

# MESSENGER HOUSE ASSITED LIVING ADDITION : PHASE II

## PROJECT CONTACT INFORMATION

BUILDING OWNER:	CASCADIA SENIOR LIVING & FIELDSTONE COMMUNITIES 506 N 40TH AVE, STE 100 YAKIMA, WA 98908 TEL: (509) 480-0942 JUSTIN@CASCADIADVELOPMENT.COM DOUG@CASCADIADVELOPMENT.COM
DESIGN ARCHITECT:	WENZLAU ARCHITECTS 490 MADISON AVENUE NORTH #105 BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.6882 FAX: (206) 780.9288 CHARLIE@WENZLAUARCHITECTS.COM JEFF@WENZLAUARCHITECTS.COM
ARCHITECT OF RECORD:	CARLETTI ARCHITECTS 116 E FIR ST #4 MT VERNON, WA 98273 TEL: (360) 424 0394 DAVID@CARLETTIARCHITECTS
LANDSCAPE ARCHITECT:	FISCHER BOUMA 9141 SALMON RUN LANE BAINBRIDGE ISLAND, WA 98110 TEL: (206) 780.5651 JEFF@FBPARTNERSHIP.COM
CIVIL ENGINEER:	MAP, LTD. 11309 CLEAR CREEK ROAD SILVERDALE, WA 98383 TEL: (360) 692.5525 x-116 PATR@MAP-LIMITED.COM

## PARCEL INFORMATION

PARCELS AND DESCRIPTIONS:	4156-002-005-0203 (SEC 14, TWP 25, RNG 2E (NE/4)) MANITOU PARK RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231. >>>THAT PORTION OF BLOCKS 2, 3 AND 5 OF THE PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, WASHINGTON, LYING WITHIN SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW ROAD NE, S65°33'10" E 1033.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY, N65°33'10" W 436.93 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S0°30'24" W 137.00 FEET; THENCE S48°23'02" W 97.51 FEET; THENCE S0°30'24" W 300.00 FEET TO A POINT ON THE N
	4156-002-007-0003 (SEC 14, TWP 25, RNG 2E (NE/4)) MANITOU PARK RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9511130231. A PORTION OF BLOCKS 3 & 5 PLAT OF MANITOU PARK, RECORDED IN VOLUME 3 OF PLATS, PAGE 31, RECORDS OF KITSAP COUNTY, LYING WITHIN SECTION 14, TOWNSHP 25 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:>> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID MANITOU PARK; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF MOUNTAIN VIEW BOULEVARD, S65°33'10" E 596.57 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, S00°30'24" W 440.00 FEET; THENCE S75°04'47" E 301.14 FEET; THENCE S75°04'47" E 29.37 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S53°11'54" W 63.66 FEET; THENCE S26°18'12" W 65.30 FEET; THENCE S43°00'10" E 172 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY
ZONING DESIGNATION:	R-2
PARCEL SIZE:	4156-002-005-0203= 6.37 (277,477 sq. ft.) 4156-002-007-0203= 0.64 (27,878 sq. ft.) TOTAL: 7.01 ACRES (305,355 sq. ft)

## VICINITY MAP



SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1.00	COVER SHEET
1 OF 1	PRELIMINARY UTILITIES PLAN
L-01	ILLUSTRATIVE SITE PLAN
L-02	LANDSCAPE TYPOLOGY PLAN
L-03	LANDSCAPE TYPOLOGY DESCRIPTIONS & SPECIES
L-04	ARPA PLAN
L-05	TREE RETENTION PLAN
L-06	ACCESSIBILITY DIAGRAM
L-07	PEDESTRIAN CONNECTION DIAGRAM
L-08	SITE LIGHTING CONCEPT PLAN
A1.00	BASIC SITE PLAN
A1.01	GARDEN LEVEL
A1.02	MAIN LEVEL
A1.03	SECOND LEVEL
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	RENDERINGS - FRONT ENTRY
A3.02	RENDERINGS - VIEW FROM THE EAST
A3.03	RENDERINGS - VIEW FROM SOUTHEAST

## MESSENGER HOUSE AL

10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

## PRE-APPLICATION

PROJECT	DATE	8/06/2020
NO.	DESCRIPTION	DATE

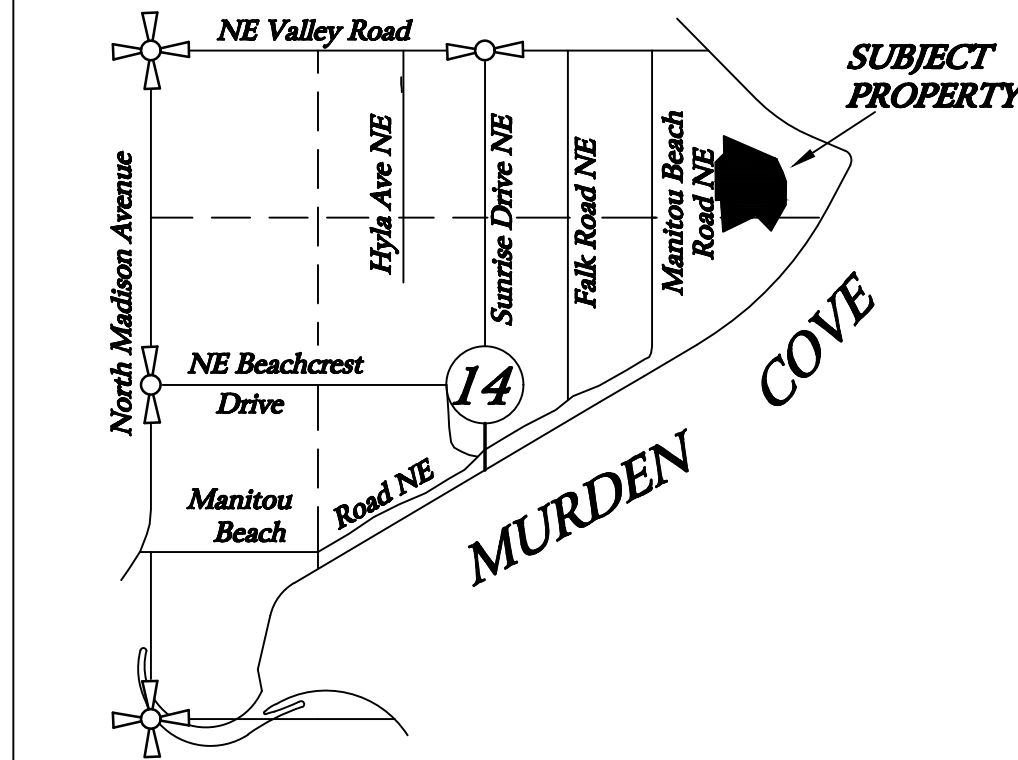
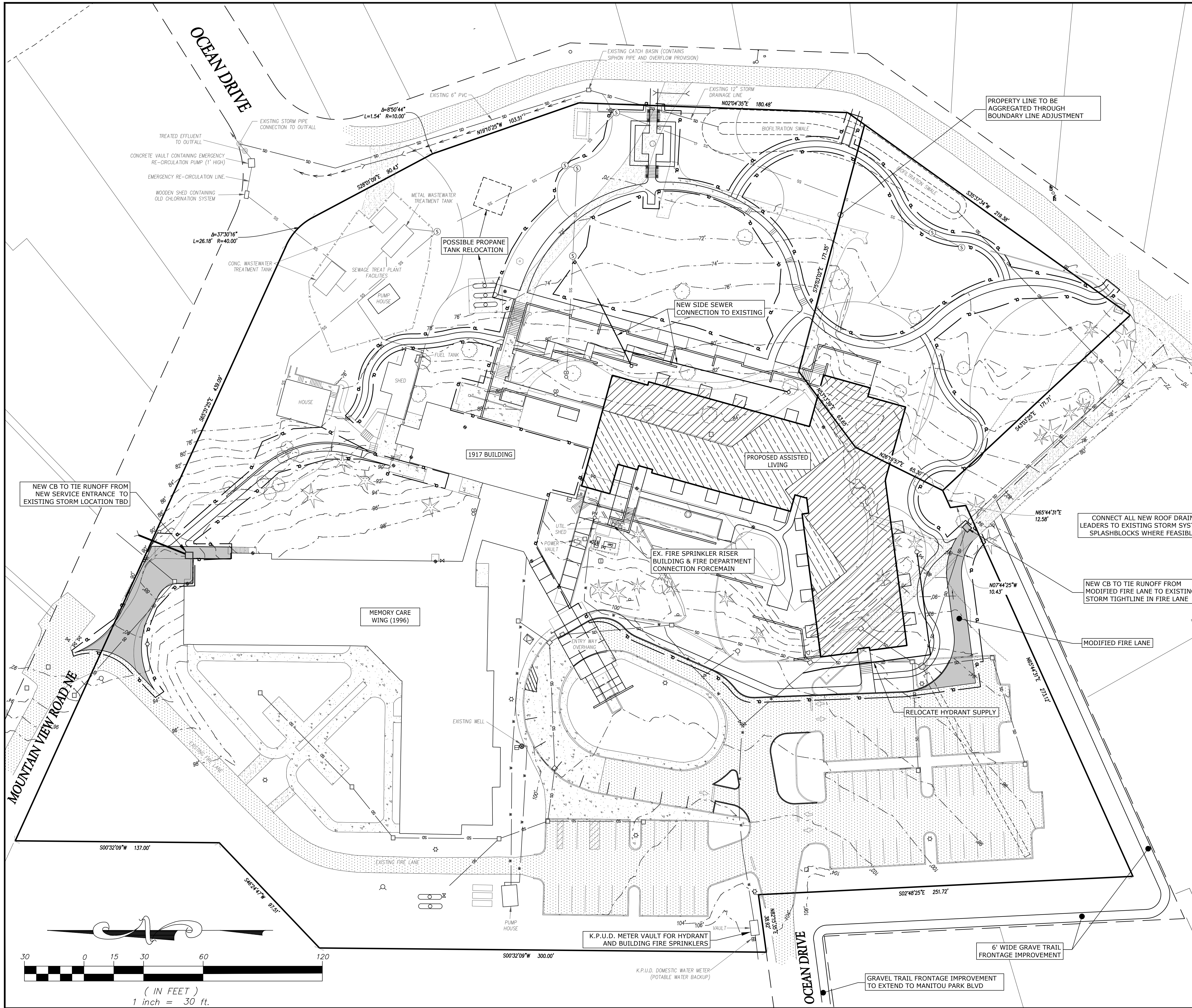
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COVER SHEET

C1.00



WENZLAU ARCHITECTS  
490 MADISON AVE N., SUITE 105  
BAINBRIDGE ISLAND, WA 98110  
WWW.WENZLAUARCHITECTS.COM  
206.780.6882



VICINITY MAP  
SEC. 14, T.25N., R.2E., W.M.

