

PROJECT INFORMATION

PROJECT DESCRIPTION:
 DEMOLITION OF PORTIONS OF EXISTING BUILDING, SPECIFIC AREAS, ADJACENT CONCRETE WALKWAYS AND/OR ASPHALT SURFACES.
 REMOVAL AND CONSTRUCTION OF SPECIFIC EXTERIOR AND INTERIOR WALLS FOR PURPOSES OF ADDITION AND NEW LAYOUT.
 CONSTRUCTION AND FINISH OF ADDITIONS AND SPECIFIC AREAS (WITH AN EXISTING FOOT PRINT AND/OR GUIDELINES).
 CONSTRUCTION OF CONCRETE WALKWAYS AND/OR ASPHALT SURFACES ADJACENT TO NEW ADDITION.
 RELOCATION OF EXISTING RESTROOMS TO NEW LOCATIONS WITHIN BUILDING.
 INSTALL FULLY AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING AND NEW CONSTRUCTION.
 INSTALL NEW ELECTRICAL AND UPGRADE EXISTING AS REQUIRED.
 CONSTRUCT SCREENING FOR TRASH DUMPSTER.
 INSTALL SCREENING UPON EXISTING CHAIN LINK FENCE.

DESIGN:
 KUMMEROW DESIGN AND CONSTRUCTION, INC.
 12461 KALLGREN RD NE, BAINBRIDGE ISLAND WA 98110
 (206) 842-6260

ENGINEER:
 ADI STRUCTURES
 P.O. BOX 10090, BAINBRIDGE ISLAND WA 98110
 (206) 842-9064

TAX PARCEL NUMBER: 4169-000-001-0109
LEGAL DESCRIPTION: LOT 1 OF RODAL'S CORNER, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 26, RECORDS OF KITSAP COUNTY AUDITOR.
ZONE: NSC
LOT SIZE: ± 17,269 SF / 1.4041 ACRES
LOT COVERAGES: 36% (6,254 SF) MAXIMUM
 ± 30.9% (45,530 SF) EXISTING
 ± 32.3% (45,769 SF) PROPOSED

MAX. BUILDING HEIGHT: 35' (PROPOSED DOES NOT EXCEED 26'-0")
FRONT, SIDE & REAR SETBACKS: 20' MINIMUM TOTAL COMBINED (PROPOSED DOES NOT EXCEED EXISTING)
HEATED/CONDITIONED SPACE: (45,954 SF.) EXISTING
 (46,257 SF.) PROPOSED
 (46,252 SF.) 5% MAX ALLOWED INCREASE
 (4283 SF.) 4.75% INCREASE

