TOWN OF FRIDAY HARBOR
Post Office Box 219 • Friday Harbor, Washington 98250
(360) 378 - 2810 • www.fridayharbor.org

AGENDA

TOWN COUNCIL

Thursday, September 3, 2026 at 12:00 PM

Town Council Chambers - 60 Second Street

Zoom Webinar:https://us02web.zoom.us/j/86062582578 ~ Meeting ID: 860 6258 2578

Vision: *Honoring our past while building a thriving and sustainable future.*
Mission: *To preserve and enhance our unique island community known for its small town, rural atmosphere, and natural beauty. To sustain a vital downtown that enriches the business community, honors history, celebrates the arts, and preserves our natural environment.*

Call to Order / Roll Call / Flag Salute

Set Agenda / Announcements / Introductions

Public Comment

Consent Agenda

- Minutes

  August 20, 2026, Regular Business Meeting

  August 20, 2026, Special Meeting Joint Meeting with San Juan County (SJC)

- Payments & Claims

Item	Type	Warrant #	EFT #	Dated	Amount
1	UB Claims	63929-63931		08/18/2026	$374.25
2	Claims	63932-63978	903,906-919,922	08/06/2026	$569,499.36

Action and Discussion Items

- Public Hearing - Interim Zoning Ordinance 1842- an interim ordinance adopting zoning regulations for lighting standards in the downtown core and historic overlay districts, landscaping requirements for subdivisions and separation between uses, historic preservation incentives, and general building design guidelines.

    Ordinance 1842 - An interim ordinance adopting zoning regulations for lighting standards in the downtown core and historic overlay districts, landscaping requirements for subdivisions and separation between uses, historic preservation incentives, and general building design guidelines.

- Public Hearing - Variance LUA2026-0014-15-16 regarding the Little Project located at 240 First Street

    Variance LUA2026-0014-15-16 regarding the Little Project located at 240 First Street

Director Reports

San Juan County (SJC) Report

Council Committee Reports

- San Juan Chamber of Commerce, Councilmember Hushebeck
- Friday Harbor Arts Commission, Councilmember Dyer
- San Juan County Board of Health, Councilmember Geffen
- San Juan County Housing Advisory Committee, Councilmember Starr
- Solid Waste Advisory Committee, Councilmember Starr
- Northwest Clean Air Agency, Councilmember Starr
- San Juan County Law and Justice Committee, Councilmember Starr

Administrator’s Report

Public Comment

Future Agenda Items

Adjourn

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MINUTES

TOWN COUNCIL

Thursday, August 20, 2026 at 12:00 PM

Town Council Chambers - 60 Second Street

Call to Order / Roll Call / Flag Salute

Mayor Perrollaz called the regular session of the Town Council to order at 12:00 p.m.

Councilmembers: Steve Hushebeck (Position No. 1), Richard Geffen (Position No. 2), Chelsey Dyer (Position No. 4; remote), and Barbara Starr (Position No. 5).
Absent: Anna Maria de Freitas (Position No. 3)

Mayor Evan Perrollaz, Administrator Denice Kulseth, Clerk Jennifer Krembs, Community Development Director Ryan Ericson, and Public Works Director Mike Liptack.

Mayor Perrollaz conducted the flag salute.

Set Agenda / Announcements / Introduction

Mayor Perrollaz announced:

- Council had a joint meeting with San Juan County (SJC) Council earlier today.
- An Executive Session will be added to the agenda following the second public comment — Pursuant to RCW 42.30.110 – 1 (i) Litigation that has been specifically threatened to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party. No objections to the agenda addition.
- A grant request for the United Way Cold Weather Shelter was added to the agenda after the public hearing prior to the honorary street naming agenda item. No

objections to the agenda addition.

Agenda was set.

Public Comment

No public comment was forthcoming.

Consent Agenda

Moved by Councilmember Geffen, seconded by Councilmember Hushebeck, to approve the consent agenda for August 20, 2026. Motion passed Yes 4, No 0, Abstained 0, with Councilmember deFreitas absent.

- Minutes

  August 6, 2026, Regular Business Meeting

- Payments & Claims

Item	Type	Warrant #	EFT #	Dated	Amount
1	Claims	63873-63928		08/06/2026	$362,283.68
2	Voids	63696,63739,63807		08/06/2026	-7997.94

Action and Discussion Items

- Public Hearing — Ordinance No. 1841 Regarding Transient Accommodations

  The public hearing regarding transient accommodations was reopened at 12:08 p.m. Community Development Director Ryan Ericson shared that the Town published a press release requesting additional public testimony. Ericson explained Ordinance No. 1841, which would implement permanent development regulations within the downtown core/commercial district only. Public testimony included:

  - Paul Dossett — written testimony received August 13, 2026; testimony regarding land use.
  - Greg and Christa Nieminen, Pam Rodgers, Emily Rice, Rogers/Gregory Families — written testimony received August 19, 2026; in favor of Friday Harbor short-term rentals.

The Mayor closed the public hearing at 12:14 p.m.

Council discussed proposed Ordinance No. 1841.

- Ordinance No. 1841 — Amending portions of Ordinance No. 1119, Ordinance No. 1172, Ordinance No. 1219, Ordinance No. 1372, Ordinance No. 1504, Ordinance No. 1520, Ordinance No. 1802, Title 17, and Title 20 of the Friday Harbor Municipal Code, relating to Transient Accommodations, amending Districts and Uses, Off-Street Parking and Loading, Conditional Use Permits, and Project Permit Review Procedures.

Moved by Councilmember Hushebeck, seconded by Councilmember Starr, to direct staff to compose findings of fact and conclusions of law with the determination of approval for Ordinance No 1841 as written, amending portions of Ordinance No. 1119, Ordinance No. 1172, Ordinance No. 1219, Ordinance No. 1372, Ordinance No. 1504, Ordinance No. 1520, Ordinance No. 1802, Title 17, and Title 20 of the Friday Harbor Municipal Code, relating to Transient Accommodations, amending Districts and Uses, Off-Street Parking and Loading, Conditional Use Permits, and Project Permit Review Procedures as written. Motion passed Yes 4, No 0, Abstained 0, with Councilmember deFreitas absent.

- Grant Funding Request - United Way Cold Weather Shelter

Moved by Councilmember Starr, seconded by Councilmember Geffen, to approve the United Way one-time grant request in the amount of $5,000.00 for the Cold Weather Shelter. Motion passed Yes 4, No 0, Abstained 0, with Councilmember deFreitas absent.

- Honorary street naming of West Street to recognize Verne Howard presented by Councilmember Hushebeck and Kevin Holmes

  Councilmember Hushebeck welcomed community member Kevin Holmes to present an honorary naming of West Street to recognize Verne Howard of Valmark. Holmes requested two honorary street signs on West Street to read "Verne's Way". Holmes presented 300 signatures in support of the request, and stated the honorary signage will be paid for by the requestors. A proclamation will be presented when the honorary signs are prepared.

  Ericson noted honorary signage should be addressed in the adopted renaming policy (Resolution No. 2194). MRSC has recommendations that provide criteria for

moving forward with honorary renaming.

Moved by Councilmember Starr, seconded by Councilmember Geffen, to direct staff to develop and amend and the renaming policy (Resolution No. 2194). Motion passed Yes 4, No 0, Abstained 0, with Councilmember deFreitas absent.

Moved by Councilmember Hushebeck, seconded by Councilmember Starr, to approve the honorary renaming request of West Street to "Verne's Way". Motion passed Yes 4, No 0, Abstained 0, with Councilmember deFreitas absent.

- Wastewater Treatment Plant Update presented by Public Works Director Mike Liptack and WWTP Supervisor Joe Pasic

  Public Works Director Mike Liptack and Wastewater Treatment Plant Supervisor Joe Pasic presented an overview of the Wastewater Treatment Plant Improvement Project. Pasic explained the work in progress including Sequential Batch Reactor (SBR), secondary effluent bypass structure, influent equalization basin, redundant lead works blower, biosolids building, and additional improvement projects. Pasic addressed capacity of the plant; the project is projected to be completed by July 13, 2027.

Director Reports

Ericson shared the following Community Development updates:

- September 3, 2026 — a public hearing will take place regarding the variance request for the Little Project on First Street.
- September 17, 2026 — a public hearing will be held for a proposed ordinance regarding artisan and specialty goods; this hearing is awaiting the Washington State Department of Commerce's 60-day comment period to end.
- Regulations for development and the Comprehensive Plan will be brought forth; the Comprehensive Plan is to be approved by the end of this year. The Town continues to work with SJC on the possible expansion of the Urban Growth Area (UGA) portion of the Comprehensive Plan.

San Juan County (SJC) Report

District No. 1, SJC Councilmember Kari McVeigh, had nothing to report.

Administrator's Report

Kulseth presented the following:

- On August 5-6, 2026, Kulseth attended the Municipal Budgeting and Fiscal Management Workshop in Leavenworth, WA.
- The Town's historic fire truck was used in the Rotary Car Show.
- A second PFAPP request has been submitted to San Juan County for $250,000 to support installation of a fourth filter at the Water Treatment Plant.
- Kulseth has been coordinating with San Juan County Deputy Manager Tillary Williams on an interlocal agreement for Court Services. A draft agreement is currently in development.
- Interviews have begun for the Finance Director position.
- The Town will host an America 250 Trivia Night on October 3, 2026, at San Juan County Brewing Co.

Public Comment

No public comment was forthcoming.

Executive Session - Pursuant to RCW 42.30.110 - 1 (i) Litigation that has been specifically threatened to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party.

At 12:55 p.m., Council held an Executive Session in accordance with the provision of RCW 42.30.110 (1)(i) litigation that has been specifically threatened to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become a party. The session was estimated to last 20 minutes; no action is anticipated to follow. Participants: Town Councilmembers Hushebeck, Geffen, Dyer and Starr, Mayor Perrollaz, Administrator Kulseth, and Clerk Krembs. At 1:15, the Mayor announced extending the Executive Session for an additional 15 minutes; the public was notified. At 1:30 p.m., the session ended for a total session time of 35 minutes.

Future Agenda Items

No future agenda items were forthcoming.

Adjourn

Hearing no further business and no objection, Mayor Perrollaz adjourned the meeting at 1:31 p.m. The next regular meeting is scheduled for September 3, 2026, at 12 noon.

TOWN OF FRIDAY HARBOR

_____

Evan Perrollaz, Mayor

SEAL of the Town of Friday Harbor
ATTEST:

_____

Jennifer M. Krembs, Town Clerk

MEETING MINUTES
SPECIAL JOINT MEETING SAN JUAN COUNTY COUNCIL
AND
TOWN COUNCIL
Thursday, August 20, 2026
Legislative Hearing Room, 55 Second Street, Friday Harbor, WA

9:05 AM **Call to Order / Roll Call / Flag Salute**
Chair Paulsen called the special meeting to order at 9:00 a.m.

Present:
San Juan County Council members: Kari McVeigh (District No. 1), Justin Paulsen (District No. 2), and Jane Fuller (District No. 3).

Town Council members: Steve Hushebeck (Position No. 1), Richard Geffen (Position No. 2;), Anna Maria de Freitas (Position No. 3, excused), Chelsey Dyer (Position No. 4, via teleconference), and Barbara Starr (Position No. 5).

County Manager Jessica Hudson, and Clerk to the Council Sally Rogers.

Town Mayor Evan Perrollaz, Town Administrator Denice Kulseth, and Town Clerk Jennifer Krembs.

Welcome, Set Agenda

Chair Paulsen welcomed council members.

Agenda: set as presented.

Public Comment: No public comment was forthcoming.

Discussion Items:

09:05 a.m. **Update on County & Town Joint Task Forces on Ferries and Affordable Housing, County Staff: Tillery Williams - Deputy County Manager**

Chair Paulsen proposed Council Member McVeigh give a brief update regarding the joint task forces. Council Member McVeigh gave the update, the last task force meetings were cancelled, for now the meetings will need to be put on hold.

Council members discussed ferry operations, legislation, funding, advocacy, and Ferry Advisory Committees.

Council members and Town Mayor discussed drafting a letter of thanks for the recent federal funding to Washington State Ferries for the San Juan and Port Townsend-Coupeville routes.

09:25 a.m. 2027 Legislative Session: Joint Goals Discussion and Planning for a Legislative District 40 Visit, Tillery Williams – Deputy County Manager and Denice Kulseth – Town Administrator

Discussion: Legislative District 40 (Rep. Ramel, Rep. Lekanoff, and Senator Lovelett) visit for the date September 23, 2026, estimated for times 9:00 a.m. to 1:00 p.m.

Discussion: County Council and Town Council 2027 Legislative Session priorities. Councils presented their interests and challenges for the upcoming legislative session for alignment and joint goals.

10:18 a.m. Ferry Discussion Including Review of Potential 2027 Legislative Ask Regarding Priority Boarding, Justin Paulsen - County Council Chair

Chair Paulsen presented details for proposed legislation for essential service providers; grocery, fuel and medical providers to be granted 24-hour advance access to Washington State Ferry reservations.

10:35 a.m. Joint Oil Spill Prevention Work, Dr. Frances Robertson, Marine Program Manager - Department of Environmental Stewardship

Dr. Robertson gave a presentation and answered Council's questions.

11:00 a.m. Update on HB 2015 Public Safety Grant Program, Tillery Williams - Deputy County Manager, Eric Peter - Sheriff and Mike Hairston – Undersheriff

Mr. Williams, Sheriff Eric Peter, and Undersheriff Mike Hairston gave a presentation and answered Council's questions.

11:20 a.m. Closing Remarks

Councils agreed joint meetings are appreciated and gives opportunities for sharing and partnership between the Town and County. Moving forward, both Councils agreed to meet once a year, closer to after Labor Day when budgets and legislative items become clearer for the next year.

11:26 a.m. Adjourn

Chair Paulsen adjourned the meeting.

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Finance Department Approval of Claims Against the Town
Presented at Council Meeting: September 3, 2026

Item	Type	Warrant #	EFT #	Dated	Amount
1	UB Claims	63929-63931		08/18/2026	$374.25
2	Claims	63932-63978	903,906-919,922	08/06/2026	$569,499.36
3					
4					
5					
6					

A consent agenda motion was made by the Town Council. The below vote of the Councilmembers of the Town of Friday Harbor, San Juan County, Washington, do hereby certify that merchandise and services specified above have been received and services have been performed as listed on the attached registers and have been approved for payment as audited and distributed by Finance Director, Bethany Berry.

Council Member	Moved	Second	Approved	Denied	Abstained	Absent
Hushebeck						
Geffen						
de Freitas						
Dyer						
Starr						

Claims not Approved by Town Council: _____

Reviewed by Town Administrator: _____
Signature/Date

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Finance Director Approval of Claims Against the Town
Issuance of Claims & Payroll Warrants

Pursuant to Friday Harbor Municipal Code 3.08.010 each supervisory official of the Town is designated to be an auditing officer with respect to all operations of their department or activity for the purpose of authenticating and certifying that material has been furnished, that services have been rendered, that labor has been performed, and that the claim is just, due and an unpaid obligation against the Town. All claims listed below and on the attached register have been certified by the respective supervisory officials. In the event the Town Council disapproves any claim, the Finance Director shall cause the disapproved claim to be recognized as receivables of the Town and shall pursue collection.

I, the Finance Director and designated auditing official of the Town of Friday Harbor, San Juan County, Washington, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Town, and that I am authorized to authenticate and certify to said claim.

Additionally, I, the Finance Director and designated auditing official of the Town of Friday Harbor, San Juan County, Washington do hereby certify under penalty of perjury that any employee or Town official reimbursement claim is a just, due and unpaid obligation against the Town, and that I am authorized to certify to said claim.

The following vouchers, warrants, and electronic payments are approved for payment:

Type	Numbers	Dated	In the Amount of
UB Claims			
Warrants:	63929-63931	08/18/2026	$374.25
DFT:			
Payroll Claims			
Warrants:			
Electronic Payments:			
		Total Claims:	$374.25

Reviewed by Asst Finance Director: Lori Rogers — Signature — 8/19/26 — Date

Town of Friday Harbor

Refund Check Register

Refund Check Detail

UBPKT00554 - Refunds 01 UBPKT00552 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-054500-001	Ford, Christine	8/18/2026	63929	126.36			126.36	Generated From Billing
01-072900-003	Schnee, William/Gail	8/18/2026	63930	208.41			208.41	Generated From Billing
01-099300-003	Watson, Craig/Erin	8/18/2026	63931	39.48			39.48	Generated From Billing
Total Refunds: 3			**Total Refunded Amount:**	374.25				

Revenue Code Summary

Revenue Code	Amount
996 - 996-U/C Account	374.25
Revenue Total:	374.25

General Ledger Distribution

Posting Date: 08/18/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	001 - General Operating Fund			
	001.1030	Claim on Pool Cash	-374.25	Yes
	001.3899000.01	Utility Billing Overpayment	374.25	
		001 Total:	0.00	
Fund:	999 - Pool Operating Cash			
	999.1002	Operating Cash - Clearing SaviBank	-374.25	
	999.2030	Due to Other Funds	374.25	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

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08/18/2026

Christine Ford
24940 North Verde Highlands Trail
Paulden, AZ 86334

RE: Refund of Utility Account

Dear Christine,

Enclosed is check #63929, in the amount of $126.36. This refund is due to the change in ownership, leaving a balance owed to you.

Please let me know if you have any questions or concerns.

Thank you,

Leslie Rognas
Assistant Finance Director
Phone 360-378-2810
Email Leslier@fridayharbor.org | **Web** www.fridayharbor.org
Mailing Address PO Box 219, Friday Harbor, WA 98250

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08/18/2026

Craig Watson
PO Box 9812
Seattle, WA 98109

RE: Refund of Utility Account

Dear Craig,

Enclosed is check #63931, in the amount of $39.48. This refund is due to the change in ownership, leaving a balance owed to you.

Please let me know if you have any questions or concerns.

Thank you,

Leslie Rognas
Assistant Finance Director
Phone 360-378-2810
Email Leslier@fridayharbor.org | **Web** www.fridayharbor.org
Mailing Address PO Box 219, Friday Harbor, WA 98250

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08/18/2026

William Schnee
11184 Caribou Ridge Dr
Caldwell, ID 83605

RE: Refund of Utility Account

Dear William & Gail,

Enclosed is check #63930, in the amount of $208.41. This refund is due to the change in ownership, leaving a balance owed to you.

Please let me know if you have any questions or concerns.

Thank you,

Leslie Rognas
Assistant Finance Director
Phone 360-378-2810
Email Leslier@fridayharbor.org | **Web** www.fridayharbor.org
Mailing Address PO Box 219, Friday Harbor, WA 98250

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Finance Director Approval of Claims Against the Town
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I, the Finance Director and designated auditing official of the Town of Friday Harbor, San Juan County, Washington, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Town, and that I am authorized to authenticate and certify to said claim.

Additionally, I, the Finance Director and designated auditing official of the Town of Friday Harbor, San Juan County, Washington do hereby certify under penalty of perjury that any employee or Town official reimbursement claim is a just, due and unpaid obligation against the Town, and that I am authorized to certify to said claim.

The following vouchers, warrants, and electronic payments are approved for payment:

Type	Numbers	Dated	In the Amount of
Regular Claims			
Warrants:	63932-63978	08/20/2026	$530,909.17
DFT:	DFT0000903, DFT00000906-DFT0000919, DFT0000922	08/20/2026	$38,590.19
Payroll Claims			
Warrants:			
Electronic Payments:			
		Total Claims:	$569,499.36

Reviewed by Asst Finance Director: Lori Ross 8/20/26
Signature Date

Town of Friday Harbor

Check Report

By Check Number

Date Range: 08/20/2026 - 08/20/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP/PY Warrant-AP/PY Warrants						
00055	Always Connect Solutions	08/20/2026	Regular	0.00	138.00	63932
00056	Amazon Capital Services, Inc	08/20/2026	Regular	0.00	8,519.14	63933
01674	Berk	08/20/2026	Regular	0.00	4,362.50	63934
00157	Berry, Bethany	08/20/2026	Regular	0.00	3,168.75	63935
00179	Bluebeam	08/20/2026	Regular	0.00	1,792.73	63936
01805	Boss Construction	08/20/2026	Regular	0.00	360,150.03	63937
00200	Browne's Home Center a Division of TAL Holdin	08/20/2026	Regular	0.00	397.27	63938
00231	Cascade Columbia Distribution Company	08/20/2026	Regular	0.00	2,087.71	63939
00236	Cattle Point Rock and Topsoil, LLC	08/20/2026	Regular	0.00	266.54	63940
00238	CDW Government LLC	08/20/2026	Regular	0.00	1,048.97	63941
00245	CenturyLink	08/20/2026	Regular	0.00	765.54	63942
00271	CivicPlus	08/20/2026	Regular	0.00	3,500.92	63943
01893	Donnie Logsdon	08/20/2026	Regular	0.00	150.00	63944
00434	Exact Scientific Services, Inc.	08/20/2026	Regular	0.00	573.00	63945
00439	FedEx	08/20/2026	Regular	0.00	73.68	63946
00486	Friday Harbor Electric	08/20/2026	Regular	0.00	3,365.33	63947
01867	Gordon Truck dbs Freightliner NW	08/20/2026	Regular	0.00	2,587.66	63948
00574	Harbor Rental & Saw Shop	08/20/2026	Regular	0.00	72.25	63949
01887	Heather Lee	08/20/2026	Regular	0.00	4,640.00	63950
00645	Inter Island Water Co.	08/20/2026	Regular	0.00	81.49	63951
00691	JAC 330 Spring San Juan, LLC	08/20/2026	Regular	0.00	2,724.82	63952
00783	Kulseth, Denice	08/20/2026	Regular	0.00	348.52	63953
00793	Lautenbach Industries LLC	08/20/2026	Regular	0.00	22,946.03	63954
00946	NC Power Systems Co.	08/20/2026	Regular	0.00	2,172.78	63955
01072	Printonyx, Inc	08/20/2026	Regular	0.00	85.63	63956
01094	Quill Corporation	08/20/2026	Regular	0.00	610.45	63957
00670	Rock Island Communications	08/20/2026	Regular	0.00	1,878.93	63958
01895	San Juan Inn Collection	08/20/2026	Regular	0.00	43.98	63959
01199	San Juan Pest Control, Inc.	08/20/2026	Regular	0.00	106.48	63960
01201	San Juan Propane/Amerigas	08/20/2026	Regular	0.00	65.48	63961
01221	SCADA & Controls Engineering, Inc.	08/20/2026	Regular	0.00	2,820.00	63962
01243	Security Solutions NW	08/20/2026	Regular	0.00	65.14	63963
01256	Sharon Kivisto	08/20/2026	Regular	0.00	456.33	63964
01276	SJC District Court	08/20/2026	Regular	0.00	5,983.80	63965
01288	SJC Sheriff's Office	08/20/2026	Regular	0.00	45,683.21	63966
01326	Sound Publishing, Inc.	08/20/2026	Regular	0.00	789.69	63967
01348	Starr Excavation, Inc.	08/20/2026	Regular	0.00	1,191.85	63968
01356	Sterling Office Services, LLC	08/20/2026	Regular	0.00	78.65	63969
01371	Summit Chemical	08/20/2026	Regular	0.00	27,213.00	63970
01462	Town of La Conner	08/20/2026	Regular	0.00	2,911.32	63971
01789	Treehouse Creative Digital Solutions	08/20/2026	Regular	0.00	2,039.35	63972
01487	United Business Machines	08/20/2026	Regular	0.00	363.43	63973
01506	USABlueBook	08/20/2026	Regular	0.00	4,674.99	63974
01509	Utilities Underground Location Center	08/20/2026	Regular	0.00	22.08	63975
01555	WA State Dept of Ecology	08/20/2026	Regular	0.00	7,015.00	63976
01573	WA State DOT - Ferries	08/20/2026	Regular	0.00	163.50	63977

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01611	Wells Fargo Vendor Financial Services LLC	08/20/2026	Regular	0.00	713.22	63978

Bank Code AP/PY Warrant Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	81	47	0.00	530,909.17
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	81	**47**	**0.00**	**530,909.17**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: KeyBank Operating-KeyBank Operating						
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	650.10	DFT0000903
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	199.00	DFT0000906
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	120.00	DFT0000907
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	108.00	DFT0000908
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	40.00	DFT0000909
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	257.37	DFT0000910
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	334.37	DFT0000911
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	15.45	DFT0000912
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	430.00	DFT0000913
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	401.44	DFT0000914
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	31.84	DFT0000915
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	1,384.36	DFT0000916
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	80.00	DFT0000917
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	5.43	DFT0000918
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	80.29	DFT0000919
00758	Keybank - Corp. Card	08/20/2026	Bank Draft	0.00	380.09	DFT0000922

Bank Code KeyBank Operating Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	16	16	0.00	4,517.74
EFT's	0	0	0.00	0.00
	16	**16**	**0.00**	**4,517.74**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PY DFT-Savi Operating						
01569	WA State Dept of Revenue	08/20/2026	Bank Draft	0.00	34,072.45	DFT0000921

Bank Code PY DFT Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	34,072.45
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**34,072.45**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	81	47	0.00	530,909.17
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	17	17	0.00	38,590.19
EFT's	0	0	0.00	0.00
	98	**64**	**0.00**	**569,499.36**

Fund Summary

Fund	Name	Period	Amount
999	Pool Operating Cash	8/2026	569,499.36
			569,499.36

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

MEMORANDUM

To: Town Council

From: Ryan Ericson, Community Development Director

Date: August 31, 2025

Re: Interim Ordinance

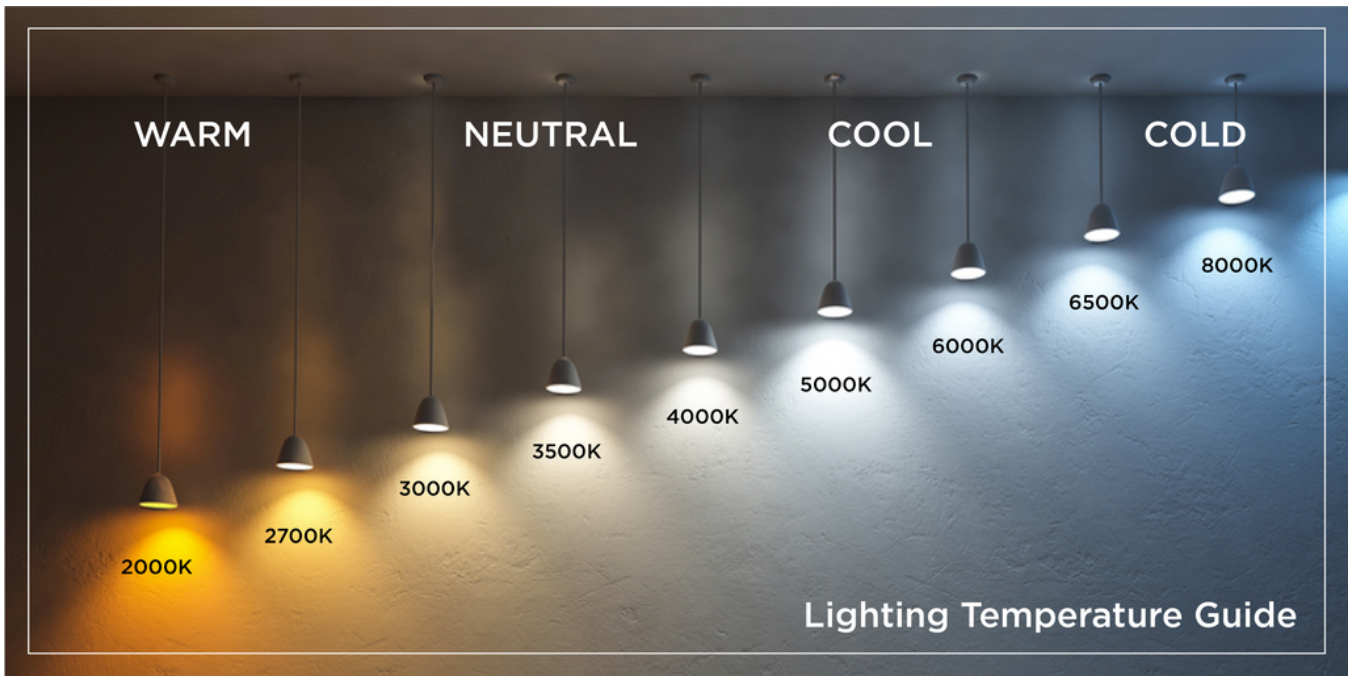
The proposed Interim Ordinance is a six month ordinance to address lighting in the Downtown Core Overlay, Historic Incentives, landscaping, and an option to add a section that addresses site planning and building design; these topics have been presented to Town Council over the last two years. This interim ordinance will allow Town Council's comments to be implemented while an integrated package of development regulation amendments to address the State's required legislation to increase housing in the Town of Friday and design regulations to maintain the character of the Town of Friday Habor.

Summary Ordinance Sections

Section 1. The intent of the interim ordinance is not to repeal and replace existing regulations.

Section 2. – Definitions for the lighting regulations.

Section 3. – Lighting. Address historic lighting in the Downtown Core Overlay and Historic Preservation Overlay. This was presented at the 2025 Council Retreat. Town Council agreed that a warmer color is preferred. The historic guidelines require subdued lighting in the Historic Preservation Overlay and Title 14 Signs limits exterior lighting to 7 watts. Neither regulation provides guidance on the color spectrum from warm to cold and LED lighting generates more lumens per watt than a standard incandescent bulb.



Section 4. – Prohibited Signs. This language addresses a concern of the use of fabric banners as a form of advertisement. The interim provision allows for advertising of community oriented activities commonly displayed at the public parking lot.

Section 5. – Sign Size. The applicability section in Title 14 signs indicates that advertising signs in the Town of Friday Harbor should be pedestrian scale. The proposed sign sizes provide business owners with a predictable pedestrian scale standard.

Section 6. Historic Incentives. In 2024 Town Staff presented minor amendments to the Historic Incentives. This included excluding transient accommodation from the Historic Preservation reduced parking incentive, prohibiting shed roofs, requiring 2nd and 3rd story floors to be back from the ground floor, and addressing flat roof cornices.

FHMC 17.54 General Requirements indicate a preference for landscaping that provides for pleasing environment, reduces blight, preserves property values, and provides for the health, safety, and general welfare of the citizens by minimizing discordant and unsightly surroundings, and providing for the beauty and balance of the town. The FHMC address landscaping for parking areas, planned residential developments, and binding site plans and is silent for all other land uses. Town Staff discussed adding landscaping requirements to maintain the character of Friday Harbor during the Special Council Session of this year. Section 7. Through 13. provides detailed landscaping requirements for separation between uses, landscaping of areas fronting public rights of way and private street, gives options to use fencing to provide separation, and allows for alternative plant plans.

Section 7(A). Landscaping Screen. This section provides the requirements for each screening type: Full Screen, Filtered Screen, Parital Screen, and Screen Wall. The planting requirements for each screening type was borrowed from San Juan County Unified Development Code. Screen Wall is borrowed from the City of Kirkland.

Section 7(B). Landscaping Adjacent to Frontage. This is generally the same as San Juan County's requirements for 10 feet of landscaping adjacent to frontages. Option for use of fencing was added by Town Staff.

Section 7(C). Interior lot lines. This is generally the same as San Juan County's requirements for interior lot lines. Depth of the landscaping screening has been reduced to provide for urban scale development.

Section 8. Areas outside of required landscaping. This is an existing requirement in FHMC section 17.68.060 with amended language for clarity.

Section 9. Parking Lot Landscaping. The interim provisions increase the parking lot planting strip from 3 feet to 5 feet to allow greater width for tree health. In 2022 the Town increased the landscape strip within the Town Right of Way from 3 feet to 5 feet for the same reason. The other two provisions clarify existing shrub and ground cover requirements.

Section 10. Interior Parking Lot Landscaping. This is landscaping islands to break up large expanse of paved areas and reduce the heat island effect in urban areas. The language is borrowed from the City of Kirkland. The requirement for interior landscaping was reduced from 40 stalls to 8 stalls. Most developments that require this level of parking are outside of the Downtown Core on larger parcels.

Section 11. Landscape Plan. FHMC addresses parking lot landscaping plans, this would apply to all other required landscape areas.

Section 12. Maintenance. FHMC is silent on maintenance requirements for landscaped areas.

Section 13. Surety. This section provides the ability for a bond or assignment of savings to allow the developer with flexible timing of plant installation.

Section 14. Nonconformity and Binding Site Plans. This clarifies the intent in FHMC 16.16 Binding Site that legally existing structures are nonconforming structures and that nonconformity cannot be increased

Staff Recommendation

Town staff seek approval of the Interim Zoning Ordinance as presented with Sections 1. – Section 14.

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-2380 / www.fridayharbor.org

MEMO

To: Town Council

From: Ryan Ericson, Community Development Director

Date: 08/27/2026

Re: Interim Zoning Regulations

This interim zoning ordinance is renewing a similar ordinance passed at the first Town Council meeting in September 2025. The previous memorandum has been provided. There are some minor changes to clarify landscaping requirements. These interim regulations are part of a permanent development regulation package that Town Staff plan to bring forward starting in October/November with the Comprehensive Plan update. For consistency with current project permit applications Town Staff is asking for renewal of the expired interim zoning regulations.

