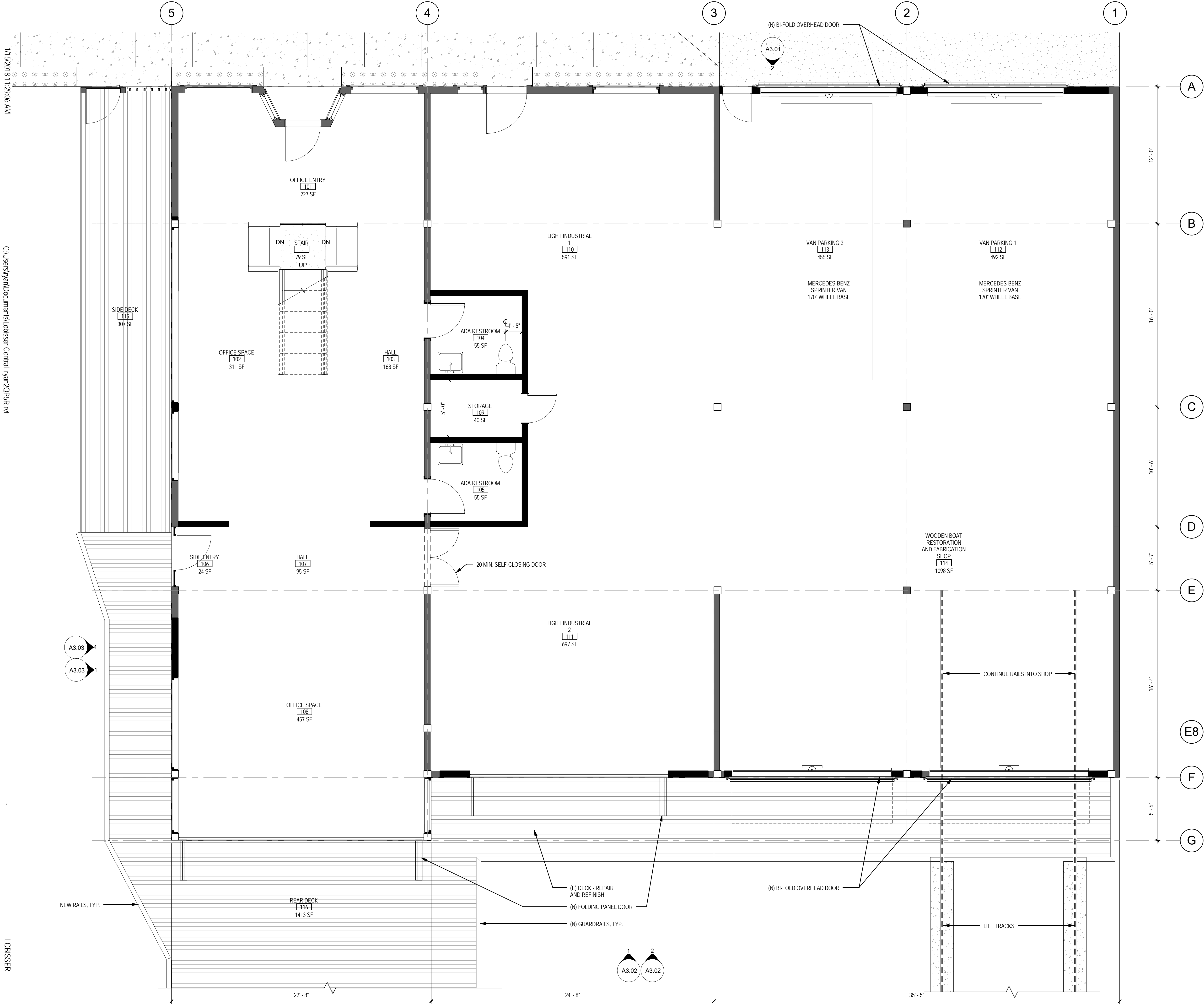
4552 POINT WHITE DR NE  
BAINBRIDGE ISLAND, WA 98110



DEMOLITION PLAN

A2.00





- GENERAL NOTES**
1. NEW BI-FOLD OVERHEAD DOORS FOR SHOP AND VAN STORAGE.
  2. ADD ADA COMPLIANT RESTROOMS.
  3. ADD NEW COLUMNS WHERE INDICATED.
  4. PATCH AND REPAIR FRONT FACADE AS NEEDED.
  5. REPAIR / REPLACE WINDOWS, DOORS AND TRIM ON FRONT FACADE AS NEEDED TO RESTORE HISTORICAL FACADE TO "LIKE NEW" CONDITION.
  6. PAINT ALL INTERIOR / EXTERIOR WALLS.
  7. REPAIR ALL SURFACES AS NEEDED.
  8. REPAIR OR REPLACE DAMAGED STRUCTURAL ITEMS AS NEEDED.

ROOM SCHEDULE - NEW		
ROOM	#	AREA
LEVEL 1		
STAIR	---	79 SF
OFFICE ENTRY	101	227 SF
OFFICE SPACE	102	311 SF
HALL	103	168 SF
ADA RESTROOM	104	55 SF
ADA RESTROOM	105	55 SF
SIDE ENTRY	106	24 SF
HALL	107	95 SF
OFFICE SPACE	108	457 SF
STORAGE	109	40 SF
LIGHT INDUSTRIAL 1	110	591 SF
LIGHT INDUSTRIAL 2	111	697 SF
VAN PARKING 1	112	492 SF
VAN PARKING 2	113	455 SF
WOODEN BOAT RESTORATION AND FABRICATION SHOP	114	1098 SF
SIDE DECK	115	307 SF
REAR DECK	116	1413 SF

LEVEL 2		