- EXISTING LEGEND
- CATCH BASIN TYPE 1
  - CATCH BASIN TYPE 2
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEAN-OUT
  - FIRE DEPARTMENT CONNECTION
  - FIRE DEPT. POST INDICATOR VALV
  - FIRE HYDRANT
  - IRRIGATION CONTROL BOX
  - WATER METER
  - WATER VALVE
  - WELL CASING
  - LIGHT STANDARD
  - POWER TRANSFORMER
  - UTILITY HAND HOLE
  - UTILITY PEDESTAL
  - SIGN
  - PROpane TANK
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - STORM DRAINAGE LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - SWALE
  - FENCE LINE
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - EXISTING GRAVEL

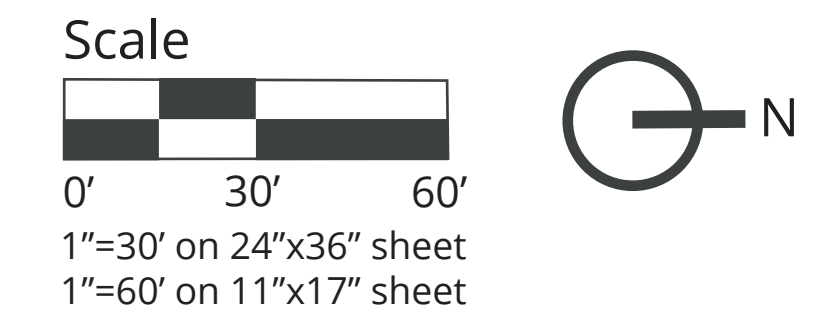
- TOTAL DISTURBED AREA ~ 84,600 s.f.
- 1986 ASSISTED LIVING FOOTPRINT=11,431 s.f.
- NEW BUILDING HARD SURFACE AREA=12,754 s.f.
- REPLACED BUILDING HARD SURFACE AREA=7,464 s.f.
- NEW ASPHALT PGIS=3,670 s.f.

MESSENGER HOUSE PHASE 2  
SITE PLAN REVIEW

PRELIMINARY UTILITIES PLAN

FOR CASCADIA HOLDINGS BAINBRIDGE LLC 506 N 40TH AVE SUITE 100 YAKIMA, WA 98903		CONTACT JUSTIN YUNKER (509) 426-2756	
11-13-20		P.O. Box 120 • 10045 Old Frontier Road NW Silverdale, Washington 98383 (360) 692-9525	
NOTE: THIS DOCUMENT IS INSCRIBED WITH A DIGITIZED SIGNATURE BY THE ENGINEER AS PROVIDED BY WAC 196-23-070(2)			
CALCULATED	DESIGN	DRAWN	CHECKED
KPF	KPF	KPF	KPF
DATE	SCALE	JOB NO.	SHEET
11-12-20	1"=30'	6800	1 OF 1





NOTE:  
MOST TREES SHOWN ON PLAN ARE EXISTING  
AND WILL BE RETAINED. REFER TO THE TREE  
RETENTION PLAN.

