

B APPENDIX

SAMPLE SITE PLANS & BUILDING ELEVATIONS

Project description and design narrative sample components

INTENDED USE OF THE LAND: proposal is to remove (1) single family residence (circa 1969) and construct (5) single family homes within long new subdivision.

PHASING: No phasing is proposed.

SEQUENCE AND TIMING: Project will begin as soon as building permits are approved.

PROPOSED LAND OWNERSHIP: All homes will be fee simple ownership.

COMMERCIAL AND RESIDENTIAL COMPONENTS OF THE PROJECT: The project is 100% residential.

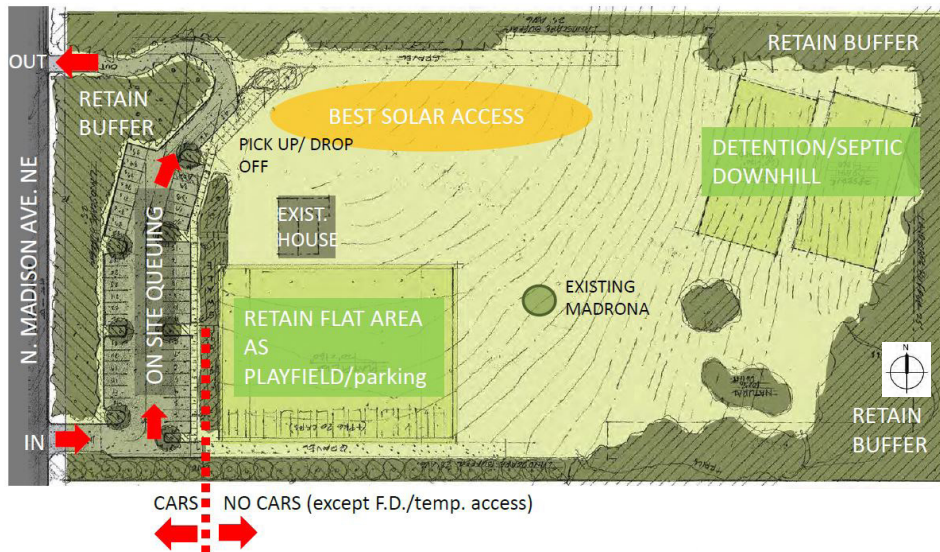
Project zoning summary sample information

Site Address:	167 Wyatt Way NE, Bainbridge Island, WA #4110-000-005-0004	Existing Use:	Single Family Residence (1,100SF)
Lot Area:	7,647SF (0.175AC)	Proposed Uses:	5 Units
Zoning:	MUTC / CORE District	Lot Coverage:	100% allowable
Land Use Process:	Long Subdivision Application DRB Review	Lot Area:	No minimum
Surrounding Uses:	East: MUTC-Core: SFR West: MUTC-Core: Commercial North: MUTC-Madison: Multi-family South: MUTC-Core: Multi-family	Natural Area:	5% (382SF) SNA (mature trees)
Height Limit:	35' (45' with underbuilding parking)	Community Space:	10% (763SF)
Allowable FAR:	Residential (1600sf max/unit)	Homesite:	2,250SF max.
Program:	3 units @ 1600SF 2 units @ 1100SF	Design Diversity:	2 plan types are required
FAR:	3,941SF Bonus FAR with FAR transfer		
Parking:	Residential: 2bd unit @ 5units 50% Ferry Reduction (.45 miles to ferry)		
		BASE FAR	MAX W/ BONUS
		3,059SF (0.4)	7,647SF (1.0)
		4,800SF	
		2,200SF	
		7,000SF	
		10 spaces	
		5 spaces required, 1/unit min.	
		6 Provided	