Item 1. Section 7. Interim zoning for landscaping requirements between separate uses and adjacent to public and private streets

Town Staff Recommended Language

A(1)(f) Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.

A(2)(f) Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.

A(3)(f) Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.

Staff Recommendation:

The specific height requirements were added for clarity. Shrub height is the same as that for Planned Unit Development. Tree height caliber width is the same as street trees and 6' feet for evergreen is approximately a 5 gallon tree size. This ensure the appropriate level of screen in reached at time of planting.

Item 2. Section 7. Interim zoning for landscaping requirements between separate uses and adjacent to public and private streets
Existing Language C(1)(d) Interior lot line separating Multifamily development from single family development shall be 5 feet and provide a Filtered Screen or a Screen Wall
Town Staff Recommended Language: C(1)(d) Interior lot line separating ~~Multifamily development from single family development~~ residential development shall be 5 feet and provide a Filtered Screen or a Screen Wall
Staff Recommendation: The existing language intent was to screen more intensive development from less intensive development. As the Town of Friday Harbro accepts more density through land division and multifamily development screen between all residential development becomes more important.

Item 3. Section 9. Interim zoning for Parking Lot Perimeter Landscaping.
Existing Language A. Minimum Standards. Each parking lot landscaping plan shall provide for the following minimum landscaping installations:
Town Staff Recommended Language: A. Minimum Standards. Each parking lot landscaping plan shall provide for the following minimum landscaping installations: in addition to FHMC17.68.070 landscaping the following apply, in case of conflict the most restrictive will apply:
Staff Recommendation: The amendment adds clarity that the requirements are in addition to existing parking lot landscape standards.

Town Staff is seeking a motion to approve the interim zoning ordinance:

"I move to adopt Ordinance 1842 establishing for a duration of 6 months interim zoning regulations for lighting standards in the historic overlay Downtown Commercial Area district, landscaping requirements for subdivision and separation between uses, historic preservation incentives, and general building guidelines.

ORDINANCE NO. 1842

AN INTERIM ORDINANCE OF THE TOWN OF FRIDAY HARBOR, WASHINGTON ADOPTING ZONING REGULATIONS FOR LIGHTING STANDARDS IN THE DOWNTOWN CORE AND HISTORIC OVERLAY DISTRICTS, LANDSCAPING REQUIREMENTS FOR SUBDIVISIONS AND SEPARATION BETWEEN USES, HISTORIC PRESERVATION INCENTIVES, AND GENERAL BUILDING DESIGN GUIDELINES.

WHEREAS, the Town Council desires to have standard development within the Town of Friday Harbor to maintain a sense of place and unity, promote consistent development, and allow creative design; and

WHEREAS, unchecked rapid development erodes the character of small towns, these standard design and landscaping requirements were composed to retain the character of the Town of Friday Harbor; and

WHEREAS, these interim development regulations will expire upon approval of an ordinance for permeant zoning development regulations or 6 months from adoption, which ever first occurs; now, therefore

NOW THEREFORE BE IT ORDAINED by the Council of the Town of Friday Harbor;

Section 1. The most current adopted Friday Harbor Municipal Code applies, except as explicitly amended by this ordinance.

Section 2. Interim Zoning definitions for lighting in the Downtown Core and Historic District

A. Exterior lighting includes decorative lights, signs, window displays, display cases, security lighting, pathway lighting, not including Town of Friday Harbor streetlights and seasonal decorative lighting.
B. Interior lighting includes those fixtures left on after normal business hours for security, illuminating window displays, or any other form of advertising as defined in Title 14 Signs.

Section 3. Interim Zoning for Lighting in Downtown Core and Historic District

A. Exterior lighting shall meet the following:
    1. The temperature shall be 3000-kelvin or less.
    2. Shall be downward shielded except for bulbs that produce 40 or less lumens. That is equivalent to a 7-watt incandescent bulb.
    3. Maximum lumens are 300 that is equivalent to a 25 watt incandescent bulb.
B. Interior lighting shall meet the following:
    1. The temperature shall be 2800-kelvin or less.

2. Shall be downward shielded except for bulbs that produce 40 or less lumens. That is equivalent to a 7-watt incandescent bulb.
3. Maximum lumens are 300 that is equivalent to a 25 watt incandescent bulb.

Section 4. Interim zoning for prohibited signs

A. Banner Sign, except for approved signs located at the public parking lot or at the place of an event to provide information concerning a noncommercial or nonprofit community event such as county fair, blood bank, art and street festivals, public entity fund raiser, benefit meals, or other similar community events.
B. Hanging Signs from a Marquee

Section 5. Interim zoning for sign size

A. Wall Sign — Frontage Wall Width 1 Square Foot per liner foot measure from corner to corner or for irregular buildings measured from the minimum area created by a box that contains the irregular building. Multiple Business with one entrance shall have a directory instead of wall sign, except a Wall Sign that is h square foot per linear foot with the Name of the Building may be approved (i.e. Sundries Court) the sign area may be increased to proportion of the length as approved by an administrative sign variance not to exceed 1 Square Foot per linear foot.

B. Projecting Sign — 6 Square feet (eight feet above walkway or sidewalk), an administrative variance of 2 square feet for signs that are more than 10 feet above a walkway or sidewalk may be approved by the Land Use Administrator.

C. Hanging Sign — Dimensions shall not exceed: 1. Max width is 48"
   2. Up to 36" in width the max height is 12"
   3. Greater than 36" in width the max height is 14"

D. Pole Sign —4 Square feet.

E. Marquee is the same as wall sign.

F. Window or Door up to 6ft per surface with a max width of 8" horizontal or 12" vertical.

G. Free Standing 32 square feet displaying multiple business or 16 square feet for a single business.

H. For the exempt construction sign in FHMC 14.04. IOO(K) 4 Square Feet or 32 Square Feet with a permit.

Section 6. Interim zoning for historic incentives

A. Incentives.

1. Height Incentive. The height of a qualified single-family structure may be increased to a maximum of 30 feet, and the height of any other qualified structure may be increased to 35 feet if the following design criteria are met:
    a. Other qualified structures shall include non-transient residential development on one of the above ground floors.

    b. Flat roofs must have a substantiative cornice detail in portion with building scale and height, with a minimum of three modulated levels, all other roof pitches that are located above 27 feet, must have a pitch of 8:12 or greater with trim details appropriate to the style of roof. Shed roofs are not allowed.

    c. A story on qualified structures shall be setback a minimum of 6 feet from the storv below as follows:

        i. Any new story on a qualified historic structure;

        ii. Where any adjacent existing building(s) are single story any story above ground level.

        iii. Any third story or a portion thereof, that is above 27 feet.

2. Parking Incentive. Qualified historic structures may be exempted from the off-street parking requirements of Chapter 17.68 FHMC. For qualified new construction and for the alteration of qualified non-historic structures, the off-street parking requirements of Chapter 17.68 FHMC may be reduced by 50 percent, except that off-street parking requirements for transient accommodations may not be reduced.

Section 7. Interim zoning for landscaping requirements between separate uses and adjacent to public and private streets.

A. Landscape Screening The three types of landscaping screens are described as follows:

1. Full Screen. A vegetive screen that functions as a visual barrier. Shall at a minimum consist of:

    a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;

    b. Seventy percent evergreen trees;

c. Trees provided at the rate of one per 10 linear feet of landscape strip and spaced no more than 30 feet apart on center.; and

d. Evergreen shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center.

e. Living ground cover or mulch shall be provided in areas not landscaped with trees or shrubs.

f. Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.

2. Filtered Screen. A vegetative screen that functions as a visual separator. Shall at a minimum consist of:

a. A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip, spaced to create a filtered screen;

b. Fifty percent deciduous trees and 30 percent evergreen trees;

c. Trees provided at the rate of one per 20 linear feet of landscape strip and spaced no more than 30 feet apart on center; and

d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center.

e. Living ground cover or mulch shall be provided in areas not landscaped with trees or shrubs.

f. Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.

3. Partial Screen. A vegetative screen that functions as a partial visual separator to soften the appearance of parking areas and building elevations. Shall at a minimum consist of:

a. A mix of evergreen and deciduous trees generally interspersed throughout the landscape strip and spaced to create a continuous canopy;

b. Seventy percent deciduous trees;

c. Trees provided at the rate of one per 25 linear feet of landscape strip and spaced no more than 30 feet apart on center, when adjacent to a planter strip with Street Trees the rate may be increased to one per 30 liner feet of landscape strip;

d. Shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and

e. Living ground cover or mulch shall be provided in areas not landscaped with trees or shrubs.

f. <u>Conifer tree species height shall be a minimum of 6 feet and deciduous trees shall be a minimum of 2.5" caliper. Shrubs shall grow to a minimum of 6 feet tall at maturity.</u>

4. Alternative planting plans may be approved for historic buildings and incorporating existing landscape vegetation.

5. Screen Wall. A hedge or wall that provides visual separation from parking lots or full separation from different land uses. Shall be designed as follows:

   a. For parking lot perimeter landscaping:

      i. It is a hedge or wall that extends at least two feet, six inches, and not more than three feet above the ground directly below it.

      ii. The wall is constructed of masonry or concrete, or of wood if the design and materials match the building on the subject property.

      iii. If the Screen wall is adjacent to a sidewalk, then a trellis or grill or pedestrian covering may be constructed to a max height of 5 feet; provided that a lower height is required at the entrance/exit of the parking area to maintain appropriate line of sight. Planted vines or hanging flowers are encouraged.

   b. For separation between developments:

      i. A hedge or wall that is a minimum of 6 feet in height.

      ii. The wall is constructed of masonry, or concrete, wood or a mixture of materials.

iii. A trellis, grille, lattice, or similar material covered in vegetation may be used to meet the minimum height requirement provided that the wall is at least two feet, six inches above the ground directly below it.

B. Landscaping Adjacent Street Frontages. The width or depth of perimeter landscaping along street frontages shall be provided as follows, provided the width or depth may be averaged, no less than 5 feet in width or depth, with prior approval from the Town:

1. Ten feet of Filtered Screen landscaping or a privacy fence or Screen Wall at least 6 feet shall be provided for all above-ground utility facilities or development located outside a public right-of-way, excluding distribution and transmission corridors.

2. Light Industrial and Light Manufacturing development shall provide 10 feet of Partial Screen landscaping with a privacy fence or Screen Wall a minimum of 6 feet tall as a visual barrier installed behind the partial screening or provide 15 feet of filtered Screen landscaping.

3. Commercial, Professional Service, Shoreline Accommodation, and Public Service development shall provide a minimum of 10 feet of partial screening, except in the Downtown Core Overlay the development shall follow the applicable Storefront block frontage standard or Landscape Block Frontage standard

4. Multifamily Residential Development abutting residential or private streets shall provide 10 feet of Partial Screen landscaping.

5. Residential Development where the front entrance faces an arterial or local access shall provide 10 feet of Partial Screen landscaping.

6. Residential Development abutting arterials, local access, residential, or private streets where the front entrance does not face an arterial or local access shall provide ten feet of a partial screen and a minimum 6' foot tall fence or 10 feet of Full Screen landscaping.

7. Development in the Historic District may require additional depth of landscaping to follow the historic streetscape.

C. Landscaping of Interior Lot Lines.

1. The width or depth of perimeter landscaping along interior lot lines shall be as follows:

a. Interior lot line separating development in the following zoning districts professional service, commercial, utility, public service, shoreline accommodations, light manufacturing and light industrial shall be five feet and provide a Full Screen landscaping or Partial Screen landscaping with a Screen Wall.

b. Interior lot line separating light industrial or light manufacturing uses from other nonresidential uses shall increase the with in subsection a. of this section to 10 feet.

c. Interior lot line separating non-residential development and residential development shall be five feet and provide a Full Screen Landscaping or 5 feet of Partial Screen landscaping and a Screen Wall, except light industrial and light manufacturing shall increase the width to 10 feet.

d. Interior lot line separating ~~Multifamily development from single family development~~ residential development shall be 5 feet and provide a Filtered Screen or a Screen Wall.

Section 8. Interim zoning for areas outside of required parking lot landscaping and screening of utilities, refuse, and storage

A. Except for detached single-family development areas outside of required landscaping, approved buildings, stormwater facilities, and other structures shall be landscaped with at least grass or other approved living ground.

B. Fences that provide a full screen may be required for utilities, refuse, or storage areas which are incompatible or difficult to landscape.

Section 9. Interim zoning for Parking Lot Perimeter Landscaping.

A. Minimum Standards. Each parking lot landscaping plan shall provide for the following minimum landscaping installations: in addition to FHMC17.68.070 landscaping the following apply, in case of conflict the most restrictive will apply:

1. Perimeter Landscaping. Off-street parking lots shall provide perimeter landscaping in accordance with the following minimum requirements:

a. A five-foot-wide planting strip along the entire lot perimeter, excluding driveways;

b. Shrubs shall be spaced a maximum of 6 feet apart and shall be a minimum height of two feet at time of planting.

c. Groundcover shall be selected and planted to achieve 60 percent coverage within two years

Section 10. Interim Zoning Internal Parking Lot Landscaping Requirements

1. Internal parking lots shall be designed to maximize the use of plants and soils to shade paved surfaces to mitigate the urban heat island effect and to naturally improve surface water functions. The following internal parking lot landscape standards apply to each parking lotor portion thereof containing more than eight parking stalls.

2. The parking lot must contain 25 square feet of landscaped area per parking stall planted with at least one deciduous tree two inches in caliper, or one coniferous tree six feet in height for every 1 50 square feet of landscaped area;

3. Groundcover shall be selected and planted to achieve 60 percent coverage within two years;

4. The applicant shall arrange the required landscaping throughout the parking lot in a manner that:

    a. Maximizes shading of paved surfaces by tree canopy to reduce potential heat island effect;

    b. Creates natural drainage landscapes (such as rain gardens, bio-infiltration swales and bioretention planters) designed in compliance with the stormwater design manual adopted in KMCI 5.52.060 (refer to Public Works Pre-Approved Plans);

    c. Provides generous planting areas for large trees;

    d. Groups trees with other shrubs and perennials to enhance growing conditions;

5. Minimum Soil Volume and Improvement. Soils within landscaped areas shall be prepared for landscape installation to promote healthy growth of new plants including topsoil rich in organic material and amended to a depth of at least 30 inches.

    a. A soil improvement detail and notes, including the removal of all construction debris and existing compacted soil and the proposed soil improvement mix, shall be provided with the landscape plan;

    b. Landscaped areas must be surrounded by a six-inch-high vertical curb. Gaps in curbs are allowed for stormwater runoff to enter the landscaped area;

c. Exception. The requirements of this subsection do not apply to any area that is fully enclosed within or under a building.

Section 11. Interim zoning for Landscape Plan requirements.

1. When screening is required, a landscaping plan shall be submitted with the project application to indicate how the minimum screening requirements are met. The plan must meet the following requirements:

    a. The landscape plan shall be drawn on the same base map as the development plans and shall identify the following:

    i.Total landscape area and separate hydro zones; ii. Landscape materials, botanical and common names, and applicable size; iii. Property lines; iv. Impervious surfaces;

    v. Natural or manmade water features or bodies; vi. Existing or proposed structures, fences, and retaining walls; vii. Natural features or vegetation left in natural state; and viii. Designated recreational open space areas.

2. The required landscaping shall be installed prior to issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy.

Section 12. Interim zoning for maintenance.

1. All landscaping and necessary support systems shall be maintained for the life of the project.
2. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.
3. With the exception of dead, diseased, or damaged trees specifically retained to provide wildlife habitat, dead, diseased, damaged, or missing plantings shall be replaced within

three months or during the next planting season if the loss does not occur in a planting season.

4. Landscape areas shall be kept free of trash.

Section 13. Interim zoning for landscaping bonds or other security.

Performance bonds, assignment of savings, or other appropriate security shall be required for a period of no less than six months after the planting or transplanting of vegetation to ensure proper installation, establishment, and maintenance. This time period may be extended to one year by the administrator, if necessary to cover a planting and growing season.

Section 14. Interim zoning for nonconforming use, structure, or land and nonconforming structures relief from remedying the nonconformance as a requirement of binding site approval.

A. Any land division or development permit or approval may not be issued that increases nonconformity to a greater extent than existing conditions or causes existing structure to become nonconforming or creates a new nonconformity.

B. Nonconforming structures are not required to remedy the nonconformance as a condition of binding site plan approval

DULY PASSED AND ADOPTED this 3rd day of September 2026.

TOWN OF FRIDAY HARBOR

_____
Evan Perrollaz, Mayor

SEAL of the
Town of Friday Harbor

ATTEST:

_____
Jennifer Krembs, Town Clerk

TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 2380 ● www.fridayharbor.org

NOTICE OF PUBLIC HEARING BEFORE THE TOWN COUNCIL TO construct a 2-story mixed-use commercial and residential building

DESCRIPTION OF PROPOSAL: The owner is proposing to construct a 2-story mixed-use commercial and residential building, with variances for encroachment of partially raised driving surface into 10'- 0' side yard, modification of Historic Preservation roof slope requirement from 8:12 to 6.23:12, and reduction of required perimeter planting area from 5ft to 2ft on south side.

PROPONENT(S): 240 First St. N., Friday Harbor, Washington, San Juan County

HEARING DATE AND LOCATION: The Town of Friday Harbor Town COUNCIL will hold a **PUBLIC HEARING** at **12:00** or soon thereafter on **09/03/2026** to review the Proponents' request to construct a 2-story mixed-use commercial and residential building.

Copies of the Staff Report and associated documents are available for public review online at http://www.fridayharbor.org/2355/Public-Hearings-Meetings or by contacting the Town's Community Development Department at 360-378-2810.

The public hearing will be held in person in the Town Council Chambers at 60 Second Street, Friday Harbor, WA, and remotely utilizing an online meeting platform. To attend the public hearing remotely go to the Town of Friday Harbor Website.

###

Please run this Public Notice in the August 19th and 26th issues of The Journal of the San Juans ***

TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 5339 ● www.fridayharbor.org

COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

STAFF REPORT

AUGUST 27, 2026

I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Summary: The applicant proposes a three-story, eleven-unit mixed-use building (six transient, five residential) with 21 off-street parking stalls at 196 & 240 First St N (Tax Parcels 351150001000 and 351150003000), zoned CO. The site's slope (25%-85%, approximately 35 feet of vertical relief) requires driveway grading that necessitates three variances under FHMC 17.84: LUA2026-0014 (encroachment of a raised driving surface into the 10-foot View Protection Overlay side yard setback), LUA2026-0015 (reduction of the Historic Preservation roof slope from 8:12 to 6.25:12), and LUA2026-0016 (reduction of the required perimeter planting area). The variances are associated with Site Plan Review Permit LUA2025-0059 and SEPA review LUA2026-0024.

Recommendation: Town Staff recommends approval of LUA2026-0014, LUA2026-0015, and LUA2026-0016, subject to the Recommended Conditions of Approval. The SEPA Responsible Official issued a Mitigated Determination of Non-Significance for LUA2026-0024, addressing the archaeological and structural impacts identified during the comment period, prior to the public hearing on these applications.

II. PRELIMINARY INFORMATION

A. BAKGROUND INFORMATION:

Applicant: Robert Gregg, Gregg Property Associates, LLC (Property Owner: Thomas Little). Note: the signed variance applications list David Pelletier, AIA as applicant; the SEPA checklist lists Robert Gregg.
Agent/Representative: David Pelletier, AIA, Pelletier + Schaar, LLC, 26911 98th Drive NW, Suite B, Stanwood, WA 98292, (360) 629-5375. Authorized by Letters of Agent Authorization signed by Thomas Little, dated March 31, 2026, on file for LUA2026-0014, LUA2026-0015, and LUA2026-0016.

Site Location/Address: 196 & 240 First St N, Friday Harbor, WA 98250, San Juan County

Tax Parcel Number:	351150001000 and 351150003000
Existing Short Legal Description:	Portions of Tracts 1 and 2, Gould's Acre Addition to Friday Harbor, Section 11, Township 35 North, Range 3 West, W.M.
Zoning:	CO - Commercial
Comprehensive Plan:	Non-Residential (NON-RES)
Historic Overlay:	Downtown Commercial Area
Number of Proposed Lots:	N/A – No subdivision or lot line adjustment proposed.
Total Acreage:	0.44 Acres
Roads:	Access via First St N. Existing sidewalk, and parking striping in the First St N right-of-way will be replaced.
Water:	New water line and meter connection to the Town's main in First St N.
Sewer:	New sewer connection with a backup-powered grinder pump station to the Town's main in First St N.
Stormwater:	Collected in an underground detention vault and pumped to the public storm system in First St N (approximately 1,200 feet to the discharge point at the Port of Friday Harbor).
Fire Protection:	San Juan Fire District #3
Law Enforcement:	San Juan County Sheriff
Public Schools:	San Juan Island School District

Topography:	Approximately 35 feet of vertical relief across the property. The eastern portion averages 40-45% slope (up to 85% in localized areas); the western portion averages 25-30% (up to 50-80% in localized areas). Subsurface explorations found 6-12 inches of topsoil over bedrock.
Vegetation:	Deciduous trees (alder, maple, aspen, madrona), evergreen trees (fir, cedar, pine), shrubs, and grass; Scotch broom (noxious weed) present.
Adjacent Land Uses:	The Cannery Inn (commercial transient housing) to the southeast; Port of Friday Harbor marina to the northeast; San Juan County government facilities to the southwest across First St N; multi-family residential to the northwest. The Whale Museum, a Washington Heritage Register structure, is located approximately 275 feet from the site.
Utilities Easements:	No utility easements shown on LUA2026-0046 Boundary Line Modification.
Variances:	LUA2026-0014 (View Protection Overlay side yard encroachment); LUA2026-0015 (Historic Preservation roof slope); LUA2026-0016 (Perimeter planting area reduction)
SEPA Review:	LUA2026-0024; DNS issued June 24, 2026; MDNS issued July 29, 2026. In response to comment by DHAP.

B. AUTHORIZING ORDINANCES:

1. Revised Code of Washington Chapter 43.21C, State Environmental Policy Act
2. Washington Administrative Code 197-11
3. 2018 Town of Friday Harbor Comprehensive Plan
4. Friday Harbor Municipal Code Chapter 17.84, Variances (FHMC 17.84.030, Variance Criteria; Ord. 1172 sec. 112, 2001)
5. Friday Harbor Municipal Code Chapter 17.64, Historic Preservation
6. Friday Harbor Municipal Code Chapter 17.32, CO Zone Development Standards. FHMC 17.32.050(B) establishes the 10-foot side yard within the View Protection Overlay District; FHMC 17.32.040(B) requires the 60 percent undeveloped area on View Protection Overlay lots to be located, in equal amounts, in the side yards. Both standards are administratively adjustable through a View Mitigation Permit under FHMC 17.32.060(F), an alternative process to a Chapter 17.84 variance that the applicant did not pursue for LUA2026-0014.
7. Friday Harbor Municipal Code 17.08.200, Definitions ("Transient")
8. Friday Harbor Municipal Code Chapter 17.68, Off-Street Parking Requirements
9. Town of Friday Harbor Ordinance No. 1824 (adopted September 4, 2025): Section 6, Historic Incentives (35-foot height incentive requiring 8:12 minimum roof pitch above 27 feet per Section 6.A.1.b; parking incentive per Section 6.A.2); Section 7, Landscaping (street frontage and interior lot lines); Section 9, Parking Lot Perimeter Landscaping (5-foot minimum planting strip). This ordinance expires upon adoption of permanent zoning regulations or six months from adoption, whichever occurs first; Town Staff shall confirm it remains in effect as of final action.
10. Washington Administrative Code 51-51-0429, Electric Vehicle Parking

III. PROJECT PROPOSAL

The applicant proposes a three-story mixed-use building (Type VB over Type IA, R-2/S-2 occupancy) with eleven units - six transient lodging units and five residential units - and 21 off-street parking stalls (12 standard, 7 compact, 1 ADA car, 1 ADA van), per the parking tabulation on the approved plan set's cover sheet. Under FHMC 17.68.030(B), the base off-street parking requirement for this unit mix is 14 spaces (6 transient units at 1 space each, plus 5 residential units at 1.5 spaces each, rounded per FHMC 17.68.030(C)). FHMC 17.68.030(F)(1) separately increases that base requirement by two spaces for each existing on-street parking space the project's new driveway curb cut eliminates within the downtown core area. Town Staff estimate

that a minimum of three on-street parking stalls will be eliminated for the curb cut; the total off-street parking figure is 20. Town Staff finds this is consistent with FHMC 17.68.030(F)(1) if the curb cut eliminates more than three on-street stalls, the record does not establish how many are eliminated, additional mitigation measures afforded in the FHMC Chapter 17.68 will be addressed during review of LUA2025-0059-Site Plan Review. Access is provided by a new driveway from First St N. Retaining walls are proposed on the north and west portions of the site. Stormwater is collected in an underground detention vault and pumped to the public system; sewer is similarly pumped.

IV. PUBLIC NOTICE AND COMMENT

Requirements for public notice are outlined in FHMC 20.24.010.

Notice of Application: Legal notice for the project proposal was published April 29, 2026, and May 6, 2026; posted on the Town's website and on bulletin boards in Town Hall on April 29, 2026; and mailed to property owners within 300 feet of the proposed project site April 29, 2026.

Public Input: No public comment was submitted during the public comment period for the notice of application. As of the date of this Staff Report no public comment has been received in response to the MDNS threshold determination or for the public hearing.

Notice of Public Hearing: Legal notice for the September 3, 2026, public hearing was submitted for publication on August 19, 2026, and August 26, 2026; and posted on the Town's website and bulletin boards in Town Hall on August 26, 2026.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The State Environmental Protection Agency (SEPA) requires applicants to identify potential impacts to the environment that could result from their proposed project. The applicant submitted an Environmental Checklist April 27, 2026 (revised May 1, 2026). The Town's Responsible Official issued a Determination of Non-Significance for LUA2026-0024 on June 24, 2026. During the 15-day comment period, DAHP and the Tulalip Tribes identified a probable impact to archaeological and cultural resources not addressed in the checklist beyond a desktop WISAARD review, and The Whale Museum identified a probable impact to its adjacent historic structure from the proposed excavation method. These impacts were not evaluated in the DNS as issued.

These impacts are addressed through enforceable conditions. The SEPA Responsible Official issued a Mitigated Determination of Non-Significance under WAC 197-11-350 prior to the public hearing on these applications, conditioned on: (1) a professional archaeological survey prior to any ground-disturbing activity, submitted to DAHP (Project Tracking Code 2026-06-04349) and the Town; (2) an Inadvertent Discovery Plan, with notice to the Tulalip, Samish, Lummi, Snoqualmie, and Swinomish Tribes; and (3) a geotechnical and vibration-monitoring plan for excavation and rock-removal activity, including a pre-construction condition survey of The Whale Museum and a monitoring protocol for any blasting or rock-chipping within its zone of influence. Each measure responds directly to an impact identified in the comment record.

VI. FINDINGS OF FACT AND CONSISTENCY WITH REGULATIONS

Variance Criteria (FHMC 17.84.030)

The applicant shall have the burden of clearly establishing that each of the following criteria are met (Attachment A through C – Variance Applications). Town Staff addresses each variance separately, as each involves a distinct development standard, though all three arise from the same physical limitation; steep slope.

LUA2026-0014 - Side Yard / View Protection Overlay Driving-Surface Encroachment

The applicant requests a variance to allow a raised portion of the driveway/parking drive aisle to encroach into the 10-foot side yard required within the View Protection Overlay District by FHMC 17.32.050(B). At-grade driving surfaces are already permitted in this yard without a variance; the variance is required because this portion is raised above grade. **A. The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone;**

Town Staff concurs with the applicant's response in Attachments A-C. The site's slope, up to 85% in localized areas with roughly 35 feet of vertical relief, requires a driveway aisle radius sufficient to provide required off-street parking, pushing a portion of the raised drive surface into the setback. The encroaching drive, the required 3-foot vehicle barrier, and the raised parking area are entirely below street level and are not visible from First St N, preserving a 25-foot-plus view corridor on the south end and the full 10-foot corridor on the north end.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

Town Staff concurs with the applicant's response in Attachments A-C. that the special circumstance is the site's natural topography, not a condition created by the applicant. FHMC

17.84.030(B) excludes matters personal to the applicant, deed restrictions, financial circumstances, and applicant-created alterations; it does not exclude a pre-existing natural feature on the basis that the owner knew of it at purchase. The topography is a special circumstance solely related to the property.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

Town Staff concurs with the applicant's response in Attachments A-C. The encroachment is limited to the below-grade, non-view-obstructing portion of the drive and parking area required for a workable turning radius; the building footprint does not encroach into the setback. The south view corridor is widened to 25 feet or more, with one minor obstruction 36 inches tall at the street, sloping below street level thereafter.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone; or

The proposed mixed-use building is an allowed use in the CO zone. The variance addresses a site-specific grading constraint, not a special privilege unavailable to other CO-zoned properties. A similar variance process is required to all adjoining parcels providing off-street parking.

2. Cause significant injury to the rights of other property owners in the zone; or

The encroachment is a below-grade paved surface with no view or light/air impact on adjacent properties. The Whale Museum's structural-stability concern relates to the project's excavation and rock-removal methodology generally, not to this setback encroachment specifically. Town Staff addresses that concern through the preconstruction, construction, and post construction geotechnical/vibration-monitoring condition recommended above, as necessary, which shall also apply to this variance given the proximity of the encroaching drive and retaining structures to the shared property line.

3. Be materially detrimental to the public welfare; or

With the geotechnical/vibration-monitoring condition in place under the MDNS, the variance is not materially detrimental to the public welfare.

4. Allow an incompatible structure or use to be located within the zone.

The mixed-use building is a compatible, code-permitted use in the CO zone.

The applicant requests a variance to modify the Historic Preservation roof slope requirement from 8:12 to 6.25:12. The Site Plan Review Response letter of May 1, 2026, references "6.5:12" once; the signed application, narrative, and plan set consistently state 6.25:12. Town Staff treats 6.25:12 as controlling and directs the applicant to correct the May 1, 2026, letter for the record. The project received Historic Preservation Board approval on January 9, 2025, and Pre-Development review findings on July 15, 2025.

A. The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone;

Town Staff concurs with the applicant's response in Attachments A-C.. Ordinance 1824, Section 6.A.1 allows a 35-foot final building height in the CO zone under the Historic Preservation incentive, above the standard 27-foot base limit, conditioned on a roof pitch of 8:12 or greater above 27 feet per Section 6.A.1.b. Per the Height Calculations sheet (A1.20), the site's average elevation is 82.03 feet, yielding an initial limit of 109.03 feet and a final limit of 117.03 feet under the incentive. The site's grade change compresses the vertical space available under that limit while accommodating pedestrian ramps and driveway grade transitions. Strict application of the 8:12 minimum would deprive the applicant of the height incentive available to similarly situated Historic Preservation projects.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

As with LUA2026-0014, the special circumstance is the site's natural topography. The Criterion B analysis above applies equally here.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

Town Staff concurs with the applicant's response in Attachments A-C.. The applicant retained a traditional gable roof form with facade modulation to meet Historic Design standards; 6.25:12 is the minimum pitch reduction necessary to remain within the 35-foot limit while maintaining that form. The Height Limit Compliance exhibit (Sheet A3.10) demonstrates the building remains within both the 27-foot and 35-foot limits.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone; or

The building remains an allowed mixed-use structure at a code-compliant height. No privilege beyond that available to other Historic Preservation-incentivized projects is conferred. The building is three stories, consistent with the SEPA checklist and Site Plan Review submittal.

2. Cause significant injury to the rights of other property owners in the zone; or

The roof slope reduction does not increase the building's overall height and does not increase shading, view, or privacy impacts beyond what the Historic Preservation Board already evaluated. Because the 35-foot height limit and View Protection Overlay standards are maintained independent of roof pitch, this variance does not change the building's height or view impact.

3. Be materially detrimental to the public welfare; or

No public welfare impact specific to roof pitch is established in the record.

4. Allow an incompatible structure or use to be located within the zone.

The roof form, as approved by the Historic Preservation Board, is compatible with the Historic District.

LUA2026-0016 - Perimeter Planting Area

The applicant requests a variance to reduce the perimeter planting area along the south property line. The applicant's narrative and signed application describe this as a 12-inch reduction from a 36-inch baseline. Ordinance 1824, Sections 9.A.1.a and 7.C.1.a establish the controlling standard as a five-foot planting strip, not three feet. Measured against the correct five-foot standard, the reduction to 24 inches is a 36-inch reduction, not 12 inches. Town Staff directs the applicant to correct the application and narrative to reflect the five-foot baseline.