OFFICE	201	587 SF
RESTROOM	202	59 SF
CLOSET	203	21 SF
ROOF DECK	204	Not Enclosed
TOTAL AREA		7230 SF

ISSUED FOR: DATE:

FEASIBILITY 01/08/2018

NOT FOR CONSTRUCTION

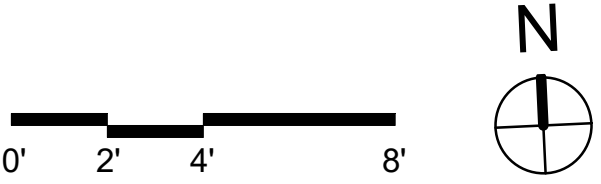
**LOBISSER**  
4552 POINT WHITE DR NE  
BAINBRIDGE ISLAND, WA 98110

FLOOR PLAN - LEVEL 1

A2.01

1 LEVEL 1 FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



1/15/2018 11:29:06 AM

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LOBISSER

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**GENERAL NOTES**

1. NEW SECOND FLOOR OFFICE SPACE.
2. NEW STAIRCASE.
3. NEW ROOF DECK.
4. NEW GUARDRAIL.
5. NEW RESTROOM WITH SHOWER.
6. NEW STANDING SEAM METAL ROOF.

ROOM SCHEDULE - NEW		
ROOM	#	AREA
LEVEL 1		
STAIR	----	79 SF
OFFICE ENTRY	101	227 SF
OFFICE SPACE	102	311 SF
HALL	103	186 SF
ADA RESTROOM	104	55 SF
ADA RESTROOM	105	55 SF
SIDE ENTRY	106	24 SF
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LEVEL 2		
OFFICE	201	587 SF
RESTROOM	202	59 SF
CLOSET	203	21 SF
ROOF DECK	204	Not Enclosed
TOTAL AREA		7230 SF

ISSUED FOR:

DATE:

## FEASIBILITY

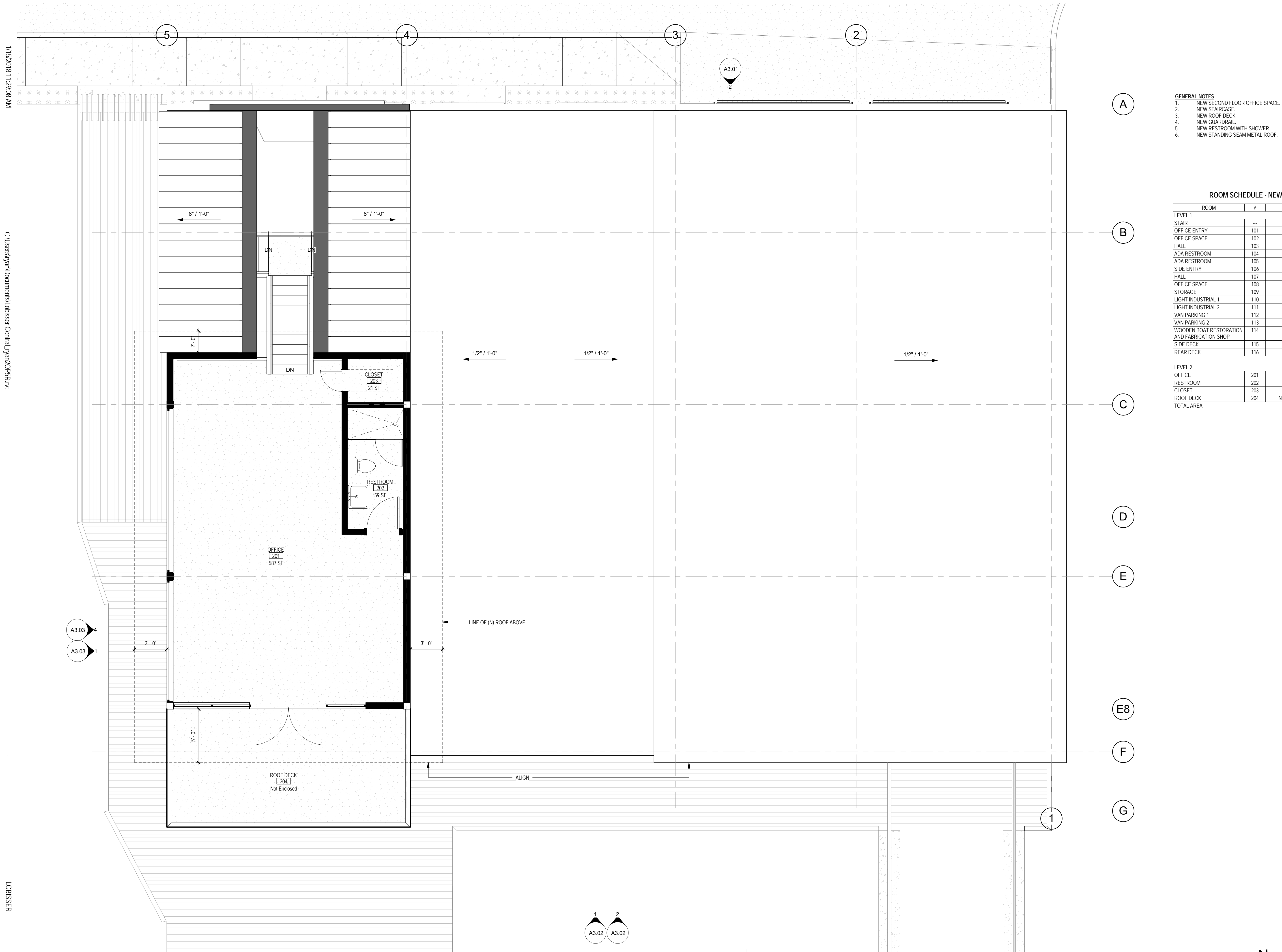
08/2018

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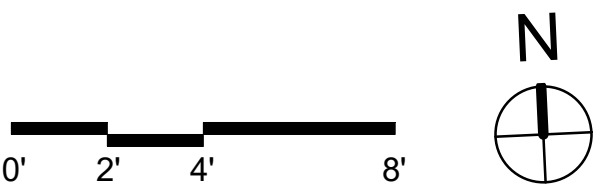
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BAINBRIDGE ISLAND, WA 98110