# MESSANGER HOUSE PHASE 2 - ILLUSTRATIVE SITE PLAN

L-01







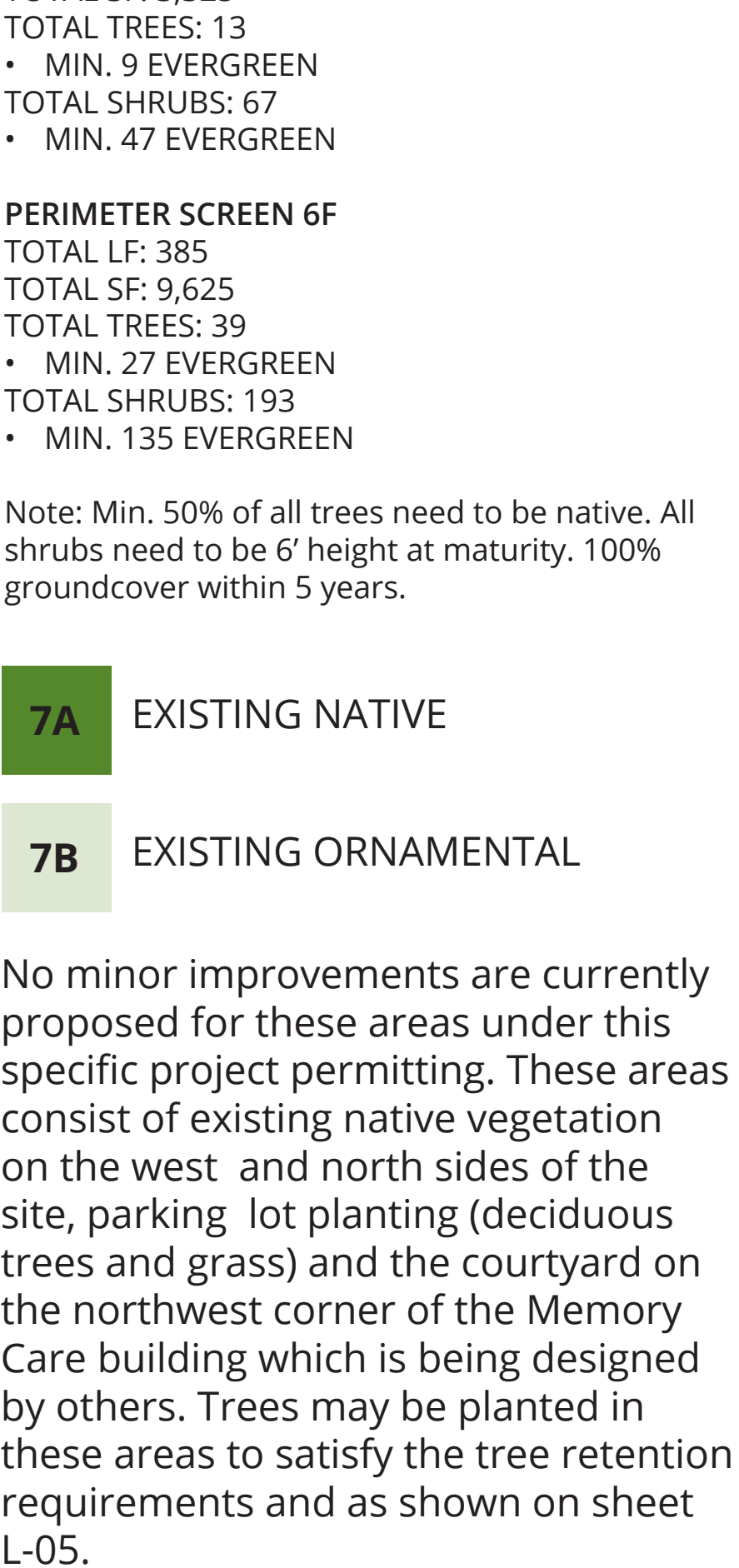




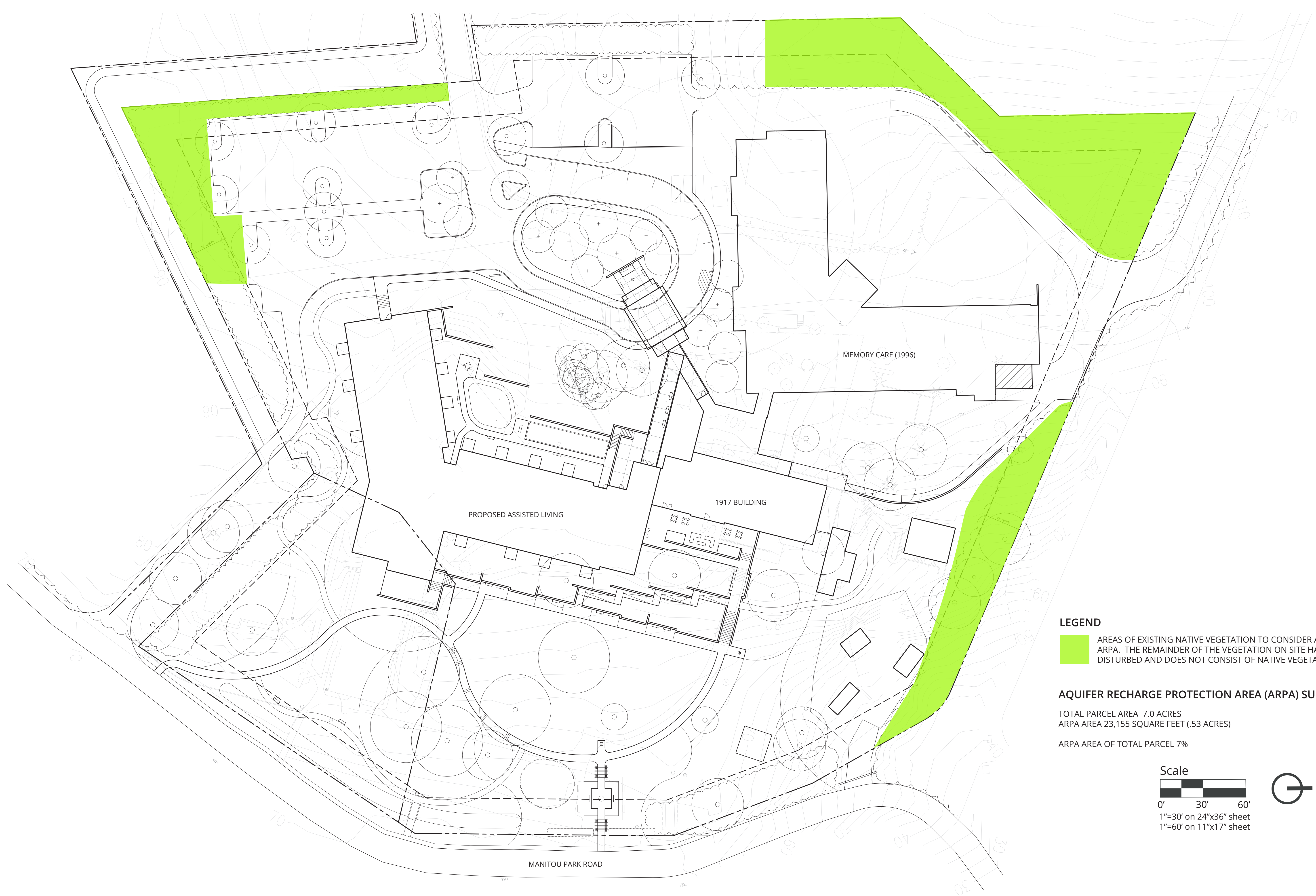
# MESSINGER HOUSE PHASE 2 - LANDSCAPE TYPOLOGY PLAN

L-02




<p><b>1</b> ORNAMENTAL</p> <p>Restorative. Light/pastel colors. Flowers. Airy textures. Fragrance. Calmness. Coherence. 4 seasons of stimulation. These planting areas are concentrated around the new building for residents to be able to enjoy from their windows, outdoor patios, or from a short stroll out into the gardens. Plants will be primarily regionally adapted, water tolerant species that are typically found at local nurseries. Native plants will also be included where appropriate within these areas. There will be more woody shrubs and groundcovers than trees in these areas due to their proximity to the building. The ground plane will be either organic mulch or groundcover.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• Serviceberry</li> <li>• Fringetree</li> <li>• Compact Deutzia</li> <li>• Summersweet</li> <li>• Pennisetum</li> <li>• Magnolia</li> <li>• Dwarf Fothergilla</li> <li>• Hydrangea</li> </ul>	<p><b>2</b> THE PARK</p> <p>This area, called “the park”, takes advantage of the decades old canopy trees growing in this space. Elm, Oak, Chesnut and Beech are a few of these large canopy trees east of the proposed new building. We will ensure a new generation of trees by planting several more within strategic locations between the existing giants. The understory is mowed turf, providing a simplicity to the landscape and maintaining open views beneath the branches. While the lawn will be maintained as such, large mulch rings will be placed around the trunks of trees to improve their health.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• White Oak</li> <li>• European Horsechestnut</li> <li>• Sweetgum</li> <li>• Purple Beech</li> </ul>	<p><b>3</b> NEW NATIVE</p> <p>Native vegetation is proposed for the periphery (north and south sides) of the project where remnants remain of the Douglas fir forest that typically dominates the island. These areas will have invasive species, such as blackberry, removed and will be supplemented with native trees, woody shrubs and groundcover to provide improved habitat and an aesthetic backdrop to the near-view ornamental gardens that will be in front of the restored areas. The groundplane will likely be seeded with an herbaceous seed mix and mulch rings provided around all new vegetation.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• Vine Maple</li> <li>• Evergreen Huckleberry</li> <li>• Salal</li> <li>• Western Azalea</li> <li>• Red Flowering Currant</li> <li>• Tall Oregon Grape</li> <li>• Sword Fern</li> <li>• Elderberry</li> </ul>	<p><b>4</b> MEADOW</p> <p>The meadow will be located to the east of the southeast corner of the new building and be composed of primarily grass species that will be mowed 1-2 times per year. The grass will be supplemented with perennials for color throughout the season. This area is a transition between the grass-dominated park in the center of the site and the restored native forest on the south side of the site. This area will provide yet another habitat type for ground-nesting birds and pollinating insects.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• Red Fescue</li> <li>• Roemers Fescue</li> <li>• Tall Fescue</li> <li>• Orchardgrass</li> <li>• Blue wildrye</li> <li>• White clover</li> <li>• Hairy vetch</li> </ul>	<p><b>5</b> BIOSWALE</p> <p>An existing bioswale runs north to south along the eastern boundary of the site. We propose to enhance this utilitarian structure by extending it and adding more diversity to this mown grass basin. Plants, both herbaceous and woody shrubs will be added for visual interest and to attract birds and pollinators. This planting would also help meet the intent of the screening required in this area (see note under #5). A path with benches and a bridge crossing this feature would enhance the user’s experience.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• Dwarf Arctic Willow</li> <li>• Yellow Dogwood</li> <li>• Elderberry</li> <li>• Slough Sedge</li> <li>• Compact Oregon Grape</li> <li>• Pacific Ninebark</li> <li>• Rush</li> <li>• Variegated Dogwood</li> </ul>	<p><b>6</b> SCREEN</p> <p>Per BIMC section 18.15.010-3 this development is required to have full screen perimeter buffers, 25 feet in depth. For the most part, these buffers already existing around the western and northern boundaries of the site. New screens, utilizing native shrubs and trees, will be added to the south and portions of the eastern boundary of the site. We are proposing that existing large trees and vegetation in the “park” area be considered as meeting the intent of the full screen to the due east in order to preserve a semi-visual connection between the community and the park area.</p> <p>Sample Representative Species:</p> <ul style="list-style-type: none"> <li>• Western Red Cedar</li> <li>• Douglas Fir</li> <li>• Incense Cedar</li> <li>• Silk Tassel Bush</li> <li>• Tall Oregon Grape</li> <li>• Strawberry Tree</li> <li>• Hazelnut</li> <li>• California Wax Myrtle</li> </ul>	<p><b>25’ PERIMETER FULL SCREEN</b> (AREAS CALCULATED AS LABELED ON TYPOLOGY PLAN, AREAS NOT LABELED ARE CONSIDERED AS CURRENTLY SATISFYING COBI 18.15.010.D.4.A)</p> <p><b>PERIMETER SCREEN 6A</b> TOTAL LF: 150 TOTAL SF: 3,300 TOTAL TREES: 13 • MIN. 9 EVERGREEN TOTAL SHRUBS: 66 • MIN. 46 EVERGREEN</p> <p><b>PERIMETER SCREEN 6B</b> TOTAL LF: 223 TOTAL SF: 3,345 TOTAL TREES: 13 • MIN. 9 EVERGREEN TOTAL SHRUBS: 67 • MIN. 47 EVERGREEN</p> <p><b>PERIMETER SCREEN 6C</b> TOTAL LF: 240 TOTAL SF: 6,000 TOTAL TREES: 24 • MIN. 17 EVERGREEN TOTAL SHRUBS: 120 • MIN. 84 EVERGREEN</p> <p><b>PERIMETER SCREEN 6D</b> TOTAL LF: 198 TOTAL SF: 4,950 TOTAL TREES: 20 • MIN. 14 EVERGREEN TOTAL SHRUBS: 99 • MIN. 69 EVERGREEN</p> <p><b>PERIMETER SCREEN 6E</b> TOTAL LF: 133 TOTAL SF: 3,325 TOTAL TREES: 13 • MIN. 9 EVERGREEN TOTAL SHRUBS: 67 • MIN. 47 EVERGREEN</p> <p><b>PERIMETER SCREEN 6F</b> TOTAL LF: 385 TOTAL SF: 9,625 TOTAL TREES: 39 • MIN. 27 EVERGREEN TOTAL SHRUBS: 193 • MIN. 135 EVERGREEN</p> <p>Note: Min. 50% of all trees need to be native. All shrubs need to be 6’ height at maturity. 100% groundcover within 5 years.</p> <p><b>7A</b> EXISTING NATIVE</p> <p><b>7B</b> EXISTING ORNAMENTAL</p> <p>No minor improvements are currently proposed for these areas under this specific project permitting. These areas consist of existing native vegetation on the west and north sides of the site, parking lot planting (deciduous trees and grass) and the courtyard on the northwest corner of the Memory Care building which is being designed by others. Trees may be planted in these areas to satisfy the tree retention requirements and as shown on sheet L-05.</p>
						






**LEGEND**

 AREAS OF EXISTING NATIVE VEGETATION TO CONSIDER AS ARPA. THE REMAINDER OF THE VEGETATION ON SITE HAS BEEN DISTURBED AND DOES NOT CONSIST OF NATIVE VEGETATION.

**AQUIFER RECHARGE PROTECTION AREA (ARPA) SUMMARY**

TOTAL PARCEL AREA 7.0 ACRES  
ARPA AREA 23,155 SQUARE FEET (.53 ACRES)  
ARPA AREA OF TOTAL PARCEL 7%

**Scale**

  
0' 30' 60'  
1"=30' on 24"x36" sheet  
1"=60' on 11"x17" sheet



# MESSINGER HOUSE PHASE 2 - ARPA PLAN

L-04





LEGEND

- TREES TO BE RETAINED
- TREES WITHIN BUFFERS OR OUTSIDE OF PROPERTY LINE THAT WILL BE PROTECTED (TREE UNITS NOT INCLUDED)
- ELECTIVE RETENTION TREES (TREE UNITS NOT INCLUDED)
- TREES TO BE REMOVED DUE TO POOR TREE HEALTH - SEE ARBORIST REPORT DATED 6/24/2020. TREES TO BE REMOVED FOR DEVELOPMENT (34 TOTAL) NOT SHOWN
- NOT ALL TREES IN THESE AREAS WERE SURVEYED. THEY ARE IN THE BUFFER AND/OR OUT OF THE LIMIT OF WORK. THEY ARE BEING RETAINED PER BUFFER AND/OR ARPA REQUIREMENT/ FUNCTION.

TREE RETENTION SUMMARY

TOTAL PARCEL AREA (7.0 ACRES)  
TREE UNITS REQUIRED 40 T.U.'s/ACRE = 280 T.U.'s REQUIRED

TREE UNITS RETAINED = 171 (PER TABLE BELOW)  
NEW TREE UNITS (PROPOSED) = 109 (POTENTIAL LOCATIONS)  
TOTAL TREE UNITS = 280

- TOTAL AREA OF 7.0 ACRES INCLUDES BUFFER AREAS. NO TREES IN BUFFERS ARE INCLUDED IN THE T.U. QUANTITIES ABOVE.
- SEVERAL EXISTING TREES ON NORTH SIDE OF PARKING LOT AND FIRE ACCESS ROAD WILL NOT BE IMPACTED AND ARE NOT CURRENTLY SHOWN.
- TREE RETENTION PER COBI 18.15.010.G
- TREE SYMBOLS WITHOUT NUMBERS WERE NOT ASSESSED BY THE ARBORIST.