A. The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone;

Town Staff concurs with the applicant's response in Attachments A-C. that the slope requires a driveway aisle radius that pushes the drive into the required perimeter planting area.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

As with LUA2026-0014 and 0015, the special circumstance is the site's natural topography. The Criterion B analysis above applies equally here.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

The driveway will be designed to the Town of Friday Harbor Engineering Design Standards, the requested reduction is the minimum necessary to meet those public safety requirements. This criterion requires correction of the applicant's analysis. Because the correct baseline is five feet rather than three feet, the actual requested relief is a 36-inch reduction, three times the 12-inch reduction represented in the application. The reduction is represented as averaged elsewhere on the site under Ordinance 1824, Section 7.B, which allows the 10-foot street-frontage landscape area to be averaged to no less than five feet with Town approval. The Landscape Averaging exhibit (Sheet A1.12) shows required and provided totals of 3,101 SF; the Architectural Site Plan (Sheet A1.10) shows a conflicting 1,252 SF landscaping-averaging-area figure, with the Rear figure and overall total inconsistent between the two sheets. Town Staff has not verified that the averaging offsets the full, corrected 36-inch reduction. The applicant shall submit corrected landscape averaging calculations using the five-foot baseline and reconcile Sheets A1.10 and A1.12 this is carried as a condition of approval.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone; or

The mixed-use building remains an allowed use. The variance addresses a site-specific grading constraint, not an unavailable privilege.

2. Cause significant injury to the rights of other property owners in the zone; or

As conditioned, the variance applications will not cause significant injury to the rights of other property owners in the zone. This finding responds directly to The Whale Museum's parking comment. The proposed project provides the required 14 parking stalls and additional 6 parking stalls for elimination of three on-street parking spaces. The variance request does not impact view protection corridors and has been conditioned to address visual screening requirements. The 36-inch corrected landscape reduction, once fully offset through landscape averaging, does not reduce the overall screening function of the required perimeter planting. The issues MDNS conditions require pre-construction and post construction analysis for potential damage to all nearby historic structures.

3. Be materially detrimental to the public welfare; or

As conditioned, the variance is not materially detrimental to the public welfare.

4. Allow an incompatible structure or use to be located within the zone.

The mixed-use building is a compatible, code-permitted use in the CO zone.

VII. RECOMMENDATION

Based on review by the Community Development and Planning Department, LUA2026-0014, LUA2026-0015, and LUA2026-0016 are consistent with FHMC 17.84.030. Town Staff recommends approval of LUA2026-0014, LUA2026-0015, and LUA2026-0016, subject to the Recommended Conditions of Approval below. The SEPA Responsible Official issued on July 29, 2026 a Mitigated Determination of Non-Significance for LUA2026-0024 prior to the public hearing on these applications.

VIII. RECOMMENDED CONDITIONS OF APPROVAL

Community Development:

1. Prior to any grading or building permit, the applicant shall submit a professional archaeological survey of the project area, consistent with DAHP's June 23, 2026, recommendation (Project Tracking Code 2026-06-04349), and provide the survey to DAHP and affected Tribes.
2. The applicant shall prepare and implement an Inadvertent Discovery Plan for all ground-disturbing activity and shall notify and provide project documents to the Tulalip Tribes and other affected Tribes upon request.
3. At time of Building permit submittal, the applicant shall submit a geotechnical and vibration-monitoring plan for excavation and rock-removal activity, accepted by the Town Engineer, including a pre-construction condition survey of The Whale Museum and a vibration-monitoring protocol for any blasting or rock-chipping within its zone of influence.
4. The LUA2026-0014 driving surface and retaining structures within the View Protection Overlay side setback shall be constructed as depicted on Sheet A1.10, remaining entirely below First St N street-level elevation.
5. The roof shall be constructed at a minimum 6.25:12 pitch as depicted on Sheets A3.10 and A3.20; the applicant shall correct the pitch reference in the May 1, 2026, Site Plan Review Response letter.
6. As part of site plan review (LUA2025-0059) the applicant shall submit corrected perimeter-planting calculations using the five-foot baseline established by Ordinance 1824, Sections 7.C.1.a and 9.A.1.a, and reconcile the landscape area totals on Sheets A1.10 and A1.12. Density of plantings and species for reaching a full screen requirement will be approved at a later date by the Land Use Administrator.

7. LUA2025-0059 shall include the following condition "Approved landscaping shall be installed during the next appropriate planting season after the exterior shell of the proposed structure is completed, with all averaged plantings located on the water-facing slope as shown; surety shall be provided if occupancy precedes planting."
8. All off-street parking stalls approved for the project shall be reserved for building residents, guests, and transient occupants and shall not be converted to storage or other non-parking use.
9. As part , the applicant shall update the civil drawings (Sheet C5.1) establishing the number of existing on-street parking stalls on First St N, if any, displaced by the new driveway curb cut, and the resulting code-required off-street parking minimum under FHMC 17.68.030(F)(1). If the resulting minimum exceeds 21 stalls, the applicant shall provide additional stalls or seek further relief.
10. The applicant shall confirm the correct applicant of record and Robert Gregg's authority, if any, with respect to the variance applications.

Attachments

A. LUA2026-0014 - Variance Application, Applicant Narrative, and Architectural Plan Set
B. LUA2026-0015 - Variance Application, Applicant Narrative, and Architectural Plan Set
C. LUA2026-0016 - Variance Application, Applicant Narrative, and Architectural Plan Set
D. Letters of Agent Authorization (David Pelletier, AIA), signed by Thomas Little, dated March 31, 2026, for LUA2026-0014, LUA2026-0015, and LUA2026-0016
E. LUA2026-0024 - SEPA Environmental Checklist and Town-Reviewed SEPA Checklist
F. LUA2026-0024 - Determination of Non-Significance, issued June 24, 2026
G. LUA2026-0024 - SEPA Record Publication Confirmation, June 22, 2026
H. Legal Notice Publication Proof, Journal of San Juans (Legal No. J1032660), June 24 and July 1, 2026
I. DAHP Archaeological Survey Recommendation Letter, June 23, 2026
J. Tulalip Tribes correspondence, June 23, 2026
K. The Whale Museum - Public Comment Letter, May 29, 2026
L. Certerra Northwest - Response to Town Review Comments memorandum, March 31, 2026
M. LUA2025-0059 - Site Plan Review Comment Letter Response, May 1, 2026

N. LUA2025-0059 - Resubmittal Drawings and Site Plans (Architectural Site Plan A1.10, Circulation Plan A1.11, Landscape Averaging A1.12, Height Calculations A1.20, Elevations A3.10/A3.20)

O. LUA2026-0024 - SEPA MDNS Record Publication Confirmation, July 24, 2026

P. LUA2026-0024 – Mitigated Determination of Non-Significance, July 24, 2026

ATTACHMENT A

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

TOWN OF FRIDAY HARBOR
Community Development
MAR 18 2026
RECEIVED

Application for Variance LUA2026-0014

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Encroachment of partially raised driving surface into 10'-0" side yard.	

Variance Base → $2,500
Valuation > $100,000 → 1,500
$4,000
3% Tech Fee of Application → $120
$4,120 total

Rec# 27115

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.
Please see attached file "Tom Little Side Yard Encroachment Variance 3-18-2026".

4/1/2026
Date

Signature of Applicant / Agent

Shelby Ness

From: Billing Mailbox
Sent: Thursday, March 26, 2026 10:13 AM
To: Billing Mailbox
Subject: Receipt #R00027115

Thank you for your payment with the Town of Friday Harbor!

60 Second Street
Friday Harbor, WA 98250
(360) 378-2810

DATE : 3/26/2026 10:08 AM
OPER : SN
TKBY : SN
TERM : 1
REC# : R00027115
03 Permit
Miscellaneous Receipt 12360.00
CDP: Variance Permit Fees 4000.00
001.3458100.04 -4000.00
CDP: Variance Permit Fees 4000.00
001.3458100.04 -4000.00
CDP: Variance Permit Fees 4000.00
001.3458100.04 -4000.00
CDP: Technology Fee 120.00
001.3418100.02 -120.00
CDP: Technology Fee 120.00
001.3418100.02 -120.00
CDP: Technology Fee 120.00
001.3418100.02 -120.00

Paid By:Miscellaneous Receipt
3 12360.00AUTH:04696I

$12,360.00, cc
3/26/26, SN

Town of Friday Harbor
Finance

POSTED
MAR 26 2026 024383

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Encroachment of partially raised driving surface into 10'-0" side yard.	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.
Please see attached file "Tom Little Side Yard Encroachment Variance 3-18-2026".

Date

Signature of Applicant / Agent

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

Pelletier + Schaar, LLC
26911 98th Drive NW, Suite B
Stanwood, Washington 98292
p 360-629-5375, f 360-629-1065
info@pelletierschaar.com
www.pelletierschaar.com

LUA2026-0014

PELLETIER + SCHAAR
Vision Based Architecture

March 12,2026

Town of Friday Harbor
PO Box 219
Friday Harbor, WA.98250

RE: Historic Preservation View Corridor Encroachment

Tax Parcel: 351150003000, 351150001000
Street Address: 240 First St N, Friday Harbor, WA 98250
Zoning: CO - Commercial

Dear Ryan Erickson, Community Development Director,

I appreciate your consideration of our Historic Preservation view corridor variance for the proposed Tom Little commercial and residential housing building. Variance criteria and narratives in accordance with FHMC 17.84 are below and coordinating documents are included in the application.

A. *The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.*

The goal of the proposed Tom Little Building is to provide additional commercial and residential space to the City of Friday Harbor, which is a use that is allowed under current City Code. The applicant chose to follow criteria set forth in Historic Preservation Guidelines enhancing the character and sense of place, which was set as a goal for the city. The project did receive Historic Preservation Board approval on 1/9/2025 with City findings showing that the project meets all

historic characteristics including scale, massing, alignment, roofs and other qualities. The site's significant slope from north to south across the whole building area pushes average grades down, burdening the project height with both pedestrian ramps and steep driveway access off of First Street. To allow for any off-street parking, this steep driveway access requires a drive aisle radius that pushes the driveway into the required 10' View Protection corridor. However, also due to the steep slope, the driveway, required 3' vehicle barrier, and raised portion of the parking area are not visible from the street level. This creates a 25'+ wide uninterrupted view corridor on the south end of the lot, and the 10' view corridor on the north end is maintained as well.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

See response to item A.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

To retain as much of the view towards the harbor as possible, the south view protection corridor is not being reduced but is effectively increased to 25'+. There is only one minor obstruction in the view protection corridor that is 36" tall at its highest point at the street, and then follows the slope of the driveway below the street level. At eye level, both view corridors are uninterrupted.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone;

The owner is proposing to construct a 2 story mixed-use commercial and residential building, which is allowed within the zoning not providing special privileges for this project.

2. *Cause significant injury to the rights of other property owners in the zone; or*

The proposed mixed-use building use is allowed within the zone, and is designed to meet all applicable height restrictions, setbacks, view corridor preservation requirements. It is designed to complement the existing established historic fabric of the neighborhood ensuring that no views, uses, impacts to sense of place will be altered but enhanced, not causing significant injury to the rights of other property owners in the zone.

3. *Be materially detrimental to the public welfare; or*

See response to item 2.

4. *Allow an incompatible structure or use to be located within the zone. (Ord. 1172 § 112, 2001)*

See response to item 2.

Thank you very much for your consideration of the variance for the allowed mixed-use building. Please do not hesitate to contact me with any questions regarding this application.

Sincerely,



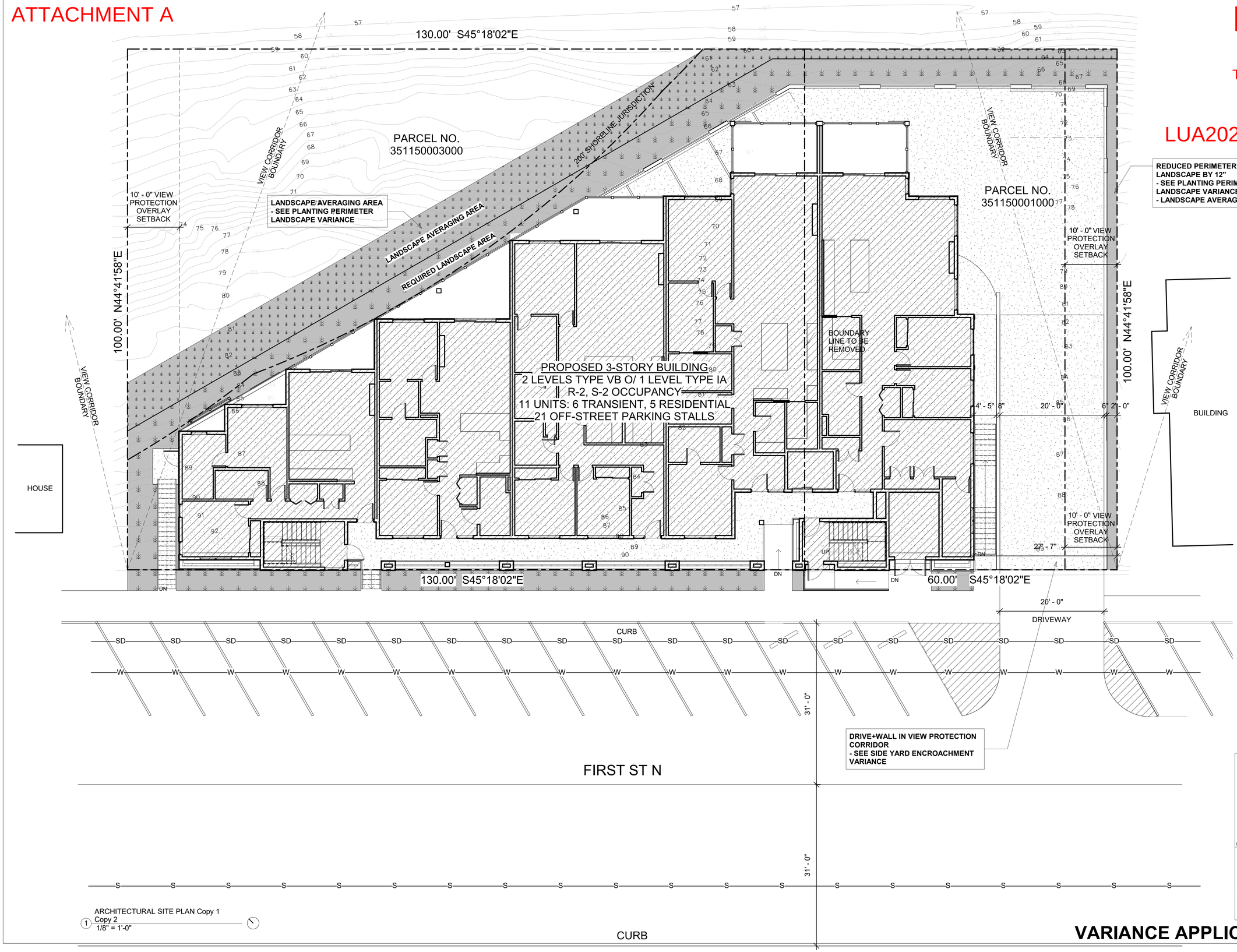
David Pelletier, AIA

Pelletier + Schaar, LLC • 26911 98th Drive NW, Suite B • Stanwood, WA 98292
p 360-629-5375, f 360-629-1095 • info@pelletierschaar.com • www.pelletierschaar.com

ATTACHMENT A

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

LUA2026-0014, 0015, 0016



ARCHITECTURAL SITE PLAN Copy 1
Copy 2
1/8" = 1'-0"

#	DATE	DESCRIPTION

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STATE OF WASHINGTON

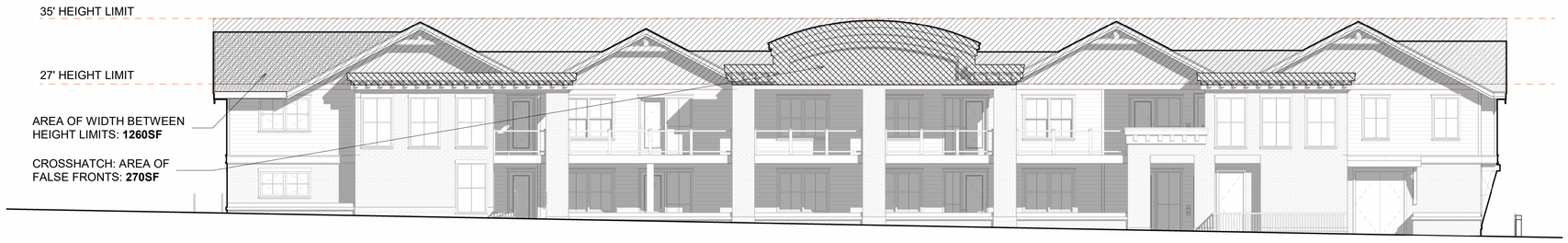
V1.1
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

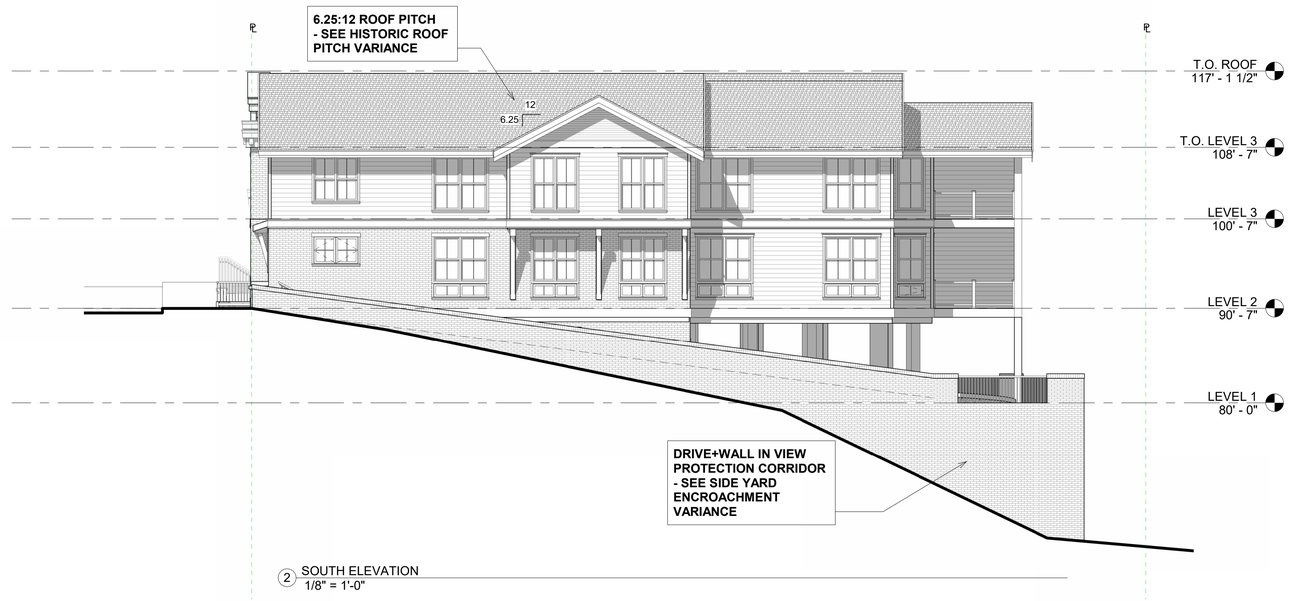
VARIANCE APPLICATION SITE PLAN



1 WEST ELEVATION
1/8" = 1'-0"



3 HEIGHT LIMIT COMPLIANCE
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

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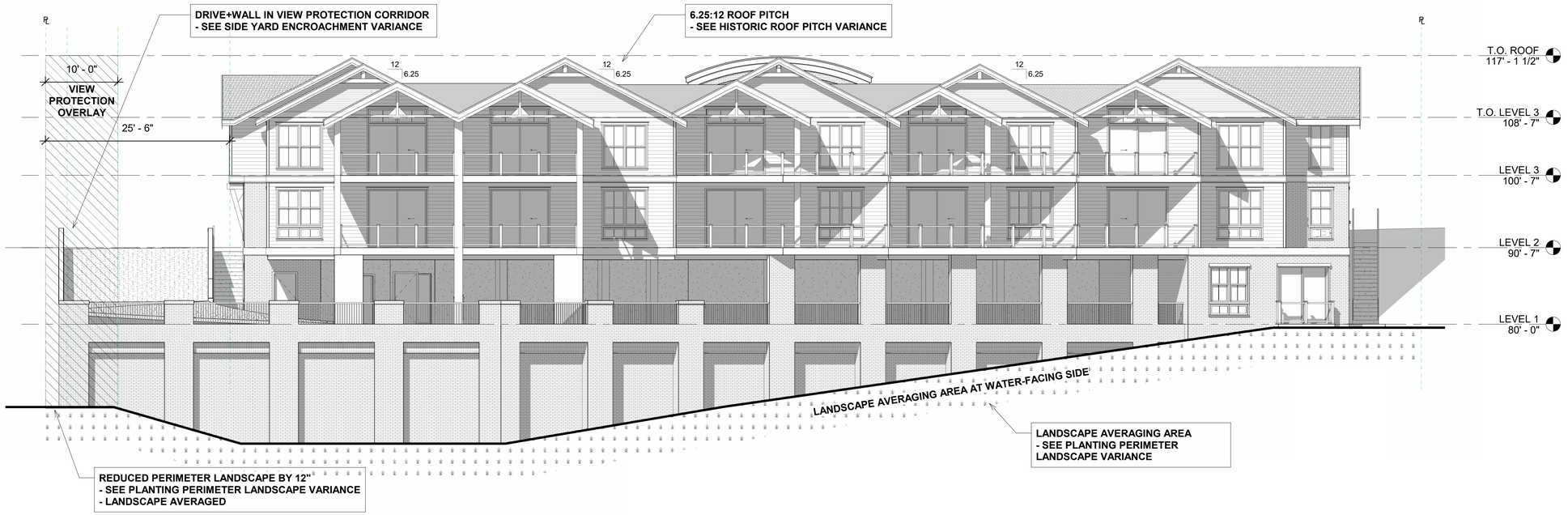
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STATE OF WASHINGTON

V1.2
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

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STATE OF WASHINGTON

V1.3
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS

ATTACHMENT B

TOWN OF FRIDAY HARBOR
Community Development
MAR 18 2026
RECEIVED

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

LUA2026-0015

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Modification of Historic Preservation roof slope requirement from 8:12 to 6.25:12	

Variance base Fee → $ 2,500
Valuation > $100,000 → $1,500
$ 4,000
3% Tech Fee of App. → $ 120
Total → 4,120

Rec#27115

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Modification of Historic Preservation roof slope requirement from 8:12 to 6.25:12	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.
Please see attached file "Tom Little Roof Pitch Variance 3-18-2026".

4/1/2026
Date

Signature of Applicant / Agent

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

Pelletier + Schaar, LLC
26911 98th Drive NW, Suite B
Stanwood, Washington 98292
p 360-629-5375, f 360-629-1065
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www.pelletierschaar.com

LUA2026-0015

PELLETIER + SCHAAR
Vision Based Architecture

March 12,2026

Town of Friday Harbor
PO Box 219
Friday Harbor, WA.98250

RE: Historic Preservation Roof Slope Modification

Tax Parcel: 351150003000, 351150001000
Street Address: 240 First St N, Friday Harbor, WA 98250
Zoning: CO - Commercial

Dear Ryan Erickson, Community Development Director,

I appreciate your consideration of our Historic Preservation roof slope modification variance for the proposed Tom Little commercial and residential housing building. Variance criteria and narratives in accordance with FHMC 17.84 are below and coordinating documents are included in the application.

A. *The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.*

The goal of the proposed Tom Little Building is to provide additional commercial and residential space to the City of Friday Harbor, which is a use that is allowed under current City Code. The applicant chose to follow criteria set forth in Historic Preservation Guidelines enhancing the character and sense of place, which was set as a goal for the city. The project did receive Historic Preservation Board approval on 1/9/2025 with City findings showing that the project meets all

historic characteristics including scale, massing, alignment, roofs and other qualities. The proposed building does meet the required 35-foot height restriction, as granted by the Historic Review Board. The site's significant slope from north to south across the whole building area pushes average grades down, burdening the project height with both pedestrian ramps and steep driveway access off of First Street. The height limits met by the project do require roof pitch dimensional variance from 8/12 to 6.25/12.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

See response to item A.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

To complement the existing neighborhood and meet applicable Historic Design standards, a traditional gable roof style with façade modulations, forms, and massing was applied. The requested variance from the required 8/12 to 6.25/12 is a minimum necessary to stay within the allowed 35 foot height restriction.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone;

The owner is proposing to construct a 2 story mixed-use commercial and residential building, which is allowed within the zoning not providing special privileges for this project.

2. Cause significant injury to the rights of other property owners in the zone; or

The proposed mixed-use building use is allowed within the zone, and is designed to meet all applicable height restrictions, setbacks, view corridor preservation requirements. It is designed to

complement the existing established historic fabric of the neighborhood ensuring that no views, uses, impacts to sense of place will be altered but enhanced, not causing significant injury to the rights of other property owners in the zone.

3. *Be materially detrimental to the public welfare; or*

See response to item 2.

4. *Allow an incompatible structure or use to be located within the zone. (Ord. 1172 § 112, 2001)*

See response to item 2.

Thank you very much for your consideration of the variance for the allowed mixed-use building. Please do not hesitate to contact me with any questions regarding this application.

Sincerely,



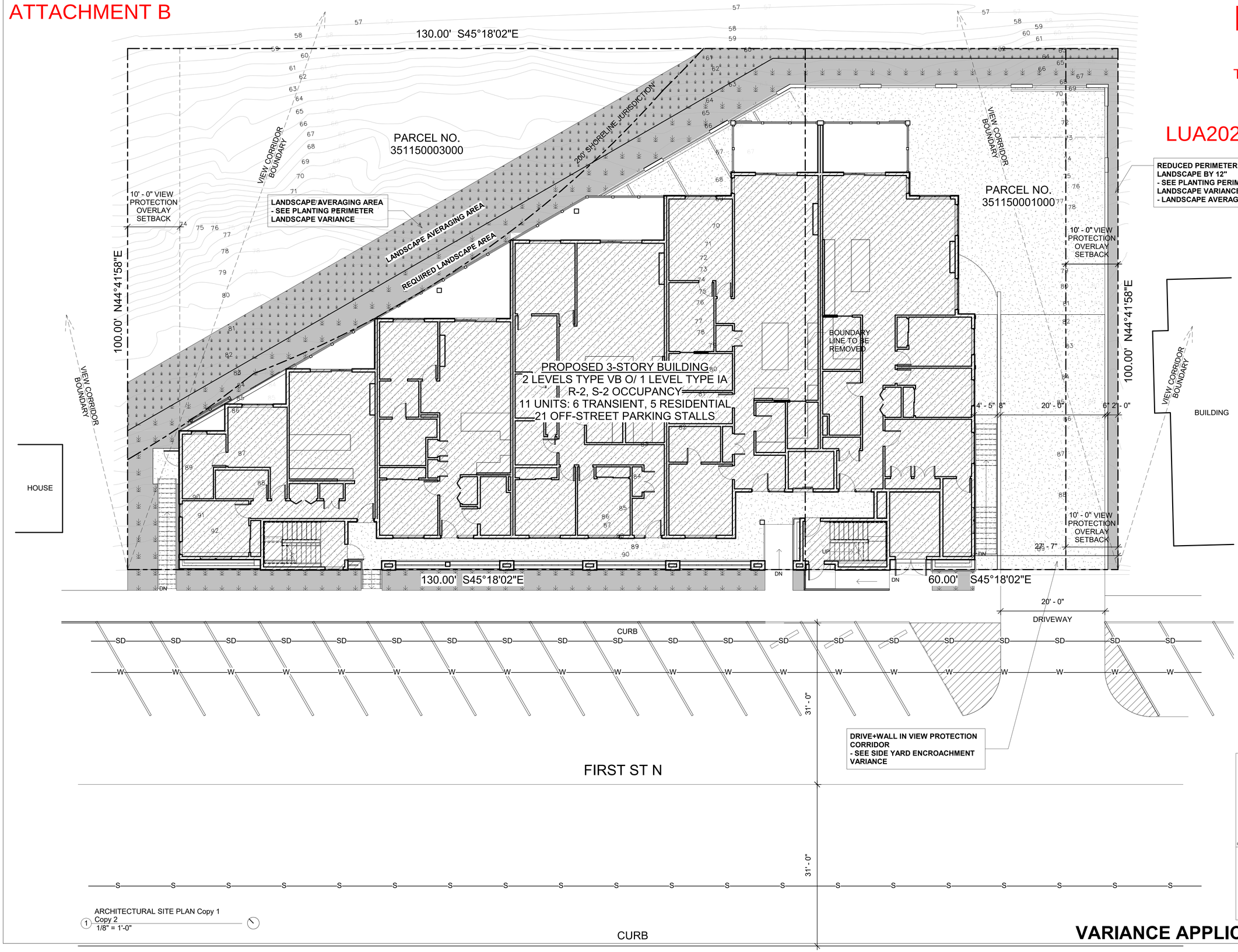
David Pelletier, AIA

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ATTACHMENT B

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

LUA2026-0014, 0015, 0016



ARCHITECTURAL SITE PLAN Copy 1
Copy 2
1/8" = 1'-0"

#	DATE	DESCRIPTION

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STATE OF WASHINGTON

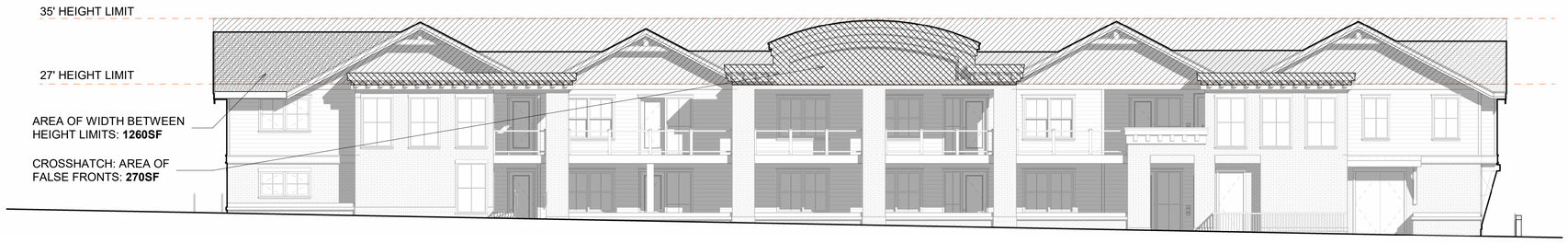
V1.1
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

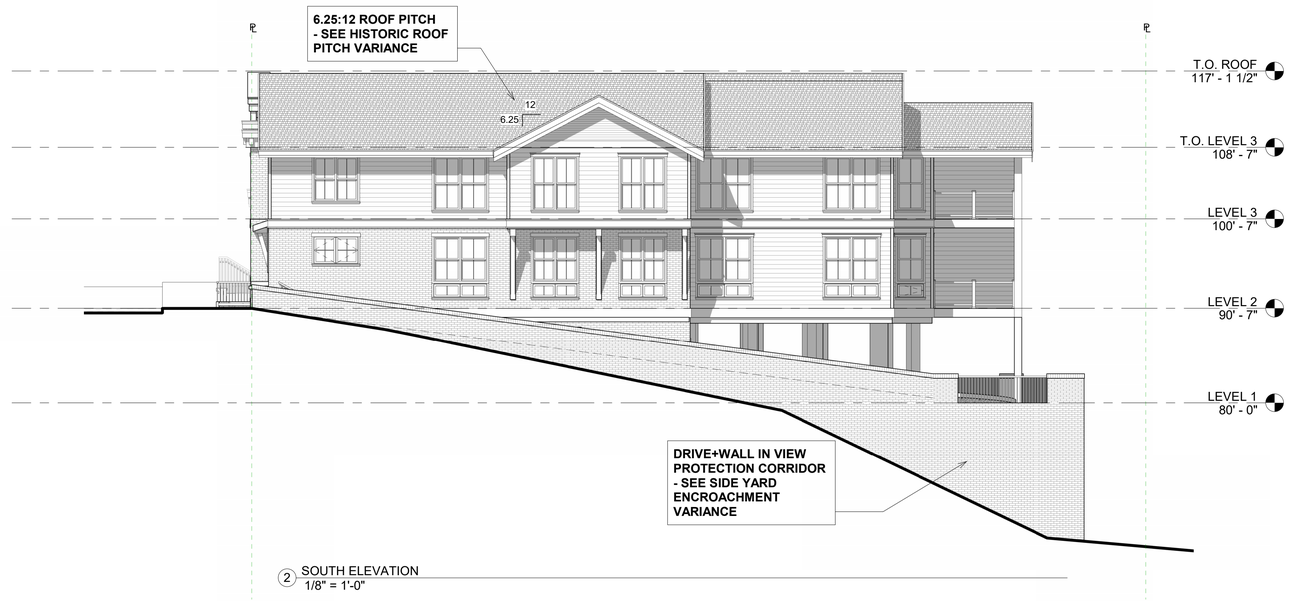
VARIANCE APPLICATION SITE PLAN



1 WEST ELEVATION
1/8" = 1'-0"



3 HEIGHT LIMIT COMPLIANCE
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

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Vision Based Architecture

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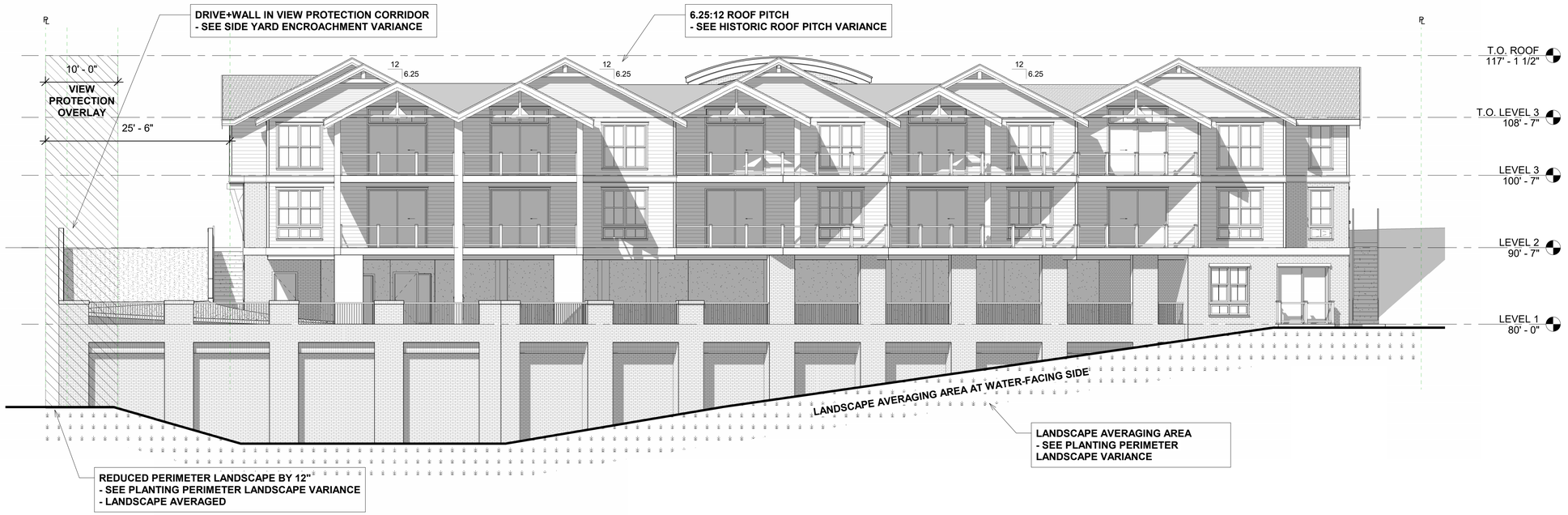
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STATE OF WASHINGTON

V1.2
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

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DAVID R. PELLETIER
STATE OF WASHINGTON

V1.3
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS

ATTACHMENT C

TOWN OF FRIDAY HARBOR
Community Development
MAR 18 2026
RECEIVED

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

LUA2026-00116

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Reduction of required perimeter planting area from 36" to 24" on south side.	