Context analysis map



Conceptual site analysis



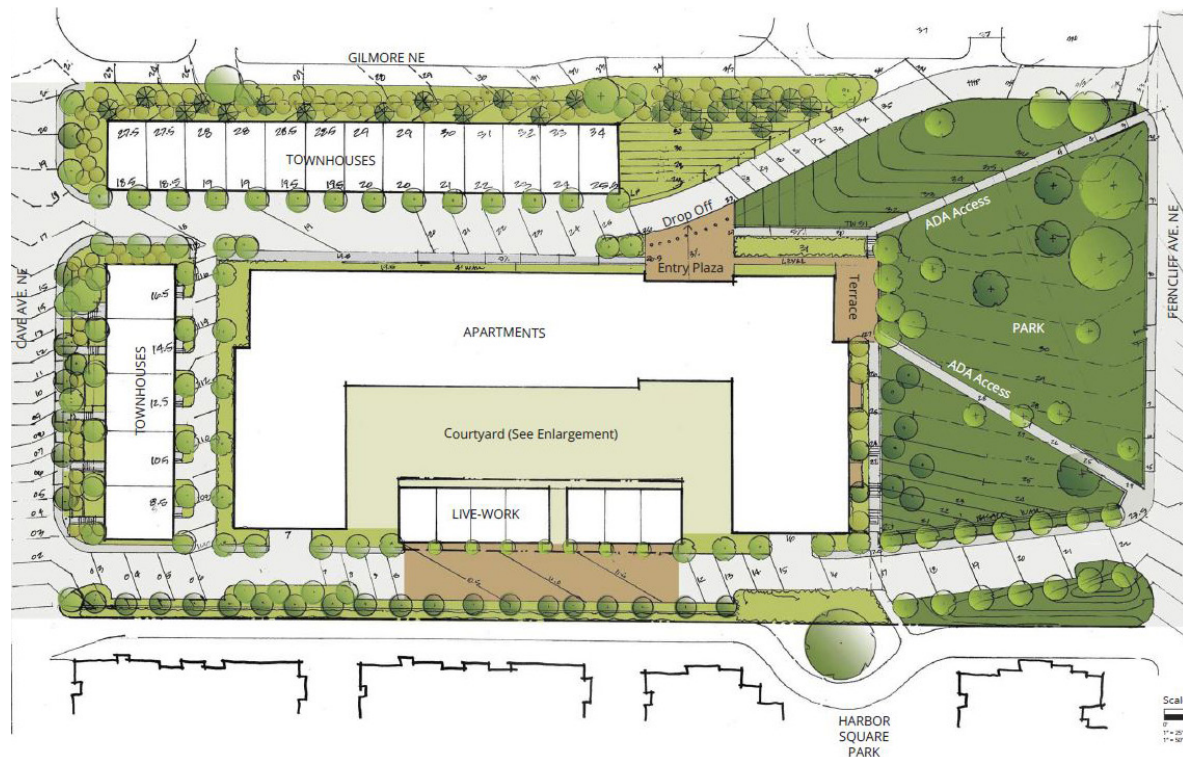
Conceptual site design



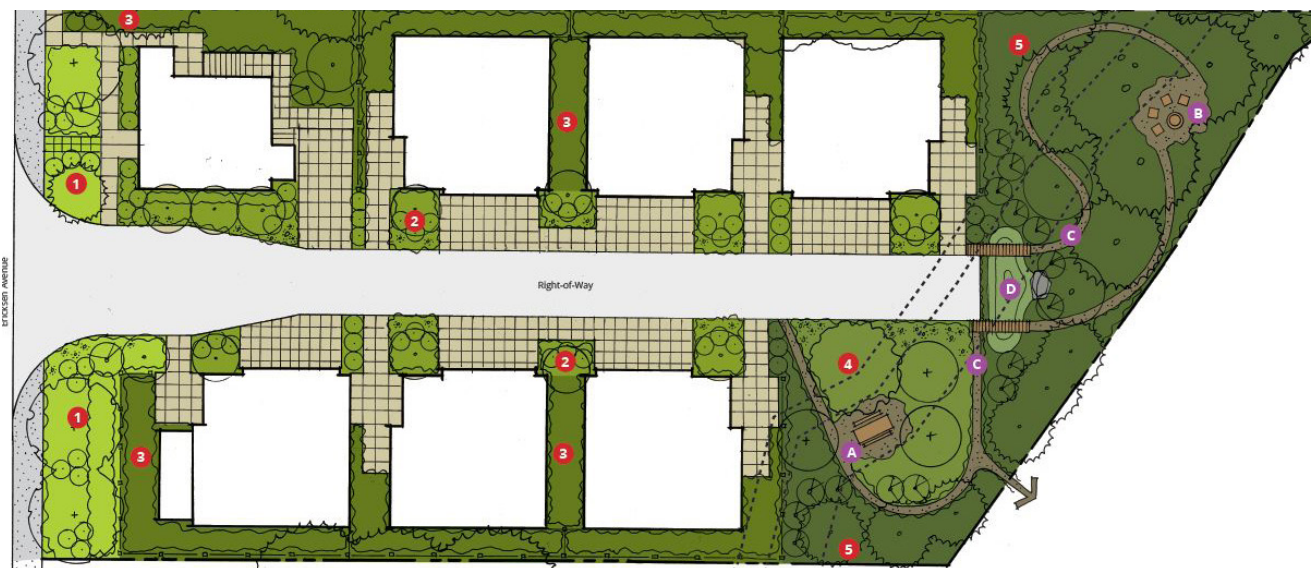
Development program & conceptual site plan



