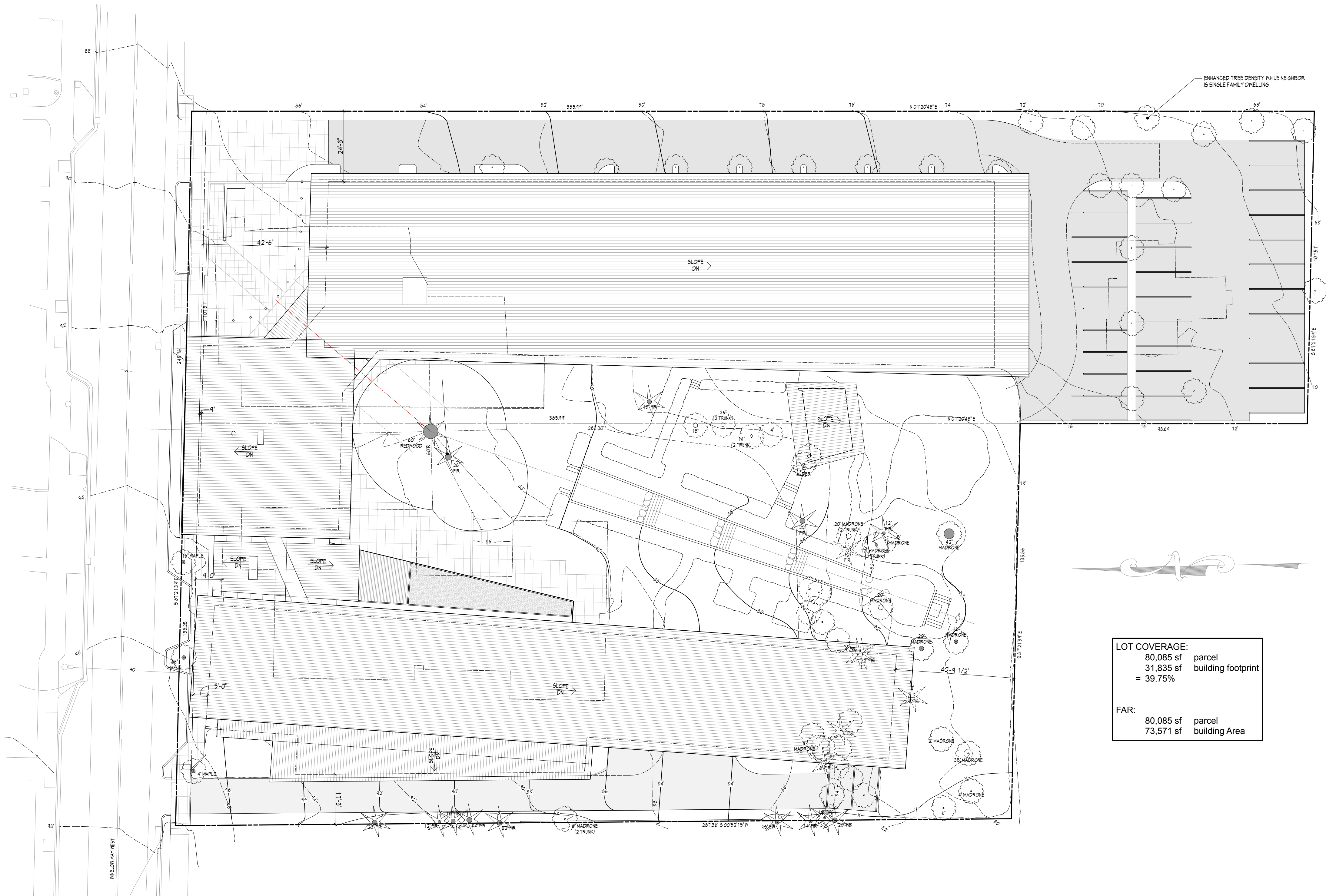




LOT COVERAGE:
80,085 sf parcel
31,835 sf building footprint
= 39.75%

FAR:
80,085 sf parcel
73,571 sf building Area

SITE PLAN 2
SCALE: 1" = 20'

SHEET INDEX

- A1 Sheet Index, Legal Description, Site Plan, Photos
- A2 Site Survey/Demo Plan, Photos
- A3 Landscape Plan
- A4 Parking Level P2 Plan
- A5 Parking Level P1 Plan
- A6 Main Floor Plan
- A7 Mezzanine Plan
- A8 Second Floor Plan
- A9 Third Floor Plan
- A10 Elevations
- A11 Elevations
- A12 Courtyard Elevations
- A13 East/West Section
- A14 Perspectives
- A15 Figure Ground Drawing
- A16 Street Cross Section & West Property Photo

LEGEND

- 2x3 WALL
- 2x4 FRAMING WALL
- 2x6 FRAMING WALL
- SHEAR WALL
- BRICK
- CMU
- CONCRETE WALL
- DOOR NUMBER
- ENTRY
- ROOM NAME/NUMBER
- TEMPERED GLASS
- GLASS
- SHEAR WALL NO.
- HOLD DOWN NUMBER
- DETAIL
- NOTE
- SECTION
- DWG NO. / SHT. NO.
- ELEVATION
- DWG NO. / SHT. NO.
- INTERIOR ELEVATION
- DWG NO. / SHT. NO.
- HATCHLINE
- ELEVATION
- PROJECT ELEV. / SURVEY ELEV.
- SPOT ELEVATION
- BREAKLINE
- MATERIAL CHANGE
- STEP
- STAIR RUN
- WINDOW/SKYLIGHT NUMBER
- PROPERTY LINE
- EASEMENT
- SETBACK
- EXISTING CONTOUR
- EXISTING MUR CONTOUR
- REVISED CONTOUR
- ELECTRIC LINE UNDERGROUND
- GAS LINE
- OVERHEAD UTILITY
- TELEPHONE LINE
- SANITARY SEWER
- TV / CABLE LINE
- FENCE LINE
- SLATION FENCE / TREE PROTECTION
- STORM DRAIN
- WATER LINE
- TIGHTLINE DRAIN
- FOUNDATION DRAIN PERFORATED
- TREE TO REMAIN
- TREE TO REMOVE

OWNER

Michael & Darden Burns LLC
10575 NE Darden Lane
Bainbridge Island, WA 98110

PROJECT ADDRESS

235/251 Winslow Way West
Bainbridge Island, WA 98110

LEGAL DESCRIPTION

Section 27 Township 25 Range 2E SE Qtr
Tax Parcel #'s: 272502-4-097-2000 & 272502-4-098-2009

Parcel #: 272502-4-097-2000

A PORTION OF GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS NORTH 1°38'52" WEST 972.23 FEET AND SOUTH 89°22'42" EAST 640.86 FEET FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THE SAID COURSES BEING ALONG AND PARALLEL RESPECTIVELY TO THE WEST AND NORTH LINE OF SAID GOVERNMENT LOT 4, THENCE NORTH 1°38'52" WEST 285.92 FEET, THENCE NORTH 89°55'53" EAST 138.27 FEET, THENCE SOUTH 0°04'00" WEST 287.52 FEET, THENCE NORTH 89°22'42" WEST 135.86 FEET TO THE POINT OF BEGINNING.

Parcel #: 272502-4-098-2009
Top of Form

THAT PORTION OF GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, THENCE NORTH 1°38'52" WEST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, AS DELINEATED ON SUBDIVISION OF GOVERNMENT LOT 4 RECORDED IN VOLUME 3 OF PLATS, PAGE 73, A DISTANCE OF 972.23 FEET, THENCE SOUTH 89°22'42" EAST 776.72 FEET TO THE TRUE POINT OF BEGINNING, SAID COURSE AND DISTANCES BEING A PARALLEL TO AND ALONG THE NORTH AND WEST LINES OF SAID GOVERNMENT LOT 4, THENCE NORTH 0°40' WEST TO A POINT OF INTERSECTION WITH THE NORTH LINE OF GOVERNMENT LOT 4, THENCE SOUTH 89°22'42" EAST, ALONG SAID NORTH LINE, TO A POINT WHICH LIES 404.25 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, THENCE SOUTH 0°40' EAST, PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 406.00 FEET, THENCE NORTH 89°22'42" WEST TO A POINT WHICH LIES SOUTH 0°40' EAST OF THE TRUE POINT OF BEGINNING, THENCE NORTH 0°40' WEST, 98.50 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF WINSLOW WAY WEST.