Variance Base Fee → $2,500
Valuation >$100,000 → $1,500
$4,000
3% Tech Fee of App. → $120
Total → $4,120

Rec# 27115

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

Application for Variance

Application date: 03.18.2026	Project Tax parcel number: 351150003000, 351150001000
Applicant name: David Pelletier, AIA (Pelletier + Schaar, LLC)	Phone number: 360.629.5275
Mailing address: 26911 98th Drive NW, Suite B, Stanwood WA 98292	
Email address: dpelletier@pelletierschaar.com	
Area requested for Variance: (Street address or other description)	
240 First St N, Friday Harbor, WA 98250	
Parcel 351150003000, 351150001000	
Legal Description:	
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W	
Current Zoning: CO - Commercial	
Variance requested and reasons for:	
Reduction of required perimeter planting area from 36" to 24" on south side.	

REQUIRED MATERIAL FOR ALL VARIANCE APPLICATIONS

Detailed written statement as to the specific regulations which because of special circumstances applicable to the property deprives the property of privileges commonly enjoyed by other properties in the same zone or vicinity and which adjustment remedies disparity in privileges.
Please see attached file "Tom Little Planting Perimeter Variance 3-18-2026".

4/1/2026
Date

Signature of Applicant / Agent

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

Pelletier + Schaar, LLC
26911 98th Drive NW, Suite B
Stanwood, Washington 98292
p 360-629-5375, f 360-629-1065
info@pelletierschaar.com
www.pelletierschaar.com

LUA2026-0016

PELLETIER + SCHAAR
Vision Based Architecture

March 12,2026

Town of Friday Harbor
PO Box 219
Friday Harbor, WA.98250

RE: Perimeter Planting Area Modification

Tax Parcel: 351150003000, 351150001000
Street Address: 240 First St N, Friday Harbor, WA 98250
Zoning: CO - Commercial

Dear Ryan Erickson, Community Development Director,

I appreciate your consideration of our perimeter planting area modification variance for the proposed Tom Little commercial and residential housing building. Variance criteria and narratives in accordance with FHMC 17.84 are below and coordinating documents are included in the application.

A. *The strict application of the performance standards set forth in this title would deprive the applicant of a substantial property right commonly enjoyed by other properties in the same zone.*

The goal of the proposed Tom Little Building is to provide additional commercial and residential space to the City of Friday Harbor, which is a use that is allowed under current City Code. The applicant chose to follow criteria set forth in Historic Preservation Guidelines enhancing the character and sense of place, which was set as a goal for the city. The project did receive Historic Preservation Board approval on 1/9/2025 with City findings showing that the project meets all

historic characteristics including scale, massing, alignment, roofs and other qualities. The site's significant slope from north to south across the whole building area pushes average grades down, burdening the project height with both pedestrian ramps and steep driveway access off of First Street. To allow for adequate off-street parking, this steep driveway access requires a 120° drive aisle radius that pushes the driveway 12" into the required 36" perimeter planting area. (Note: Pre-application comments noted 3' perimeter planting area. Site review comments noted 5' perimeter planting area.) Although this project has Historic Preservation approval and can use the Historic Preservation parking incentive (reducing the off-street parking requirement to 7 stalls for 6 transient and 5 residential units), the provided 21 off-street stalls are able to satisfy the parking needs for all permanent and transient occupants of the building, effectively removing any additional load on nearby street parking.

B. The need for a variance is a result of special circumstances that are solely related to the property, such as irregular shape or size, or natural features not generally existing within the same zone (deed restrictions, needs personal to the applicant, financial circumstances, or property alterations by the applicant or a predecessor shall not be proper considerations);

See response to item A.

C. The requested variance will provide the minimum variation from the standards necessary to afford relief; and

Historic Preservation parking incentives are not used as this would significantly increase the load on existing on-street parking. The reduction of 12" of perimeter landscaping from the required 36" ensures that all parking needs are accounted for off-street, allowing almost all public street parking to remain aside from the driveway entrance space. Any reduction in perimeter landscape area will be averaged in other areas of the site.

D. The granting of the variance will not:

1. Provide the applicant with a special privilege not already enjoyed by or available to other property owners in the zone;

The owner is proposing to construct a 2 story mixed-use commercial and residential building, which is allowed within the zoning not providing special privileges for this project.

2. *Cause significant injury to the rights of other property owners in the zone; or*

The proposed mixed-use building use is allowed within the zone, and is designed to meet all applicable height restrictions, setbacks, view corridor preservation requirements. It is designed to complement the existing established historic fabric of the neighborhood ensuring that no views, uses, impacts to sense of place will be altered but enhanced, not causing significant injury to the rights of other property owners in the zone.

3. *Be materially detrimental to the public welfare; or*

See response to item 2.

4. *Allow an incompatible structure or use to be located within the zone. (Ord. 1172 § 112, 2001)*

See response to item 2.

Thank you very much for your consideration of the variance for the allowed mixed-use building. Please do not hesitate to contact me with any questions regarding this application.

Sincerely,



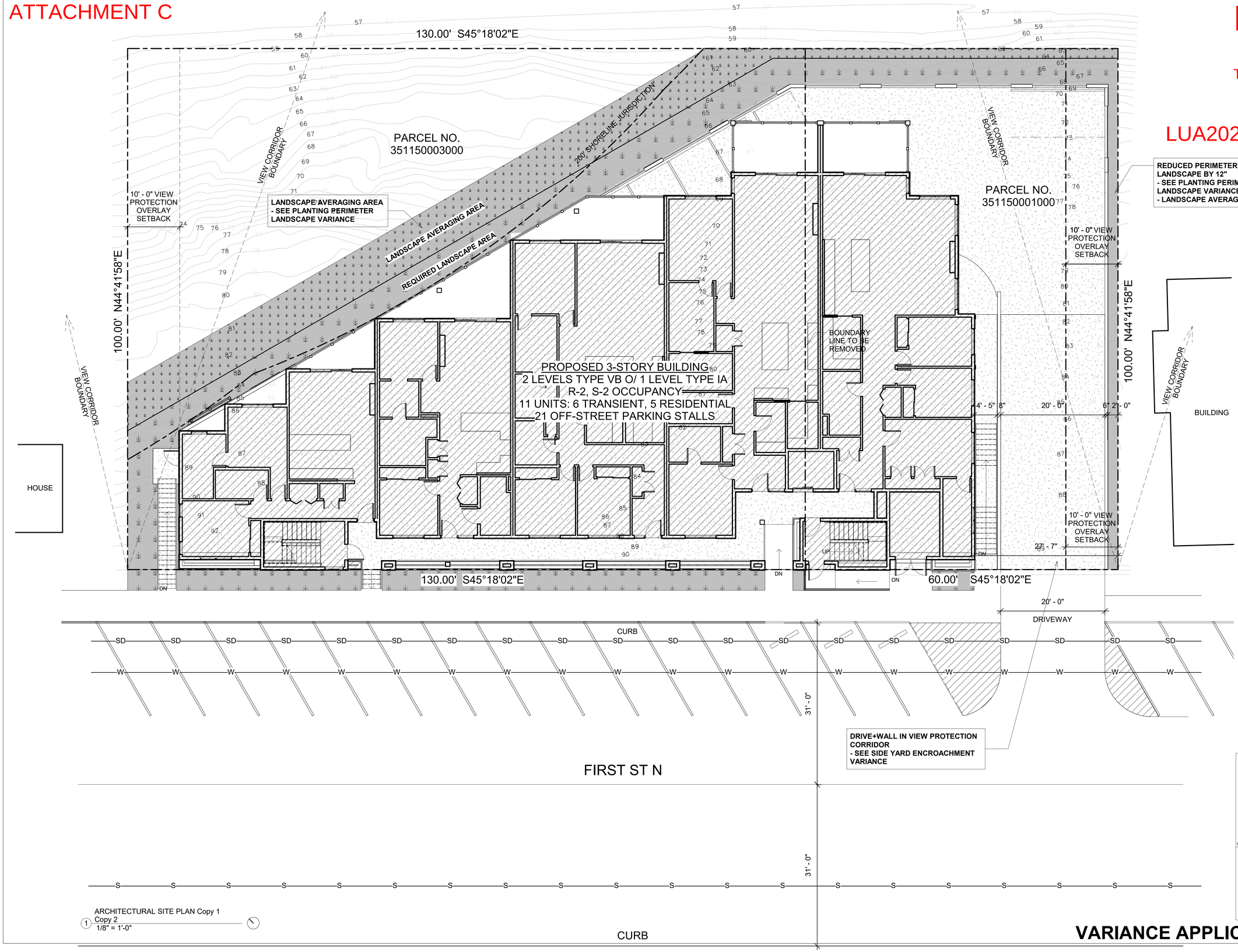
David Pelletier, AIA

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ATTACHMENT C

RECEIVED
March 18, 2026
TOWN OF FRIDAY HARBOR
Community Development

LUA2026-0014, 0015, 0016



ARCHITECTURAL SITE PLAN Copy 1
Copy 2
1/8" = 1'-0"

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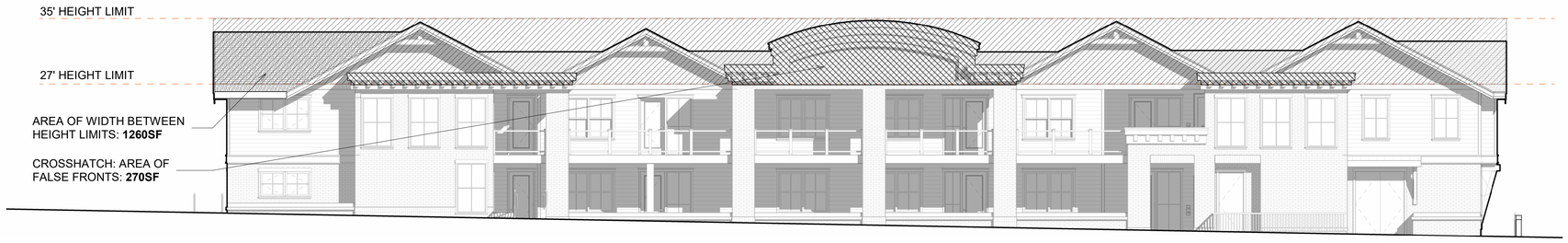
V1.1
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

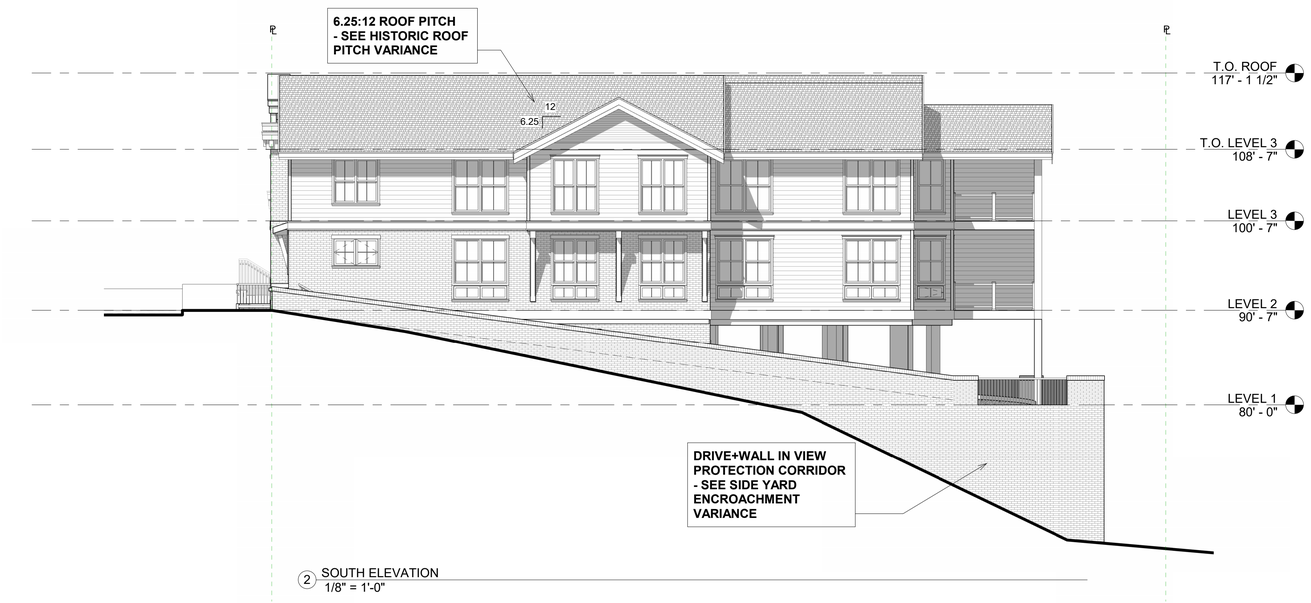
VARIANCE APPLICATION SITE PLAN



1 WEST ELEVATION
1/8" = 1'-0"



3 HEIGHT LIMIT COMPLIANCE
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

#	DATE	DESCRIPTION

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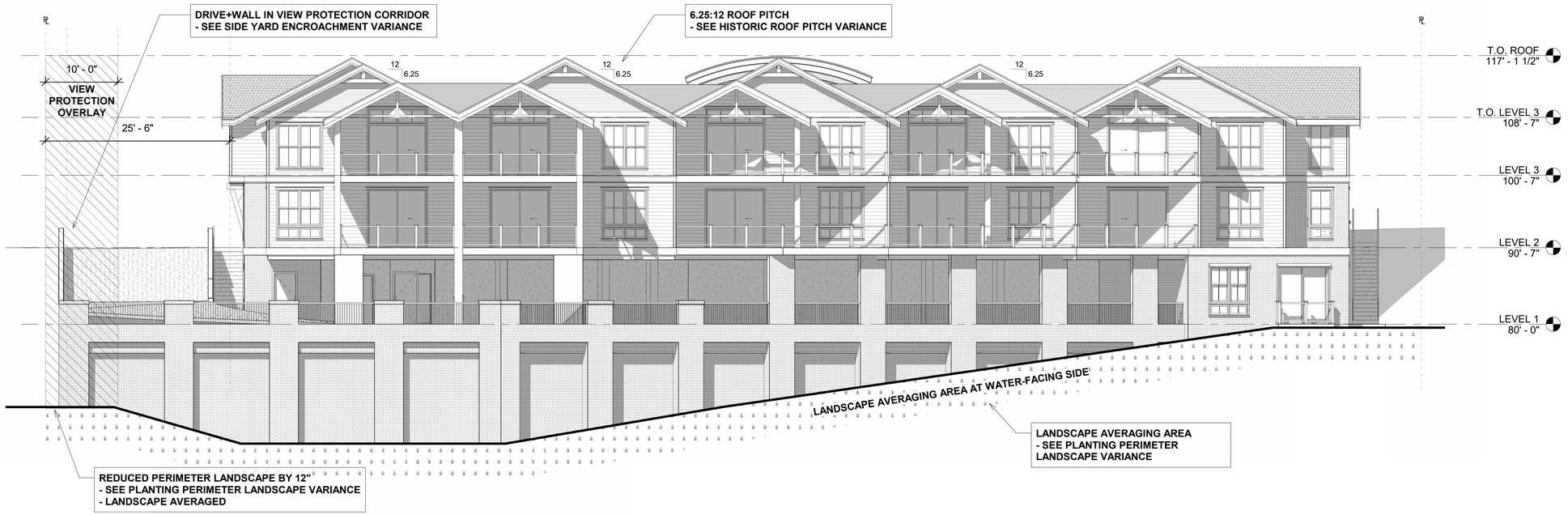
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DAVID R. PELLETIER
STATE OF WASHINGTON

V1.2
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS



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2 NORTH ELEVATION
1/8" = 1'-0"

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DAVID R. PELLETIER
STATE OF WASHINGTON

V1.3
03/13/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

VARIANCE APPLICATION ELEVATIONS

ATTACHMENT D

RECEIVED
April 1, 2026
TOWN OF FRIDAY HARBOR
Community Development

Town of Friday Harbor
PO Box 219 / Friday Harbor / WA / 98250
(360) 378-2810 / fax (360) 378-2380 / www.fridayharbor.org

LETTER OF AGENT AUTHORIZATION

I, Thomas Little
(Legal Property Owner(s)

authorize David Pelletier to act on
(Agent)

my behalf during the processing of:

Variance
(Application Type)

Thomas Little 3-31-2026
(Signature of legal property owner) (Date)

(Signature of legal property owner) (Date)

RECEIVED
May 05, 2026
TOWN OF FRIDAY HARBOR
Community Development

SEPA ENVIRONMENTAL CHECKLIST

LUA2026-0024

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

   Friday Harbor Mixed-Use

2. **Name of applicant:**

   Robert Gregg
   Gregg Property Associates, LLC

3. **Address and phone number of applicant and contact person:**

   Applicant/Owner:
   Robert Gregg (applicant)
   Thomas Little (owner)
   101 N Sunset Drive
   Camano Island, WA 98282
   206.972.4371
   rrgregg@comcast.net

   Contact Person:
   Jared Underbrink – CG Engineering
   250 4th Ave South, Suite 200
   Edmonds, WA 98020
   425.778.8500
   jaredu@cgengineering.com

4. **Date checklist prepared:**

   04/27/2026

5. **Agency requesting checklist:**

   Town of Friday Harbor

6. **Proposed timing or schedule (including phasing, if applicable):**

   Phase 1: Permit Approval for project site (Mid to Late 2026)
   Phase 2: Clearing and Grading (Mid to Late 2026)
   Phase 3: Construction (Late 2026 to 2027)

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Memorandum, Certerra Geotest, dated 08/04/2025
Geotechnical Report, Camassia Professional Geosciences, dated 10/23/2018
Geotechnical Report, GeoTest Services, Inc., dated 03/19/2019
Response to Town of Friday Harbor Review Comments, Certerra Geotest, dated 03/31/2026
Drainage Report, CG Engineering, dated 07/22/2025

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Site Plan Review Approval from the Town of Friday Harbor.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes to construct a new mixed-use building on a 0.44-acre site in Friday Harbor. The building would contain three levels and eleven units. Five units on the main floor and one on the garage level would be transient housing. Another five units on the upper floor would be residential. A new driveway would be constructed to access to First Street N. A retaining wall is proposed in the northern and western part of the site to facilitate the construction of the proposed building. Stormwater runoff would collected in an underground detention vault, and pumped to the public storm system on First St N. Sewer from the proposed building would be pumped to the public system on First St N, similar to the storm system. A new water meter and connection to the public water main on First St N would be installed. In total the project proposes to add 14,156 sf of new plus replaced hard surfaces, and disturbance will cover the entire site outside of the Shoreline Jurisdictional Area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 196 & 240 First Street N
Friday Harbor, WA 98250

Parcel #: 351150001000 & 351150003000

Legal Description:

Parcel A

A portion of Tract 1, Gould's Acre Addition according to the plat thereof recorded in Volume 1 of Plats at page 6 in the Office of the Auditor, Records of San Juan County, Washington, described as follows:

Commencing at the section corner common to Sections 11, 12, 13, and 14 in Township 35 North, Range 3 West, W.M.; thence run north 47° west, 105 feet to the true point of beginning.; thence north 47° west, 60 feet; thence south 43° west 100 feet to the north margin of First Steet; thence south 47° east, 60 feet to a point which is 2.24 feet southeasterly of the most northwesterly corner of Lot 6 of Block 8, original plat of Friday Harbor; thence north 43° east, 100 feet to the point of ending.

Parcel B

A portion of Tract 2, Gould's Acre Addition according to the plat thereof recorded in Volume 1 of Plats at page 6 in the Office of the Auditor, Records of San Juan County, Washington, described as follows:

Commencing at the section corner post on First Street between Tracts 1 and 2 of Gould's Acre Addition to Friday Harbor, Washington; thence northwesterly 130 feet along First Street; thence at right angles 100 feet; thence at right angles 130 feet to the north corner of Tract 1; thence 100 feet southwesterly along the line between Tracts 1 and 2 to place of beginning.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: ~~Flat,~~ ~~rolling, hilly,~~ **steep slopes,** ~~mountainous, other:~~

The site slopes generally downward to the northeast with a total vertical relief of about 35 feet from the northwest corner to the northeast corner of the property. Slopes vary across the site with the eastern portion containing an approximately 20-foot-high slope with an average inclination of 40 to 45 percent and localized areas with slopes as steep as 85 percent. The western portion of the site has an average inclination of 25 to 30 percent with slope areas as steep as 50 to 80 percent.

b. What is the steepest slope on the site (approximate percent slope)?

85%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Subsurface explorations by the project geotechnical engineer encountered generally 6-12 inches of topsoil overlying bedrock. Bedrock fits the mapped description of marine metasedimentary rocks for the project area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Per the project geotechnical memorandum, site slopes are generally stable and supported by bedrock and would not be considered Landslide Hazard areas based on Friday Harbor Code criteria.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling, excavation, and grading will take place within the clearing limits shown on the civil plans for construction of the proposed building and driveway. Grading is necessary to construct the proposed building on the slope. A retaining wall is proposed around the northeast side of the building to reach the proposed garage level elevation. Approximately 1,370 cubic yards of cut and 1,330 cubic yards of fill are proposed. The fill material would be imported to the site.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is possible in conjunction with construction activity. Site work would expose soil but the implementation of a temporary erosion sedimentation control plan would mitigate potential impacts. Once construction is completed, revegetation may help to mitigate erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After construction impervious surfaces would cover 73% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

BMPs for erosion control from the DOE stormwater management manual including silt fencing will be implement during construction. Disturbed areas will be revegetated after construction.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There will be an increase in vehicle emissions and dust during construction activities. In the long term post construction, emissions would be primarily attributed to passenger vehicles entering and leaving the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that should affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Exposed soils will be covered during construction.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   The nearest body water is the Port of Friday Harbor in the Puget Sound, 200' away from the project site.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No, all work will take place outside of the Shoreline Jurisdictional Area, mapped 200' from the OWHM of Puget Sound.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   No filling or dredging will take place in or near any wetlands.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   The proposal will not require surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   The proposal does not lie within a mapped 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   There is no discharge of waste materials to surface waters proposed.

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Groundwater withdrawal is not proposed.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Waste material will not be discharged to the ground.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff would come from the proposed impervious surfaces. Runoff would be mitigated using a detention vault and flow control structure, and would be pumped into the public storm system in the ROW on First St N. Stormwater in the public system travels approximately 1,200 feet east from the site to a discharge point in Friday Harbor.

b) Could waste materials enter ground or surface waters? If so, generally describe.

Site will meet applicable stormwater requirements. Site meets water quality exceptions. Maintenance and source control recommendations are provided in the Drainage Report.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal does alter the natural drainage pathway from flowing down the existing undeveloped slope to instead be detained and pumped up to the stormwater system in First St. N right-of-way. Ultimately, the existing drainage pathway and developed condition both flow into the Port of Friday Harbor waterway.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

The project shall comply with construction-related stormwater requirements, including temporary erosion and sediment control, and the development and implementation of a stormwater pollution prevention plan.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree:** ~~alder, maple, aspen~~, **other: madrona**
- ☒ **evergreen tree: fir,** ~~cedar, pine, other~~
- ☒ **shrubs**
- ☒ **grass**
- ☐ ~~pasture~~
- ☐ ~~crop or grain~~
- ☐ ~~orchards, vineyards, or other permanent crops.~~
- ☐ wet soil plants: ~~cattail, buttercup, bullrush, skunk cabbage, other~~
- ☐ water plants: ~~water lily, eelgrass, milfoil, other~~
- ☒ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Vegetation will be cleared in the locations of the proposed building and driveway.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Disturbed soil will be compost amended and revegetated according to BMP T5.13 in the DOE Stormwater Manual.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Animals that may be seen near the site include:

- **Birds: hawk, heron, eagle, songbirds, other: crows, seagulls**
- **Mammals: deer, ~~bear, elk,~~ beaver, other: bats, mice, rabbits, raccoon, and squirrels.**
- **Reptiles and Amphibians: Pacific tree frogs, garter snakes**
- **Fish: ~~bass, salmon, trout, herring, shellfish, other:~~**

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

The project site is located within the Pacific Flyway, which is a migratory route used by many bird species.

d. Proposed measures to preserve or enhance wildlife, if any.

Proposed measures to preserve vegetation will also help to preserve wildlife habitat.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be nearby.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical and natural gas energy will likely be used by the completed project.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project should not affect the use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The proposed project has been designed to meet or exceed the requirements of the Washington Energy Code.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

1. **Describe any known or possible contamination at the site from present or past uses.**

   No known past contaminants on site.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   None known.

4. **Describe special emergency services that might be required.**

   No special emergency services are anticipated to be required.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Storage of fuel and lubricants during construction shall be in accordance with DOE Best Management Practices.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Noise is not expected to affect the proposal. Marina operation noise from the Port of Friday Harbor facilities to the east may be noticeable at times.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Construction noise is expected on-site as the proposal is built out. Post construction, noise will include car traffic to and from the building.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Proposed project will follow Town of Friday Harbor Noise Ordinances to mitigate construction noise associated with the project.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently made up of two undeveloped adjacent lots.

Adjacent land uses include:

- Commercial transient housing (The Cannery Inn) to the southeast.
- Commercial marina facilities operated by the Port of Friday Harbor to the northeast.
- San Juan County Government facilities (County Court, Assessors Office, Licensing, Sheriff) located to the southwest across First St. N.
- The neighboring property to the northwest is zoned as multi-family residential and contains an existing residence

The proposed commercial uses are not anticipated to significantly affect the adjacent land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The project site is not surrounded by working farms or forest land, and is not expected to be affected by normal business operations of either use.

c. Describe any structures on the site.

Existing concrete retaining walls are the only structures on-site.

d. Will any structures be demolished? If so, what?

The existing retaining wall structures on-site will be removed.

e. What is the current zoning classification of the site?

Project site is zoned as Commercial (CO).

f. What is the current comprehensive plan designation of the site?

According to the Town of Friday Harbor Comprehensive Plan Land Use Map, the site is designated as Non-Residential (NON RES).

g. If applicable, what is the current shoreline master program designation of the site?

The northernmost portion of the site is located within the Urban Residential Shoreline environment. The rest of the project site is not located within the Friday Harbor Shoreline jurisdiction. The project has been designed

to locate new impervious surfaces and buildings out of the Urban Residential Shoreline environment.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is not classified as a critical area by the Town of Friday Harbor Critical Areas Map.

i. Approximately how many people would reside or work in the completed project?

Proposed project will construct 6 transient housing units and 5 residential housing units.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project proposal includes uses permitted under the CO Zoning code to ensure compatibility with nearby existing and projected land uses. Proposed transient housing units on the ground floor and the garage level are a commercial use permitted within the CO zoning code. The proposed residential units are ancillary, on the 2nd floor, and make up less than 50% of the habitable square footage of the site as permitted under the CO zoning code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

There are no nearby agricultural or forest lands, so no measures are proposed.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

6 new units of transient housing and 5 new residential housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units of housing would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any.

Increased housing is provided by the project.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed building will be a three story Type VB Structure over IA construction. A maximum height of 35' is proposed utilizing height incentives granted by the Friday Harbor Municipal Code.

Principal building materials proposed include masonry and horizontal wood siding with varying amounts depending on the design intent of each elevation (commercial vs. residential).

b. What views in the immediate vicinity would be altered or obstructed?

The project has been designed to limit impacts to Shoreline View Corridors set in place by the Town of Friday Harbor.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Professional architectural design has been used for this project. The project has also undergone Historic Preservation Review with the Town of Friday Harbor to ensure architectural compatibility with surrounding historic areas.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed project will include lighting typical of mixed-use buildings, including indoor lighting seen through windows, vehicle lights, and small outdoor lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Site lighting for the finished project is not expected to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No existing off-site sources of light or glare are expected to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

Site lighting will be designed to restrict outward glare.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed project is located in downtown Friday Harbor and is in the vicinity of multiple city parks and recreational opportunities:

- Fairweather Park (~300' away), Overlook Park (~425' away), Memorial Park (~750' away), and Sunken Park (~0.23 miles away) are all Town parks in the vicinity of the project.

- There are also numerous recreation opportunities nearby, including The Whale Museum (~275' away), San Juan Community Theater (~170' away), and many marina based activities such as what watching excursions in the Port of Friday Harbor (~325' away).

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to WISAARD GIS resources, two nearby properties are considered "Historic Property (NR/WHR). These are the San Juan County Courthouse (#9239) located south of the site across First St N, and Odd Fellows Hall (#9247) located east of the project site three properties down on First St N.

There are a variety of properties within 0.5 miles of the project site that are noted as having "No Determination" and are not currently recommended for recognition. The closest are # 159190 northwest and adjacent to the project site, and #9222, east of the site on the other side of the Cannery Inn.

The project property itself lies within the following areas identified on WISAARD GIS:

- Area designated "Survey Highly Advised – Very High Risk" by the WISAARD Predictive Model.
- Within the Maritime Heritage Area

See attached Map for reference.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

WISAARD GIS was reviewed.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A Historic Preservation Review has been submitted to the Town of Friday Harbor by the property owner to

mitigate disturbance to historic resources.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is accessible from First St N.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project are site is not currently served by public bus transit. However, the Friday Harbor Ferry Terminal (approximately 0.18 miles to the southeast) operated by WSDOT is the primary transit method to reach San Juan Island and the project site from mainland Washington.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require new improvements to existing transportation facilities. The existing sidewalk, planter strip, and parking striping along First St N in the ROW will be replaced.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed project is approximately 0.5 miles from the Friday Harbor Airport, and is 0.18 miles away from the Friday Harbor Ferry Terminal. Both methods of transportation are likely to be used by transient visitors to Friday Harbor.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the ITE Trip Generation Manual (9th Edition, 2012), five (5) residential condominium units would generate on average 29.05 trips per weekday. Six (6) transient lodging rooms would generate on average 49.02 trips per weekday (49.14 average Saturday trips).