TREE RETENTION DATA

TREE #	SPECIES	DIAMETER (INCHES)	TREE UNITS
401	DOUGLAS FIR	32	9.0
402	DOUGLAS FIR	43	12.0
403	DOUGLAS FIR	18	3.2
404	AMERICAN ELM	22.5	4.6
408	COPPER BEECH	50	13.8
409	WESTERN RED CEDAR	55	13.8
410	AMERICAN ELM	45	12.6
411	CRYPTOMERIA	25	6.2
412	SYCAMORE	39	10.8
413	AMERICAN ELM	45	12.6
416	SCARLET OAK	26	6.2
418	SUGAR MAPLE	28	7.0
419	DOUGLAS FIR	30	7.8
420	DOUGLAS FIR	30	7.8
421	DOUGLAS FIR	35	9.6
424	LAWSON'S CYPRESS	45	12.6
425	LAWSON'S CYPRESS	28	7.0
428	LIQUIDAMBAR	11.5	1.4
429	CYPRESS	18	3.2
430	CHAMAECYPARIS	17	3.2
435	THREADBRANCH CYPRESS	25	6.2

TOTAL 171.0

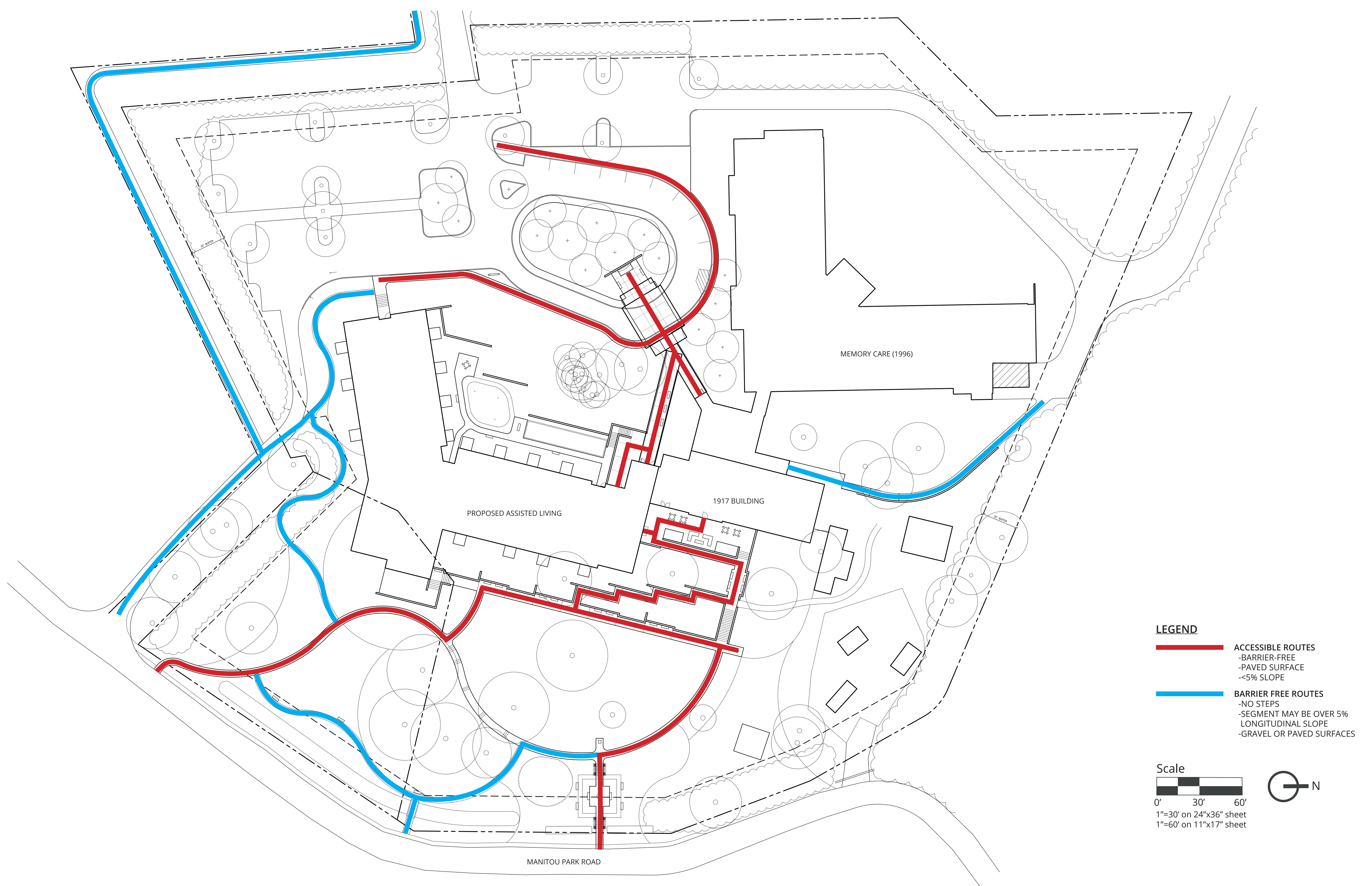
Scale

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1"=60' on 11"x17" sheet

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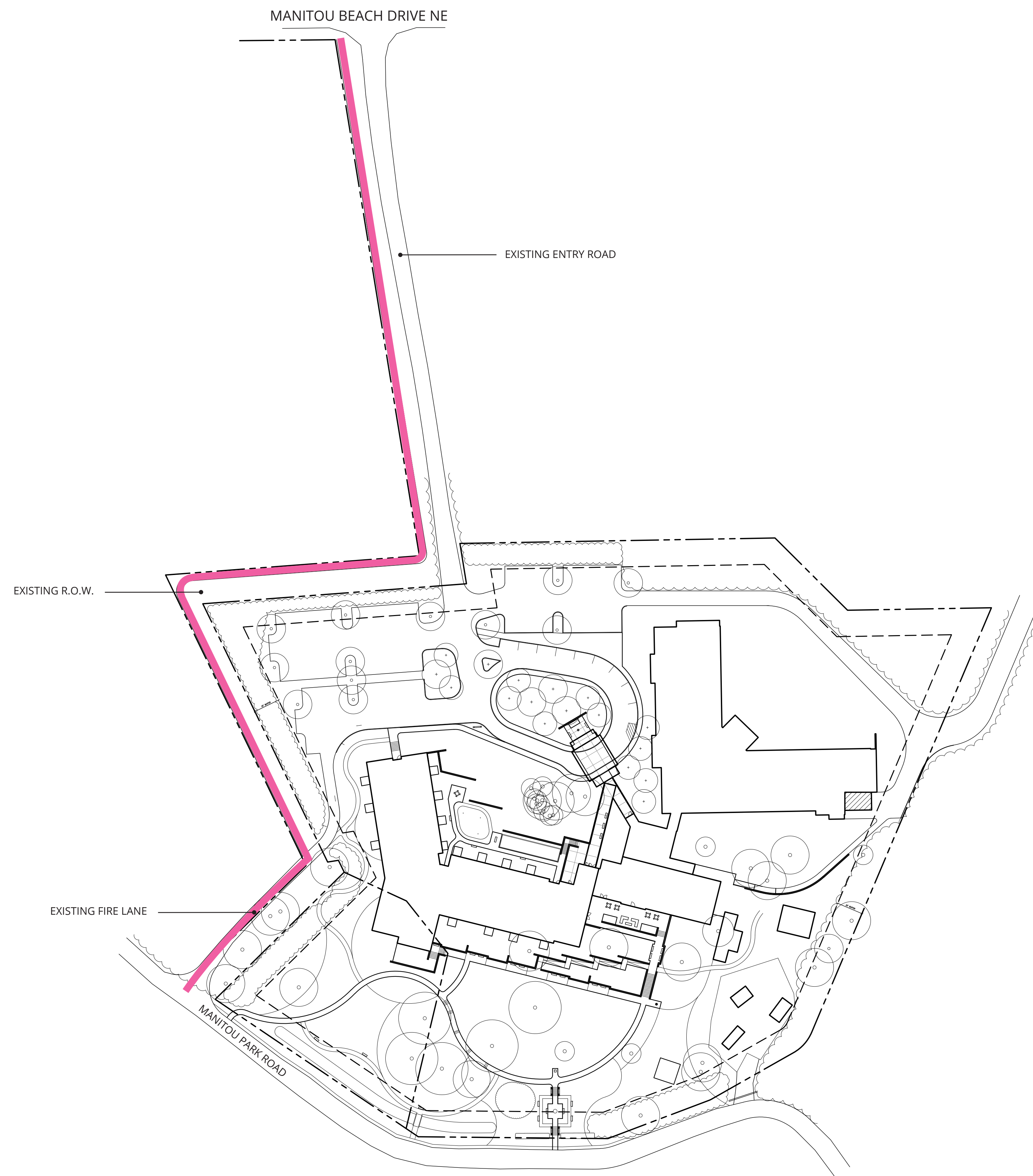




# MESSANGER HOUSE PHASE 2 - ACCESSIBILITY DIAGRAM

L-06





#### LEGEND

PEDESTRIAN PATH  
-6' WIDE GRAVEL SURFACE

#### NOTES:

1. EXACT LOCATION WITHIN R.O.W. WILL BE DETERMINED PER ADDITIONAL SURVEY (CURRENTLY BEING COMPLETED) DURING CONSTRUCTION DOCUMENTS.
2. PATH WILL UTILIZE EXISTING FIRE LANE AT SOUTHEAST CORNER OF PROPERTY.

