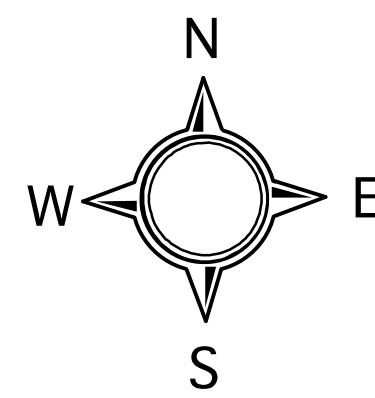
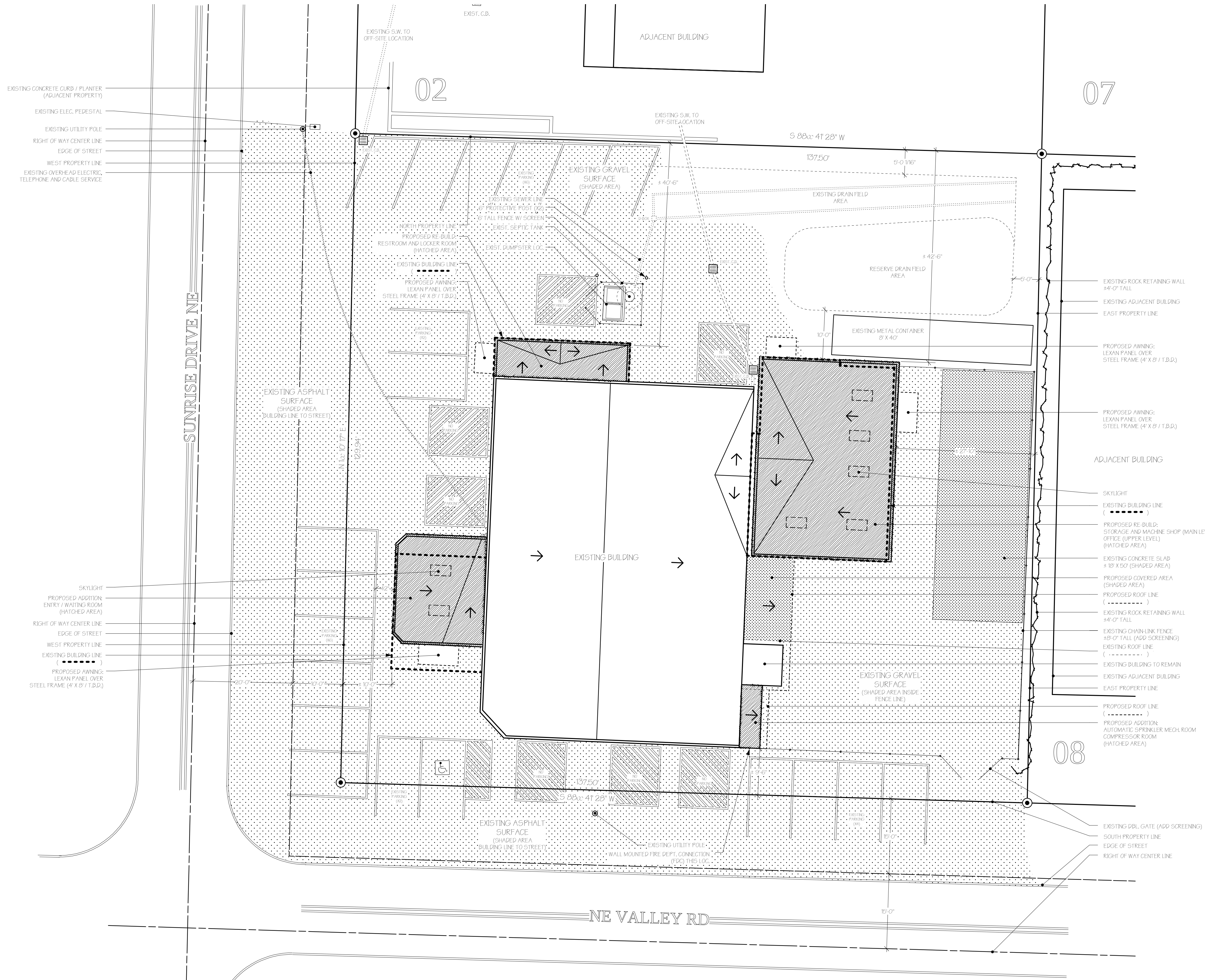




SITE PLAN
1" = 10'-0"

SHEET INDEX

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- A-6 ROOF FRAMING PLAN
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- E-2 UPPER FLOOR ELECTRICAL PLAN

DEFERRED SUBMITTALS
AUTOMATIC SPRINKLER SYSTEM PLAN

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 (WITHIN 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 KALLGREEN RD NE, BAINBRIDGE ISLAND WA 98110
(206) 842-6260

ENGINEER :
ADI STRUCTURES
P.O. BOX 10088, 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 12 OF PLATS, PAGE 26, RECORDS OF KITSAP COUNTY AUDITOR;
ZONE : NSC

LOT SIZE : ± 17,269 S.F. / ± 0.41 ACRES
LOT COVERAGES : 36% (6,254 S.F.) MAXIMUM
± 50.5% (45,530 S.F.) EXISTING
± 92.5% (45,769 S.F.) PROPOSED

MAX. BUILDING HEIGHT : 35' (PROPOSED DOES NOT EXCEED 28'-9")
FRONT, SIDE & REAR SETBACKS : 20' MINIMUM TOTAL COMBINED (PROPOSED DOES NOT EXCEED EXISTING)