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

Traffic impact fees from the Town of Friday Harbor are expected. The proposed parking garage would provide 16 standard parking spaces, 4 compact spaces, and 1 ADA stall for 21 total parking spaces.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will result in 11 new units needed access to typical public services in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities Find help answering utilities questions

~~a.~~ **Circle utilities currently available at the site: electricity, ~~natural gas~~, water, refuse service, telephone, sanitary sewer, ~~septic system, other:~~**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project proposes establishing connections to the existing utilities available on First St N. Water, sewer, refuse service would be through the Town of Friday Harbor. A new water line and meter, and a new sewer connection with a pump will be constructed for the site. Electrical services would be coordinated with Orcas Power & Light Cooperative.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee: Jared Underbrink, PE

Position and agency/organization: CG Engineering – Senior Project Manager

Date submitted: 4/27/2026

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

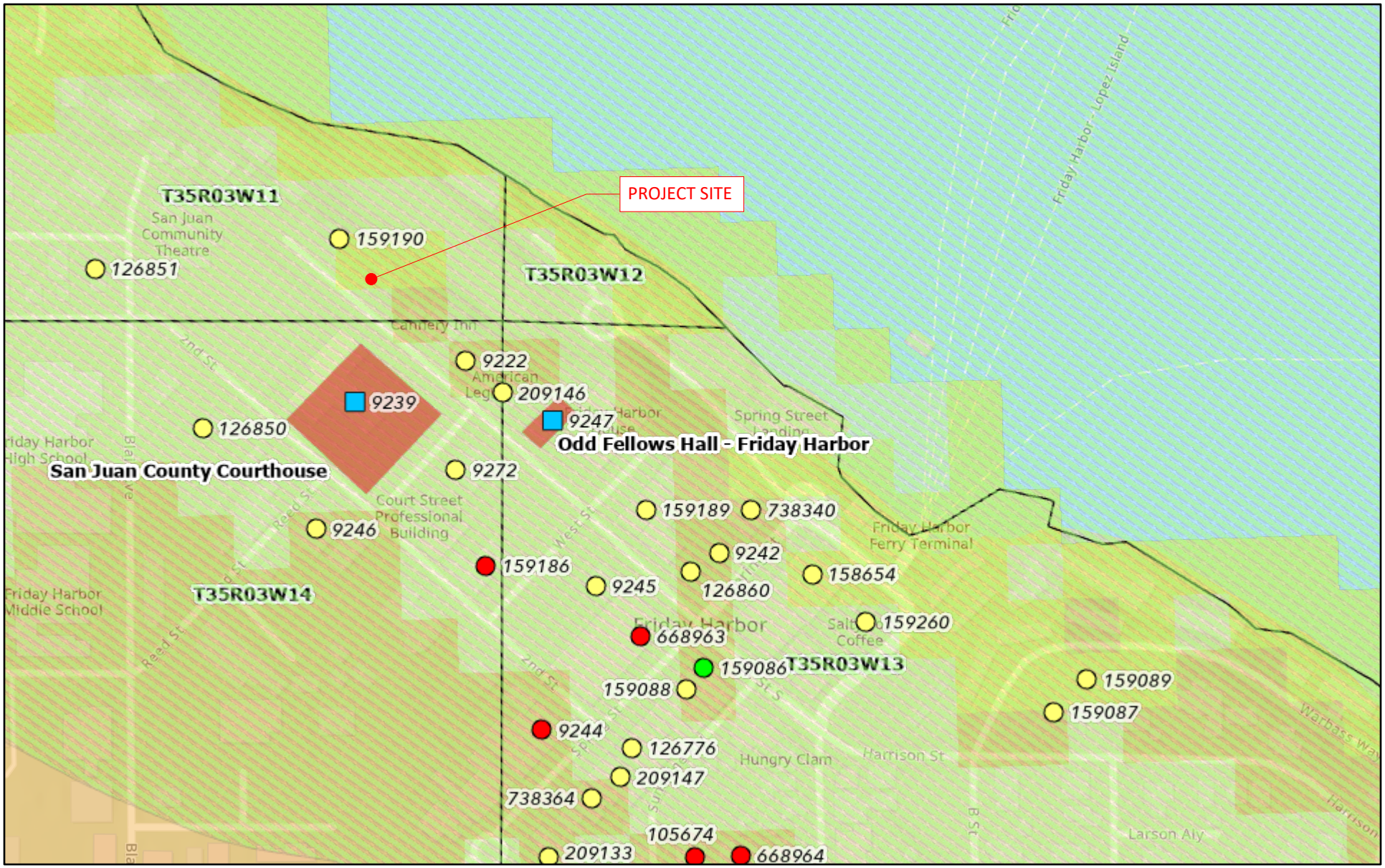
IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
    - **Proposed measures to avoid or reduce such increases are:**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
3. **How would the proposal be likely to deplete energy or natural resources?**
    - **Proposed measures to protect or conserve energy and natural resources are:**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
    - **Proposed measures to reduce or respond to such demand(s) are:**
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Friday Harbor Mixed Use WISAARD Map



4/7/2026

Property Inventories (points)
- Historic Property (NR/WHR)
- Determined Eligible
- Determined Not Eligible
- No Determination

Register Properties (Polygons)

Maritime Heritage Area

Sections

Environmental Factors with Archaeological Resources Results
- 3 - Survey Recommended: Moderate Risk (Color: Orange)
- 4 - Survey Highly Advised: High Risk (Color: Pale Yellow)
- 5 - Survey Highly Advised: Very High Risk (Color: Brightest Yellow/Canary Yellow)

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

RECEIVED
May 05, 2026
TOWN OF FRIDAY HARBOR
Community Development

SEPA ENVIRONMENTAL CHECKLIST

LUA2026-0024

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

~~Friday Harbor Mixed-Use~~ Little Multifamily - Mixed Use Building

2. **Name of applicant:**

Robert Gregg
Gregg Property Associates, LLC

3. **Address and phone number of applicant and contact person:**

Applicant/Owner:
Robert Gregg (applicant)
Thomas Little (owner)
101 N Sunset Drive
Camano Island, WA 98282
206.972.4371
rrgregg@comcast.net

Contact Person:
Jared Underbrink – CG Engineering
250 4th Ave South, Suite 200
Edmonds, WA 98020
425.778.8500
jaredu@cgengineering.com

4. **Date checklist prepared:**

04/27/2026

5. **Agency requesting checklist:**

Town of Friday Harbor

6. **Proposed timing or schedule (including phasing, if applicable):**

Phase 1: Permit Approval for project site (Mid to Late 2026)
Phase 2: Clearing and Grading (Mid to Late 2026)
Phase 3: Construction (Late 2026 to 2027)

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Geotechnical Memorandum, Certerra Geotest, dated 08/04/2025
Geotechnical Report, Camassia Professional Geosciences, dated 10/23/2018
Geotechnical Report, GeoTest Services, Inc., dated 03/19/2019
Response to Town of Friday Harbor Review Comments, Certerra Geotest, dated 03/31/2026
Drainage Report, CG Engineering, dated 07/22/2025

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

Site Plan Review Approval from the Town of Friday Harbor. Historic Preservation Review, Boundary Line Modificatin, Construction Permits

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The project proposes to construct a new mixed-use building on a 0.44-acre site in Friday Harbor. The building would contain three levels and eleven units. Five units on the main floor and one on the garage level would be transient housing. Another five units on the upper floor would be residential. A new driveway would be constructed to access to First Street N. A retaining wall is proposed in the northern and western part of the site to facilitate the construction of the proposed building. Stormwater runoff would collected in an underground detention vault, and pumped to the public storm system on First St N. Sewer from the proposed building would be pumped to the public system on First St N, similar to the storm system. A new water meter and connection to the public water main on First St N would be installed. In total the project proposes to add 14,156 sf of new plus replaced hard surfaces, and disturbance will cover the entire site outside of the Shoreline Jurisdictional Area.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Address: 196 & 240 First Street N
Friday Harbor, WA 98250

Parcel #: 351150001000 & 351150003000

Legal Description:

Parcel A

A portion of Tract 1, Gould's Acre Addition according to the plat thereof recorded in Volume 1 of Plats at page 6 in the Office of the Auditor, Records of San Juan County, Washington, described as follows:

Commencing at the section corner common to Sections 11, 12, 13, and 14 in Township 35 North, Range 3 West, W.M.; thence run north 47° west, 105 feet to the true point of beginning.; thence north 47° west, 60 feet; thence south 43° west 100 feet to the north margin of First Steet; thence south 47° east, 60 feet to a point which is 2.24 feet southeasterly of the most northwesterly corner of Lot 6 of Block 8, original plat of Friday Harbor; thence north 43° east, 100 feet to the point of ending.

Parcel B

A portion of Tract 2, Gould's Acre Addition according to the plat thereof recorded in Volume 1 of Plats at page 6 in the Office of the Auditor, Records of San Juan County, Washington, described as follows:

Commencing at the section corner post on First Street between Tracts 1 and 2 of Gould's Acre Addition to Friday Harbor, Washington; thence northwesterly 130 feet along First Street; thence at right angles 100 feet; thence at right angles 130 feet to the north corner of Tract 1; thence 100 feet southwesterly along the line between Tracts 1 and 2 to place of beginning.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: ~~Flat,~~ ~~rolling, hilly,~~ **steep slopes,** ~~mountainous, other:~~

The site slopes generally downward to the northeast with a total vertical relief of about 35 feet from the northwest corner to the northeast corner of the property. Slopes vary across the site with the eastern portion containing an approximately 20-foot-high slope with an average inclination of 40 to 45 percent and localized areas with slopes as steep as 85 percent. The western portion of the site has an average inclination of 25 to 30 percent with slope areas as steep as 50 to 80 percent.

b. What is the steepest slope on the site (approximate percent slope)?

85%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Subsurface explorations by the project geotechnical engineer encountered generally 6-12 inches of topsoil overlying bedrock. Bedrock fits the mapped description of marine metasedimentary rocks for the project area.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Per the project geotechnical memorandum, site slopes are generally stable and supported by bedrock and would not be considered Landslide Hazard areas based on Friday Harbor Code criteria.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling, excavation, and grading will take place within the clearing limits shown on the civil plans for construction of the proposed building and driveway. Grading is necessary to construct the proposed building on the slope. A retaining wall is proposed around the northeast side of the building to reach the proposed garage level elevation. Approximately 1,370 cubic yards of cut and 1,330 cubic yards of fill are proposed. The fill material would be imported to the site.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is possible in conjunction with construction activity. Site work would expose soil but the implementation of a temporary erosion sedimentation control plan would mitigate potential impacts. Once construction is completed, revegetation may help to mitigate erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After construction impervious surfaces would cover 73% of the site. Lot coverage will be less than 60%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

BMPs for erosion control from the DOE stormwater management manual including silt fencing will be implement during construction. Disturbed areas will be revegetated after construction.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

There will be an increase in vehicle emissions and dust during construction activities. In the long term post construction, emissions would be primarily attributed to passenger vehicles entering and leaving the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that should affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Exposed soils will be covered during construction. Construction equipment shall not idle for more than 15 minutes

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   The nearest body water is the Port of Friday Harbor in the Puget Sound, 200' away from the project site.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No, all work will take place outside of the Shoreline Jurisdictional Area, mapped 200' from the OWHM of Puget Sound. Construction fencing with a silt screen is required to be placed at the 200' shoreline jurisdiction

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   No filling or dredging will take place in or near any wetlands.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   The proposal will not require surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   The proposal does not lie within a mapped 100-year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   There is no discharge of waste materials to surface waters proposed.

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Groundwater withdrawal is not proposed.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Waste material will not be discharged to the ground.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff would come from the proposed impervious surfaces. Runoff would be mitigated using a detention vault and flow control structure, and would be pumped into the public storm system in the ROW on First St N. Stormwater in the public system travels approximately 1,200 feet east from the site to a discharge point in Friday Harbor. A SWPPP will be provided for construction activites

b) Could waste materials enter ground or surface waters? If so, generally describe.

Site will meet applicable stormwater requirements. Site meets water quality exceptions. Maintenance and source control recommendations are provided in the Drainage Report.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal does alter the natural drainage pathway from flowing down the existing undeveloped slope to instead be detained and pumped up to the stormwater system in First St. N right-of-way. Ultimately, the existing drainage pathway and developed condition both flow into the Port of Friday Harbor waterway.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

The project shall comply with construction-related stormwater requirements, including temporary erosion and sediment control, and the development and implementation of a stormwater pollution prevention plan.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree:** ~~alder, maple, aspen~~, **other: madrona**
- ☒ **evergreen tree: fir,** ~~cedar, pine, other~~
- ☒ **shrubs**
- ☒ **grass**
- ☐ ~~pasture~~
- ☐ ~~crop or grain~~
- ☐ ~~orchards, vineyards, or other permanent crops.~~
- ☐ wet soil plants: ~~cattail, buttercup, bullrush, skunk cabbage, other~~
- ☐ water plants: ~~water lily, eelgrass, milfoil, other~~
- ☒ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Vegetation will be cleared in the locations of the proposed building and driveway.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Disturbed soil will be compost amended and revegetated according to BMP T5.13 in the DOE Stormwater Manual.

e. List all noxious weeds and invasive species known to be on or near the site.

None known. Scotch broom

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Animals that may be seen near the site include:

- **Birds: hawk, heron, eagle, songbirds, other: crows, seagulls**
- **Mammals: deer, ~~bear, elk,~~ beaver, other: bats, mice, rabbits, raccoon, and squirrels.**
- **Reptiles and Amphibians: Pacific tree frogs, garter snakes**
- **Fish: ~~bass, salmon, trout, herring, shellfish, other:~~**

b. List any threatened and endangered species known to be on or near the site.

None known. Upland Golden Eagle, Little Brown Bat, Island Marble Butterfly.

c. Is the site part of a migration route? If so, explain.

The project site is located within the Pacific Flyway, which is a migratory route used by many bird species.

d. Proposed measures to preserve or enhance wildlife, if any.

Proposed measures to preserve vegetation will also help to preserve wildlife habitat.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be nearby.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical and natural gas energy will likely be used by the completed project.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project should not affect the use of solar energy by adjacent properties.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The proposed project has been designed to meet or exceed the requirements of the Washington Energy Code.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

1. **Describe any known or possible contamination at the site from present or past uses.**

   No known past contaminants on site.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   None known.

4. **Describe special emergency services that might be required.**

   No special emergency services are anticipated to be required.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Storage of fuel and lubricants during construction shall be in accordance with DOE Best Management Practices.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   Noise is not expected to affect the proposal. Marina operation noise from the Port of Friday Harbor facilities to the east may be noticeable at times.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Construction noise is expected on-site as the proposal is built out. Post construction, noise will include car traffic to and from the building.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Proposed project will follow Town of Friday Harbor Noise Ordinances to mitigate construction noise associated with the project. Construction equipment will be muffled

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently made up of two undeveloped adjacent lots.

Adjacent land uses include:

- Commercial transient housing (The Cannery Inn) to the southeast.
- Commercial marina facilities operated by the Port of Friday Harbor to the northeast.
- San Juan County Government facilities (County Court, Assessors Office, Licensing, Sheriff) located to the southwest across First St. N.
- The neighboring property to the northwest is zoned as multi-family residential and contains an existing residence

The proposed commercial uses are not anticipated to significantly affect the adjacent land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farmlands or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The project site is not surrounded by working farms or forest land, and is not expected to be affected by normal business operations of either use.

c. Describe any structures on the site.

Existing concrete retaining walls are the only structures on-site.

d. Will any structures be demolished? If so, what?

The existing retaining wall structures on-site will be removed.

e. What is the current zoning classification of the site?

Project site is zoned as Commercial (CO).

f. What is the current comprehensive plan designation of the site?

According to the Town of Friday Harbor Comprehensive Plan Land Use Map, the site is designated as Non-Residential (NON RES).

g. If applicable, what is the current shoreline master program designation of the site?

The northernmost portion of the site is located within the Urban Residential Shoreline environment. The rest of the project site is not located within the Friday Harbor Shoreline jurisdiction. The project has been designed

to locate new impervious surfaces and buildings out of the Urban Residential Shoreline environment.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is not classified as a critical area by the Town of Friday Harbor Critical Areas Map.

i. Approximately how many people would reside or work in the completed project?

5+

Proposed project will construct 6 transient housing units and 5 residential housing units.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project proposal includes uses permitted under the CO Zoning code to ensure compatibility with nearby existing and projected land uses. Proposed transient housing units on the ground floor and the garage level are a commercial use permitted within the CO zoning code. The proposed residential units are ancillary, on the 2nd floor, and make up less than 50% of the habitable square footage of the site as permitted under the CO zoning code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

There are no nearby agricultural or forest lands, so no measures are proposed.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

6 new units of transient housing and 5 new residential housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units of housing would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any.

Increased housing is provided by the project.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed building will be a three story Type VB Structure over IA construction. A maximum height of 35' is proposed utilizing height incentives granted by the Friday Harbor Municipal Code.

Principal building materials proposed include masonry and horizontal wood siding with varying amounts depending on the design intent of each elevation (commercial vs. residential).

b. What views in the immediate vicinity would be altered or obstructed?

The project has been designed to limit impacts to Shoreline View Corridors set in place by the Town of Friday Harbor.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Professional architectural design has been used for this project. The project has also undergone Historic Preservation Review with the Town of Friday Harbor to ensure architectural compatibility with surrounding historic areas.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed project will include lighting typical of mixed-use buildings, including indoor lighting seen through windows, vehicle lights, and small outdoor lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Site lighting for the finished project is not expected to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No existing off-site sources of light or glare are expected to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

Site lighting will be designed to restrict outward glare.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed project is located in downtown Friday Harbor and is in the vicinity of multiple city parks and recreational opportunities:

- Fairweather Park (~300' away), Overlook Park (~425' away), Memorial Park (~750' away), and Sunken Park (~0.23 miles away) are all Town parks in the vicinity of the project.

- There are also numerous recreation opportunities nearby, including The Whale Museum (~275' away), San Juan Community Theater (~170' away), and many marina based activities such as what watching excursions in the Port of Friday Harbor (~325' away).

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to WISAARD GIS resources, two nearby properties are considered "Historic Property (NR/WHR). These are the San Juan County Courthouse (#9239) located south of the site across First St N, and Odd Fellows Hall (#9247) located east of the project site three properties down on First St N.

There are a variety of properties within 0.5 miles of the project site that are noted as having "No Determination" and are not currently recommended for recognition. The closest are # 159190 northwest and adjacent to the project site, and #9222, east of the site on the other side of the Cannery Inn.

The project property itself lies within the following areas identified on WISAARD GIS:

- Area designated "Survey Highly Advised – Very High Risk" by the WISAARD Predictive Model.
- Within the Maritime Heritage Area

See attached Map for reference.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

WISAARD GIS was reviewed.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A Historic Preservation Review has been submitted to the Town of Friday Harbor by the property owner to

mitigate disturbance to historic resources.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is accessible from First St N.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The project are site is not currently served by public bus transit. However, the Friday Harbor Ferry Terminal (approximately 0.18 miles to the southeast) operated by WSDOT is the primary transit method to reach San Juan Island and the project site from mainland Washington.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require new improvements to existing transportation facilities. The existing sidewalk, planter strip, and parking striping along First St N in the ROW will be replaced.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed project is approximately 0.5 miles from the Friday Harbor Airport, and is 0.18 miles away from the Friday Harbor Ferry Terminal. Both methods of transportation are likely to be used by transient visitors to Friday Harbor.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the ITE Trip Generation Manual (9th Edition, 2012), five (5) residential condominium units would generate on average 29.05 trips per weekday. Six (6) transient lodging rooms would generate on average 49.02 trips per weekday (49.14 average Saturday trips).

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

Traffic impact fees from the Town of Friday Harbor are expected. The proposed parking garage would provide 16 standard parking spaces, 4 compact spaces, and 1 ADA stall for 21 total parking spaces.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will result in 11 new units needed access to typical public services in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities Find help answering utilities questions

~~a.~~ **Circle utilities currently available at the site: electricity, ~~natural gas~~, water, refuse service, telephone, sanitary sewer, ~~septic system, other:~~**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project proposes establishing connections to the existing utilities available on First St N. Water, sewer, refuse service would be through the Town of Friday Harbor. A new water line and meter, and a new sewer connection with a pump will be constructed for the site. Electrical services would be coordinated with Orcas Power & Light Cooperative.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee: Jared Underbrink, PE

Position and agency/organization: CG Engineering – Senior Project Manager

Date submitted: 4/27/2026

Reviewed By: Ryan Ericson
06/12/2026 2:47:14 PM

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

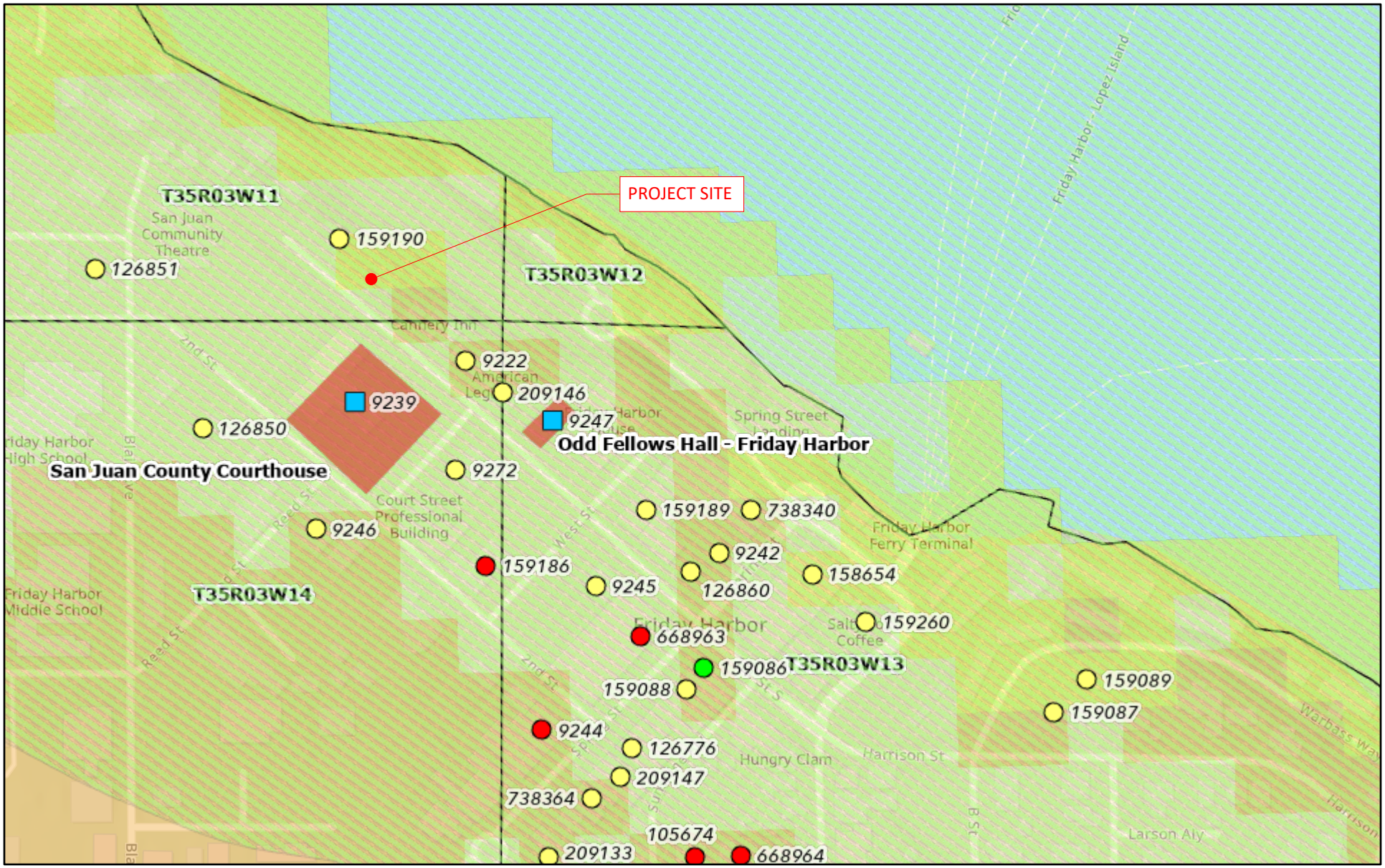
IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
    - **Proposed measures to avoid or reduce such increases are:**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
3. **How would the proposal be likely to deplete energy or natural resources?**
    - **Proposed measures to protect or conserve energy and natural resources are:**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
    - **Proposed measures to reduce or respond to such demand(s) are:**
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Friday Harbor Mixed Use WISAARD Map



4/7/2026

Property Inventories (points)
- Historic Property (NR/WHR)
- Determined Eligible
- Determined Not Eligible
- No Determination

Register Properties (Polygons)

Maritime Heritage Area

Sections

Environmental Factors with Archaeological Resources Results
- 3 - Survey Recommended: Moderate Risk (Color: Orange)
- 4 - Survey Highly Advised: High Risk (Color: Pale Yellow)
- 5 - Survey Highly Advised: Very High Risk (Color: Brightest Yellow/Canary Yellow)

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Shelby Ness

From: Billing Mailbox
Sent: Tuesday, May 12, 2026 10:39 AM
To: Billing Mailbox
Subject: Receipt #R00029717

Thank you for your payment with the Town of Friday Harbor!

60 Second Street
Friday Harbor, WA 98250
(360) 378-2810

DATE : 5/12/2026 10:37 AM
OPER : SN
TKBY : Shelby Ness
TERM : 1
REC# : R00029717
03 Permit
Industry Lane LLC 206.00
CDP: SEPA Fees 200.00
001.3458600.00 -200.00
CDP: Technology Fee 6.00
001.3418100.02 -6.00

Paid By:Industry Lane LLC
2 206.00 REF:#1450

$206.00
#1450
5/12/26, AM

Town of Friday Harbor
Finance Office
MAY 12 2026
PAID

POSTED
[illegible] 2026
TR# 24499.

TOWN OF FRIDAY HARBOR
Post Office Box 219 ● Friday Harbor, Washington 98250
(360) 378 – 2810 ● FAX: (360) 378 – 5339 ● www.fridayharbor.org

STATE ENVIRONMENTAL POLICY ACT

Determination of Non-Significance (DNS)

Applicant(s): Thomas Little

Project Name: Little Multifamily – Mixed Use Building

Location of Proposal: 196 & 240 First St. Friday Harbor WA 98250

Description of Proposal: The project proposes to construct a new mixed-use building on a 0.44-acre site in Friday Harbor. The building would contain three levels and eleven units. Five units on the main floor and one on the garage level would be transient housing. Another five units on the upper floor would be residential.

Documents Available: The SEPA Environmental Checklist and background information are available via the Town's website: https://www.fridayharbor.org/2355/Notices-Public-Hearings-and-Development-

Agency File Number: LUA2026-0024

Lead Agency: Town of Friday Harbor

Agency Contact: Ryan Ericson, ryane@fridayharbor.org, 360-378-2810 ext. 231

SEPA Decision: The Town of Friday Harbor has determined that this non-project proposal will not have a probable significant adverse impact on the environment. The determination was made after reviewing a completed environmental checklist and other information on file with the lead agency. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This DNS is issued under WAC 197-11-340(2). **The lead agency will not act on this proposal for 15 days. Comments must be submitted to the Agency Contact no later than 4:00 p.m. on July 2nd, 2026.**

Responsible Official: Ryan Ericson, Community Development Director

Address: 60 Second Street
PO Box 219
Friday Harbor WA 98250

Signature: _____ Date of Issuance: June 24th

Appeal Process: Appeal procedures are found in RCW 43.21C.075 Appeals.

ATTACHMENT G

From: NoReply@ecy.wa.gov
To: Janelle Berwald
Subject: Your SEPA Record Has Been Submitted!
Date: Monday, June 22, 2026 2:16:31 PM

The Department of Ecology has received a new SEPA record from Janelle Berwald at Friday Harbor Town of with a File Number of: LUA2026-0024.
Your record is being reviewed by an administrator.

From: Janelle Berwald
Email: jberwald@fridayharbor.org
Phone number: (360) 378-2810

ATTACHMENT H

Classified Proof

Client	134159 - Town of Friday Harbor-LEGALS	Phone	(360) 378-2810
Address	Attn: Jennifer Krembs, P.O. Box 219	E-Mail	jberwald@fridayharbor.org
	Friday Harbor, WA, 98250	Fax	

Order#	1032660	Requested By	JANELLE BERWALD	Order Price	$248.89
Classification	9923 - LEGALS GENERAL	PO #	LUA2026-0024	Tax 1	$0.00
Start Date	06/24/2026	Created By	1209	Tax 2	$0.00
End Date	07/01/2026	Creation Date	06/18/2026, 08:16:57 am	Total Net	$248.89
Run Dates	2			Payment	$0.00
Publication(s)	Journal of San Juans				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	linda.clenard@soundpublishing.com
		Fax	

NOTICE OF SEPA DETERMINATION

The Town of Friday Harbor has received a SEPA application and checklist for the following project. The public has a right to review the contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. **Project Location** 196 & 240 First St., Friday Harbor, Washington, San Juan County; **Project Number** LUA2026-0024 **Project Description** The project proposes to construct a new mixed-use building on a 0.44 - acre site in Friday Harbor. The building would contain three levels and eleven units. Five units on the main floor and one on the garage level would be transient housing. Another five units on the upper floor would be residential. **Type of Permits** Site Plan Review & Construction Permits **Comments and other written requests must be submitted no later no later than 4:30 p.m. on July 2nd, 2026**. The public comment period for this application is 15 days and the Town will not act on the application nor

make a threshold determination until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing (if a hearing is required) and request a copy of the decision. **Project Documents** You may view the application and other related documents in person at 60 Second Street Friday Harbor, WA on file at https://www.fridayharbor.org/2355/Notices-Public-Hearings-and-Development-
Legal No. J1032660
Published: The Journal of the San Juan Islands
June 24, and July 1, 2026

RECEIVED
June 24, 2026
TOWN OF FRIDAY HARBOR
Community Development

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 23, 2026

Ryan Ericson
Community Development Director
Town of Friday Harbor

In future correspondence please refer to:
Project Tracking Code: 2026-06-04349
Property: Town of Friday Harbor_Little Multifamily - Mixed Use Building_196 First St & 204 First St. Friday Harbor, WA
Re: Archaeology - Survey Recommended

Dear Ryan Ericson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The proposed project area includes areas identified as “Survey Highly Advised: Very High Risk” and “Survey Highly Advised: High Risk” on the DAHP Archaeological Risk Assessment Model. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend that the affected tribes be consulted and would appreciate receiving any correspondence or comments from the tribes or from other parties regarding cultural resource concerns.

These comments are based on the information available at the time of this review. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Tamela Smart

Tamela Smart, M.A.
Local Government Archaeologist
(360) 628-2755
Tamela.Smart@dahp.wa.gov

ATTACHMENT J

RECEIVED
June 23, 2026
TOWN OF FRIDAY HARBOR
Community Development

From: Gene Enick
To: Ryan Ericson
Cc: Richard Young
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA
Date: Tuesday, June 23, 2026 11:49:46 AM
Attachments: image002.png
image003.png

Good Morning,

The Tulalip Tribes is interested in the above referrenced project and is requesting a copy of Cultural Assessment for this project, Please continue to keep me included in all future coorespondence.

Thank you,

Gene Enick
Assistant Historical Preservation Officer
Hibulb Cultural Center
6419 23rd Avenue N.E.
Tulalip, WA 98271
(360) 716-2653
genick@tulaliptribes-nsn.gov

From: Ryan Ericson <ryane@fridayharbor.org>
Sent: Tuesday, June 23, 2026 9:54 AM
To: DAHP SEPA <sepa@dahp.wa.gov>
Cc: Lena A. Tso <lenat@lummi-nsn.gov>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Richard Young <ryoung@tulaliptribes-nsn.gov>; Gene Enick <genick@tulaliptribes-nsn.gov>; thpo@samishtribe.nsn.us; jjefferson@swinomish.nsn.us
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

Tamela,

Thank you for your comment, The Town of Friday Harbor will request an archaeological survey; that report will be made available to DHAP and effected tribes as indicated in the comment letter.

Kind Regards,

Ryan Ericson
Community Development Director
Town of Friday Harbor
For questions regarding an existing permit or assistance with permit applications please email permits@fridayharbor.org

From: DAHP SEPA <sepa@dahp.wa.gov>
Sent: Tuesday, June 23, 2026 9:47 AM
To: Ryan Ericson <ryane@fridayharbor.org>
Cc: Lena A. Tso <lenat@lummi-nsn.gov>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; ryoung@tulaliptribes-nsn.gov; genick@tulaliptribes-nsn.gov; thpo@samishtribe.nsn.us; jjefferson@swinomish.nsn.us
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

> You don't often get email from sepa@dahp.wa.gov. Learn why this is important

Hi Ryan,
Thank you for the clarification. Attached please find my comments for this project (2026-06-04349). Please feel free to contact me if you have any questions.

Sincerely,

Tamela Smart (she/her)
Local Government Archaeologist
Email: tamela.smart@dahp.wa.gov
Mobile: 360-628-2755
Hours: 6:30AM - 3:00PM
Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov
How are we doing? Take the very brief survey!
https://forms.office.com/g/0vxt8UAaTy

From: Ryan Ericson <ryane@fridayharbor.org>
Sent: Tuesday, June 23, 2026 9:17 AM
To: DAHP SEPA <sepa@dahp.wa.gov>
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

External Email

Tamela,

Sorry for the confusion, I should have annotated that response. That is the Historic Preservation Design Review Board indicating that the design conforms to architectural guidelines, not a cultural resource study. Please let me know if DAHP is requesting such a report.