#### Scale

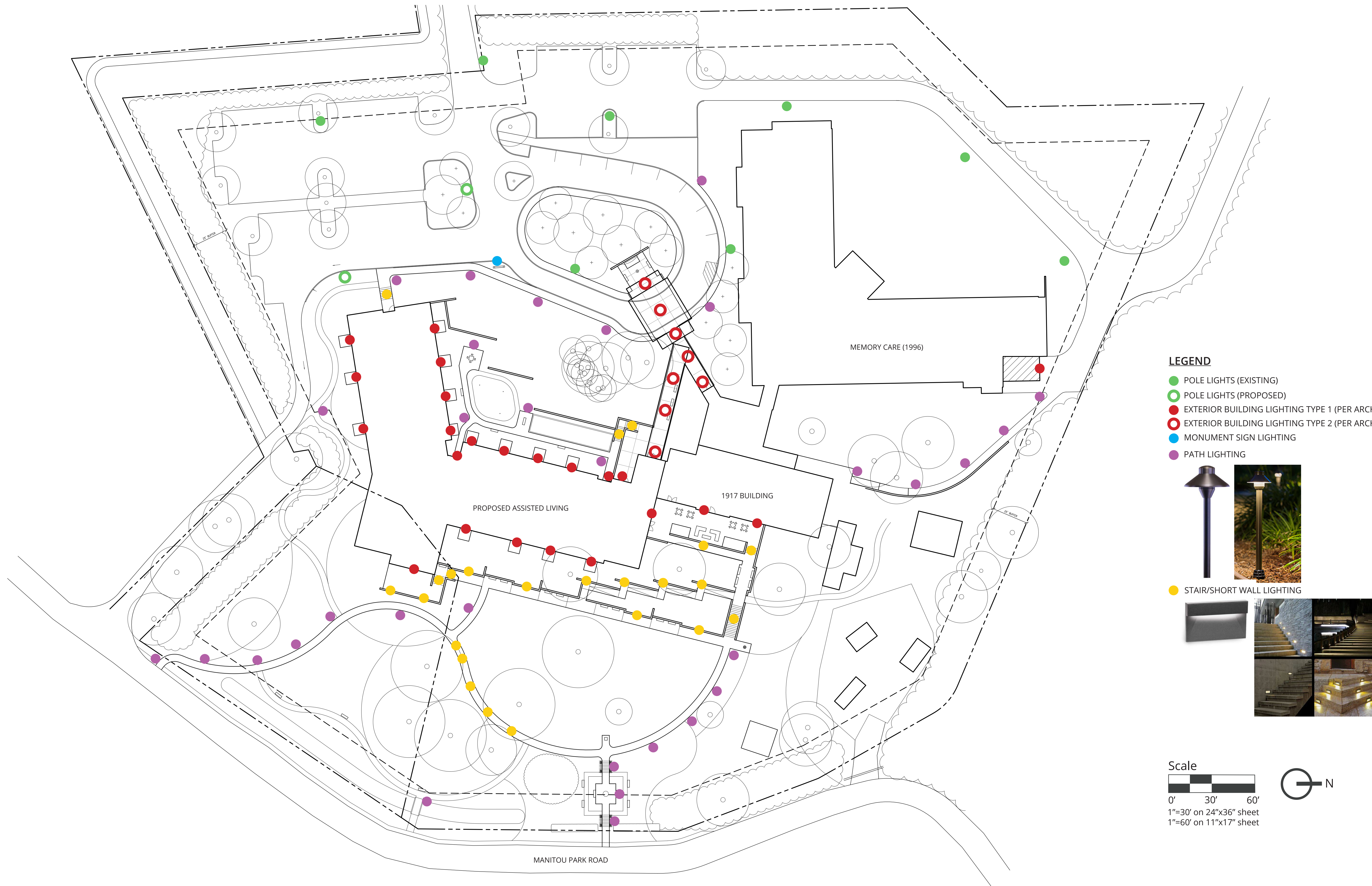
0' 60' 120'  
1"=60' on 24"x36" sheet  
1"=120' on 11"x17" sheet



## MESSENGER HOUSE PHASE 2 - PEDESTRIAN CONNECTION DIAGRAM

L-07

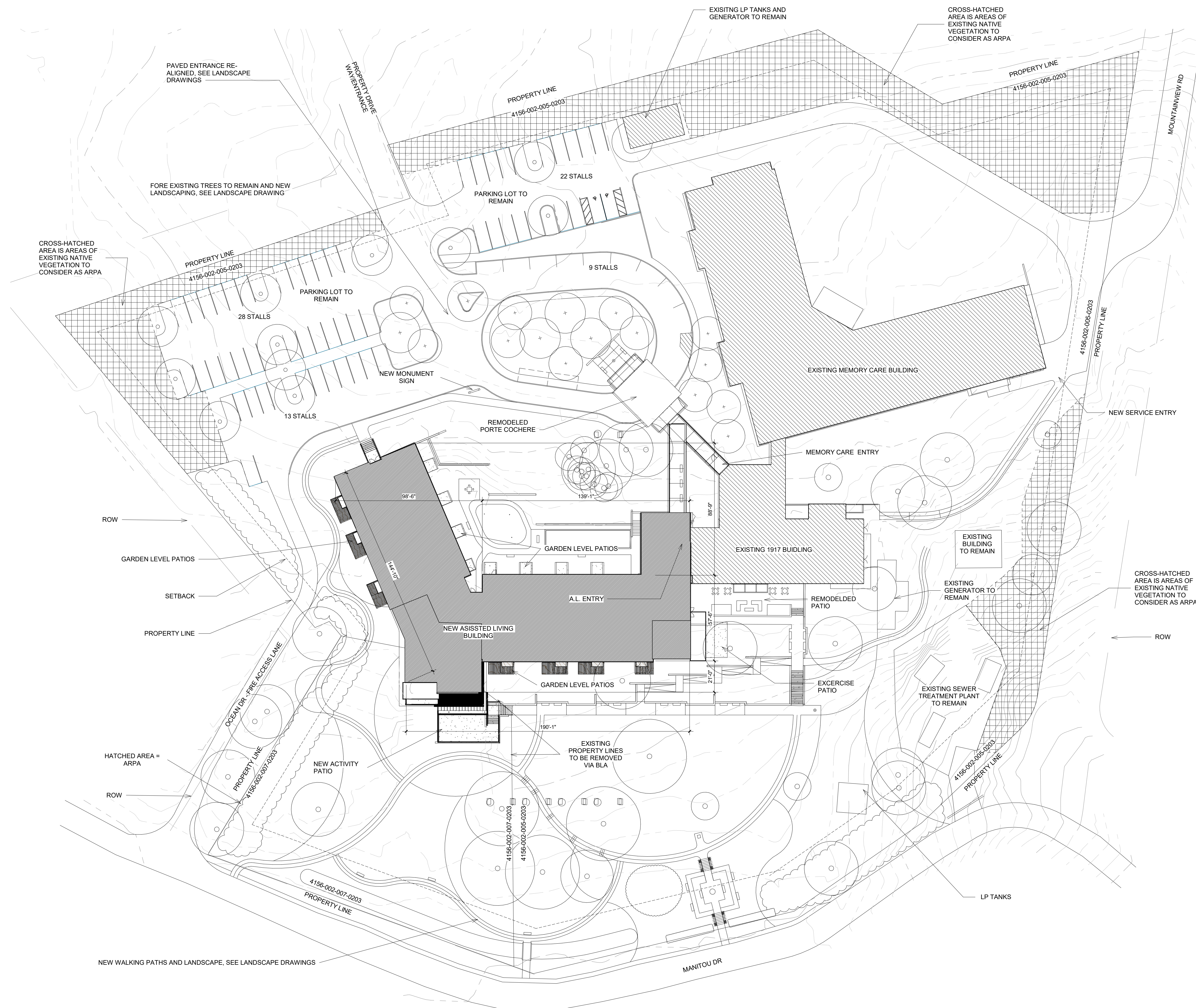




# MESSINGER HOUSE PHASE 2 - SITE LIGHTING CONCEPT PLAN

L-08





**WENZLAU ARCHITECTS**  
490 MADISON AVE N., SUITE 105  
BAINBRIDGE ISLAND, WA 98110  
[WWW.WENZLAUARCHITECTS.COM](http://WWW.WENZLAUARCHITECTS.COM)  
206.780.6882

# MESSANGER HOUSE ASSISTED LIVING

10861 MANITOU PARK BLVD NE  
BAINBRIDGE ISLAND, WA 98110  
OWNER: CASCADIA DEVELOPMENT

## SITE PLAN REVIEW

PROJECT	2001	
DATE	11/18/2020	
NO.	DESCRIPTION	DATE

7163

REGISTERED  
ARCHITECT

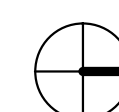
CHARLES PETER WENZLAU  
STATE OF WASHINGTON

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## BASIC SITE PLAN

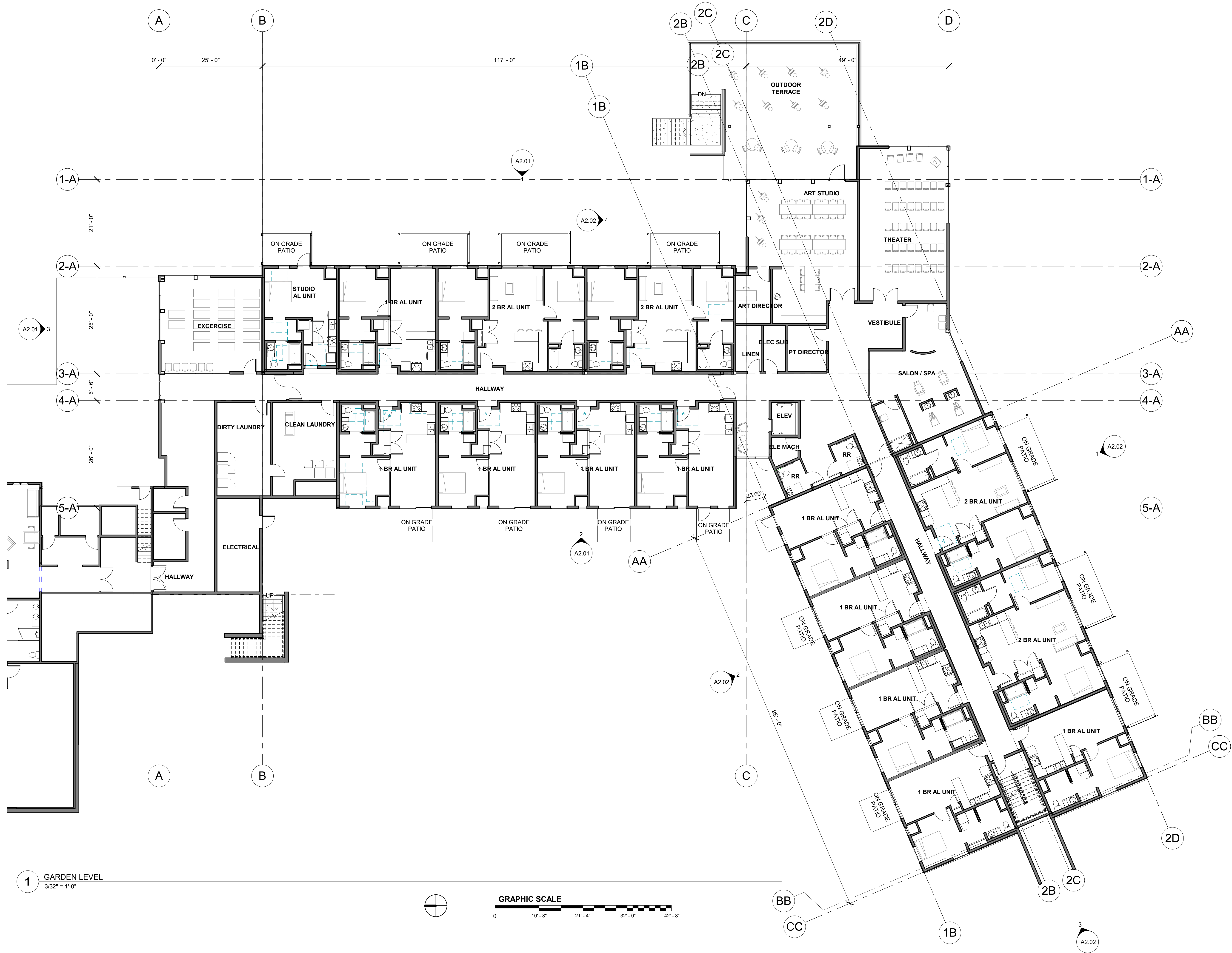
# A1.00

**1** SITE PLAN  
1/32" = 1'-0"





11/18/2020 1:47:31 PM  
SHEET SIZE: 24" x 36"