ZONING

Zoning: Core

ARCHITECT

Cutler Anderson Architects
Contact: Bruce Anderson
135 Parfitt Way SW
Bainbridge Island, WA 98110
Voice 206.842.4710
Fax 206.842.4420
Email Brucea@cutler-anderson.com,

BUILDING CODE SUMMARY

Applicable Codes:

2015 IBC
2015 Uniform Plumbing Code
2015 International Mechanical Code
2015 Washington State Energy Code

Occupancy:

Construction Types:

Hotel R1
Banquet, Restaurant, Bar, Meeting A2
Spa B
Residential R2
Parking S2

Building Height:

45 Feet
(defined as average grade to middle of single pitched roof)

Sprinkler Requirement:

Design Criteria:

Snow Load: 25 PSF
Wind Speed: 35 MPH
Minimum Soil Pressure: 3,000 PSF
Flood Hazard: None
Frost Line Depth: 12"
Seismic Design Category: D2
Weathering: Moderate
Termite: Slight to Moderate
Decay: Slight to Moderate
Winter Design Temp: 27° F
Ice Shield Underlayment Required: Yes for Low Slope Roof
Air Freezing Index: 113
Mean Annual Temp: 53° F



LOOKING SOUTH FROM WINSLOW WAY



LOOKING EAST DOWN WINSLOW WAY



LOOKING WEST DOWN WINSLOW WAY



VICINITY MAP

Sheet Index, Legal
Description, Site Plan,
Photos

A1

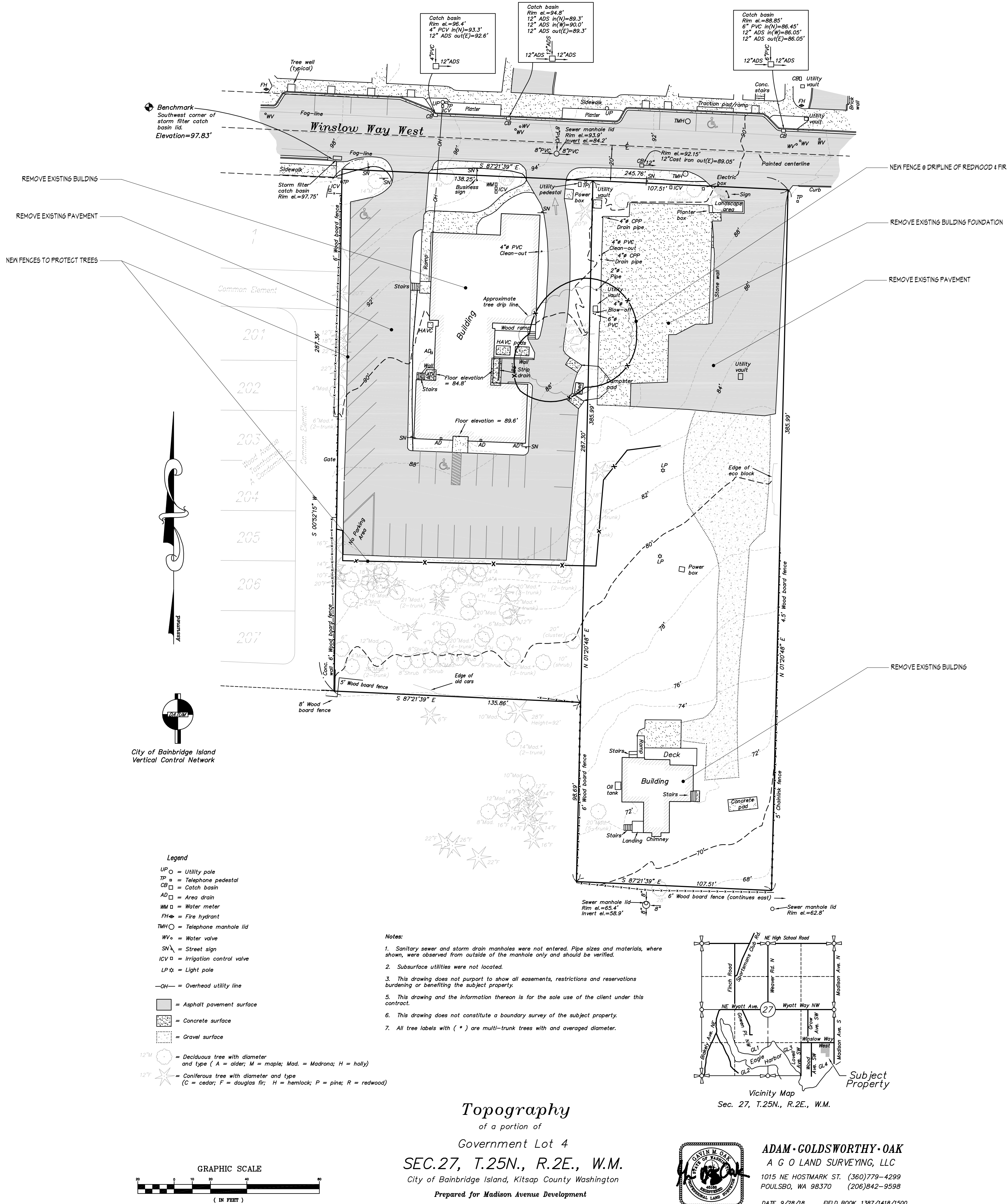
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253 Winslow Way West
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3009 REGISTERED ARCHITECT
JAMES L. CUTLER
State of Washington

REVISIONS	DATE	DESCRIPTION
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Site Survey/Demo Plan,
Photos

A2

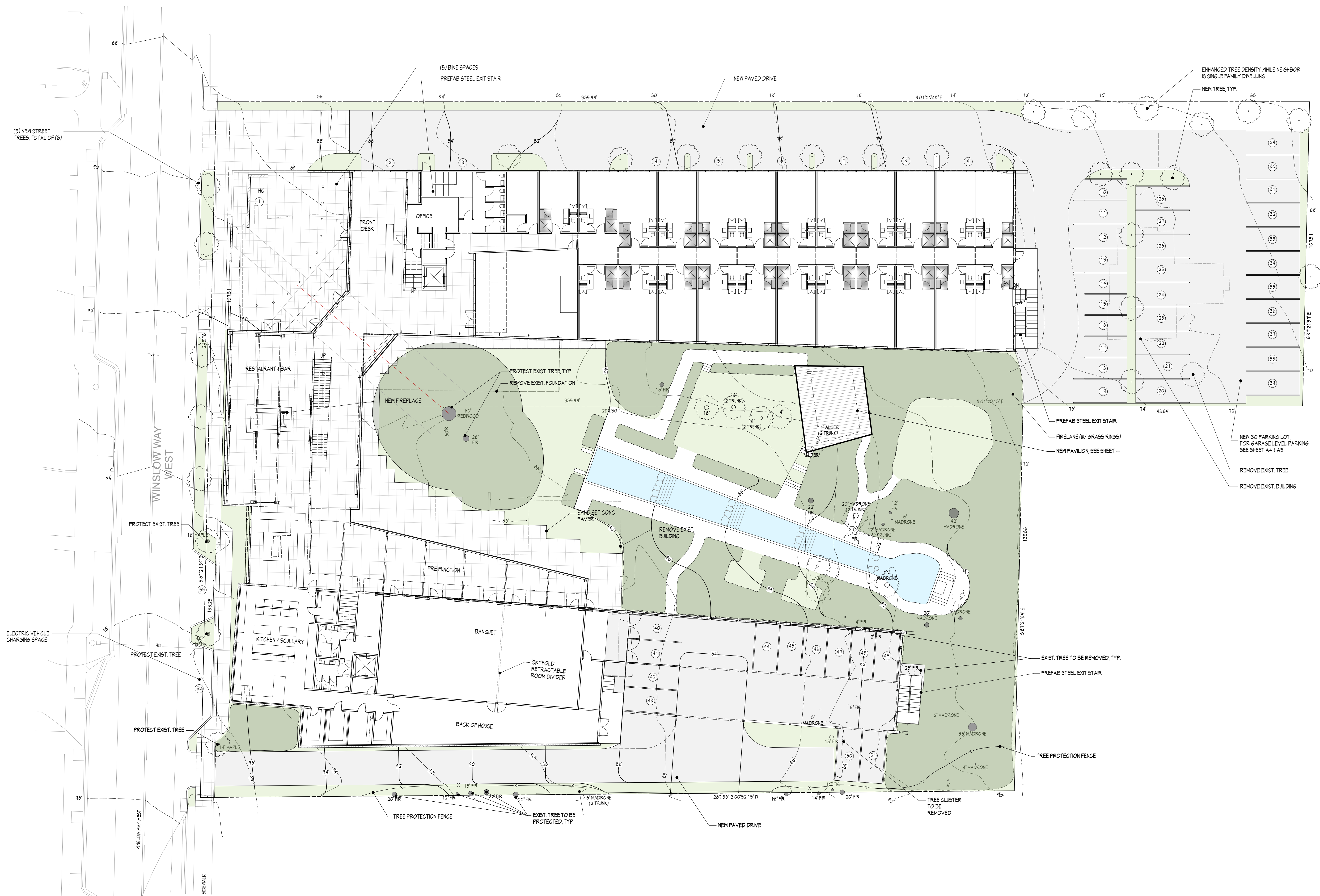
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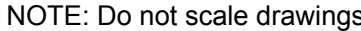
Landscape Plan

LANDSCAPE PLAN

SCALE: 1/16" = 1'