Kind Regards,

Ryan Ericson
Community Development Director
Town of Friday Harbor
For questions regarding an existing permit or assistance with permit applications

please email permits@fridayharbor.org

From: DAHP SEPA <sepa@dahp.wa.gov>
Sent: Monday, June 22, 2026 4:31 PM
To: Ryan Ericson <ryane@fridayharbor.org>
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

> You don't often get email from sepa@dahp.wa.gov. Learn why this is important

HI Ryan,
I am in the process of reviewing this project and on page 13 of the SEPA checklist it indicates that a historic preservation review was completed. I would like to request a copy of the survey report.

I appreciate the additional information.

Sincerely,

Tamela Smart (she/her)
Local Government Archaeologist

Email: tamela.smart@dahp.wa.gov
Mobile: 360-628-2755
Hours: 6:30AM - 3:00PM
Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov
How are we doing? Take the very brief survey!
https://forms.office.com/g/0vxt8UAaTy

From: Janelle Berwald <jberwald@fridayharbor.org>
Sent: Monday, June 22, 2026 3:39 PM
To: Permits <permits@fridayharbor.org>; 'Baldwin, Lydia R CIV USARMY CENWS (USA' <Lydia.Baldwin@usace.army.mil>; DAHP SEPA <sepa@dahp.wa.gov>; Graham, Sylvia L. (ECY) <sygr461@ECY.WA.GOV>; Tate, Beth (DFW) <Elizabeth.Tate@dfw.wa.gov>; DFW R4Nplanning <R4Nplanning@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; 'Samish Tribes' <rbarsh@gmail.com>; 'lenat@lummi-nsn.gov' <lenat@lummi-nsn.gov>; 'TamelaS@lummi-nsn.gov' <tamelas@lummi-nsn.gov>
Subject: RE: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

External Email

Please see attached the SEPA checklist that was meant to go with the DNS.

Kind Regards,

Janelle Berwald

Customer Service – Administrative Assistant
TOWN OF FRIDAY HARBOR
PO Box 219 / Friday Harbor, WA 98250
Ph (360) 378-2810
permits@fridayharbor.org / www.fridayharbor.org

From: Permits
Sent: Monday, June 22, 2026 3:34 PM
To: Baldwin, Lydia R CIV USARMY CENWS (USA <Lydia.Baldwin@usace.army.mil>; Dept of Archaeology & Historic Preservation/SEPA <sepa@dahp.wa.gov>; sylvia.graham@ecy.wa.gov; DFW - Elizabeth Tate <elizabeth.tate@dfw.wa.gov>; DFW-SEPA <R4Nplanning@dfw.wa.gov>; DNR SEPA <sepacenter@dnr.wa.gov>; Samish Tribes <rbarsh@gmail.com>; lenat@lummi-nsn.gov; TamelaS@lummi-nsn.gov
Subject: SEPA DNS - 196 First St & 204 First St. Friday Harbor, WA

Please see attached SEPA Determination of Non-Significance from the Town of Friday Harbor Community Development Department for 196 First St & 204 First St. Friday Harbor, WA.

Kind Regards,

Janelle Berwald
Customer Service – Administrative Assistant
TOWN OF FRIDAY HARBOR
PO Box 219 / Friday Harbor, WA 98250
Ph (360) 378-2810
permits@fridayharbor.org / www.fridayharbor.org

RECEIVED
May 29, 2026
TOWN OF FRIDAY HARBOR
Community Development

Comments from The Whale Museum to The Little Condominiums application (LUA2026-0014, LUA2026-0015, and LUA2026-0016).

Submitted the Town of Friday Harbor
May 29, 2026

The Whale Museum (TWM) has concerns about this proposed development and its impacts on the structure, contents and function of the most popular tourist attraction in Friday Harbor. TWM met this week with the owner's representative (Robert Gregg from GPA llc) and discussed these concerns. Mr. Gregg expressed a willingness to work with TWM, but was unable to provide substantive responses or actions to mitigate our concerns.

First, and foremost, TWM is concerned about negative impacts to the historic structure and the irreplaceable artifacts and displays in the museum. The TWM building was constructed in 1892 and is listed on the Washington Heritage Register of historically significant properties. The building is a landmark in Friday Harbor and is one of the oldest buildings in the Town. It is constructed atop rocky outcroppings and is likely to be sensitive to any construction activities associated with foundation construction (Mr. Gregg said that the current plan was to use rock chipping with small explosive charges). We seek professional evaluation of and indemnification from any construction activities that could destabilize the historic TWM building or damage its contents..

The Town of Friday Harbor has instituted restrictive building and zoning requirements to "preserve structures, buildings, appurtenances, and places that are of basic and vital importance for defining a historic sense of place." The Whale Museum supports development in Friday Harbor consistent with current zoning and building requirements. This project seeks several variances to those requirements. TWM has concerns regarding the proposed variance requests that appear to be inconsistent with the intent of the Town's historic development rules.

The applicants seek variances to both the Historic and Zoning requirements based on "special circumstances that are solely related to the property." It is clear that the property is steep, and it is assumed that the owners were aware of the property's physical characteristics when it was purchased and when the project was designed. Was it the intention of the Town that its development requirements would only apply to properties that are flat and level?

TWM has concerns about the limited 8-hour parking in the downtown area. These spaces are needed by TWM visitors and staff (as well as those of adjacent businesses) who have no alternative all-day parking available in the vicinity. During the busy summer season, parking in these spaces is already limited. We assume that, even with the planned parking spaces, the "steep driveway access" envisioned in the plans will encourage both residents and short-term renters to utilize the readily accessible parking spaces along First Street.

The application states that the project, “...is designed to complement the existing established historic fabric of the neighborhood ensuring that no views, uses, impacts to sense of place will be altered but enhanced…,” It is difficult to understand how a two story building fronting First Street will “enhance” the existing views of the harbor and associated viewscapes.

In summary, The Whale Museum has several concerns with the proposed The Little Condominiums project. The gravest concerns that we have are the potential structural damage to our historical building due to destabilization and also the possibility of damage to irreplaceable museum specimens and exhibits at the Whale Museum. We seek the Town’s assistance in protecting the museum’s building and its displays.

Please direct any questions or feedback to:
Mike Kuperberg, Executive Director
The Whale Museum
P.O. Box 945
Friday Harbor WA 98250
360-378-4710, ext 1040

CERTERRA GEOTEST

Materially Better™

RECEIVED
March 31, 2026
TOWN OF FRIDAY HARBOR
Community Development

March 31, 2026
Project No. 00-250389-0

Gregg Property Associates, LLC
PO Box 1576
Mukilteo, WA 98275

Attention: Mr. Tom Little

Regarding: **Response to Town of Friday Harbor Review Comments**
Friday Harbor Mixed Use
196 and 240 First Street South
Friday Harbor, WA 98250

Dear Mr. Little,

Certerra Northwest LLC (Certerra), previously doing business as GeoTest Services, Inc., provided engineering services for the planned construction activities at the above-referenced property. Certerra prepared a stamped report and, most recently, a Geotechnical Memorandum titled *Geotechnical Memorandum #1, Friday Harbor Mixed Use, 196 and 240 First Street South, Friday Harbor, WA 98250*, dated August 4, 2025.

Plan Review Comments made by the Town of Friday Harbor

Certerra was recently provided a Plan Review Comments letter prepared by the Town of Friday Harbor (Town), dated December 31, 2025. Within the context of the plan review letter, the Town is requesting additional information and/or corrections to the submittal package. Certerra is responding to comment number 16 made on the review letter. It is assumed that other design team members will address the Town's remaining comments. In the section below, Certerra will first present the Town's comment and then provide a response to the comment.

Town Comment

Comment No. 16: A geotechnical review must be provided that indicates the building foundation is not supported by the structural fill required for the parking area.

Certerra Response

Certerra was provided a preliminary plan set that included Architectural, Structural, and Civil drawings for review. Based on our review, it appears as if the foundations for the proposed building footprint all exist below the adjacent street grades that exist to the south of the structure. Notably, the depth of the foundations suggest that they will be founded on competent bedrock. During our review of the provided plan set, Certerra determined that the Structural Engineer was sizing foundations based on the 8,000 pound per square foot (psf) soil bearing capacity that was presented in our original March, 2019 geotechnical report. The 2019 report does not state that foundations will be placed on Structural Fill and, instead, recommends placement of new foundations on competent rock. Further, it is our professional opinion that foundations designed to exert an 8,000 psf load should not be placed on Structural Fill. Mineral soil should be expected to have a significantly lower bearing capacity than the 8,000 psf load, which was intended for competent rock, that was referenced in our report. If the project team prefers, Certerra can provide a soil bearing capacity for mineral soil used in Structural Fill applications. Such recommendations, however would need to be provided in a separate letter and authorized under a new scope of work. Certerra confirmed with the Structural Engineer that mineral soil is not currently intended for use below foundation areas for the planned construction.

Closure

We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this letter, please contact the undersigned.

Sincerely,
Certerra



Edwardo Garcia, P.E.
Geotechnical Department Manager

Enclosure: Town of Friday Harbor Plan Review Comments

RECEIVED
May 1 ,2026
TOWN OF FRIDAY HARBOR
Community Development

PELLETIER + SCHAAR

May 1st, 2026

Ryan Ericson
Community Development Director
Town of Friday Harbor
60 Second Street, P.O. Box 219, Friday Harbor, WA 98250

RE: Permit LUA2025-0059
Site Plan Review Comment Letter 1
Parcel 351150003000, 351150001000

Dear Ryan,

PLANNING DEPARTMENT COMMENTS & RESPONSES: **Responses in bold.**

SEPA

1. *Please submit an environmental checklist.*
   Environmental checklist added to submittal materials.

2. *Please pay $300.00 for SEPA review.*
   Noted. Fee to be paid with submittal of materials.

3. *A listing of the names and addresses of property owners of record within 300 feet of the project property, including preprinted labels bearing the names and addresses of the property owners.*
   List of property owners and addresses within 300 feet of project property provided.

Plan Review

4. *The nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious surfaces and lot coverage.*
   Gross floor area of each use, impervious surfaces, and lot coverage added.
   Please see Sheet G0.01

5. *Sheet A1.10 Architectural Site Plan is not to scale, unable to calculate lot coverage.*
   Architectural Site Plan is scaled at 1/8”=1’-0” and noted below drawing name on sheet.
   Please see Sheet A1.10

6. *ADA unit type shown on floor plan.*
   ADA unit count and type added to code sheets and floor plans.
   Please see Sheet G0.01, G0.04, A2.10, A2.20, A2.30

View Corridor

7. *Must show existing structures on adjacent property lines.*
   Existing structures on adjacent properties added.
   Please see Sheet A1.10

8. *View Corridor vectors are from the property line.*
   View Corridor vectors moved to property corners.
   Please see Sheet A1.10

Setbacks (Yards)

9. *In the view protection overlay side setback is 10 feet from the property line.*
   10' side setbacks shown and noted. Building footprint does not encroach into 10' side setback. Portion of parking area is located in side setback, completely below street level and does not impact view. Variance has been submitted to Town of Friday Harbor.
   Please see Sheet A1.10 and Side Yard Encroachment Variance.

10. *No front or rear setbacks.*
    No front or rear setbacks are shown.
    Please see Sheet A1.10.

11. *Yards shall be unobstructed except for decks, platforms, or sidewalks, when less than 30" above grade. At grade driving surfaces permissible.*
    Portion of parking area is located in side setback, completely below street level and does not impact view. Variance has been submitted to Town of Friday Harbor.
    Please see Sheet A1.10 and Side Yard Encroachment Variance.

Lot Coverage

12. *Lot coverage is 60% in the view protection overlay.*
    Lot coverage calculations added to cover sheet. Lot coverage limit is 11,400sf at 60%, actual lot coverage is 11, 306sf (59.5%).
    Please see Sheet G0.01

Landscaping

13. *Landscaping in the view corridor and setback must be medium to low height species and may not block the view from the public sidewalk.*
    Landscaping in the view corridor updated to medium and low height species.
    Please see Sheet L1

14. *Project has not vested to local regulations, as such is subject to the interim landscaping ordinance provided with this letter. The following is required:*
    a. *Five-foot perimeter landscaped area on the interior lot lines and the rear property line.*
    b. *A 10-foot landscaped area on the frontage, which may be averaged to 5 feet with additional width on one of the other perimeter areas (see note on landscape plan.)*

    Per Pre-Development and Historic Review findings, building location was approved as compliant with Town of Friday Harbor standards and the required landscape planting strip was noted as 3'. Due to the significant slope across the site which requires a large radius for driveway access, a perimeter planting area variance was requested.
    The landscaped area on the frontage and sides was averaged, and all required averaged landscaping was placed on the water-facing slope. Landscape calculations were added to Landscape Averaging Plan.
    Please see Sheet A0.10, A0.12, Perimeter Planting Area Modification, and Side Yard Encroachment Variance.

Historic Setback

15. *The historical streetscape setback is a line drawn between the two adjacent buildings.*
    Per Historic Review findings and Historic Review Board meeting minutes on 01/09/25. and Pre-Development findings on 07/15/25, building footprint location and setback was approved as compliant with Town of Friday Harbor standards. Based on these approvals, current building location is compliant with Town of Friday Harbor Historic Review and other town development standards.
    Please see Sheet A0.01, A3.10, and A3.20

Historic Height Incentive

16. *A geotechnical review must be provided that indicates the building foundation is not supported by the structural fill required for the parking area.*
    Geotechnical memo provided.
    Please see included Certerra Geotest memo.

17. *Historical height incentive requires an 8:12 pitch above the standard 27-foot height limit. A variance would be required for the proposed 6.5:12 pitch.*
    Due to the significant slope across the site, a roof pitch variance was requested. Please see Sheet A3.10, A3.20, and Roof Pitch Variance.

Sewer

18. *Sanitary sewer pump standards in Section 5.0 of the Engineering Standards apply to this project.*
    Noted. Please see Sheet C3.1, C4.1

19. *All components must be intrinsically safe.*
    Noted.

20. *Backup power to the sewage pump must be provided.*
    Backup power to the sewage pump has been provided. Please see Sheet C3.1, C4.1

21. *Standard Detail S-6 must be added to the civil sheets.*
    Standard Detail S-6 added to civil sheets. Please see Sheet C4.2

Water

22. *Backflow devices must be installed in a weather protection housing to prevent freezing.*
    Noted. Please see Sheet C4.1

23. *Thrust block locations shall be shown on the civil drawings.*
    Thrust blocks depicted on hydrant and fire service lines. 2" water service is expected to use a service saddle at connection per standard detail. Please see Sheet C4.1, C4.4

Street

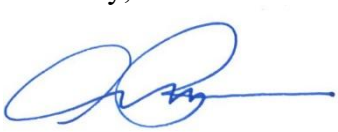
24. *Sheet C5.1 new pavement shall depict the 1 foot over-cut from trench outer edge.*
    1 foot over-cut shown. Please see Sheet C5.1

25. *If there is less than 4' between an existing asphalt restoration, the new asphalt restoration shall be extended to cover the existing restored asphalt.*
    Noted.

26. *Asphalt restoration shall meet standard drawing U-7 and not the typical pavement detail on Sheet C5.1*
    Noted, detail was updated.
    Please see Sheet C5.1

End of Responses.

Sincerely,



David Pelletier, AIA

ATTACHMENT N

TOM LITTLE
FRIDAY HARBOR

MULTI-FAMILY, MIXED USE BUILDING
240 FIRST ST, FRIDAY HARBOR, WA 98250

RECEIVED
May 1 ,2026
TOWN OF FRIDAY HARBOR
Community Development

PROJECT ADDRESS

240 FIRST ST, FRIDAY HARBOR, WA 98250

LEGAL DESCRIPTION

PARCEL 1: 351150003000
GOULD'S ACRE ADDN TO F H - PR TRACT 2 Sec 11, T 35N, R 3W
PARCEL 2: 351150001000
GOULD'S ACRE ADDN TO F H - PR TRACT 1 Sec 11, T 35N, R 3W

PROJECT SUMMARY

PROPOSED TWO(2) LEVELS OF TYPE VB RESIDENTIAL (R-2) OVER ONE(1) LEVEL OF TYPE IA GARAGE FOR TOTAL OF 11 LIVING UNITS (6 TRANSIENT, 5 RESIDENTIAL) AND 21 PARKING STALLS

APPLICABLE CODES

BUILDING:	2021 INTERNATIONAL BUILDING CODE 2021 WASHINGTON STATE BUILDING CODE
FIRE:	2021 INTERNATIONAL FIRE CODE
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2021 NATIONAL ELECTRICAL CODE
PLUMBING:	2021 UNIFORM PLUMBING CODE
ENERGY:	2021 WA STATE ENERGY CODE
ACCESSIBILITY:	APPENDIX E & ICC/ ANSI A117.1-2017
JURISDICTION:	SAN JUAN COUNTY TOWN OF FRIDAY HARBOR AMENDMENTS & ORDINANCES
ZONING:	CO - COMMERCIAL
SITE AREA:	PARCEL 1: 13,000 SF 0.3 ACRES PARCEL 2: 6,000 SF 0.14 ACRES
OCCUPANCY GROUPS:	RESIDENTIAL R-2 / STORAGE S-2
CONSTRUCTION TYPE:	(2) LEVELS OF TYPE VB OVER (1) LEVEL OF TYPE IA
FIRE PROTECTION:	SPRINKLERED PER NFPA 13

GROSS BUILDING AREA

LEVEL	AREA	CONSTRUCTION TYPE
LEVEL 01	9,439 SF	IA
LEVEL 02	8,637 SF	VB
LEVEL 03	8,678 SF	VB
TOTAL	**25,956 SF**	

LOT COVERAGE 17.32.040	LIMIT 60% PER 17.32.040.A:	11,400 SF
	LIMIT 70% PER 17.32.040.B:	13,300 SF
	ACTUAL COVERAGE:	11,306 SF
IMPERVIOUS	TOTAL IMPERVIOUS:	12,813 SF
HEIGHT LIMIT: 17.64.070.E.1	27' 35' W/ HISTORIC PRESERVATION INCENTIVE	
ACCESSIBLE UNITS:	MINIMUM 5% TOTAL TYPE A UNITS 11 UNITS x 5% = 1 TYPE A REQUIRED PROVIDED 9 TYPE B UNITS, 2 TYPE A UNITS	
UNIT NUMBER:	GARAGE LEVEL: 1 MAIN LEVEL: 5 UPPER LEVEL: 5	
MIXED USE RATIO 17.32.020.K 17.08.200-"T"	GARAGE LEVEL: 1 COMMERCIAL MAIN LEVEL: 5 COMMERCIAL UPPER LEVEL: 5 RESIDENTIAL	
PARKING REQUIRED: 17.68.030	MOTELS, HOTELS, MOTOR - 1 PER SLEEPING UNIT RESIDENTIAL - MULTIFAMILY - 1.5 PER DWELLING UNIT 6 COMMERCIAL UNITS = 6 SPACES 5 RESIDENTIAL UNITS = 7.5 SPACES 14 REQUIRED	
PARKING PROVIDED:	12 STANDARD SPACES 7 COMPACT SPACES 1 ADA CAR SPACE 1 ADA VAN SPACE 21 PROVIDED	
EV PARKING:	10% OF TOTAL PARKING SPACES IN GROUP R OCCUPANCIES PER WAC 51-51-0429 21 * 0.1 = 2.1 SPACES REQUIRED (3) 7 SPACES PROVIDED (INCLUDING ADA SPOT)	

1

NOTE:
THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

DEFERRED SUBMITTAL

1. HANDRAILS & GUARDRAILS
2. ENGINEERED WOOD PRODUCT
3. POST-TENSION SYSTEM

SEPARATE PERMITS

1. ELECTRICAL PERMIT
2. FIRE ALARM PERMIT
3. FIRE SPRINKLER PERMIT
4. PLUMBING PERMIT
5. MECHANICAL PERMIT
6. ELEVATOR PERMIT
7. PUBLIC WORK PERMIT
8. KEY BOX PERMIT



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CIVIL
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C2.1 TEMPORARY EROSION CONTROL PLAN
C3.1 GRADING AND DRAINAGE PLAN AND DETAILS
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A0.30 ASSEMBLIES
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A4.01 BUILDING SECTIONS
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STRUCTURAL

LANDSCAPE ROW

BUILDING ENVELOPE

FLOOR AREAS

LEVEL	AREA
LEVEL 01	
UNIT AREAS - TRANSIENT	821 SF
STAIR, ELEV, HALL	554 SF
COVERED PARKING	7,216 SF
STOR. & MECH.	865 SF
LEVEL GROSS	9,439 SF
LEVEL 02	
UNIT AREAS - TRANSIENT	7,377 SF
STAIR, ELEV, HALL	1,106 SF
TRASH	154 SF
LEVEL GROSS	8,637 SF
LEVEL 03	
UNIT AREAS - RESIDENTIAL	7,632 SF
STAIR, ELEV, HALL	1,046 SF
LEVEL GROSS	8,678 SF
TOTAL GROSS AREA	**25,956 SF**

RESIDENTIAL / COMMERCIAL RATIO

RESIDENTIAL UNIT AREA	7,632 SF
COMMERCIAL UNIT AREA	8,190 SF
TOTAL UNIT AREA	15,822 SF

1

VICINITY MAP



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REV#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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6946 REGISTERED ARCHITECT
DAVID R. PELLETIER
STATE OF WASHINGTON

G0.01
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL REQUIREMENTS

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND PROJECT SPECIFICATIONS.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMIT. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS OR BETWEEN THE PLANS AND SPECIFICATIONS NOTIFY THE ARCHITECT IMMEDIATELY.

3. SEPARATE PERMITS ARE REQUIRED FOR, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, SIGNS, REFRIGERATION EQUIPMENT, SEWER HOOK-UPS AND OFFSITE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS AND GUTTERS, WATER MAINS, CURB CUTS FOR DRIVEWAYS, STORM DRAINAGE, STREET LIGHTING AND STREET SIGNS. THE BUILDING INSPECTION/ PERMITS SECTION WILL BE RESPONSIBLE FOR THE INSPECTION AND ENFORCEMENT OF REQUIREMENTS OF BUILDING, PLUMBING, HEATING, ELECTRICAL, OCCUPANCY , FIRE RESISTIVE CONSTRUCTION, PARKING SIGNS AND ANY OTHER BUILDING REQUIREMENTS NOT SPECIFICALLY PROVIDED FOR BELOW.

4. SPECIAL INSPECTIONS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.

5. THE BUILDERS COPY OF THE APPROVED SET OF PLANS MUST BE AVAILABLE TO INSPECTORS AT THE JOBSITE.

6. FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH ***2021 INTERNATIONAL FIRE CODE***. THERE THE CODE STATES "WHERE REQUIRED" SUCH SECTIONS ARE REQUIRED UNLESS A WRITTEN EXEMPTION TO THE SECTION HAS BEEN SUBMITTED TO THE DIFFERENT AND APPROVED.

7. FINISH FLOOR REFERENCES DATUM EQUALS (0'-0") REFER TO TOPOGRAPHIC SURVEY FOR ACTUAL SITE ELEVATIONS.

8.. THE DRAWINGS ARE INTENDED TO ONLY PARTIALLY DESCRIBE THE SCOPE OF WORK FOR THE PROJECT. ANY WORK NOT SHOWN HERE, BUT REQUIRED BY CODE, OR THE SPECIFICATIONS, OR TO MAKE THE WORK COMPLETE, SHALL BE PROVIDED AS PART OF THE WORK.

9. REFER TO THE LIST OF ABBREVIATIONS FOR COMMON ABBREVIATIONS USED IN THE DRAWINGS. IF AN ABBREVIATION IS NOT ON THE LIST, OR NOT COMMONLY USED, REFER TO THE ARCHITECT FOR CLARIFICATION.

10. IT IS THE INTENT OF THE DOCUMENTS THAT ALL WORK COMPLIES WITH THE LOCAL ADOPTED BUILDING CODE, MECHANICAL CODE, ELECTRICAL CODE, ENERGY CODE, FIRE CODE, LAND USE AND ZONING CODE, VENTILATION AND INDOOR AIR QUALITY CODE, AND ANY/ALL OTHER APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES IN EFFECT AT THE DATE OF PERMIT SUBMITTAL. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO GRANT APPROVAL FOR ANY CODE VIOLATION. ANY ERRORS,OMISSIONS, OR NON-COMPLIANCE W ITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

11. BEFORE STARTING EACH PORTION OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATED TO THAT PORTION OF THE WORK, AS WELL AS OWNER PROVIDED INFORMATION, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. ANY ERRORS, INCONSISTENCIES OR OMISSIONS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.

12. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED AT ONCE.

13. DIMENSIONS ARE SHOWN TO THE FACE OF CONCRETE, FACE OF STUD AT EXTERIOR WALLS, FACE OF STUD WALL AT INTERIOR WALLS, AND EDGE OF ROUGH OPENINGS, UNLESS DETAILED OR NOTED OTHERWISE ON DRAWINGS. REFER TO THE ARCHITECT IF CLARIFICATION IS NEEDED.

14. REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.

15. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN CASE OF DISCREPANCY, REFER TO THE ARCHITECT FOR CLARIFICATION.

16. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK, AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF W ORK OF ALL TRADES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. WORK SHOWN ON THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE, AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE, LEGAL, AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

18. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WITH THE EXCEPTION OF THE MASTER
USE PERMIT AND THE BUILDING PERMIT.

19. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS W ITH SNOHOMISH COUNTY.

20. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR AND/OR ARCHITECT SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE PROJECT TEAM MEMBERS FOR THE PURPOSE OF ANSWERING INITIAL QUESTIONS, CLARIFYING AREAS OF CONCERN, AND FORMALIZING A CONSTRUCTION ADMINISTRATION PROCESS. THE MEETING(S) SHALL INCLUDE THE ARCHITECT, GENERAL CONTRACTOR, OWNER, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND WATER INTRUSION CONSULTANT.

21. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OF ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD. ALL MARKED BY AN APPROVED TESTING AGENCY.

22. ALL WOOD FORMS USED FOR CONCRETE IN THE GROUND OF BETWEEN FOUNDATION SILLS AND THE GROUND SHALL BE REMOVED.

23. CONCEALED SPACES ***2021 IBC 718*** PROVIDE HORIZONTAL FIREBLOCKING IN ALL WOOD FRAME WALLS AT 10'-0" ON CENTER AND WHERE FRAME WALLS PENETRATE CEILINGS. FIREBLOCK ENCLOSED ATTIC SPACES SHALL BE DIVIDED INTO HORIZ. AREAS NOT EXCEEDING 3,000 S.F. OR NOT REQUIRED IF BUILDING IS SPRINKLED ***2018 IBC 718.3*** DRAFT STOP CONSTRUCTION. THESE ARES SHALL BE DIVIDED BY PARTITIONS EXTENDING FROM THE CEILING TO THE UNDERSIDE OF THE ROOF DECK MATERIAL SHALL BE 1/2" GYP. BD. OR 3/8" PLWD. OR OTHER APPROVED MATERIAL OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF CLOSING WITH AUTO LATCHES, PER ***2018 IBC 718.4.1.1***.

24. THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE ALARM SYSTEM AND EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM UNTIL THE PLANS HAVE BEEN APPROVED AND THE PERMIT HAS BEEN ISSUED.

25. PROVIDE BUILDING ADDRESS ON EXTERIOR FACE OF BUILDING IN THE LOCATION ILLUSTRATED ON PLANS, LETTERING AND / OR NUMERALS TO BE 12" HIGH MINIMUM, SYMBOLS SHALL BE OF HIGH DENSITY STYROFOAM WITH METALLIC OR LAMINATED FACE. LEASE UNITS TO BE PROVIDED WITH LETTERS OR NUMBERS OVER EACH ENTRY DOOR. LETTERING TO BE APPROVED BY ARCHITECT PRIOR TO APPLICATION. LAYOUTS SHOWN FOR LEASE SPACES ARE PRELIMINARY ONLY AND ARE FOR PURPOSE OF ASSIGNED ADDRESSES, DETERMINING EXIT SIGNS AS INDICATED ON THE REFLECTED CEILING PLAN AND SPECIFICATIONS. LEASE SPACES REQUIRE SEPARATE SANITARY FACILITIES FOR EACH SEX WILL BE INDICATED ON TENANT IMPROVEMENT.

26. MULTI-FAM PRIOR TO ISSUANCE A CERTIFICATE OF OCCUPANCY, THE OW NER-OCCUPANT OF THE BUILDING SHALL ASSIGN A RESPONSIBLE PERSON AS THE BUILDING'S FIRE SAFETY DIRECTOR TO WORK WITH THE FIRE MARSHALL IN ESTABLISHING AN OPERATION PLAN FOR THE BUILDING.

27. MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING TO BE DESIGNED BUILD. CONTRACTOR RESPONSE FOR ALL PERMITS AND APPROVALS. ELECTRICAL RESISTANCE HEAT OR ROMEX WIRING IS NOT ALLOWED. MULTI-FAM: ELECTRICAL OUTLETS TO BE MIN. 24" MIN. OFFSET FROM UNIT TO UNIT. MECHANICAL TOILET ROOMS SHALL HAVE SEPARATE AND INDIVIDUAL EXHAUST SYSTEMS IN SEPARATE SHAFT2021 INTERNATIONAL MECHANICAL CODE. THE MECHANICAL OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUT SIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. THE MECHANICAL EXHAUST SYSTEM SHALL PROVIDE A MINIMUM OF ONE AIR CHANGE EVERY 15 MINUTES. TOILET ROOMS MAY BE UNDER COMMON SYSTEM IF SYSTEM HAS NEGATIVE AIR PRESSURE IN ALL DUCTS. FIRE/SMOKE DAMPERS SHALL BE INSTALLED IN DUCTS PENETRATING PROTECTIVE ELEMENTS OF FIRE RATED CORRIDOR WALLS AND CEILINGS. PENETRATION OF FIRE RESISTIVE ASSEMBLIES SHALL BE PROTECT PER ***2021 IBC SEC 714***. TYPES OF MATERIALS AND PROTECTIVE SYSTEMS SHALL BE DESIGNED AND APPROVED UNDER DEFERRED SUBMITTAL. MULIT-FAM: LAUNDRY AND BATHROOM EXHAUST DUCTS SHALL BE ENCLOSED WITH 28 GAUGE GALVANIZED SHEET METAL AND SHALL EXTEND TO THE EXTEND TO THE EXTERIOR OF BUILDING, 3' FROM ANY OPENINGS. BATHROOM CONTAINING A BATHTUB, SHOWER OR COMBINATION THEREOF: LAUNDRY ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
KITCHEN STOVE VENTING SHALL BE WITH 26 GAUGE GALVANIZED SHEET METAL DUCTS ENCASED IN ONE-HOUR CONSTRUCTION AND EXTENDING TO THE EXTERIOR OF THE BUILDING, 3' FROM ANY OPENING. RESIDENTIAL VENTILATION SHALL CONFORM TO 2015 INTERNATIONAL MECHANICAL CODE AND WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE.

NOTE: THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL THE SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

SITE NOTES

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING SITE CONDITIONS, DISTANCES, AND TOPOGRAPHIC CONTOURS. SITE CONDITIONS SHOWN ARE FROM OWNER-PROVIDED INFORMATION, SURVEYS BY OTHERS, AND PUBLIC RECORDS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR EXISTING SITE INFORMATION.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION BY RETAINING A UTILITY LOCATION SERVICE AND MARKING ALL UNDERGROUND UTILITY LOCATIONS. ANY UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE BASED ON AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE ONLY. UTILITIES MAY BE PRESENT BUT NOT SHOWN ON THE DRAWINGS. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE CONNECTION LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES. RELOCATION OF UTILITIES, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACTOR SHALL EXECUTE AND COMPLETE ALL WORK ON ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY THAT IS REQUIRED BY CONSTRUCTION EASEMENT AGREEMENTS WITH NEIGHBORING PROPERTY OW NERS, PRIVATE CONTRACT DOCUMENTS WITH THE SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE PERMITS, OR ANY OTHER AGREEMENT OR CONTRACT. ALL IMPROVEMENTS AND REPAIRS TO SIDEWALKS, ALLEYS, STREETS AND NEIGHBORING PROPERTIES SHALL BE COORDINATED TO MINIMIZE THE IMPACT ON THE PUBLIC AND TO MAINTAIN ACCESS TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL MAKE ARRANGEMENTS AND SECURE NECESSARY PERMITS WHEN CONSTRUCTION REQUIRES STREET OR SIDEWALK CLOSURES.

4. IF ANY HAZARDOUS MATERIAL, INCLUDING BUT NOT LIMITED TO ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB), IS ENCOUNTERED ON THE SITE BY THE CONTRACTOR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.

5. PRIOR TO BEGINNING ANY DEMOLITION WORK, THE OW NER OR CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT" TO THE PUGET SOUND CLEAN AIR AGENCY(PSCAA) AND FULFILL THEIR REQUIREMENTS.

6. NEW WATER MAINS, FIRE HYDRANTS, AND TEMPORARY FIRE DEPARTMENT ACCESS SHALL BE INSTALLED, INSPECTED, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.