**MESSINGER HOUSE AL**  
10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110  
CASCADIA DEVELOPMENT

**PRE-APPLICATION**

PROJECT	DATE	8/06/2020
NO.	DESCRIPTION	DATE

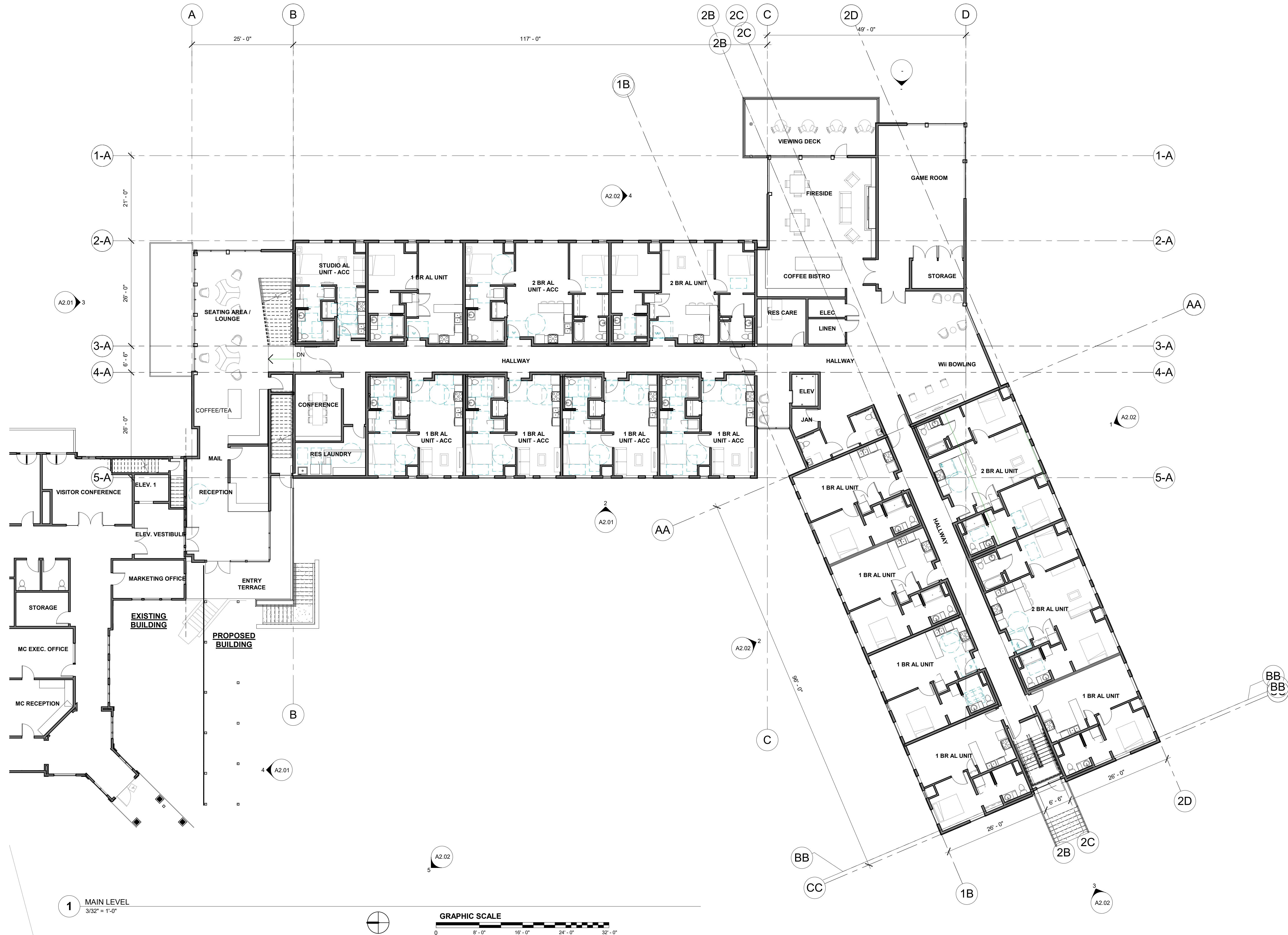
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GARDEN LEVEL

**A1.01**



11/18/2020 1:47:34 PM  
SHEET SIZE: 24" x 36"



# MESSENGER HOUSE AL

10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

## PRE-APPLICATION

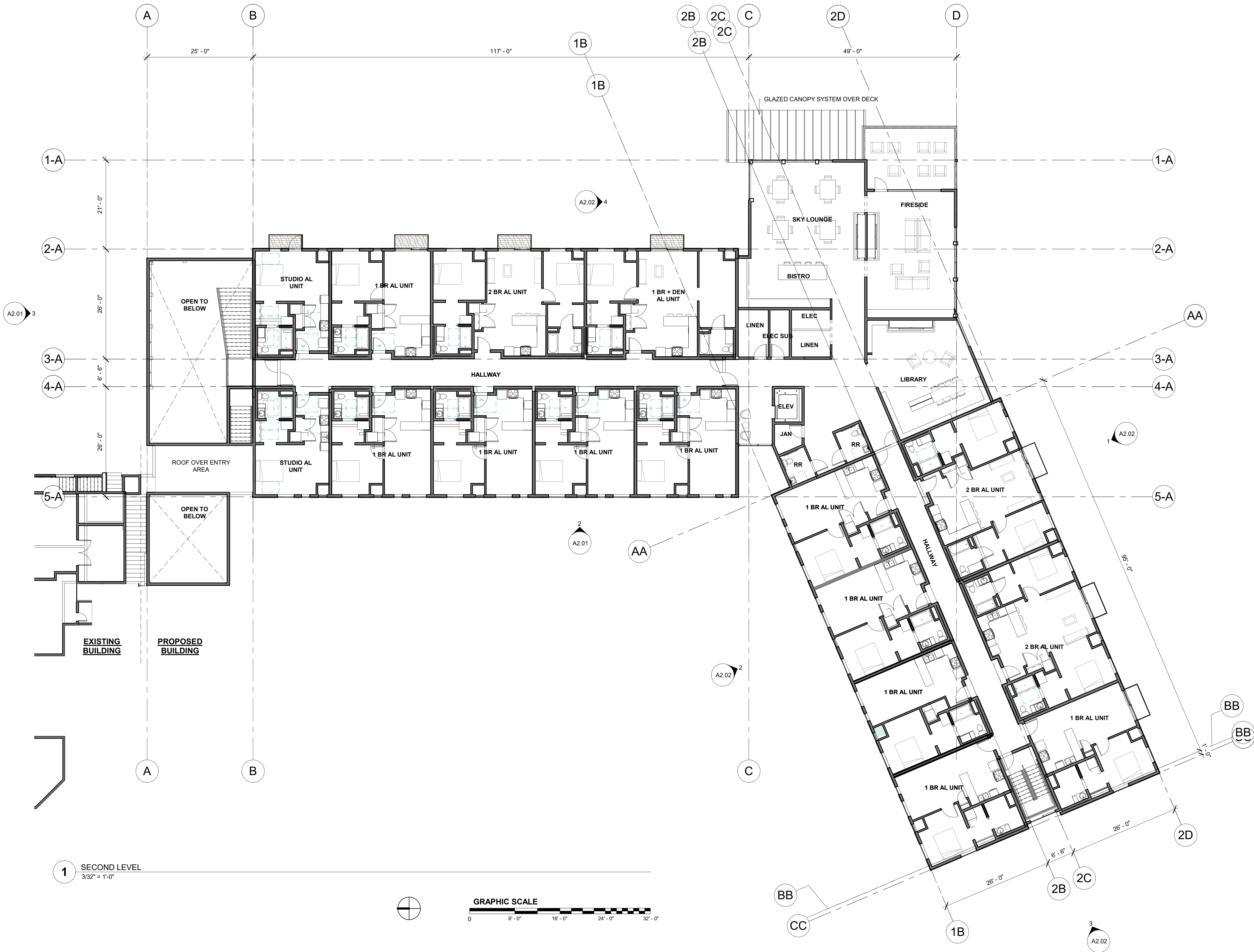
PROJECT	DATE	8/06/2020
NO.	DESCRIPTION	DATE

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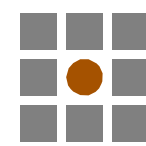
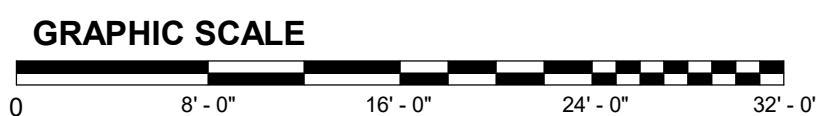
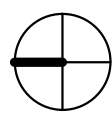
MAIN LEVEL

# A1.02





1 SECOND LEVEL  
3/32" = 1'-0"



WENZLAU ARCHITECTS  
490 MADISON AVE N., SUITE 105  
BAINBRIDGE ISLAND, WA 98110  
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206.780.6882

# MESSINGER HOUSE AL

10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

## PRE-APPLICATION

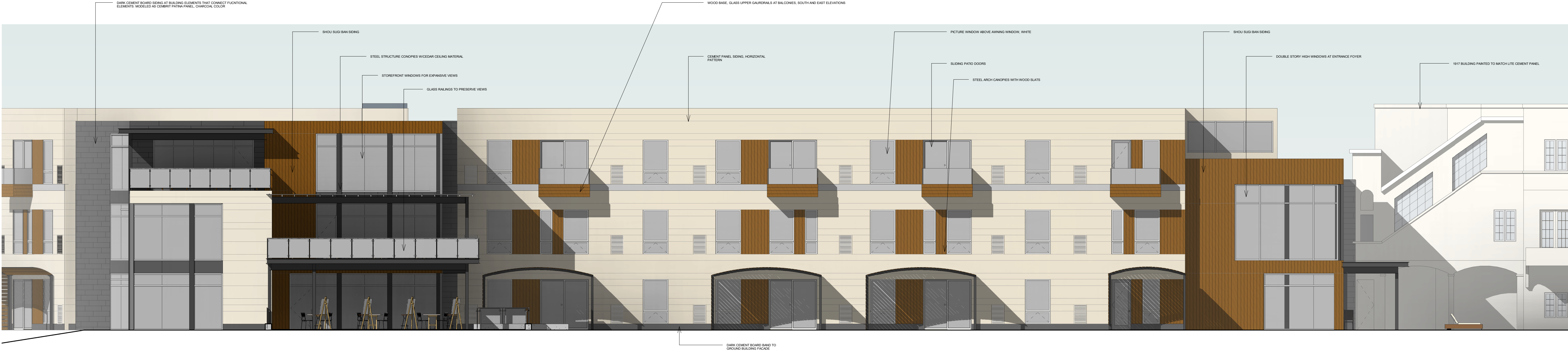
PROJECT	DATE	8/06/2020
NO.	DESCRIPTION	DATE