PROGRESS: NOT FOR CONSTRUCTION





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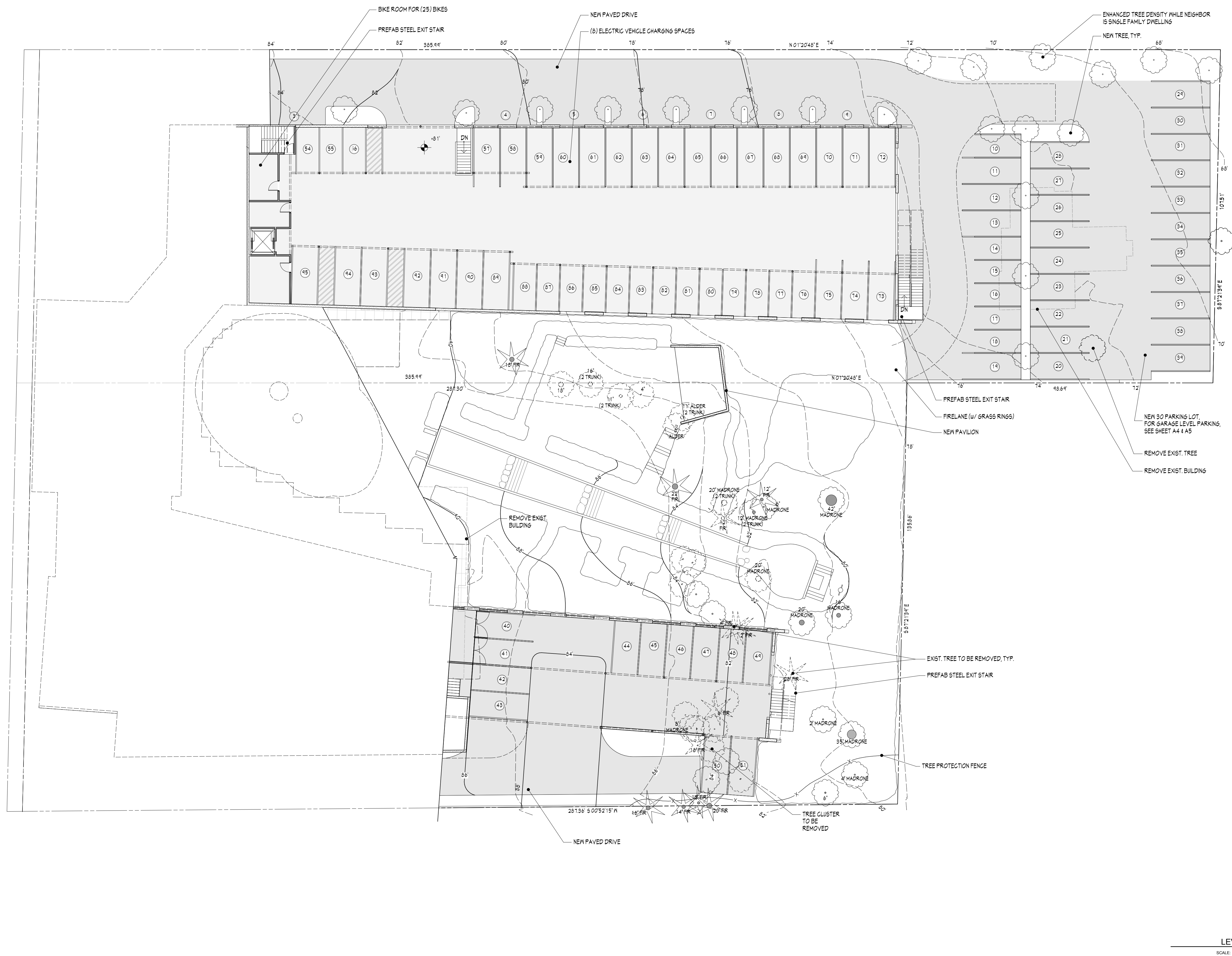
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Parking Level P1 Plan

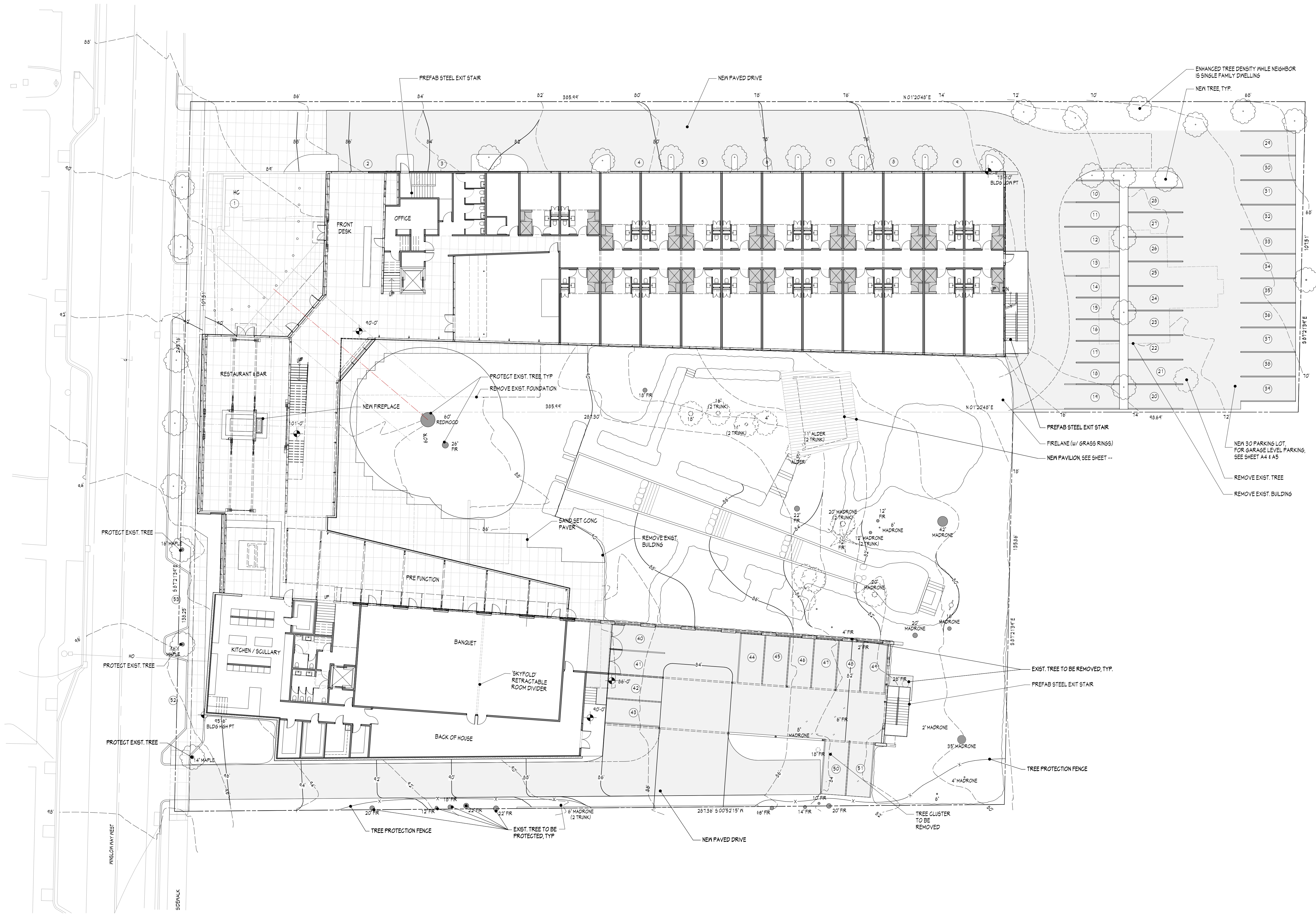
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MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"