FLOOR PLAN - LEVEL 2

A2.02 COPYRIGHT ©

## 1 LEVEL 2 FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

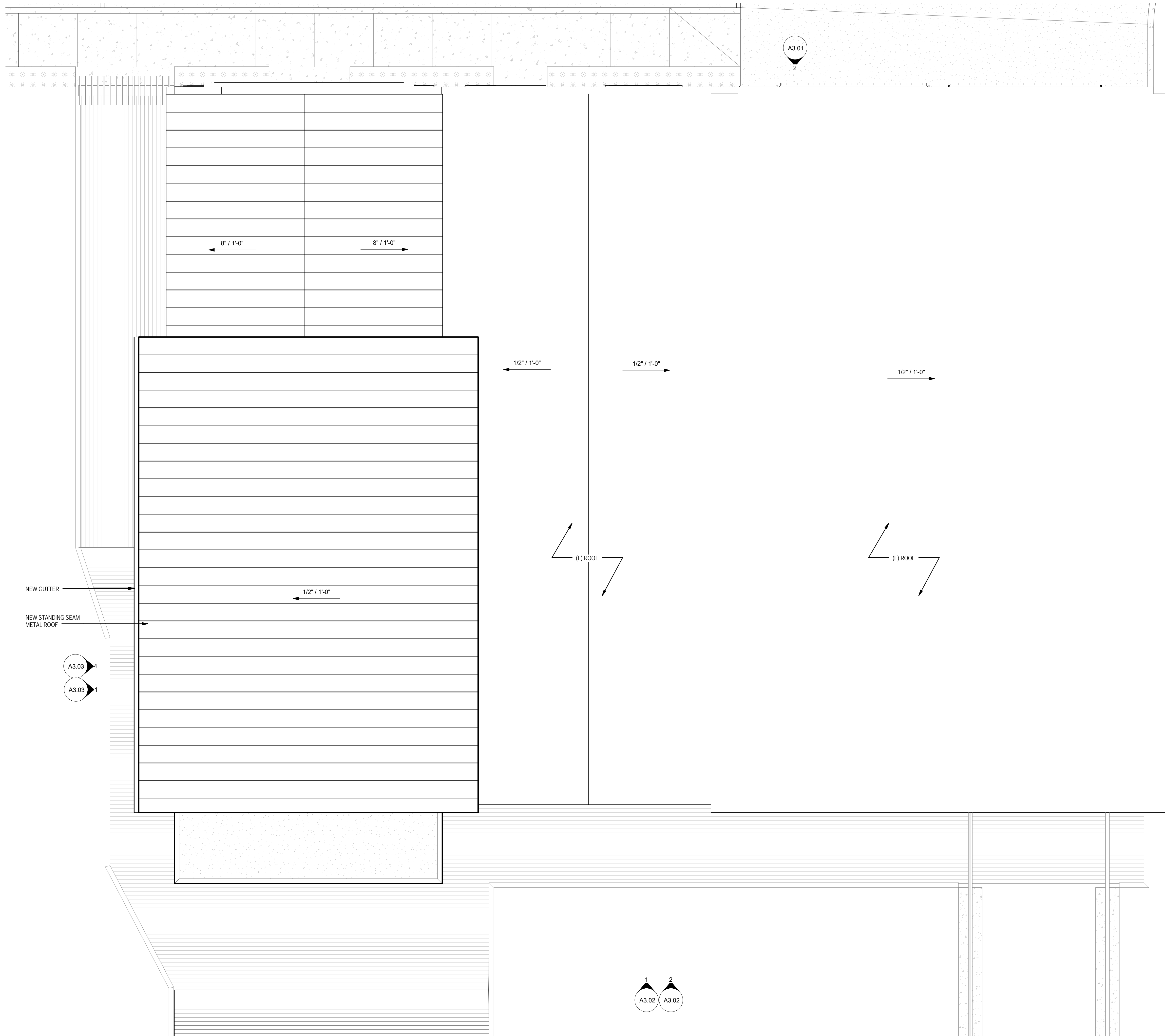


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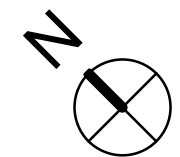
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BAINBRIDGE ISLAND, WA 98110