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SECOND LEVEL

A1.03

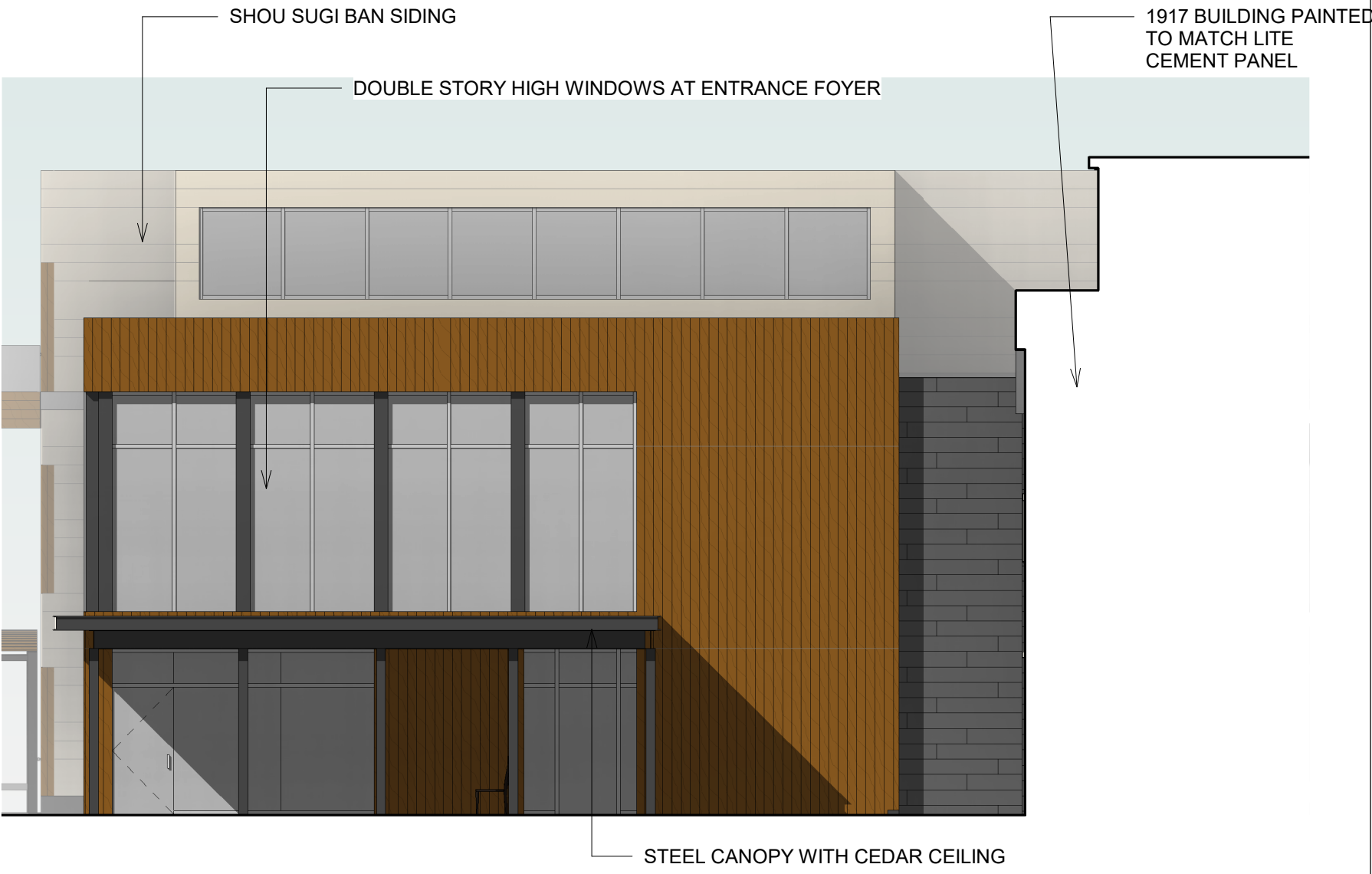




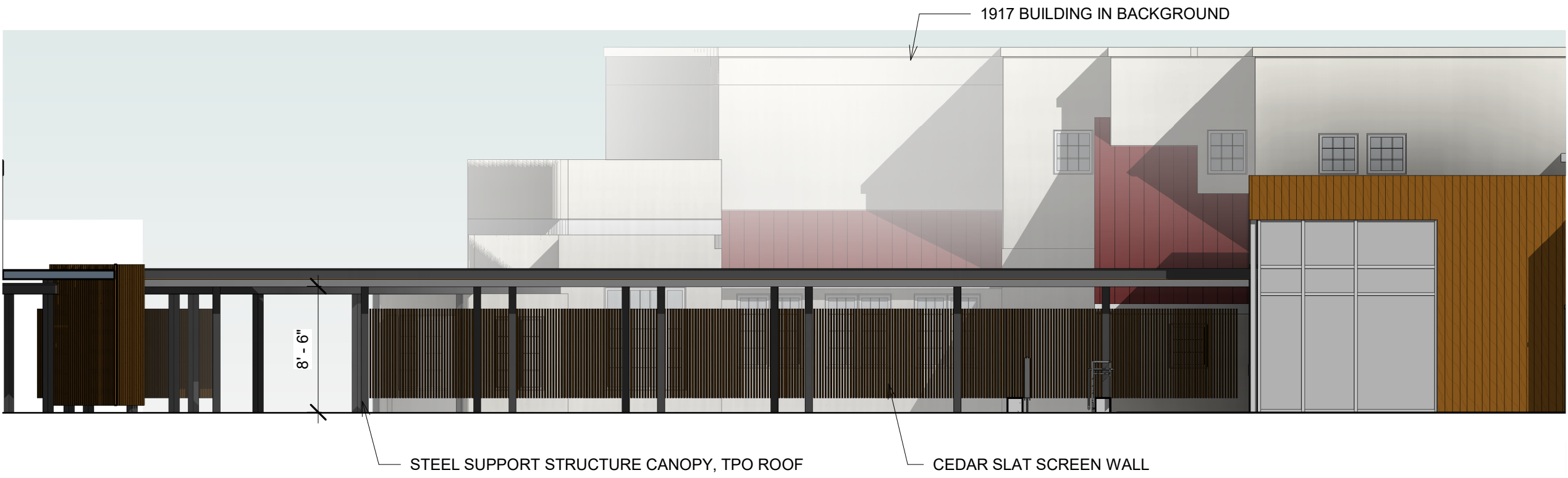
1 ELEVATION - NORTH AL, EAST ELEVATION Copy 1 Copy 1  
1/8" = 1'-0"