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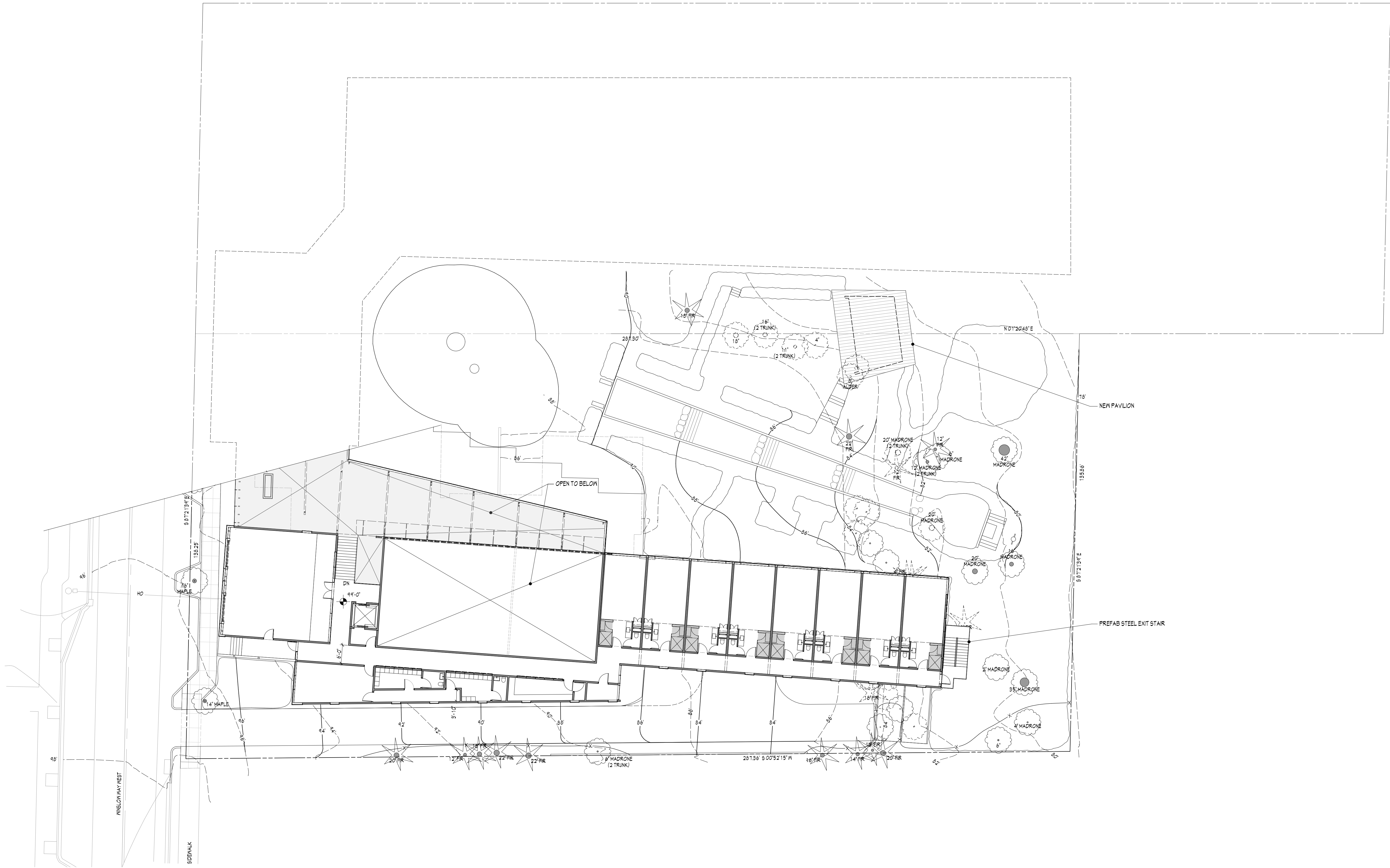
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Main Floor Plan

A6



MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

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Mezzanine Plan

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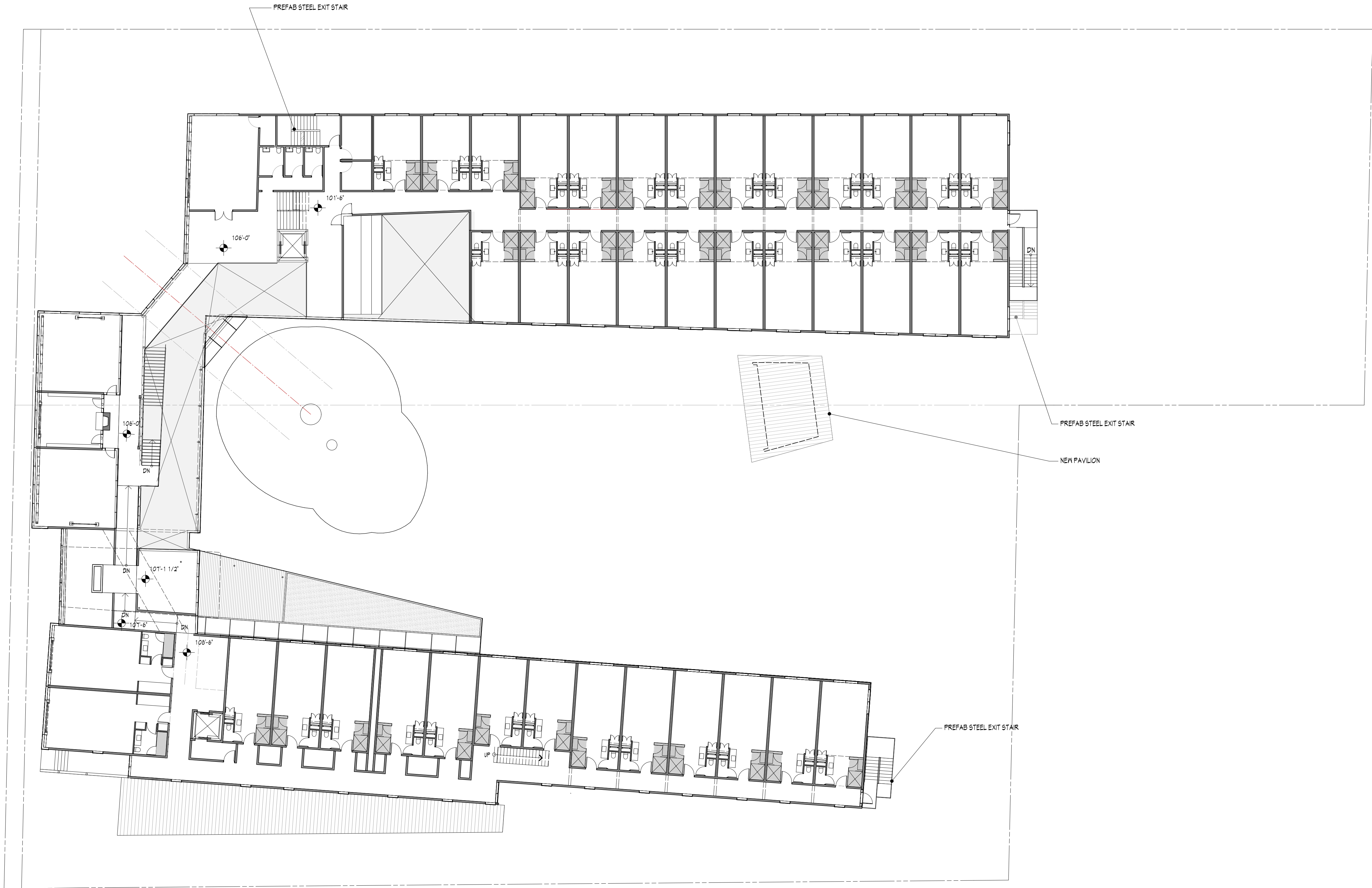
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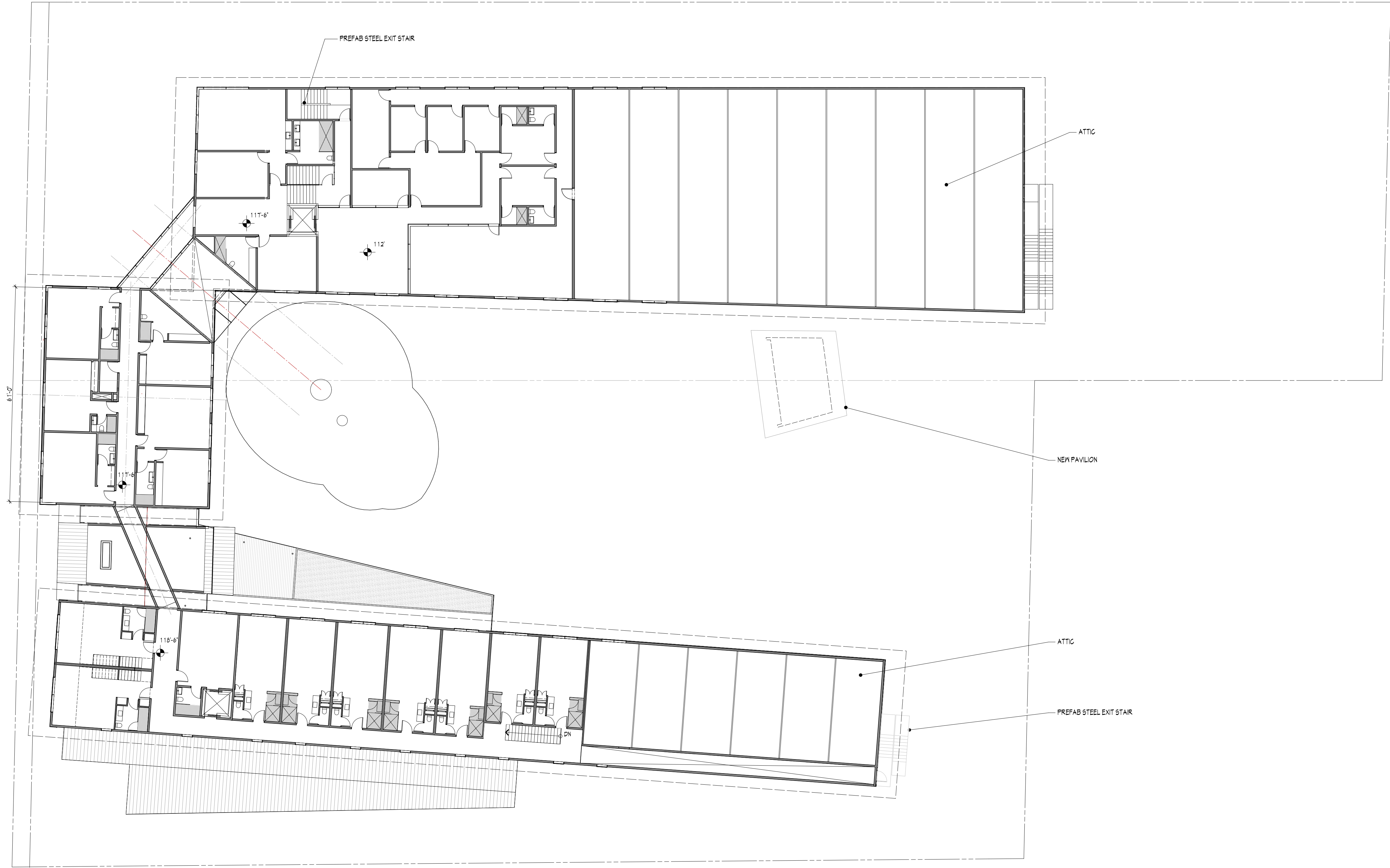
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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Third Floor Plan