7. ROOF DRAINS AND GUTTERS SHALL BE CONNECTED TO THE SITE DRAINAGE SYSTEM, FOOTING DRAINS TO BE CONNECTED TO SITE DRAINAGE SYSTEM.

8. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION LINES AND SLEEVES AT ALL PAVEMENT AREAS.

INTERIOR ENVIRONMENT

1. OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

2. PROVIDE AN ATTIC ACCESS OPENING AT ALL ATTIC SPACES AT LEAST 30" HIGH. THE ACCESS OPENING SHALL BE A MINIMUM OF 20" X 30" WITH AT LEAST 30" OF HEADROOM AT OR ABOVE THE OPENING.

3. PROVIDE AN 18" X 24" MINIMUM ACCESS OPENING AT ALL CRAWL SPACES.

4. PUBLIC RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING UPWARD ONTO THE WALLS AT LEAST 4 INCHES PER ***IBC 1210.2.1***. WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 4 FEET ABOVE THE FLOOR PER ***IBC 1210.2.2***.

5. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

SOUND TRANSMISSION NOTES

1. AIR-BORNE SOUND: WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50(45 IF FIELD TESTED). PENETRATIONS OR OPENINGS IN INSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED STC. UNIT ENTRY DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. UNIT ENTRY DOOR ASSEMBLIES SHALL HAVE A STC OF NOT LESS THAN 28. ***IBC 1206.2***.

2. STRUCTURE-BORNE SOUND: FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICEA REAS SHALL HAVE AN IMPACT INSULATION CLASS (ICC) RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED)

3. JOINTS IN THE PERIMETER OF WALLS OR FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL BE ACOUSTICALLY SEALED WITH A PERMANENT RESILIENT MATERIAL APPROVED FOR SUCH PURPOSE. CONDUITS, DUCTS, PIPES AND VENTS WITHIN SUCH WALL OR FLOOR/CEILING ASSEMBLIES CAUSING VIBRATION SHALL BE REASONABLY ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF SUPPORT. ALL OPENINGS THROUGH WHICH SUCH ITEMS PASS SHALL HAVE THE EXCESS OPENING FULLY SEALED. ***IBC 1206.3***.

4. ELECTRICAL OUTLET BOXES AND OTHER PENETRATIONS SHALL NOT BE PLACED BACK TO-BACK AND SHALL BE OFFSET BY NOT LESS THAN 12 INCHES FROM OUTLETS IN THE OPPOSITE WALL SURFACE. THE BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY AT LEAST 2" THICK MATERIAL FIBER INSULATION. ***IBC 1206.3***.

5. SPACES OR SHAFTS CONTAINING AIR CONDITIONING, REFRIGERATION OR VENTILATING EQUIPMENT, ELEVATOR MACHINERY, OR OTHER MECHANICAL EQUIPMENT SHALL BE SEPARATED BOTH VERTICALLY AND HORIZONTALLY FROM ADJOINING DWELLING UNITS BY CONSTRUCTION DESIGNED TO PROVIDE A MINIMUM STC RATING OF 50. ***IBC 1206***.

6. DESIGN AND MATERIALS FOR SOUND TRANSMISSION CONTROL SHALL NOT IMPAIR THE FIRE-- RESISTANT INTEGRITY OF SEPARATING WALLS OR LOOR/CEILING ASSEMBLIES.

EGRESS NOTES

1. THE WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES.

2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

3. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM.

4. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 0.375 INCH IN ANY FLIGHT OF STAIRS.

5. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAILS SHALL BE OF A UNIFORM HEIGHT, BETWEEN 34" AND 38" ABOVE THE STAIR-TREAD NOSING PER ***IBC 1014***. HANDRAILS SHALL BE CONTINUOUS.

6. HANDRAILS ARE TO BE GRASPABLE, WITH A DIAMETER BETW EEN 1 1/4 INCHES AND 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION BETWEEN 4 INCHES AND 6 1/4 INCHES WITH A MAX. CROSS-SECTION DIMENSION OF 2 1/4 INCHES AND A MIN. EDGE RADIUS OF 0.01 INCH.

7. HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS, OR THEY SHALL RETURN TO A WALL OR THE WALKING SURFACE. AT THE TOP OF A STAIRWAY, HANDRAILS MUST EXTEND HORIZONTALLY 12 INCHES BEYOND THE TOP RISER. AT THE BOTTOM OF THE STAIRWAY, HANDRAILS MUST CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. EXTENSIONS NOT REQUIRED ON STAIRWAYS THAT ARE NOT PART OF A REQUIRED MEANS OF EGRESS.

8. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED W ALKING SURFACES THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AND AS SHOWN IN THE
DRAWINGS.

9. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SET FORTH IN

10. GUARDS SHALL FORM A PROTECTIVE BARRIER NO LESS THAN 42" HIGH.

11. OPEN GUARDS SHALL BE DESIGNED AND CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42".

12. INTERIOR VERTICAL EXIT ENCLOSURES CONNECTING MORE THAN 3 STORIES SHALL HAVE STAIRWAY SIGNAGE AT EACH FLOOR LANDING. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE DOORS ARE IN BOTH OPEN AND CLOSED POSITIONS.

13. STAIRWAY SIGNS SHALL DESIGNATE THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE, THE IDENTIFICATION OF THE STAIR, THE STORY AND DIRECTION TO THE EXIT DISCHARGE, WHETHER THERE IS ROOF ACCESS FOR FIRE DEPARTMENT, AND WHETHER THE ROOF IS ACCESSED BY ROOF HATCH.

14. EXIT SIGNS ARE REQUIRED AT EACH EXIT, EXIT ACCESS DOOR, AND ALONG THE ACCESS TO THE EXIT. NO POINT IN AN EXIT ACCESS CORRIDOR SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. EXIT SIGNS SHALL BE VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, AND SHALL BE ILLUMINATED AT ALL TIMES.

15. TACTILE EXIT SIGNS SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, EXIT PASSAGEWAY AND THE EXIT DISCHARGE COMPLYING TO ***ICC A117.1***.

16. PLACARDS READING "NOT AN EXIT" OR INDICATING THE USE OF THE SPACE BEYOND ARE REQUIRED AT ALL DOORWAYS, PASSAGEWAYS AND STAIRWAYS WHICH MAY BE MISTAKEN FOR EXITS. REFER TO PLANS FOR EXIT SIGN LOCATIONS.

17. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES AND AT EVERY POINT IN THE MEANS OF EGRESS. REFER TO LIGHTING NOTES FOR SPECIFIC REQUIREMENTS.

NOTES: EGRESS LIGHTING WITH BACKUP POWER IS PROVIDED IN THE CORRIDORS AND AT THE EXTERIOR LANDINGS OF EGRESS DOORS. THE LIGHTING WILL BE FIELD TESTED FOR CONFORMANCE WITH THE PERFORMANCE REQUIREMENTS OF ***IBC 1008.3.5*** (ILLUMINATION LEVEL AND UNIFORMITY RATIO).

18. PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS AND MECHANICAL SYSTEMS SERVING THE EXIT ENCLOSURE. PENETRATIONS MUST BE PROTECTED.

19. EQUIPMENT IS PROHIBITED IN EXIT ENCLOSURES EXCEPT FOR EQUIPMENT NECESSARY FOR INDEPENDENT PRESSURIZATION, LIGHTING OF THE EXIT ENCLOSURE, SPRINKLER PIPING, STANDPIPES, ELECTRICAL EQUIPMENT FOR FIRE DEPARTMENT COMMUNICATION AND SPRINKLER MONITORING, AND UNIT HEATERS REQUIRED TO PROTECT FIRE PROTECTION EQUIPMENT FROM FREEZING.

20. THERE SHALL BE A FLOOR OR LANDING ON EASH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

FIRE RESISTIVE RATED CONSTRUCTION NOTES

1. THROUGH PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS SHALL BE PROTECTED. THEY SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRERESISTANCE-RATED ASSEMBLY OR PROTECTED WITH AN APPROVED PENETRATION FIRESTOP SYSTEM.

2. LISTED ELECTRICAL BOXES MAY BE INSTALLED IN FIRE-RESISTANCE-RATED WALLS PROVIDED THEY HAVE BEEN TESTED AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. OUTLETS ON OPPOSITES SIDE OF THE WALL SHALL BE SEPARATED BY 24" HORIZONTALLY, SOLID FIREBLOCKING, LISTED PUTTY PADS, OR OTHER LISTED MATERIALS AND METHODS.

3. PENETRATIONS OF A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING MEMBRANE SHALL BE ENCLOSED BY SHAFTS IN ACCORDANCE W ITH ***IBC SECTION 714***.

4. CAN LIGHTS IN FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL BE BOXED ON FOUR SIDES AND TOP WITH 5/8" GYPSUM WALLBOARD. HVAC FANS OR DIFFUSERS SHALL BE BOXED ON FOUR SIDES AND TOP WITH 5/8" GYPSUM WALLBOARD. DUCTS SHALL BE WRAPPED W/1 1/2" HIGH-DENSITY MINERAL FIBER OR 3 1/2" FIBERGLASS, SECURED IN PLACE FOR AT LEAST 10' FROM OPENING.

5. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES HALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM HAVING THE SAME FIRE RATING AS THE ASSEMBLY IN OR BETWEEN WHICH IT IS INSTALLED.

6. OPENINGS IN FIRE-RESISTANCE-RATED WALLS SHALL BE PROTECTED, AND SHALL COMPLY WITH THE TESTING, INSTALLATION, AND LABELING REQUIREMENTS OF ***IBC 716*** AND ***NFPA 80***.

7. PENETRATIONS BY AIR DUCTS AND AIR TRANSFER OPENINGS IN FIRE RESISTANCERATED ASSEMBLIES SHALL COMPLY WITH ***IBC SECTION 717***.

8. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS AS SPECIFIED IN ***IBC SECTION 718***. ACCEPTABLE FIREBLOCKING MATERIALS ARE DESCRIBED IN ***IBC 718.2.1***. FIREBLOCKING SHALL BE INSTALLED IN STUD WALLS, INCLUDING FURRED WALLS, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT 10' INTERVALS. FIREBLOCKING SHALL ALSO BE INSTALLED AT CONNECTIONS BETWEEN VERTICAL STUD WALL SPACES AND THE HORIZONTAL SPACES CREATED BY A SERIES OF JOISTS; AT CONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES AT SOFFITS, DROPPED CEILINGS, ETC; AT CEILING AND FLOOR OPENINGS AROUND PIPES, DUCTS, ETC; BETWEEN EXTERIOR W ALL FINISHES AND ARCHITECTURAL TRIM.

9. DRAFTSTOPPING IS NOT REQUIRED, AS THE BUILDING IS SPRINKLERED PER ***IBC 903.3.1.1*** AND ***IBC 718.4 EXCEPTION***.

10. REFER TO EGRESS NOTES, INTERIOR ENVIRONMENT NOTES, DOOR NOTES, WALL TYPES, AND DETAILS FOR ADDITIONAL REQUIREMENTS RELATED TO FIRE-RESISTANCE RATED CONSTRUCTION

11. ALL DECORATING MATERIALS ARE REQUIRED TO MAINTAIN IN A FLAME-RETARDENT CONDITION. POST "NO SMOKING" SIGNS IN ACCORDANCE W/ WASHINGTON STATE SMOKING IN PUBLIC PALCES ACT 70.160.050.

12. EXPOSED INSULATION MATERIALS INCLUDING FACINGS AND VAPOR BARRIERS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DENSITY NOT TO EXCEED 450, OR SHALL BE SUBSTANTIAL CONTACT WITH THE WALL OR CEILING SURFACE FINISH ***IBC 803*** AT BUILDING ENVELOPE WHERE INSULATION IS INDICATED ON THE PLANS, SECTION AND DETAILS, PROVIDE A FIRE RESISTIVE FOIL FACED INSULATION OR VAPOR BARRIER AT WARM FACE OF INSULATION.

13. FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO.
SUCH FIRE BARRIER SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS SPACE ABOVE A SUSPENDED CEILING.

14. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO SCHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

FIRE PROTECTION NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM

ABBREVIATIONS

AB	- ANCHOR BOLT
AC	- AIR CONDITIONING
ACC	- ACCESSIBLE
ACOUS	- ACOUSTICAL
AD	- AREA DRAIN
ADJ	- ADJUSTABLE
AFF	- ABOVE FINISH FLOOR
ALT	- ALTERNATE
ALUM	- ALUMINUM
ANCH	- ANCHOR
ANOD	- ANODIZED
ACP	- ACOUSTICAL CEILING PANEL
APPD	- APPROVED
APPROX	- APPROXIMATE
ARCH	- ARCHITECTURAL
AUTO	- AUTOMATIC
AV	- AUDIO VISUAL
AVB	- AIR VAPOR BARRIER
BD	- BOARD
BLDG	- BUILDING
BM	- BEAM
BOT	- BOTTOM
BSMT	- BASEMENT
BT	- BOLT
CAB	- CABINET
CAT	- CATEGORY
CB	- CATCH BASIN
CBU	- CEMENTITIOUS BACKER UNIT
CER	- CERAMIC
CG	- CORNER GUARD
CH	- CHILLER
CHAN	- CHANNEL
CI	- CAST IRON
CIP	- CAST-IN-PLACE
CJ	- CONTROL JOINT / CONSTRUCTION JOINT
CL	- CENTERLINE
CLG	- CEILING
CLR	- CLEAR
CNTR	- COUNTER
CO	- CLEANOUT
COL	- COLUMN
CONC	- CONCRETE
COND	- CONDITION
CONN	- CONNECTION
CONT	- CONTINUOUS
CONTR	- CONTRACTOR
COORD	- COORDINATE
CORR	- CORRIDOR
CT	- CERAMIC TILE
CTR	- CENTER
CTSK	- COUNTER SINK
CW	- COLD WATER (PIPING)
D	- DEEP / DEPTH
DBL	- DOUBLE
DEG	- DEGREE
DEMO	- DEMOLITION
DEPT	- DEPARTMENT
DET	- DETAIL
DF	- DRINKING FOUNTAIN
DIA	- DIAMETER
DIFF	- DIFFUSER
DIM	-DIMENSION
DISP	- DISPENSER
DMPF	- DAMPPROOFING
DN	- DOWN
DO	- DOOR OPENING
DR	- DOOR
DRN	- DRAIN
DW	- DISHWASHER
DWG	- DRAWING
DWR	- DRAWER
(E)	- EXISTING
E	- EAST
EA	- EACH
EJ	- EXPANSION JOINT
EL	- ELEVATION
ELEC	- ELECTRICAL
ELEV	- ELEVATOR
EMERG	- EMERGENCY
EP	- ELECTRICAL PANELBOARD
EQ	- EQUAL
EQUIP	- EQUIPMENT
EXH	- EXHAUST
EXP	- EXPANSION
EXIST	- EXISTING
EXT	- EXTERIOR
FA	- FIRE ALARM
FD	- FLOOR DRAIN
FDC	- FIRE DEPARTMENT CONNECTION
FND	- FOUNDATION
FE	- FIRE EXTINGUISHER
FEC	- FIRE EXTINGUISHER CABINET
FF&E	- FURNITURE, FINISHES & EQUIPMENT
FFEL	- FINISH FLOOR ELEVATION
FIN	- FINISH
FIXT	- FIXTURE
FL	- FLOOR
FLASH	- FLASHING
FO	- FACE OF
FP	- FIRE PROTECTION
FPG	- FIREPROOFING
FR	- FRAME
FT	- FEET
FRT	- FIRE RETARDANT TREATED
FTG	- FOOTING
FURN	- FURNITURE
GA	- GAUGE / GAGE
GALV	- GALVANIZED
GB	- GRAB BAR
GC	- GENERAL CONTRACT(OR)
GFRG	- GLASS FIBER REINFORCED GYPSUM
GL	- GLASS
GR	- GRADE
GRD	- GROUND
GWB	- GYPSUM WALLBOARD
H	- HIGH / HEIGHT
HB	- HOSE BIB
HC	- HOLLOW CORE
HCP	- HANDICAPPED
HDW	- HARDWARE
HS	- HEAT STRENGTHENED (GLASS)
HM	- HOLLOW METAL (STEEL FRAME)
HNDRL	- HANDRAIL
HO	- HOLD-OPEN
HORIZ	- HORIZONTAL
HT	- HEIGHT
HVAC	- HEATING, VENTILATION, AIR CONDITIONING
HW	- HOT WATER
HYDR	- HYDRAULIC

ID	- INSIDE DIAMETER
IN	- INCH
INCL	- INCLUDED / INCLUDING
INFO	- INFORMATION
INSUL	- INSULATION
INT	- INTERIOR
INV	- INVERT
IPS	- INTERNATIONAL PIPE STANDARD
JAN	- JANITOR
JC	- JANITOR'S CLOSET
JST	- JOIST
JT	- JOINT
KIT	- KITCHEN
KO	- KNOCKOUT
LDG	- LANDING
LAM	- LAMINATE / LAMINATION
LAV	- LAVATORY
LB	- POUND
LF	- LINEAR FOOT
LKR	- LOCKER
LN	- LINE
LT	- LIGHT
MACH	- MACHINE
MAINT	- MAINTENANCE
MATL	- MATERIAL
MAX	- MAXIMUM
MB	- MACHINE BOLT
MDF	- MEDIUM DENSITY FIBERBOARD
MEP	- MECHANICAL, ELECTRICAL, PLUMBING
MDO	- MEDIUM DENSITY OVERLAY PLYWOOD
MECH	- MECHANICAL
MEMB	- MEMBRANE
MET	- METAL
MEZZ	- MEZZANINE
MFR	- MANUFACTURER
MH	- MANHOLE
MIN	- MINIMUM
MISC	- MISCELLANEOUS
MS	- MACHINE SCREW
MTD	- MOUNTED
MTG	- MOUNTING
MTL	- METAL
MULL	- MULLION
N	- NORTH
NA	- NOT APPLICABLE
NC	- NOISE CRITERIA
NIC	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
NTS	- NOT TO SCALE
OA	- OUTSIDE AIR
OC	- ON CENTER
OFCI	- OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	- OWNER FURNISHED, OWNER INSTALLED
OFF	- OFFICE
OH	- OVER HEAD
OPH	- OPPOSITE HAND
OPNG	- OPENING
OPP	- OPPOSITE
OPPHD	- OPPOSITE HAND
ORD	- OVERFLOW ROOF DRAIN
OUTS	- OUTSIDE
OVHD	- OVERHEAD
P	- PAINT
PAV	- PAVING
PARTN	- PARTITION
PBD	- PARTICLEBOARD
PDF	- POWER DRIVEN FASTENER
PERF	- PERFORATED
PERIM	- PERIMETER
PERP	- PERPENDICULAR
PL	- PLATE
PLAM	- PLAM
PLBG	- PLUMBING
PLYWD	- PLYWOOD
PNL	- PANEL
POL	- POLISHED
PR	- PAIR
PREFAB	- PREFABRICATED
PROJ	- PROJECT
PSFPSF	- POUNDS PER SQUARE FOOT
PT	- POINT / PRESSURE TREATEED
PTD	- PAPER TOWL DISPENSER / PAINTED
PTN	- PARTITION
PTR	- PAPER TOWEL RECEPTACLE
Q	- QUARRY TILE
QTY	- QUANTITY
(R)	- RELOCATED
R	- RADIUS OR RISER (PIPING)
RA	- RETURN AIR
RAD	- RADIUS
RB	- RESILIENT BASE
RCP	- REFLECTED CEILING PLAN
RD	- ROOF DRAN
RECOM	- RECOMMENDED
RECPT	- RECEPTACLE
REC	- RECESSED
REF	- REFERENCE
REFL	- REFLECTED / REFLECTIVE / REFLECT
REFR	- REFRIGERATOR
REG	- REGISTER
REINF	- REINFORCED / REINFORCING
REL	- RELOCATE
REM	- REMOVABLE
REQ	- REQUIRE / REQUIRED
RESIL	- RESILIENT
REV	- REVISION / REVISED
RM	- ROOM
RO	- ROUGH OPENING
RTD	- RATED
RTG	- RATING
RWL	- RAIN WATER LEADER
S	- SOUTH
SA	- SUPPLY AIR
SAF	- SELF-ADHERED FLASHING
SAM	- SELF-ADHERED MEMBRANE
SAN	- SANITARY AIR
SC	- SOLID CORE
SCHED	- SCHEDULE
SD	- STORM DRAIN / SOAP DISPENSER
SECT	- SECTION
STS	- SELF TAP METAL SCREW
SF	- SQUARE FEET / FOOT
SH	- SPRINKLER HEAD
SHT	- SHEET
SHR	- SHOWER

SIM	- SIMILAR
SM	- SHEET METAL OR SQUARE METER (METRIC DOCS)
SND	- SANITARY NAPKIN DISPENSER
SP	- STANDPIPE
SPEC	- SPECIFICATION
SPR	- SPRINKLER
SPKR	- SPEAKER
SQ	- SQUARE
SSE	- STRUCTURE SLAB ELEVATION
SST	- STAINLESS STEEL
SSK	- SERVICE SINK
STA	- STATION
STD	- STANDARD
STL	- STEEL
STLJST	- STEEL JOIST
STOR	- STORAGE
STRG	- STRINGER
STRL	- STRUCTURAL
STRUCT	- STRUCTURAL
SUBCAT	- SUBCATEGORY
SUSP	- SUSPENDED
SYMM	- SYMMETRICAL
SYS	- SYSTEM
T&G	- TONGUE & GROOVE
T	- TREAD / THERMOSTAT
TB	- TOWEL BAR
TC	- TOP OF CURB
TCONC	- TOP OF CONCRETE
TEL	- TELEPHONE OR TELECOM
TEMP	- TEMPERATURE
TER	- TERRAZZO
TGB	- TOGGLE BOLT
THK	- THICKNESS
THRES	- THRESHOLD
THRU	- THROUGH
TKBD	- TACKBOARD
TMPD	- TEMPERED
TO	- TOP OF (SEE OTHER WORD)
TOS	- TOP OF SLAB, TOP OF STRUCT.
TOSTL	- TOP OF STEEL
TP	- TOP OF PAVEMENT
TPD	- TOILET PAPER DISPENSER
TRACT	- TRACTION
TV	- TELEVISION
TW	- TOP OF WALL
TYP	- TYPICAL
UNFIN	- UNFINISHED
UON	- UNLESS OTHERWISE NOTED
UR	- URINAL
VAC	- VENTILATION AND AIR CONDITIONING
VCT	- VINYL COMPOSITION TILE
VERT	- VERTICAL
VEST	- VESTIBULE
VIF	- VERIFY IN FIELD
VR	- VAPOR RETARDER
VT	- VINYL TILE
VWC	- VINYL WALL COVERING
W/	- WITH
W	- WIDE. WIDTH / WEST
WC	- WATER CLOSET
WD	- WOOD
WDS	- WOOD SCREW
WDW	- WINDOW
W/O	- WITHOUT
WP	- WATERPROOFING
WPM	- WATERPROOF MEMBRANE
WPT	- WORK POINT
WR	- WATER RESISTANT / REPELLANT
WRB	- WEATHER RESISTANT BARRIER
WS	- WEATHERSTRIPPING
WSCT	- WAINSCOT
WT	- WEIGHT
WW	- WALL TO WALL

ELECTRICAL LEGEND

- SINGLE RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS
- DUPLEX RECEPTACLE
  - X" = HEIGHT ABOVE FINISHED FLOOR
  - B = CLOCK HANGER
  - C = FLUSH CEILING MOUNTED
  - D = DEDICATED
  - F = ARC FAULT PROTECTED BY BREAKER
  - G = GROUND FAULT CIRCUIT INTERUPTER
  - H = HOSPITAL GRADE
  - K = CHILD RESISTANT COVER
  - L = ISOLATED GROUND
  - P = PENDANT MOUNTED WITH CORD GRIPS. VERIFY PENDANT LENGTH
  - S = SPLIT WIRED
  - T = TAMPER RESISTANT SHUTTERED RECEPTACLE
  - W = WEATHER PROOF CONTINUOUS COVER AND GFCI PROTECTED
  - ? = DESIGNER DEFINED
- DUPLEX RECEPTACLE, 1/2 SWITCHED. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS
- QUADRAPLEX RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS
- SPECIAL PURPOSE RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS
- DUPLEX RECEPTICAL, FLUSH FLOOR
- ALARM BUTTON
- CLOSED CIRCUIT CAMERA
- GB — GATHERING BOX
- GROMMET HOLE (VERIFY LOCATIONS WITH OWNER)
- ALARM ENUNCIATOR
- FA — FIRE ALARM PULL STATION (EXIST TO REMAIN)
- MD — MOTION DETECTOR
- DC — DOOR CONTACT
- TV — TV/CABLE OUTLET
- SINGLE TELEPHONE OUTLET
- COMB. COMM. OUTLET TV/DATA
- J — J-BOX
- C — COMM. CONTROLS
- PLUG MOLD UNDER COUNTER
- T — TRANSFORMER
- THERMOSTAT
- EXIT SIGN, CEILING MOUNTED, ARROW(S) INDICATES DIRECTION IF SHOWN
- EXIT SIGN, WALL MOUNTED, ARROW(S) INDICATES DIRECTION IF SHOWN
- RECESSED EXHAUST FAN, 60 CFM V.T.O.S.
- FE — FIRE EXTINGUISHER

DRAWING SYMBOL LEGEND

- GRIDLINE
- WALL SECTION
- ELEVATION MARKER
- DETAIL
- DETAIL
- WINDOW MARKER
- PARTITION TYPE
- DOOR NUMER
- BUILDING SECTION
- MATCH LINE
- INTERIOR ELEVATION
- REVISION MARK
- CENTERLINE
- NEW & EXISITNG CONTOURS
- CUT LINE
- EXTERIOR ELEVATION

DRAWING SYMBOL LEGEND

A1	2X4 RECESSED CLG. GRID LIGHT	T1	TRACK LIGHTING
A2	2X2 RECESSED CLG. GRID LIGHT	U1	2 LAMP UTILITY LIGHT
D1	RECESSED DOWNLIGHT	X1	EXIT SIGN
E1	EXTERIOR WALL MOUNTED LIGHT	W1	WALL MOUNTED LIGHT
E2	EXTERIOR WALL MOUNTED LIGHT	W2	SCONCE WALL MOUNTED LIGHT
J1	UNDER COUNTER LIGHT		RETURN AIR GRILLE
K1	WALL WASH LIGHT		SUPPLY AIR DIFFUSER
L1	LED STRIP LIGHT		EXHAUST FAN
P1	PENDANT HID LIGHT		RESTROOM FAN
S1	SURFACE MOUNTED LIGHT		SMOKE DETECTOR
S2	SURFACE MOUNTED DOME LIGHT		SPRINKLER HEAD

REV#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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6946 REGISTERED ARCHITECT
DAVID R. PELLETIER
STATE OF WASHINGTON

G0.03
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

ABBREVIATIONS & LEGENDS

BUILDING CODE SUMMARY

OCCUPANCY

RESIDENTIAL UNITS	R-2	200 SF GROSS / OCCUPANT
TRANSIENT UNITS	R-2	200 SF GROSS / OCCUPANT
PARKING	S-2	200 SF GROSS / OCCUPANT
MECHANICAL, STORAGE	S-2	300 SF GROSS / OCCUPANT

OCCUPANCY SEPARATION

BETWEEN DWELLING UNITS
HORIZONTAL: 1 HOUR ASSEMBLY
VERTICAL: 1 HOUR PARTITION
R-2 / S-2 1 HOUR

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION W HERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY IS OF TYPE IA CONSTRUCTION.
3. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVE IN ACCORDANCE WITH SECTION 716.
4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, GROUP I-1, CONDITION 2 LICENSED CARE FACILITIES, M, R, OR S OCCUPANCIES.
5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OCCUPANCY ALLOWED BY THIS CODE EXCEPT GROUP H.
6. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 504.3 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE. GROUP I-1, CONDITION 2 LICENSED CARE FACILITIES SHALL BE PERMITTED TO USE THE VALUES FOR MAXIMUM HEIGHT IN FEET FOR GROUP R-2 OCCUPANCIES.

CONSTRUCTION TYPE

2 LEVELS OF TYPE VA OVER 1 LEVEL OF TYPE IA

HEIGHT AND AREA

BASE FLOOR AREA:	OCC R-2/ TYPE VA: 36,000 SF/ FLOOR	
	OCC S-2/ TYPE IA: UL SF/ FLOOR	TABLE 506.2
	OCC R-2/ TYPE IA: UL SF/ FLOOR	
BASE HEIGHT:	OCC R-2/ TYPE VA: 4 STORIES/ 70 FEET	TABLE 504.3, 504.4
	OCC S-2/TYPE IA: UL STORIES/ UL FEET	
	OCC R-2/ TYPE IA: UL STORIES/UL FEET	

504.4.1 STAIR ENCLOSURE PRESSURIZATION INCREASE

FOR GROUP R1 AND R2 OCCUPANCIES IN BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE MAXIMUM NUMBER OF STORIES PERMITTED IN SECTION 504.2 MAY BE INCREASED BY ONE PROVIDED THE INTERIOR EXIT STAIRWAYS AND RAMPS ARE PRESSURIZED IN ACCORDANCE WITH SECTION 909. LEGALLY REQUIRED STANDBY POWER SHALL BE PROVIDED FOR BUILDINGS CONSTRUCTED IN COMPLIANCE WITH THIS SECTION AND BE CONNECTED TO STAIRWAY SHAFT PRESSURIZATION EQUIPMENT, ELEVATORS AND LIFTS USED FOR ACCESSIBLE MEANS OF EGRESS, HOISTWAY PRESSURIZATION EQUIPMENT, IF PROVIDED AND OTHER LIFE SAFETY EQUIPMENT AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. FOR THE PURPOSES OF THIS SECTION, LEGALLY REQUIRED STANDBY POWER SHALL COMPLY WITH 2014 NEC SECTION 701.12, OPTIONS A, B, C, D, F, OR G OR SUBSEQUENT REVISED SECTION NUMBERS. 504.4.1

FIRE RESISTIVE REQUIREMENTS	TYPE IA / S-2	TYPE VA / R-2	TYPE IA / R-2	SEE ASSEMBLIES
PRIMARY STRUCTURAL FRAME:	3 HOUR	1 HOUR	3 HOUR	A0.20, A0.30
BEARING WALLS - EXTERIOR:	3 HOUR	1 HOUR	3 HOUR	TABLE 601
BEARING WALLS - INTERIOR:	3 HOUR	1 HOUR	3 HOUR	TABLE 601
FLOOR CONSTRUCTION:	2 HOUR	1 HOUR	2 HOUR	TABLE 601, 420.2, 420.3
ROOF CONSTRUCTION:	1 1/2 HOUR	1 HOUR	1 1/2 HOUR	TABLE 601
SHAFT ENCLOSURES:	2 HOUR	2 HOUR	2 HOUR	707.3.1, 713.4
ELEVATOR LOBBY:	N/A	N/A	N/A	N/A
ELEVATOR MACHINE ROOM:	1 HOUR	1 HOUR	1 HOUR	3005.4
EXIT STAIR ENCLOSURES:	2 HOUR	2 HOUR	2 HOURS	707.3.4, 1023.2
TRASH CHUTE TERMINATION ROOM:	2 HOUR	2 HOUR	2 HOURS	713.13.4

FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE OCCUPANCY S-2 & R-2
FSD < 5' = 1 HR
5' =< FSD < 30' = 1HR
FSD > 30' = 0 HR
"FSD" = FIRE SEPARATION

TABLE 705.5

MINIMUM ROOF COVERING

CLASS B

1505.1

OPENING PROTECTION	WALL RATING	DOOR RATING	WINDOW RATING	AREA OF	
UNPROTECTED					TABLE 705.8
WINDOW OPENINGS					
EXTERIOR - ABOVE GRADE FIRE SEPARATION >5', <10'	1	NR	NR	25% UNPROTECTED. SPRINKLERED	TABLE 705.8
EXTERIOR - ABOVE GRADE FIRE SEPARATION >10', <15'	1	NR	NR	45% UNPROTECTED, SPRINKLERED	
EXTERIOR - ABOVE GRADE FIRE SEPARATION >30'	0	NR	NR	UNLIMITED	TABLE 705.8
FIRE WALLS/ BARRIERS	2	90 MIN.	NOT PERMITTED	25% OF WALL AREA	
FIRE PARTITIONS	1	45 MIN. 20 MIN. @ CORRIDOR	45 MIN.	N/A	

FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM: REQUIRED, NFPA 13	TO BE PROVIDED THROUGH SEPARATE PERMIT	504, 506, 903.2.8
MONITORING REQUIRED		901.6.1
QUICK RESPONSE OR RESIDENTIAL TYPE REQUIRED		903.3.2
CLASS 1 STANDPIPES ALLOWED		905.3.1 EXCEPTION 1
NFPA 72 FIRE ALARM REQUIRED		907.2
CARBON MONOXIDE DETECTION ALARMS REQUIRED		915.1
SMOKE DETECTION ALARMS REQUIRED		907.2.10.7
DAS SYSTEM REQUIRED		

EGRESS

MINIMUM WIDTH = .2 X OCCUPANTS, 36" MINIMIM PER TABLE 1020.3	PROVIDED - SEE PLANS A2.10-A2.81	1005.3.2
MINIMUM STAIR WIDTH = .3 X OCCUPANTS, 36" PER 1009.3.2 EX. 2	PROVIDED - SEE PLANS A6.10-A6.20	1005.3.1
MINIMUM ACCESSIBLE STAIR WIDTH = 48"		1009.3
EXIT DOORS TO SWING IN DIRECTION OF TRAVEL WHEN SERVING OCCUPANCY LOAD >50	PROVIDED - SEE PLANS A2.10-A2.87	1010.1.2
COMMON PATH OF EGRESS TRAVEL: 125' FOR R-2, 100' FOR S	PROVIDED - SEE PLANS A0.04	TABLE 1006.3.2(1)
THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'		1020.4 EXCEPTIONS 2
SEPARATION OF EXITS = 1/3 DIAGONAL OF AREA SERVED, SEE DIAGRAM	N/A	1007.1.1 EXCEPTION 2
MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 250' FOR R-2, SEE DIAGRAM	PROVIDED - SEE PLANS A0.04	TABLE 1017.2

ELEVATOR

A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE. 1009.8

ELEVATOR CAR SHALL BE ACCOMMODATED AMBULANCE STRETCHER AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). 3002.4

ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED BY AN ADDITIONAL DOOR. DOOR SHALL COMPLY WITH SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS. 3006.1, 3006.3

PROTECTION OF ELEVATOR HOISTWAY DOOR OPENINGS IN NOT REQUIRED AT THE LEVEL OF EXIT DISCHARGE. 3006.2

WASHINGTON STATE ENERGY CODE REQUIREMENTS

C407 REPORT - MARINE 1 — TABLE C402.1.3

VINYL WINDOWS	GLAZED DOORS	STOREFRONT WINDOWS	OPAQUE SWING DOORS	GLAZED FENESTRATION SHGC	ROOF R-VALUE	WOOD FRAME WALL R-VALUE	STEEL FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BELOW-GRADE WALL R-VALUE	SLAB R-VALUE & DEPTH
0.26	0.28	0.34	0.37	C402.4	R-30 BATT + R-20 RIGID INSUL.	R-21	R-21 + R-5 CI	R-22	R-30	SAME AS ABOVE GRADE	R-10 CONT.