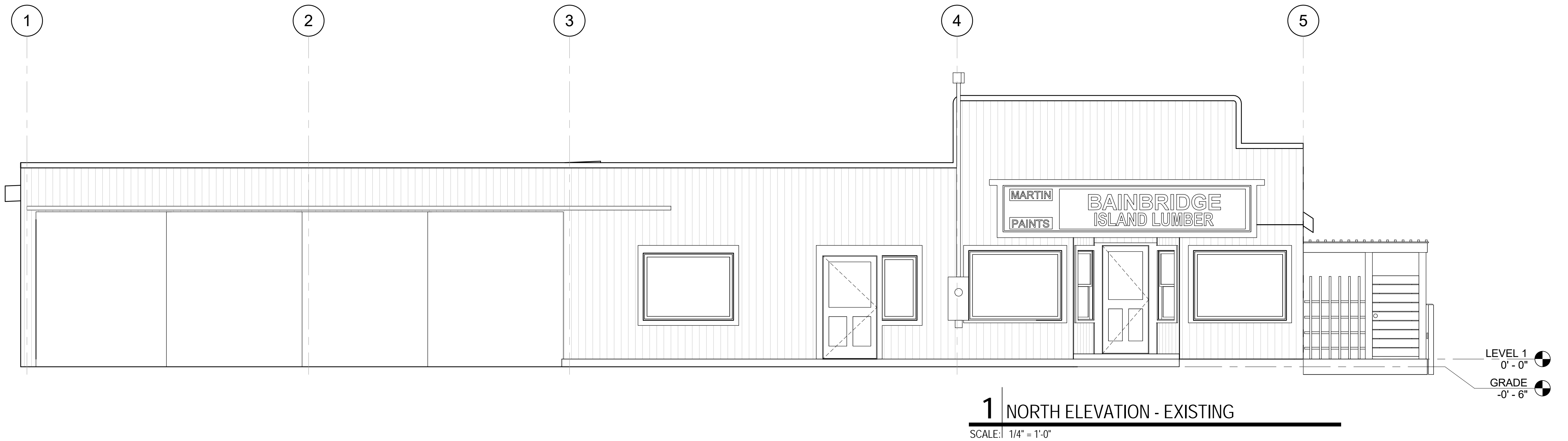
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SCALE: 1/4" = 1'-0"







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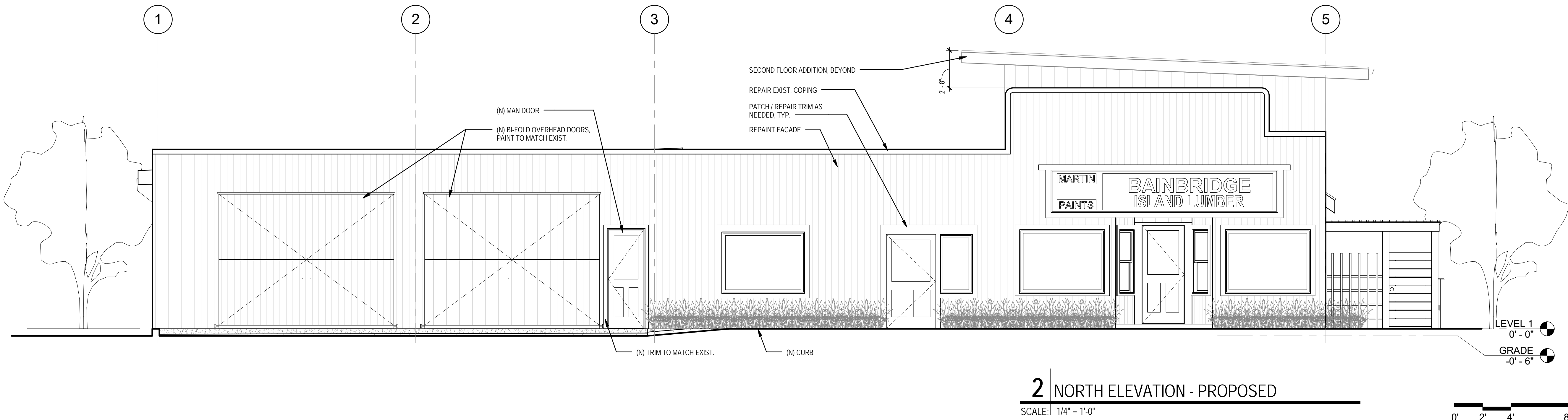
FEASIBILITY 01/08/2018