A9

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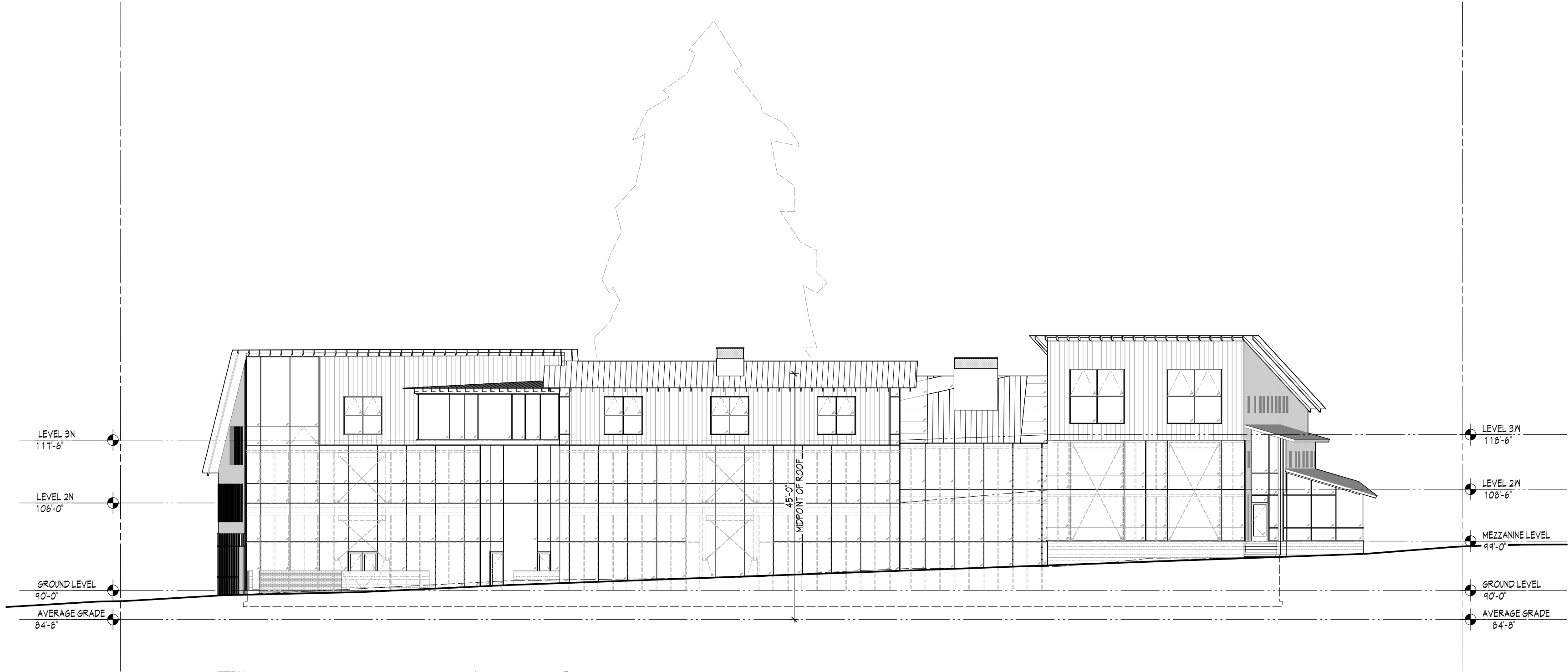
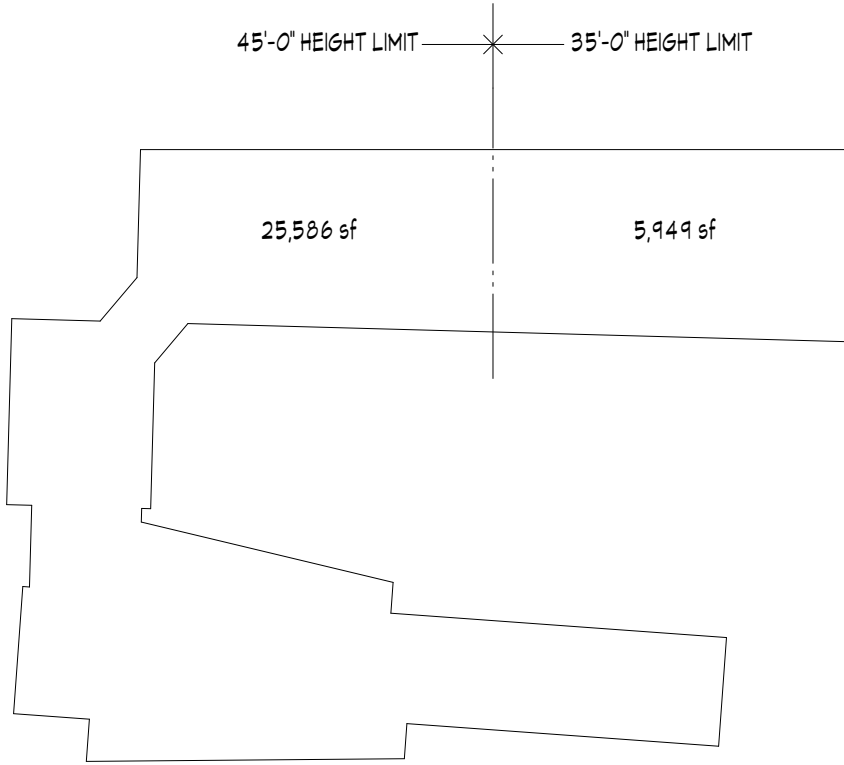
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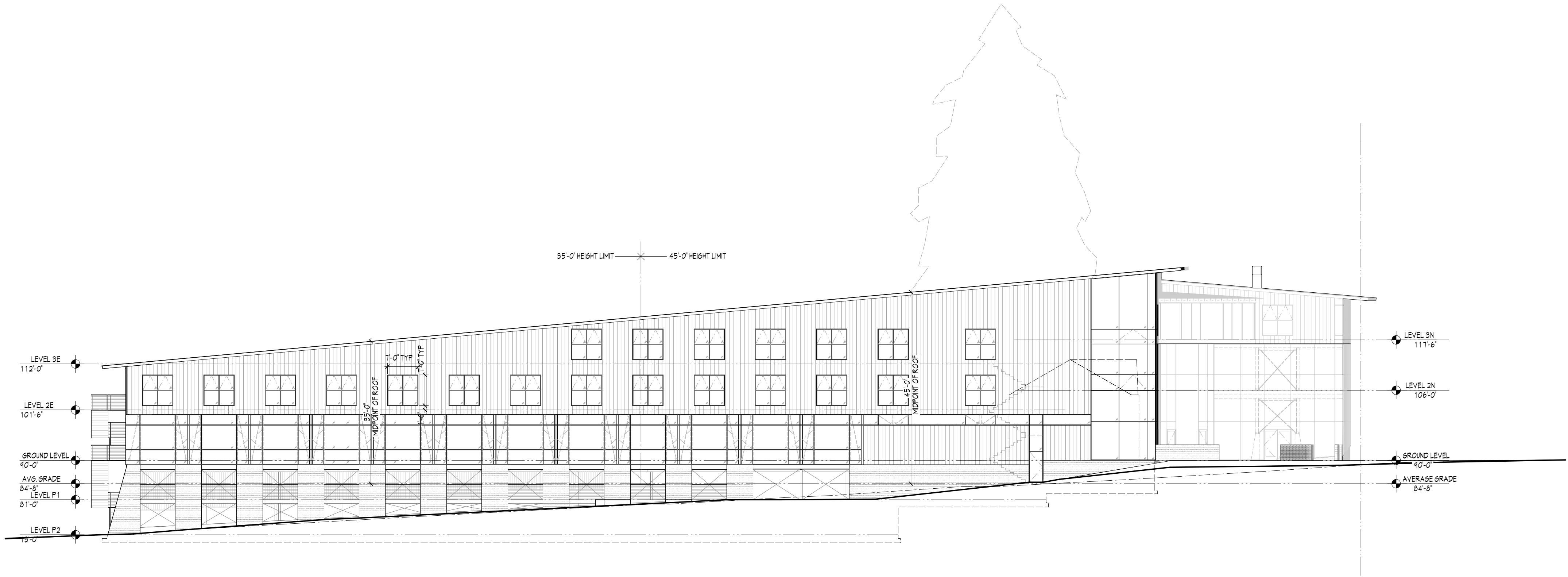
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Area of P1:	12,793 sf
Building footprint:	31,535 sf
Allowable 45' height limit:	25,586 sf
Remaining 35' height limit:	5,949 sf