2 ELEVATION - NORTH AL, WEST ELEVATION  
1/8" = 1'-0"



3 ELEVATION - NORTH @ FITNESS  
1/8" = 1'-0"



4 ENTRY CANOPY ELEVATION  
1/8" = 1'-0"

# MESSENGER HOUSE AL

10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

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ELEVATIONS

A2.01

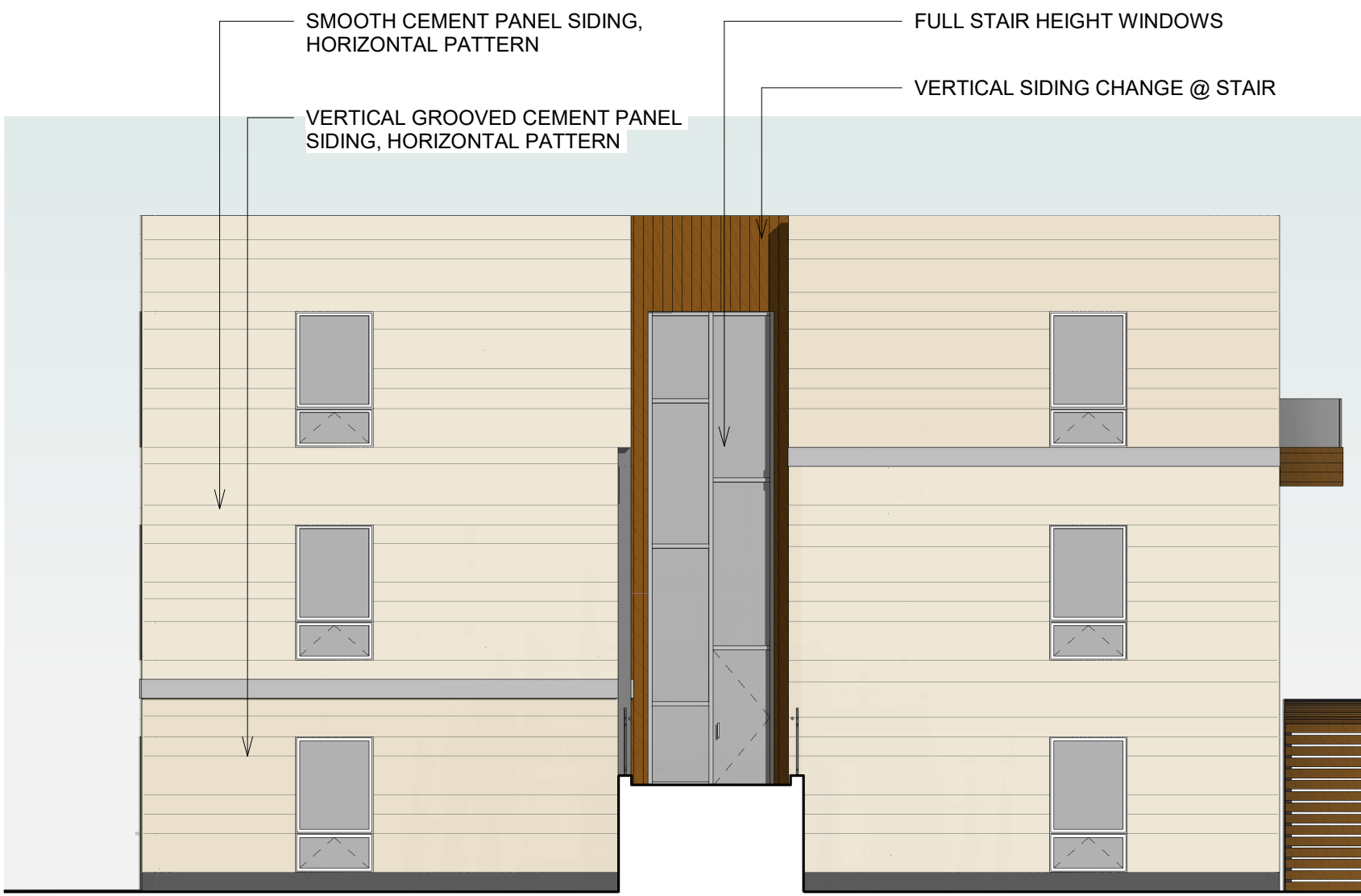




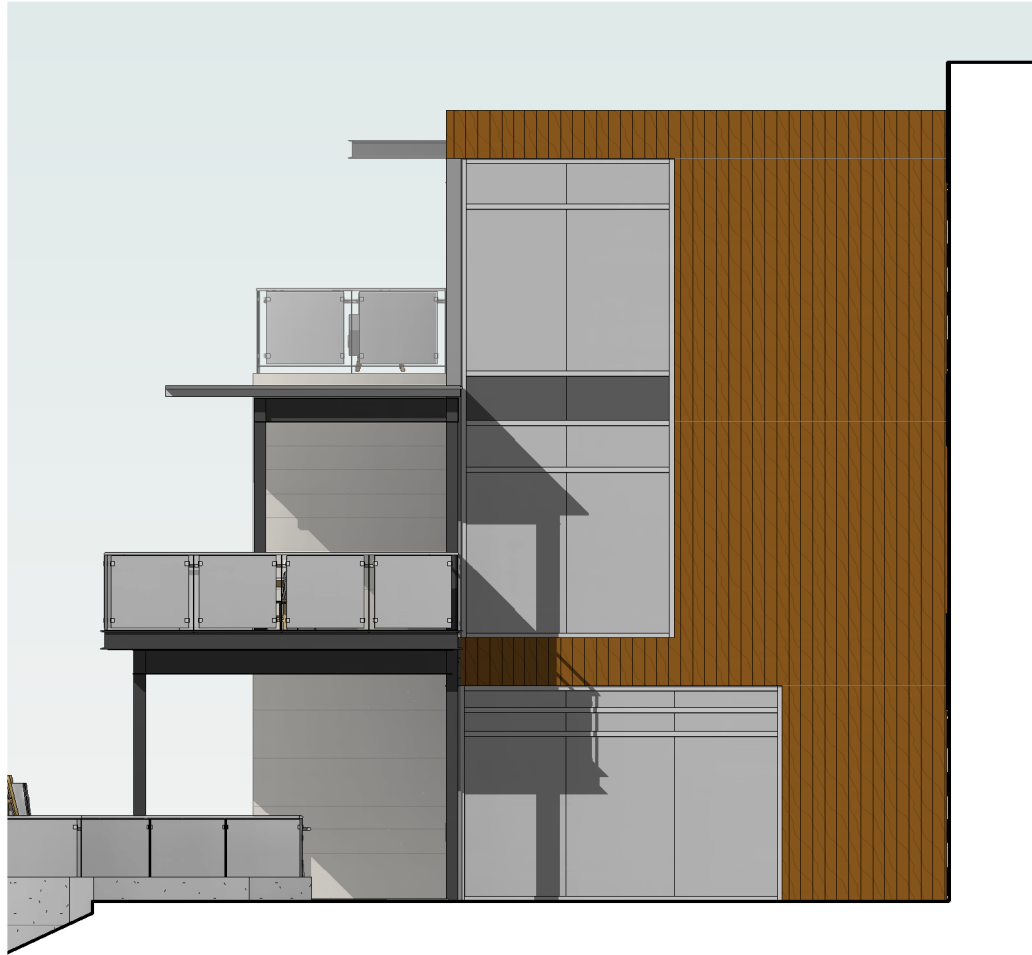
1 ELEVATION - SOUTH AL, SOUTH ELEVATION  
1/8" = 1'-0"



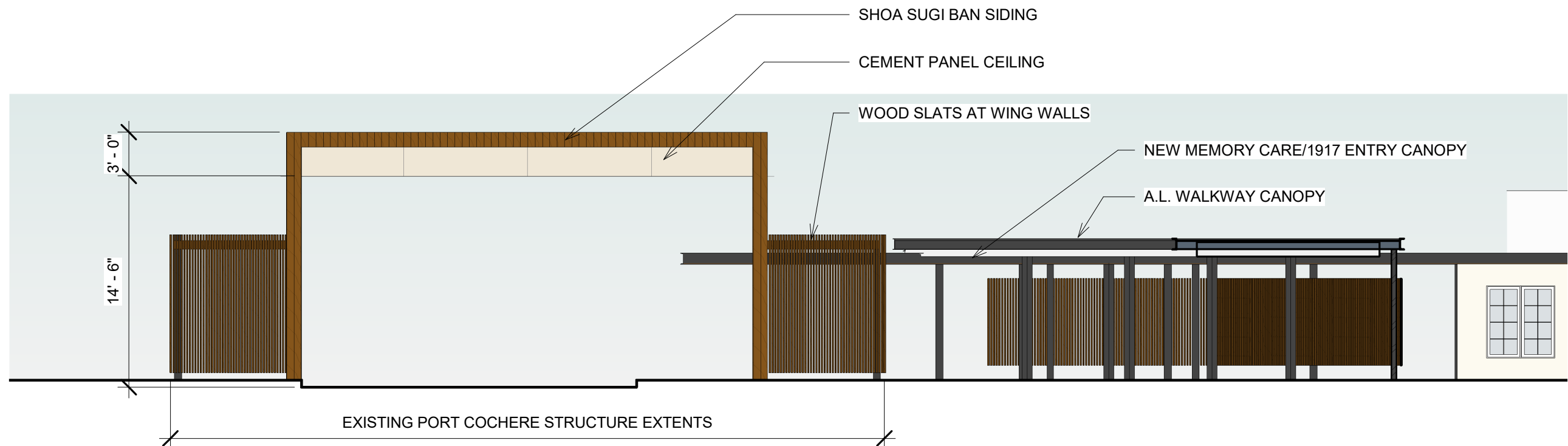
2 ELEVATION - SOUTH AL, NORTH ELEVATION  
1/8" = 1'-0"



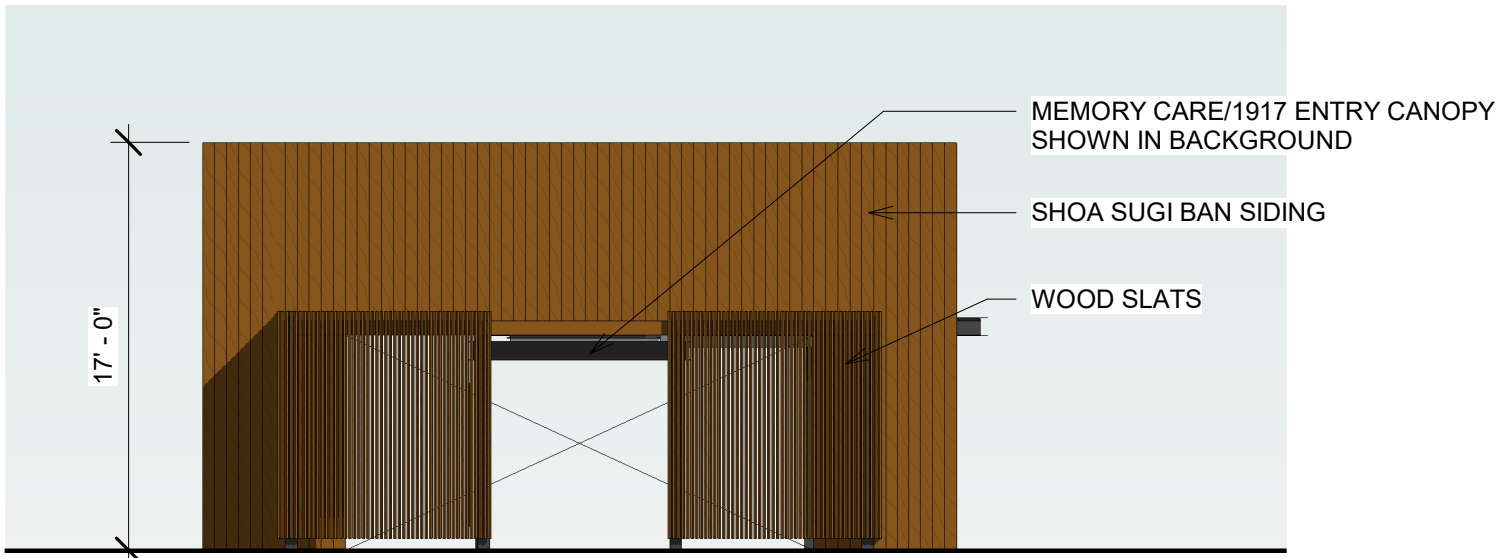
3 ELEVATION - SOUTH AL, WEST ELEVATION  
1/8" = 1'-0"



4 ELEVATION - NORTH COMM 200  
1/8" = 1'-0"



5 PORT COCHERE ELEVATION  
1/8" = 1'-0"



6 PORT COCHERE ELEVATION 2  
1/8" = 1'-0"

# MESSINGER HOUSE AL

10861 Manitou Park Blvd NE  
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CASCADIA DEVELOPMENT

## PRE-APPLICATION

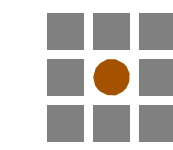
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ELEVATIONS

A2.02





WENZLAU ARCHITECTS  
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206.780.6882

# MESSINGER HOUSE AL

10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110

CASCADIA DEVELOPMENT

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RENDERINGS - FRONT ENTRY

# A3.01





**MESSINGER HOUSE AL**  
10861 Manitou Park Blvd NE  
Bainbridge Island, WA 98110  
CASCADIA DEVELOPMENT

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RENDERINGS - VIEW FROM THE EAST

A3.02





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Bainbridge Island, WA 98110  
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RENDERINGS - VIEW FROM  
SOUTHEAST

**A3.03**