BUILDING CODE: IBC 2003
OCCUPANCY CLASSIFICATION: S-L REPAIR GARAGE, NONSEPARATED USES
CONSTRUCTION TYPE: 1B

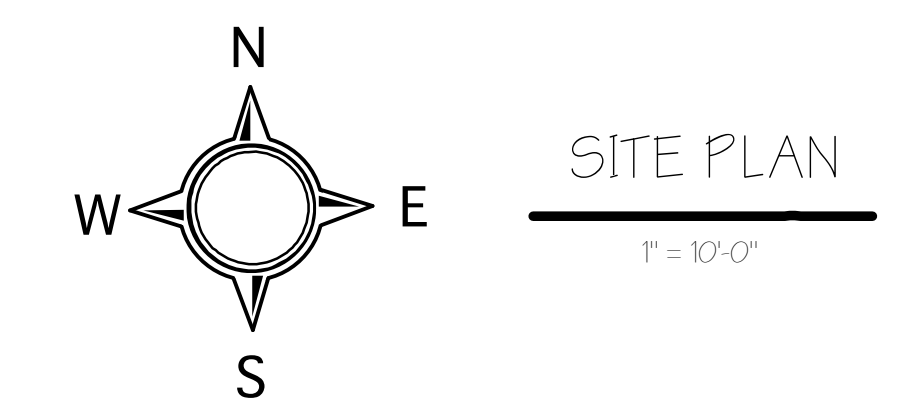
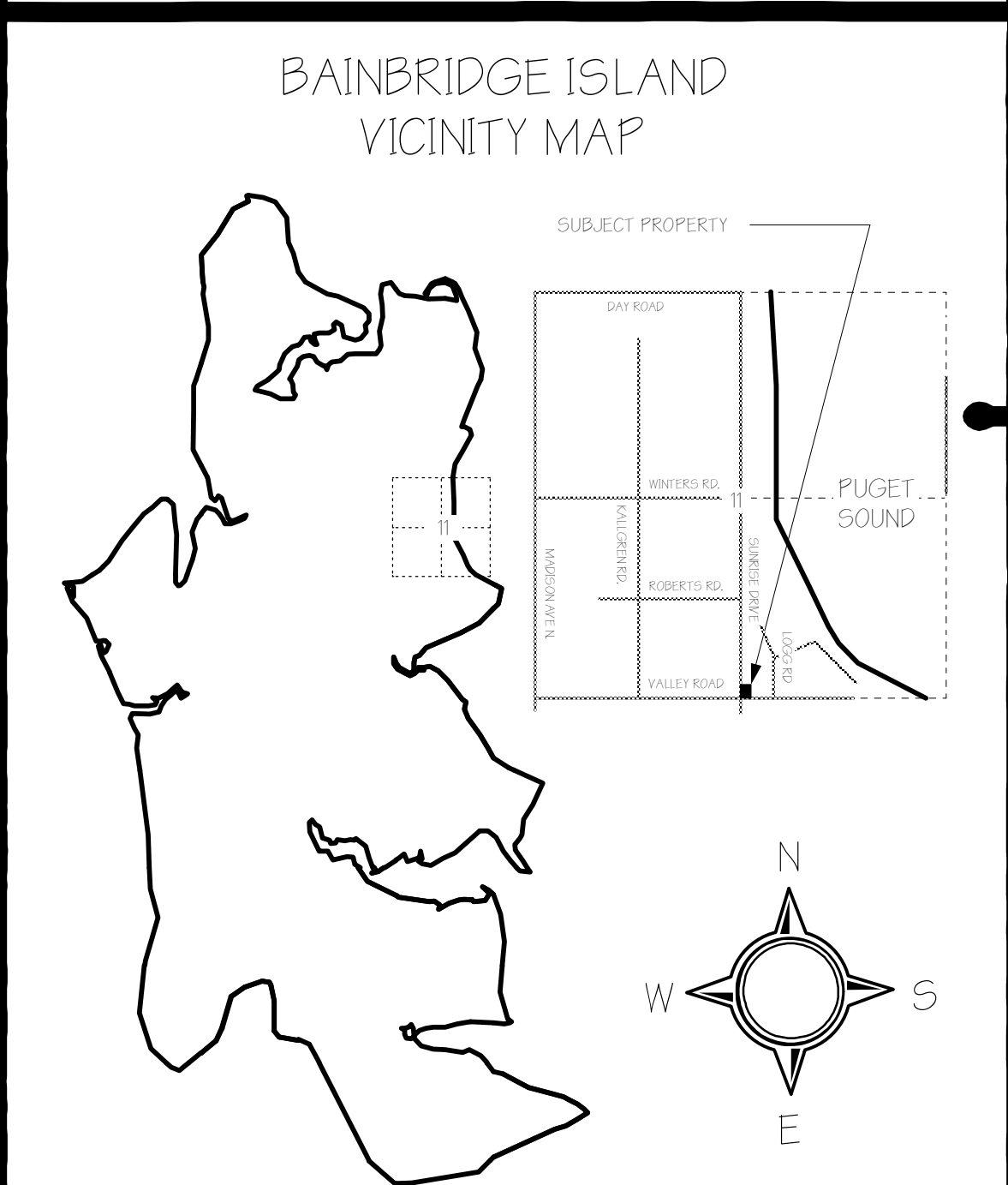
FIRE SUPPRESSION: BUILDING FULLY SPRINKLED (INCLUDING ANY ATTIC SPACES) PER NFPA 13 REQUIREMENTS

POWER: PUGET SOUND ENERGY (EXISTING OVERHEAD)
WATER: KITSAP DISTRICT #1 (EXISTING)
SEWER: ON SITE SEPTIC (EXISTING)
 RELOCATED RESTROOMS TO EXISTING SYSTEM

DRAINAGE: TIGHT LINE TO DAYLIGHT (EXISTING)
 RELOCATED RESTROOMS TO EXISTING SYSTEM

HEAT: PROPANE FORCED AIR AND ELECTRIC HOT WATER (EXISTING)
 PROPANE FORCED AIR (PROPOSED MACHINE SHOP & STORAGE)
 ELECTRIC - HYDRONIC BASEBOARD (PROPOSED OFFICE, ENTRY, SERVICE AREA, BREAK ROOM, RESTROOMS AND LOCKER ROOM)
 ELECTRIC HOT WATER (PROPOSED)

VENTILATION: SPOT VENTILATION (EXISTING)
 WINDOW VENTS AND SPOT VENTILATION (PROPOSED)



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DESIGN BY: P. R. KUMMEROW
 AUGUST 30, 2006
 REVISION 1 JANUARY 2, 2007

SITE PLAN
 PROJECT INFORMATION

ROLLING BAY AUTOMOTIVE
 11216 SUNRISE DRIVE NE
 BAINBRIDGE ISLAND, WA 98110

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