NORTH ELEVATION 1
SCALE: 1/16" = 1'-0"



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

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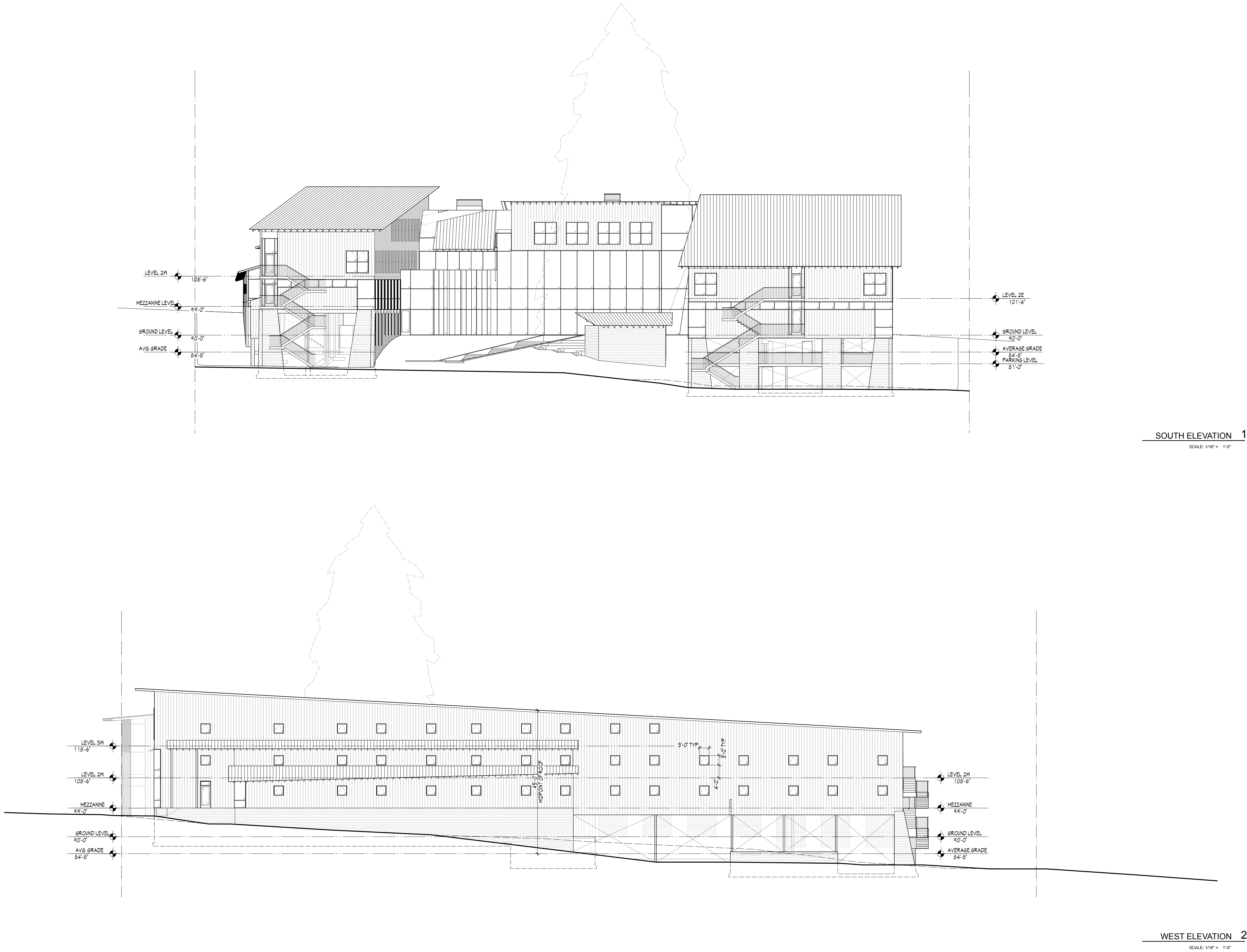
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Elevations

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Elevations

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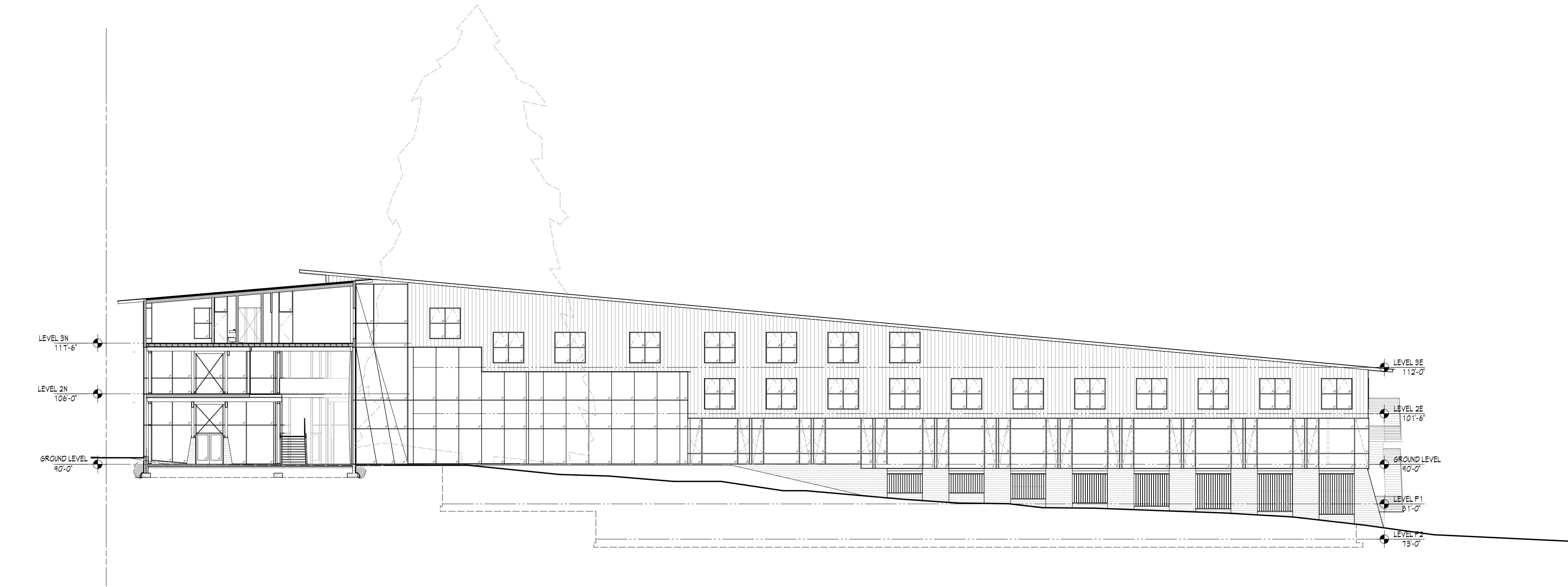
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EAST COURTYARD ELEVATION 1
SCALE: 1/16" = 1'-0"