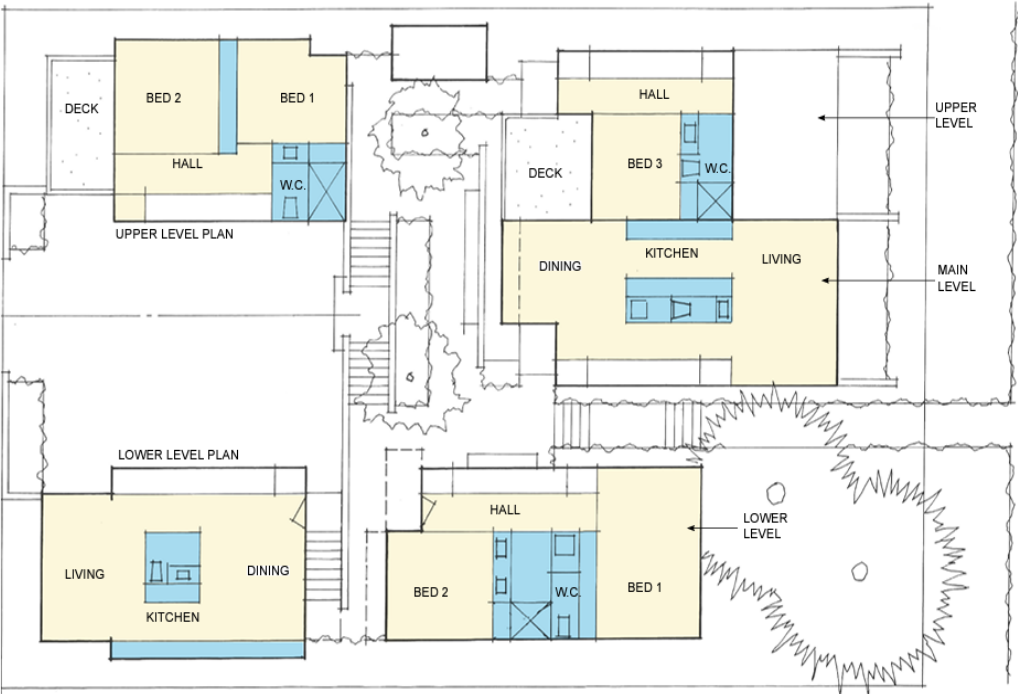
Illustrative Site Plan



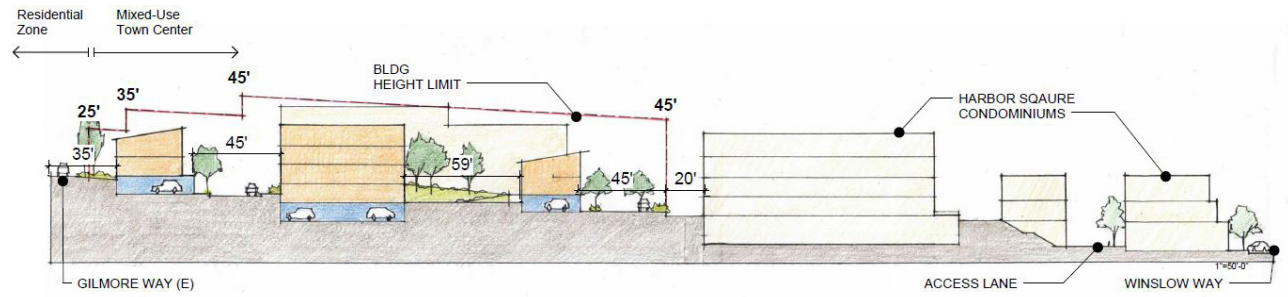
Conceptual landscape plan



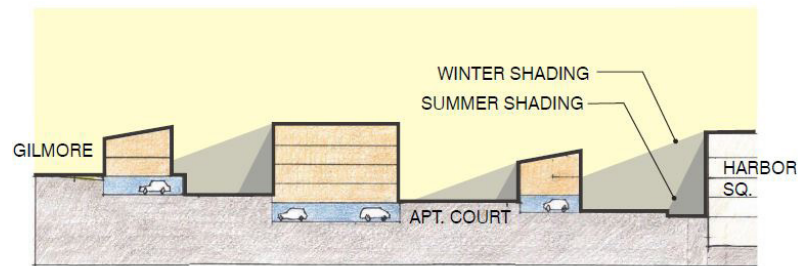
Floor plan



Section & massing



Section & sun/shadow analysis



Color elevations with materials



APARTMENT - NORTH ELEVATION



APARTMENT - EAST ELEVATION



APARTMENT - WEST ELEVATION