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BAINBRIDGE ISLAND, WA 98110

EXTERIOR ELEVATIONS

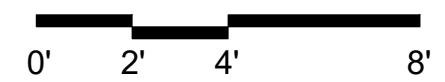
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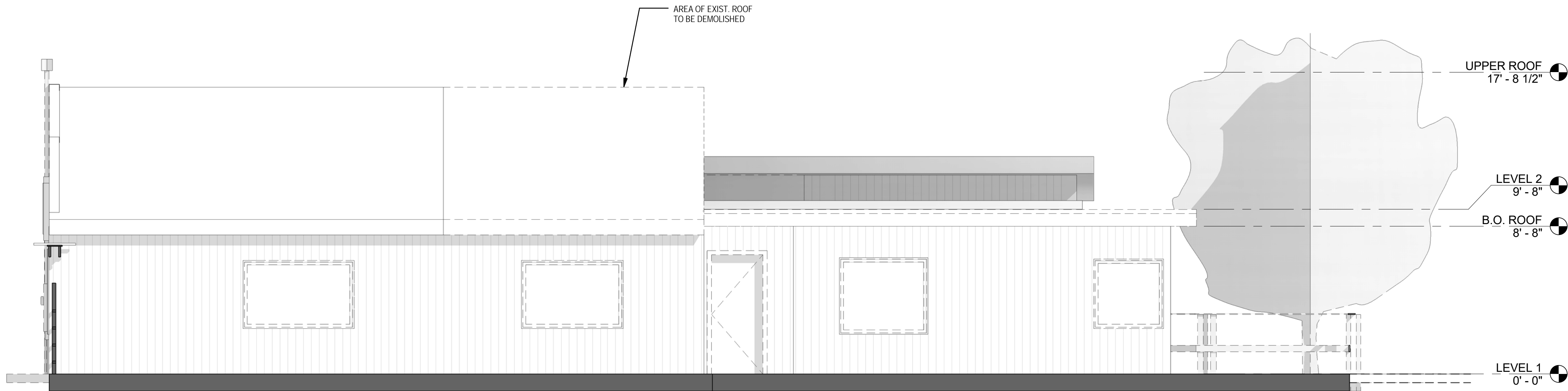




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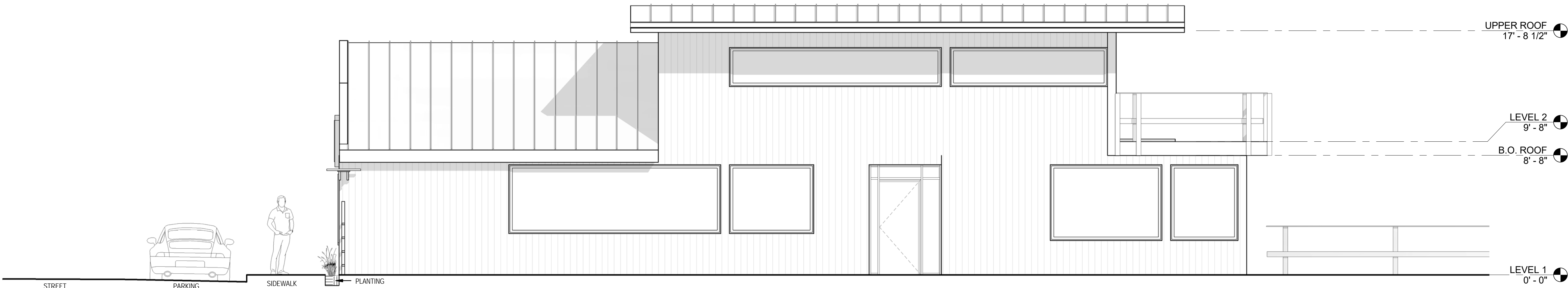
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4 WEST ELEVATION - DEMO

SCALE: 1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

ISSUED FOR:

DATE:

FEASIBILITY

01/08/2018

NOT FOR CONSTRUCTION

LOBISSER

4552 POINT WHITE DR NE  
BAINBRIDGE ISLAND, WA 98110

EXTERIOR ELEVATIONS

A3.03