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

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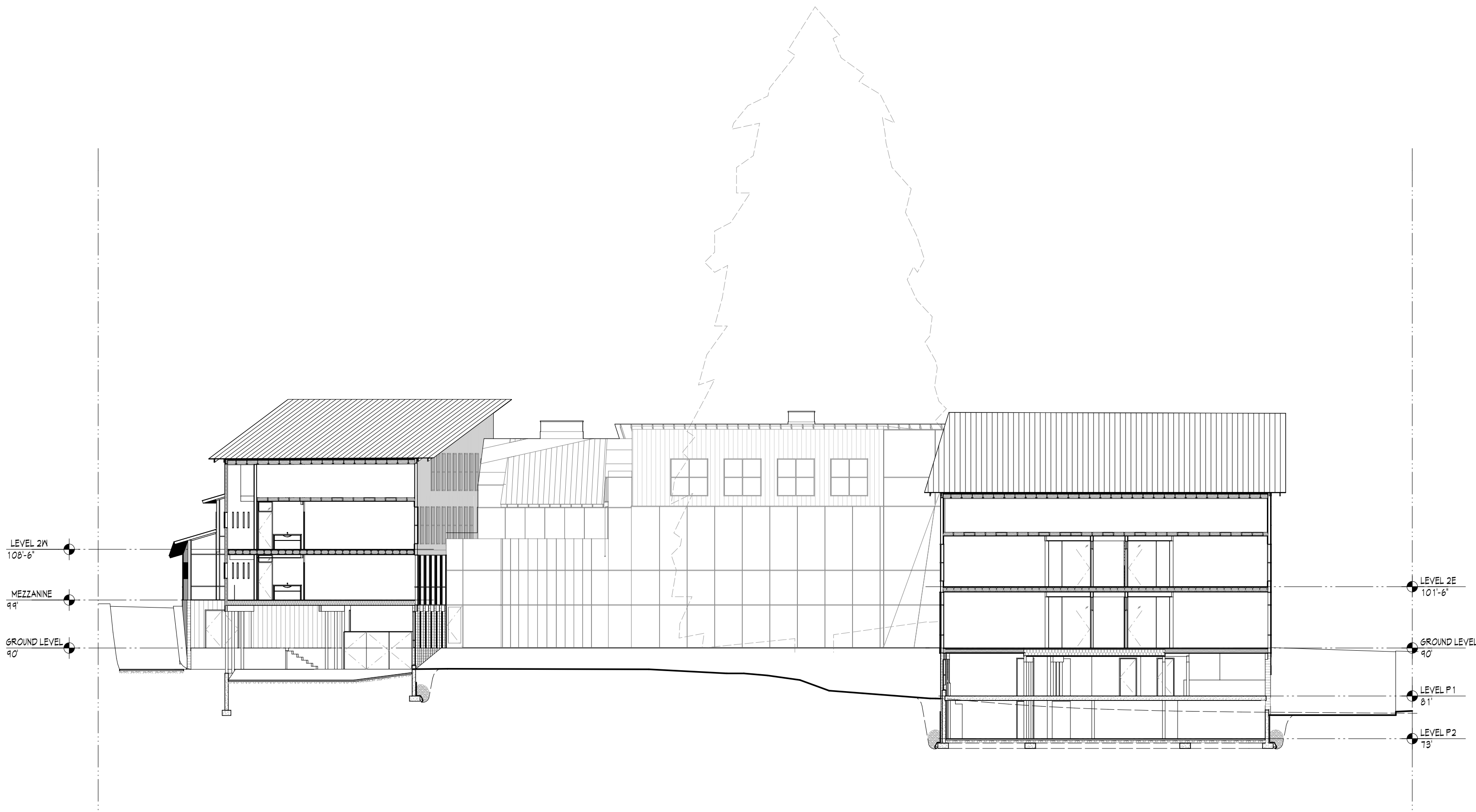
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Courtyard Elevations

A12

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EAST/WEST SECTION 1
SCALE: 1/16" = 1'-0"

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NOTE: Do not scale drawings

East/West Section

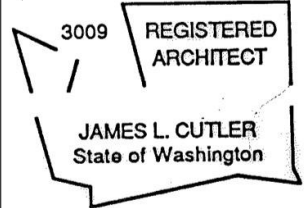
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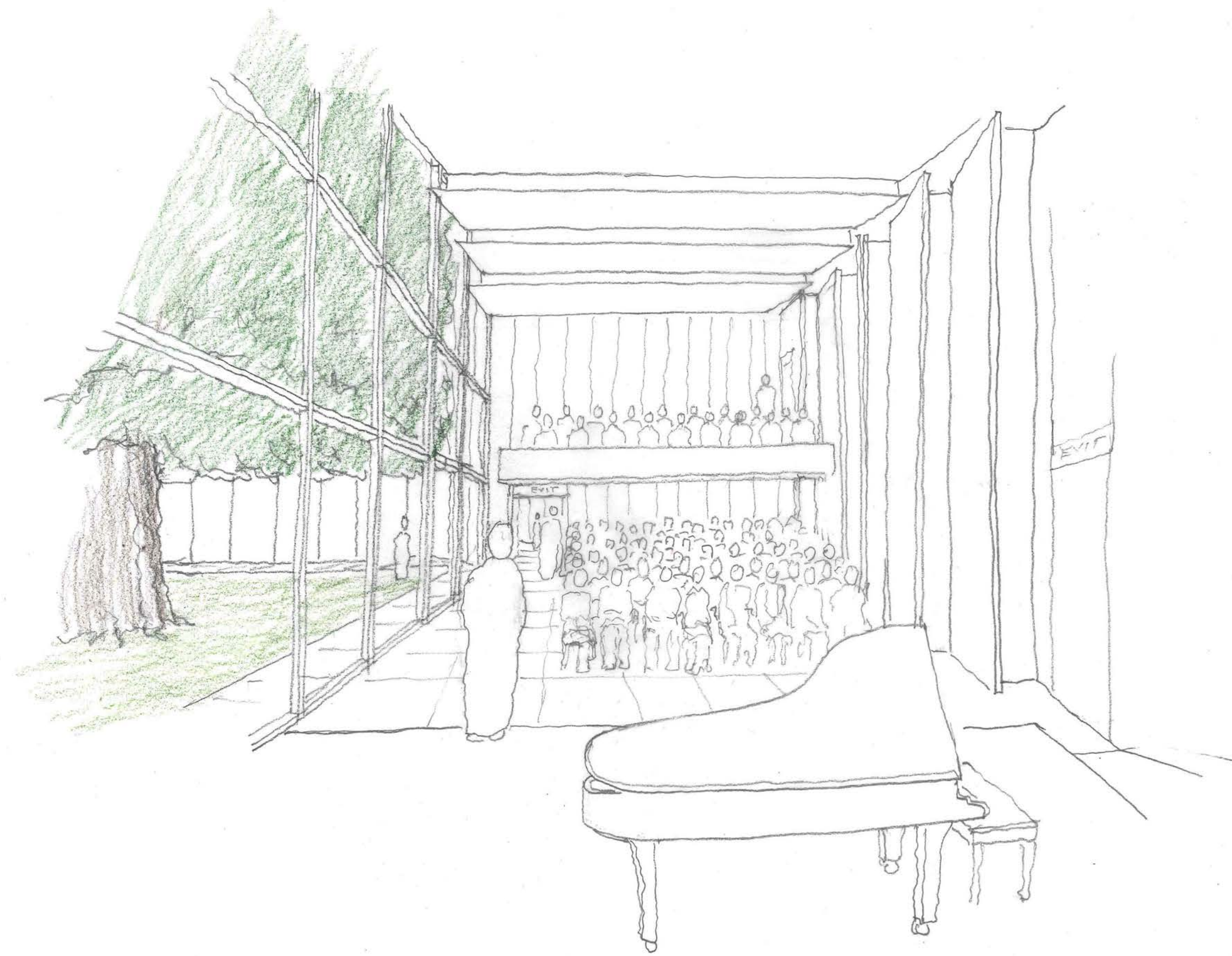
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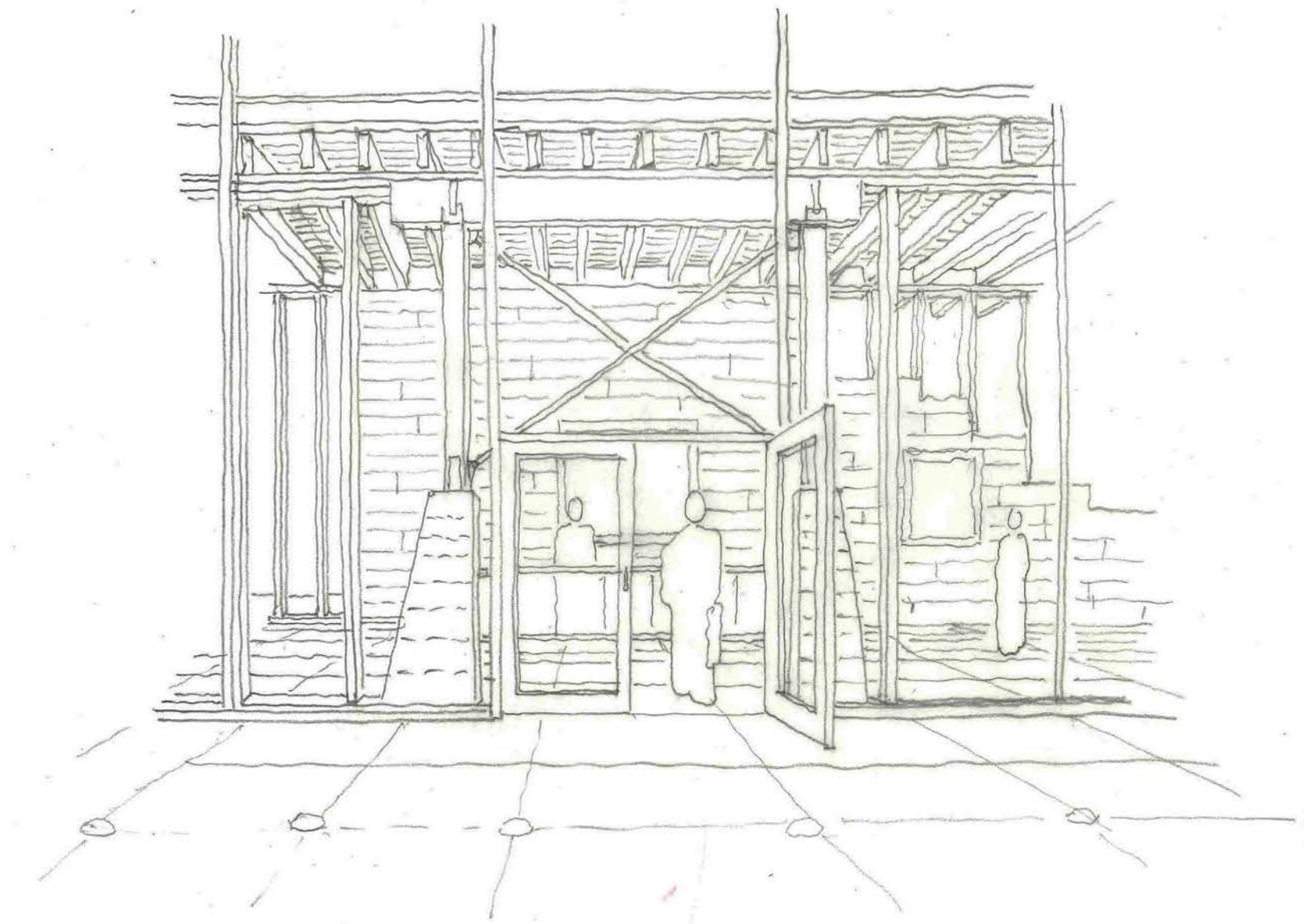
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WINSLOW WAY PERSPECTIVE