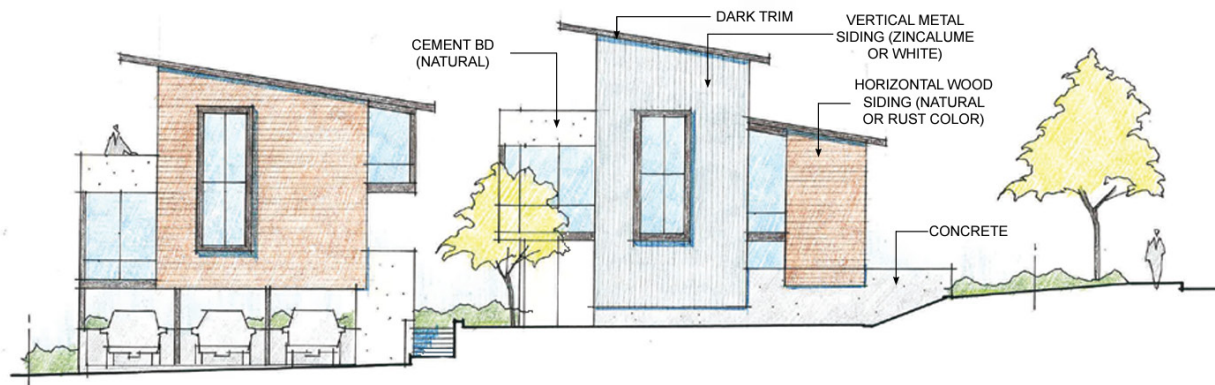


APARTMENT & LOFT HOMES - SOUTH ELEVATION

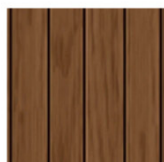
Perspective rendering



Material & Color



VERTICAL
METAL
SIDING



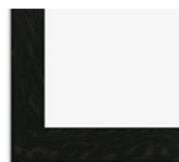
VERTICAL
WOOD
SIDING



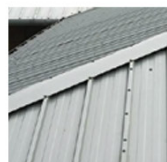
CONCRETE



PAINTED
CEMENT
BOARD



DARK
FRAME
WINDOWS



METAL
ROOF