HEATED/CONDITIONED SPACE : (45,354 S.F.) EXISTING
(46,237 S.F.) PROPOSED
(46,252 S.F.) 5% MAX ALLOWED INCREASE
(4293 S.F.) 4.75% INCREASE

BUILDING CODE : IBC 2003

OCCUPANCY CLASSIFICATION : S-1, REPAIR GARAGE, NONSEPARATED USES

CONSTRUCTION TYPE : I-B

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

POWER : PUGET SOUND ENERGY (EXISTING OVERHEAD)

WATER : KITSAP DISTRICT #1 (EXISTING)

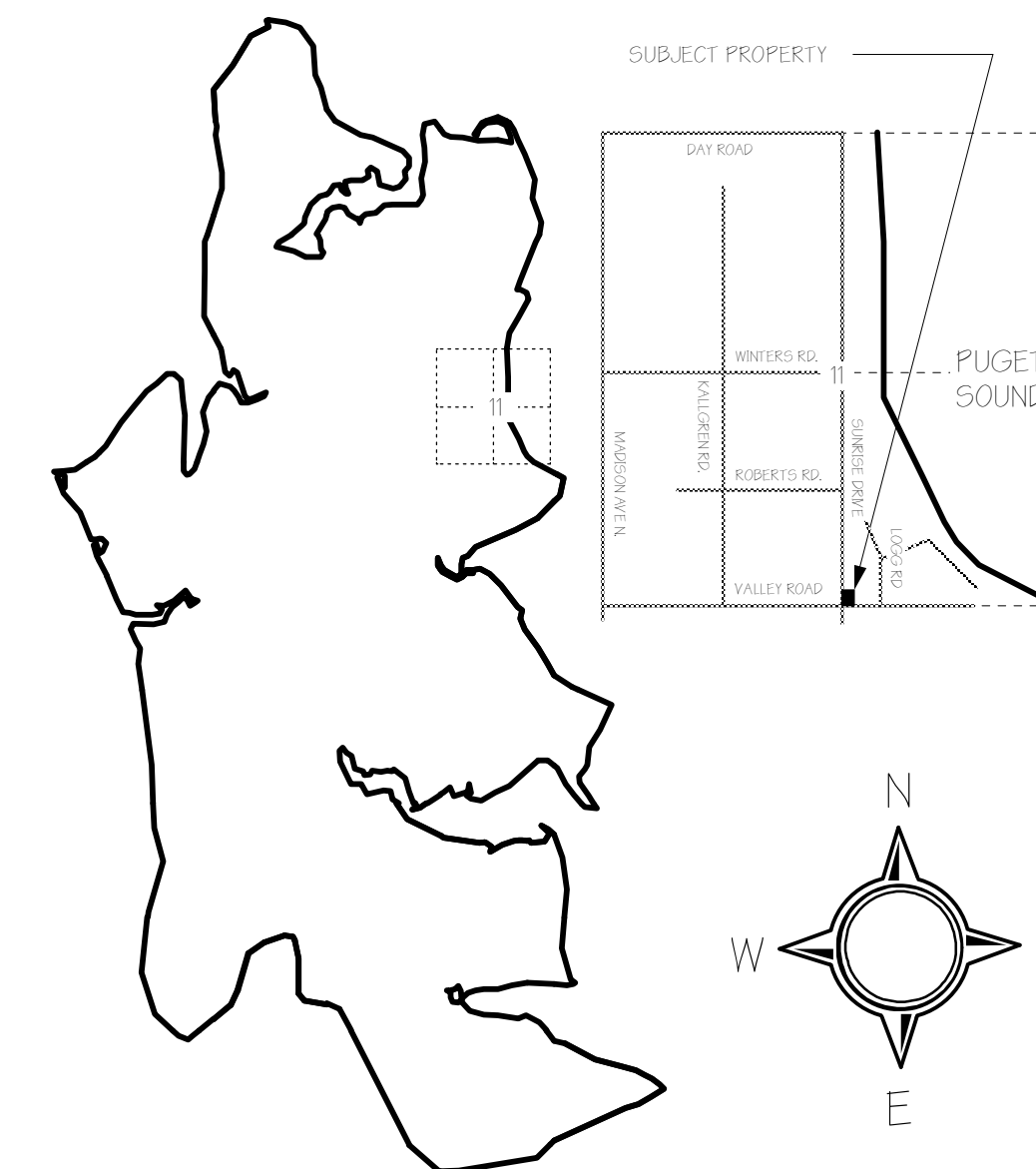
SEWER : ON SITE SEPTIC (EXISTING)
TIE RELOCATED RESTROOMS TO EXISTING SYSTEM

DRAINAGE : TIGHT LINE TO DAYLIGHT (EXISTING)
TIE NEW STORMWATER AND FOOTING DRAINS TO EXISTING

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)

BAINBRIDGE ISLAND VICINITY MAP



DESIGN BY P. R. KUMMEROW

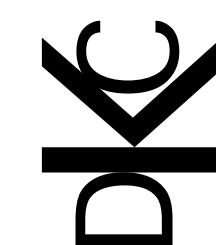
AUGUST 30, 2006

REVISION 1 JANUARY 2, 2007

SITE PLAN
PROJECT INFORMATION

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

KUMMEROW DESIGN
AND CONSTRUCTION, INC.
12461 KALLGREEN ROAD NE
BAINBRIDGE ISLAND, WA 98110
(206) 842-6260



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