MUSIC HALL



ENTRY

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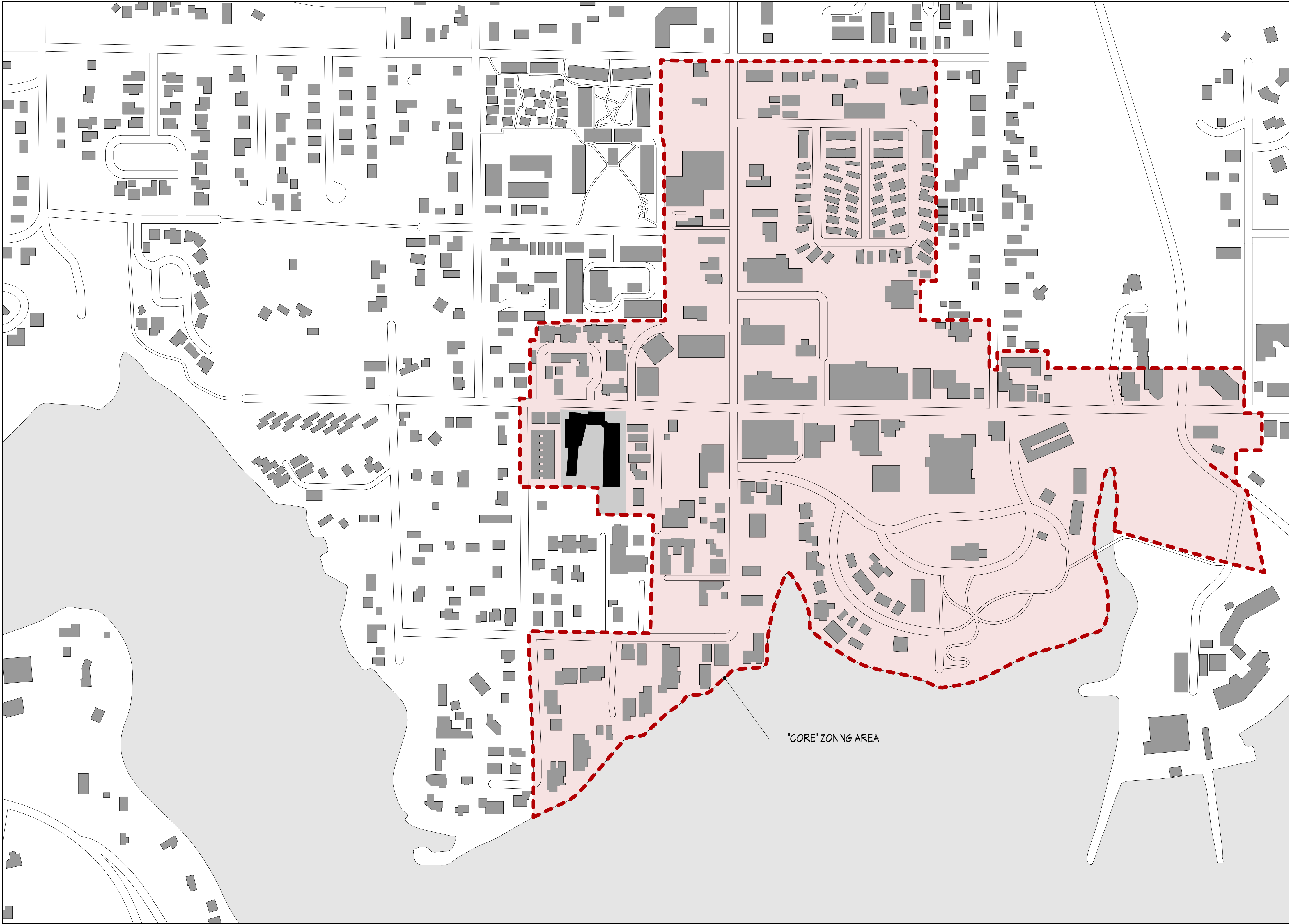


FIGURE GROUND DRAWING
SCALE: 1" = 200'

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NOTE: Do not scale drawings

Figure Ground Drawing

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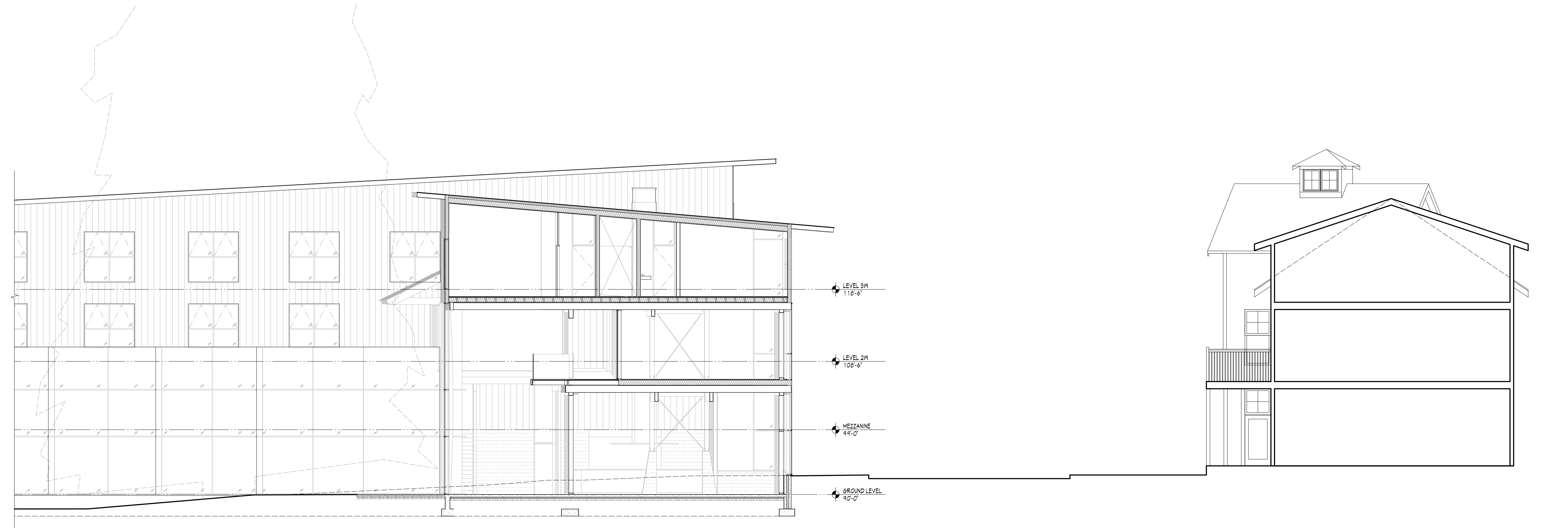
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WINSLOW WAY CROSS SECTION

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



WEST SIDE NEIGHBORS

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Street Cross Section & West Property Photo

A16