ENERGY CREDITS

NOTE: TOTAL BUILDING PERFORMANCE PER C407.2 - SEE ENERGY MODELING REPORTS

FIRE DEPARTMENT NOTES

FIRE FLOW/ FIRE MAIN/ HYDRANTS

31,921 SQFT OF VA CONSTRUCTION + 9,432 SQFT OF IA CONSTRUCTION IS 3,405 GPM X .25 (TABLE B105.2-2023 IFC) = 851 OR 1,000 GPM

1. FIRE FLOW: REQUIRED FIRE FLOW FOR 83,332 SQFT OF VA CONSTRUCTION IS 2,625 GPM. PRELIMINARY UPGRADES INDICATE AN AVAILABILITY OF 2,615 GPM. CONTACT THE FIRE MARSHAL FOR DISCUSSIONS.
2. HYDRANTS REQUIRED: THREE (3). HYDRANT INSTALL IS PLANNED WITH NEW FIRE MAIN. CALL TO DISCUSS.
3. SPRINKLER FIRE MAIN: PLEASE SHOW AND INDICATE ON CIVIL PLANS.
4. FDC LOCATION: PLEASE SHOW AND INDICATE ON PLANS. WALL MOUNTED SIAMESE CONNECTION PREFERRED. MAY USE YARD FDC. MUST BE SEVENTY-FIVE FEET FROM HYDRANT.

FIRE/LIFE SAFETY SYSTEMS:

1. ALL FIRE AND LIFE SAFETY EQUIPMENT SHALL BE LOCATED IN THE FIRE CONTROL ROOM. THIS INCLUDES, SPRINKLER RISER(S), FIRE ALARM, AND FIREFIGHTER SMOKE CONTROL PANEL. SMOKE CONTROL EQUIPMENT SHALL BE LOCATED IN A TWO HOUR PROTECTED.
2. FULL 2021 NFPA 13 FIRE SPRINKLER SYSTEM REQUIRED, NO EXCEPTION. ALL DECKS TWELVE (12") INCHES OR GREATER SHALL BE SPRINKLED.
3. 2021 NFPA 14 STANDPIPES REQUIRED IN ALL STAIRWELLS. SHOW STANDPIPES ON STAIRWELL ELEVATIONS. STANDPIPES MUST BE WET AND COMBINED WITH SPRINKLER SYSTEM.
4. 2021 NFPA 72 ADDRESSABLE FIRE ALARM REQUIRED. FACP IN RISER ROOM AND ANNUNCIATOR PANEL IN MAIN LOBBY.
5. SMOKE CONTROL CONCEPTUAL ANALYSIS IS REQUIRED PRIOR TO BUILDING PERMIT APPROVAL. STAIRWELL PRESSURIZATION FIRE PERMIT WITH DETAILED DESIGN IS REQUIRED TO INSTALL AND FIREFIGHTER SMOKE CONTROL PANEL SHALL BE INSTALLED IN FIRE CONTROL ROOM. SHOW AND INDICATE ON PLANS.
6. EMERGENCY RESPONDER RADIO SIGNAL STRENGTH MUST BE 95DBS IN 95% OF EACH FLOOR OF THE BUILDING AND 99% IN ELEVATORS. SEE IFC 510 WITH SHORELINE AMENDMENTS FOR FURTHER COMPLIANCE. MUST BE TWO HOUR PROTECTED. SHOW AND INDICATE ON PLANS.
7. EMERGENCY GENERATOR MUST BE LEVEL 1, TYPE 10, CLASS 8. MUST BE INSTALLED AND TESTED UNDER NFPA 110 UNDER SEPARATE FIRE PERMIT. MUST ALSO BE MONITORED BY FIRE ALARM. IF IT IS A DIESEL GENERATOR, SHOW REMOTE FUEL STATION LOCATION ON PLANS.
8. IF A FIRE PUMP IS REQUIRED, IT MUST BE TIED TO A LIFE SAFETY GENERATOR.
9. FIRE EXTINGUISHERS REQUIRED. LOCATIONS PRELIMINARILY APPROVED.
10. ROOMS AND FLOOR CONTROL VALVE SIGNAGE: IDENTIFY THE LOCATION ON SIGNAGE DETAIL.

FIRE DEPARTMENT ACCESS

1. RECESSED KNOX BOX AT MAIN DOOR. FIRE CONTROL ROOM DOOR, AND GATED GARAGE ARE REQUIRED.
2. ELEVATOR MUST BE ABLE TO ACCOMMODATE A STRETCHER 24"X84". SEE IBC 3002.4
3. STAIRWELLS THAT PROVIDE ROOF ACCESS MUST HAVE SIGNAGE INDICATING "ROOF ACCESS".
4. ADDRESS NUMBERS SHALL BE MINIMUM 6" TALL, REFLECTIVE AND IN A CONTRASTING COLOR. IDENTIFY THE LOCATION ON PLANS.

FIRE SAFETY DURING CONSTRUCTION

AN APPROVED FIRE SAFETY PLAN MUST BE SUBMITTED TO SHORELINE FIRE DEPT BEFORE CONSTRUCTION. PLEASE CALL 206-533-6565 FOR INFORMATION. SEPARATE PERMITS ARE REQUIRED FOR EACH (IF APPLICABLE):

1. UNDERGROUND FIRE SERVICE MAIN.
2. FIRE SPRINKLER SYSTEM.
3. ADDRESSABLE FIRE ALARM SYSTEM.
4. GENERATOR
5. FIRE PUMP
6. STAIRWELL PRESSURIZATION
7. DAS SYSTEM

SYSTEM COMMISSIONING

A BUILDING COMMISSIONING PROCESS LED BY A CERTIFIED COMMISSIONING PROFESSIONAL AND FUNCTIONAL TESTING REQUIREMENTS SHALL BE COMPLETED FOR MECHANICAL SYSTEMS IN SECTION C403; SERVICE WATER HEATING SYSTEMS IN SECTION C404; CONTROLLED RECEPTACLE AND LIGHTING CONTROL SYSTEMS IN SECTION C405; EQUIPMENT, APPLIANCE AND SYSTEMS INSTALLED TO COMPLY WITH SECTION C406 OR C407;SENERGY METERING IN SECTION C409; AND REFRIGERATION SYSTEMS IN SECTION C410.

AIR LEAKAGE TESTING

C402.5.1.2 BUILDING TEST. THE COMPLETED BUILDING SHALL BE TESTED AND THE AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.25 CFM/FT2 AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE (2.0 L/S X M2 AT 75 PA) AT THE UPPER 95 PERCENT CONFIDENCE INTERVAL IN ACCORDANCE WITH ASTM E 779 OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL. A REPORT THAT INCLUDES THE TESTED SURFACE AREA, FLOOR AREA, AIR BY VOLUME, STORIES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE BUILDING OWNER AND THE CODE OFFICIAL.

PLUMBING FIXTURE CALCULATION

NOT APPLICABLE

UNIT MATRIX

UNIT NUMBER	LEVEL	AREA (SF)	DECK AREA	BEDROOMS	ADA TYPE	USE
1	2	1,036	80	2	B	TRANSIENT
2	2	1,087	195	2	A	TRANSIENT
3	2	1,678	188	3	B	TRANSIENT
4	2	1,814	158	2	B	TRANSIENT
5	2	1,722	158	3	B	TRANSIENT
6	3	1,036	80	2	B	RESIDENTIAL
7	3	1,087	195	2	A	RESIDENTIAL
8	3	1,678	188	3	B	RESIDENTIAL
9	3	1,814	158	2	B	RESIDENTIAL
10	3	1,910	158	2	B	RESIDENTIAL
11	1	821	N/A	1	B	TRANSIENT

NUMBER OF TYPE A UNIT:

11 X 5% = 0.55 REQUIRED
2 PROVIDED

LEVEL	NUMBER OF UNITS	NUMBER OF TYPE-A UNITS	UNIT NUMBER
LEVEL 1	1	0	
LEVEL 2	5	1	2
LEVEL 3	5	1	7
TOTAL	11	2	

NOTE:

PER WA AMENDMENT TO 2021 IBC SECTION 429.4: TEN PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, SHALL BE EV CHARGING STATIONS. ADDITIONAL 10 PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, SHALL BE EV READY. NOT FEWER THAN ONE FOR EACH TYPE OF EV CHARGING SYSTEM SHALL BE ACCESSIBLE. THE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE MAY ALSO SERVE ADJACENT PARKING SPACES NOT DESIGNATED AS ACCESSIBLE PARKING. A MAXIMUM OF 10 PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, ARE ALLOWED TO BE INCLUDED IN THE TOTAL NUMBER OF ELECTRIC VEHICLE PARKING SPACES REQUIRED UNDER SECTION 429.2.

REV#	DATE	DESCRIPTION
1	05/01/2026	SITE PLAN REVIEW

PELLETIER + SCHAAR
Vision Based Architecture
26911 98th Dr. NW, Suite B · Stanwood, WA 98292
www.pelletierschaar.com · 360-629-5375

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6946 REGISTERED ARCHITECT
DAVID R. PELLETIER
STATE OF WASHINGTON

G0.04
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

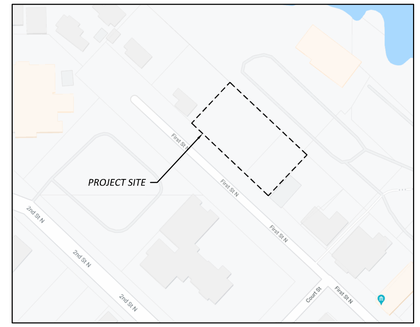
BUILDING CODE ANALYSIS

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

FRIDAY HARBOR MIXED USE

196 & 240 FIRST STREET N
FRIDAY HARBOR, WA 98250

CAUTION!
CALL BEFORE YOU DIG!
BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE- CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION
1-800-424-5555



VICINITY MAP
NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23301 REGISTERED PROFESSIONAL ENGINEER
04/24/26

OWNER
THOMAS LITTLE
101 N SUNSET DRIVE
CAMANO ISLAND, WA 98282
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rrgregg@comcast.net
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CONSULTANTS
ARCHITECT
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26911 98TH DR NW, SUITE B
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CONTACT: JARED UNDERBRINK, PE

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425.778.8500 FAX 778.5536
CONTACT: MIKE MAECHLER, PE

SURVEYOR
SAN JUAN COUNTY SURVEYING
PO BOX 611
FRIDAY HARBOR, WA 98250
360.378.2300
CONTACT: ROBERT WILSON

GEOTECHNICAL ENGINEER
GEOTEST SERVICES, INC
741 MARINE DRIVE
BELLINGHAM, WA 98225
360.733.7318, FAX: 360.733.7418
CONTACT: ED GARCIA

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE.

DATUM
NAVD 88

PARCEL NUMBER
351150001 & 35115003

LEGAL DESCRIPTION
PARCEL A
A PORTION OF TRACT 1, GOULD'S ACRE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE 6 IN THE OFFICE OF THE AUDITOR, RECORDS OF SAN JUAN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14 IN TOWNSHIP 35 NORTH, RANGE 3 WEST, W.M.; THENCE RUN NORTH NORTH 47° WEST, 105 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 47° WEST, 60 FEET; THENCE SOUTH 43° WEST 100 FEET TO THE NORTH MARGIN OF FIRST STREET; THENCE SOUTH 47° EAST, 60 FEET TO A POINT WHICH IS 2.24 FEET SOUTHEASTERLY OF THE MOST NORTHWESTERLY CORNER OF LOT 6 OF BLOCK 8, ORIGINAL PLAT OF FRIDAY HARBOR; THENCE NORTH 43° EAST, 100 FEET TO THE POINT OF ENDING.

PARCEL B
A PORTION OF TRACT 2, GOULD'S ACRE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE 6 IN THE OFFICE OF THE AUDITOR, RECORDS OF SAN JUAN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CORNER POST ON FIRST STREET BETWEEN TRACTS 1 AND 2 OF GOULD'S ACRE ADDITION TO FRIDAY HARBOR, WASHINGTON; THENCE NORTHWESTERLY 130 FEET ALONG FIRST STREET; THENCE AT RIGHT ANGLES 100 FEET; THENCE AT RIGHT ANGLES 130 TO THE NORTH CORNER OF TRACT 1, OF GOULD'S ACRE ADDITION TO FRIDAY HARBOR; THENCE 100 FEET SOUTHWESTERLY ALONG THE LINE BETWEEN TRACTS 1 AND 2 TO PLACE OF BEGINNING.

SHEET INDEX

C1.1	COVER SHEET & GENERAL NOTES
C2.1	TEMPORARY EROSION CONTROL PLAN & DETAILS
C3.1	GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN & DETAILS
C3.3	ENLARGED PARKING GRADING & DRAINAGE PLAN
C3.4	STORM PROFILE
C3.5	VAULT DETAILS
C3.6	GRADING & DRAINAGE DETAILS
C4.1	WATER & SEWER PLAN
C4.2	SEWER DETAILS
C4.3	WATER DETAILS
C4.4	WATER DETAILS
C5.1	SITE IMPROVEMENT & TRAFFIC CONTROL PLAN & DETAILS
C5.2	DRIVEWAY PROFILE & SITE IMPROVEMENT DETAILS
C5.3	SITE IMPROVEMENT DETAILS
C5.4	SITE SECTIONS
C5.5	SITE SECTIONS
C6.1	TRAFFIC CONTROL PLAN
C6.2	TRAFFIC CONTROL DETAILS

GENERAL NOTES
1. ALL MATERIALS AND WORK SHOWN ON THESE PLANS SHALL CONFORM TO FRIDAY HARBOR STANDARD PLANS AND DETAILS, THE FOLLOWING SPECIFICATIONS AND CODES, AND ALL OTHER APPLICABLE LOCAL MUNICIPAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS:
   - CURRENT INTERNATIONAL BUILDING CODE (IBC)
   - CURRENT WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION
   - WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON
2. STANDARD PLAN AND TYPE NUMBERS INDICATED ON THESE DRAWINGS REFER TO FRIDAY HARBOR STANDARD DETAILS, UNLESS NOTED OTHERWISE.
3. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD AND THE LOCAL GOVERNING AUTHORITY.
5. CONTRACTOR SHALL RECORD ALL APPROVED DEVIATIONS FROM THESE PLANS ON A SET OF "AS-BUILT" DRAWINGS AND SHALL SUMMARIZE ALL AS-BUILT CONDITIONS ON ONE SET OF REPRODUCIBLE DRAWINGS FOR SUBMITTAL TO THE OWNER PRIOR PROJECT COMPLETION AND ACCEPTANCE. A SET OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO FRIDAY HARBOR PRIOR TO FINAL APPROVAL OF THE BUILDING OCCUPANCY/FINAL PROJECT APPROVAL.
6. ELEVATIONS SHOWN ARE IN FEET. SEE SURVEY FOR BENCHMARK INFORMATION.
7. THE LOCATIONS OF EXISTING UTILITIES AND SITE FEATURES SHOWN HEREON HAVE BEEN FURNISHED BY OTHERS BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND PROTECT ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. CONTRACTOR SHALL VERIFY LOCATION, DEPTH, SIZE, TYPE AND CONDITION OF EXISTING UTILITY LINES AT CONNECTION OR CROSSING POINTS BEFORE TRENCHING FOR NEW UTILITIES. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTING UTILITIES AND SITE FEATURES PRESENTED ON THESE DRAWINGS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF CONFLICTS THAT ARISE.
8. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
9. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.
10. PIPE LENGTHS WHERE SHOWN ARE APPROXIMATE AND MAY CHANGE DUE TO FIELD CONDITIONS.
11. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT (WHERE APPLICABLE) AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE CONTENTS THEREOF. ALL SITE WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS OF THIS REPORT.
12. STRUCTURAL FILL MATERIAL AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
13. MANHOLES, CATCH BASINS, UTILITIES AND PAVEMENT SHALL BEAR ON MEDIUM DENSE TO VERY DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL. IF SOIL IS DISTURBED, SOFT, LOOSE, WET OR IF ORGANIC MATERIAL IS PRESENT AT SUBGRADE ELEVATION, REMOVE AND REPLACE WITH COMPACTED STRUCTURAL FILL PER GEOTECHNICAL REPORT.
14. SEE SURVEY AND ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF BUILDINGS, LANDSCAPED AREAS AND OTHER PROPOSED OR EXISTING SITE FEATURES.
15. ALL REQUIRED STORMWATER FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO INSTALLATION OF ANY PAVEMENT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
16. ALL ROOF DRAINS, PERIMETER FOUNDATION DRAINS, CATCH BASINS AND OTHER EXTERNAL DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF ALL SITE IMPROVEMENTS INDICATED ON THESE DRAWINGS.
18. AS A MINIMUM REQUIREMENT, ALL DISTURBED AREAS ON AND OFF SITE SHALL BE RETURNED TO THE EQUIVALENT OF THEIR PRECONSTRUCTION CONDITION IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS AND STANDARDS.
19. ALL DISTURBED SOIL AREAS SHALL BE SEEDED OR STABILIZED BY OTHER ACCEPTABLE METHODS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION. SEE EROSION CONTROL PLANS FOR SPECIFIC GRADING AND EROSION CONTROL REQUIREMENTS.
20. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
21. THIS PROJECT IS NOT A BALANCED EARTHWORK PROJECT. BOTH EXPORT AND IMPORT OF SOIL AND ROCK MATERIALS ARE REQUIRED.
22. SLOPE OF FINISHED GRADE SHALL BE CONSTANT BETWEEN FINISHED CONTOURS OR SPOT ELEVATIONS SHOWN.
23. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING WALLS AT MINIMUM 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET.24. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL INSTALL AND MAINTAIN SHORING AND BRACING AS NECESSARY TO PROTECT WORKERS, EXISTING BUILDINGS, STREETS, WALKWAYS, UTILITIES AND OTHER EXISTING AND PROPOSED IMPROVEMENTS AND EXCAVATIONS AGAINST LOSS OF GROUND OR CAVING EMBANKMENTS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVAL OF SHORING AND BRACING, AS REQUIRED.
25. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY AND FOLLOW CITY PROCEDURES FOR ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, STREET CLOSURES OR OTHER ACCESS RESTRICTIONS. CONTRACTOR SHALL NOT RELOCATE OR ELIMINATE ANY HYDRANTS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE FIRE MARSHAL.
26. COORDINATE AND ARRANGE FOR ALL UTILITY CONNECTIONS, UTILITY RELOCATIONS AND/OR SERVICE INTERRUPTIONS WITH THE AFFECTED OWNERS AND APPROPRIATE UTILITY COMPANIES. CONNECTIONS TO EXISTING UTILITIES SHALL BE MADE ONLY WITH ADVANCE WRITTEN APPROVAL OF THE AUTHORITIES GOVERNING SAID UTILITIES.
27. EXISTING UTILITY LINES IN SERVICE WHICH ARE DAMAGED DUE TO CONSTRUCTION WORK SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND INSPECTED AND ACCEPTED BY THE CITY AND OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING.
28. NEW UTILITY LOCATIONS ARE GENERALLY SHOWN BY DIMENSION, WHERE NO DIMENSIONS ARE INDICATED, LOCATIONS MAY BE SCALED FROM DRAWINGS. FIELD ADJUSTMENTS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND THE CITY.
29. WHERE NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, PLACE POLYETHYLENE PLASTIC FOAM AS A CUSHION BETWEEN THE UTILITIES.
30. SEE MECHANICAL DRAWINGS (WHERE APPLICABLE) FOR CONTINUATION OF SITE UTILITIES WITHIN THE BUILDING.
31. SEE ELECTRICAL DRAWINGS (WHERE APPLICABLE) FOR EXTERIOR ELECTRICAL WORK.
32. SEE LANDSCAPE DRAWINGS (WHERE APPLICABLE) FOR SITE IRRIGATION SYSTEM.

CONSTRUCTION SEQUENCE NOTES:

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEERING DIVISION.
2. REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
3. CALL FOR UTILITY LOCATES.
4. INSTALL TESC MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
5. HAVE EROSION CONTROL MEASURES INSPECTED BY THE CITY ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
6. ROUGH GRADE SITE AS REQUIRED TO INSTALL DRAINAGE FEATURES.
7. CLEAR, GRUB & ROUGH GRADE SITE. REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING. (OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES BELOW)
8. INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS.
9. STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
10. ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.

EROSION CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE
4. APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
   STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED),AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY THE CITY.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH CHAPTER 4 OF THE 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
CENTERLINE		
CLEARING LIMITS		
SILT FENCE	X X	X X
CONTOUR LINE	100	100
FENCE		
SANITARY SEWER LINE	SS SS	SS SS
MANHOLE		
STORM DRAIN MAIN	SD SD	SD SD
STORM DRAIN PIPE		
ROOF DRAIN	R R	R R
FOOTING DRAIN	F F	F F
PRESSURE LINE	P P	P P
CATCH BASIN (TYPE 1)		
CATCH BASIN (TYPE 2)		
CLEANOUT		
CLEANOUT AND WYE		
GRADE BREAK		
SURFACE SWALE		
DRAINAGE ARROW		
WATER LINE	WA WA	WA WA
WATER METER		
FIRE HYDRANT		
FDC		
PIV		
GATE VALVE		
TEE		
90° BEND		
THRUST BLOCKING		
CAP		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
CRUSHED SURFACING		
ROCKERY		
SPOT ELEVATION	20.0	20.0
TELEPHONE LINE	T T	T T
POWER LINE	E E	E E
GAS LINE	G G	G G
SIGN		

ABBREVIATIONS

ABN	ABANDONED	MIN	MINIMUM
BLDG	BUILDING	MJ	MECHANICAL JOINT
BOW	BOTTOM OF WALL	MON	MONUMENT
℄	CENTERLINE	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
CO	CLEANOUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PIV	POST INDICATOR VALVE
CONST	CONSTRUCTION	℄	PROPERTY LINE
CP	CONCRETE PIPE	PT	POINT OF TANGENCY
CU YD	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	PVI	POINT OF VERTICAL INTERSECTION
DI	DUCTILE IRON PIPE	PVMT	PAVEMENT
DIA	DIAMETER	PVT	POINT OF VERTICAL TANG.
DIP	DUCTILE IRON PIPE	R	RADIUS
EA	EACH	REINF	REINFORCEMENT
EJ	EXPANSION JOINT	RJ	RESTRAINED JOINT
ELEV	ELEVATION	RET	RETAINING
EOP	EDGE OF PAVEMENT	RT	RIGHT
EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPT. CONNECTION	SECT	SECTION
FFE	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SIM	SIMILAR
FL	FLANGE	SQ	SQUARE
FT	FEET/FOOT	SS	SANITARY SEWER
GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	STA	STATION
HT	HEIGHT	STD	STANDARD
ID	INSIDE DIAMETER	STL	STEEL
IE	INVERT ELEVATION	TB	THRUST BLOCK
L	LENGTH/LINE	TOC	TOP OF CURB
LCPE	LINED CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
LF	LINEAL FOOT	TOP	TOP ELEVATION
LP	LOW POINT	TYP	TYPICAL
LT	LEFT	VC	VERTICAL CURVE
MAX	MAXIMUM	W/	WITH
MECH	MECHANICAL	WM	WATER METER
MH	MANHOLE		

MARK	DATE	DESCRIPTION
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	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN: JSL
DRAWN: JCP
CHECK: JPU
JOB NO: 25184.20
DATE: 07/31/25

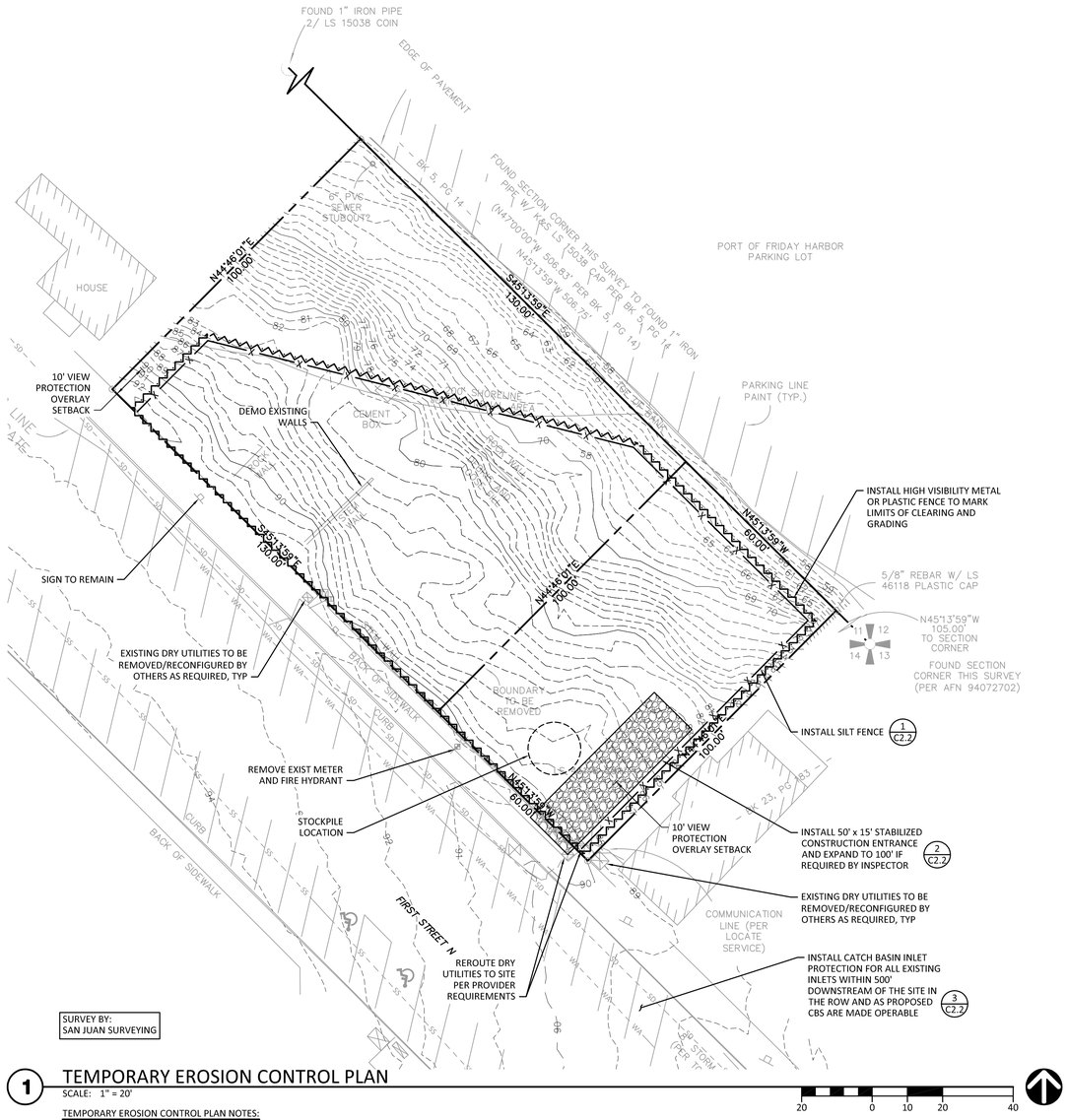
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

COVER SHEET AND GENERAL NOTES

FILE NAME:

SHEET:
C1.1

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



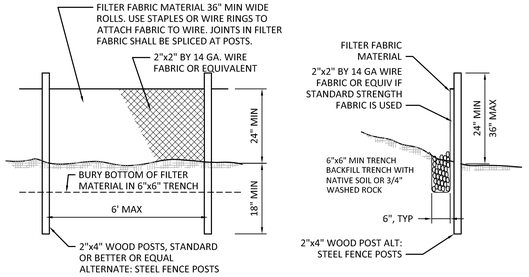
SURVEY BY:
SAN JUAN SURVEYING

1 TEMPORARY EROSION CONTROL PLAN

SCALE: 1" = 20'

TEMPORARY EROSION CONTROL PLAN NOTES:

1. BEFORE BEGINNING LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS.
2. ALL DISTURBED AREAS ON AND OFF-SITE SHALL BE COMPOST-AMENDED PER THE REQUIREMENTS OF BMP T5.13 IN THE STORMWATER MANUAL VOLUME V, CHAPTER 12.
3. SOILS MUST BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND BASED ON THE WEATHERFORECAST.
4. CONCRETE TRUCKS MUST NOT BE WASHED OUT ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. EXCESS CONCRETE MUST NOT BE DUMPED ON-SITE.
5. INSTALL CATCH BASIN INLET PROTECTION PER DETAIL 4/C2.1 FOR ALL EXISTING INLETS ON-SITE AND WITHIN 500' OF CONSTRUCTION SITE IN ROW AND AS PROPOSED DRAINAGE STRUCTURES ARE INSTALLED.
6. ADDITIONAL BMPS MAY BE REQUIRED DURING CONSTRUCTION.
7. TEMPORARY SHORING AND/OR ROCK BLASTING, IF APPLICABLE, TO BE DESIGNED BY OTHERS.

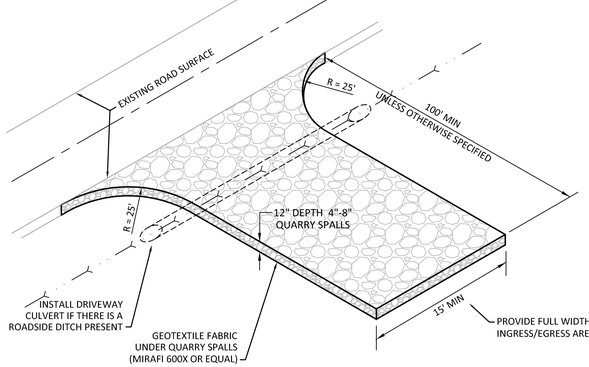


SILT FENCE NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4') POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" -1.5" WASHED ROCK.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. THE NEWLY DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

2 SILT FENCE

SCALE: 1/2" = 1'-0"

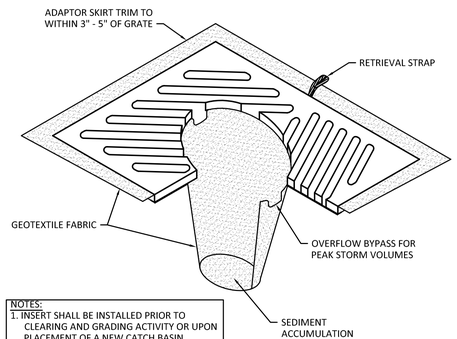


STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" QUARRY SPALLS PER WSDOT STD. SPECS. SEC. 9-13.6.\
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET (UNLESS OTHERWISE APPROVE BY CIVIL INSPECTOR).
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE ROCK ENTRANCE, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTAINENCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY BY SWEEPING. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY.

3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



NOTES:
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING INTO THE CATCH BASIN.

4 CATCH BASIN INSERT

SCALE: NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23280 REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
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FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
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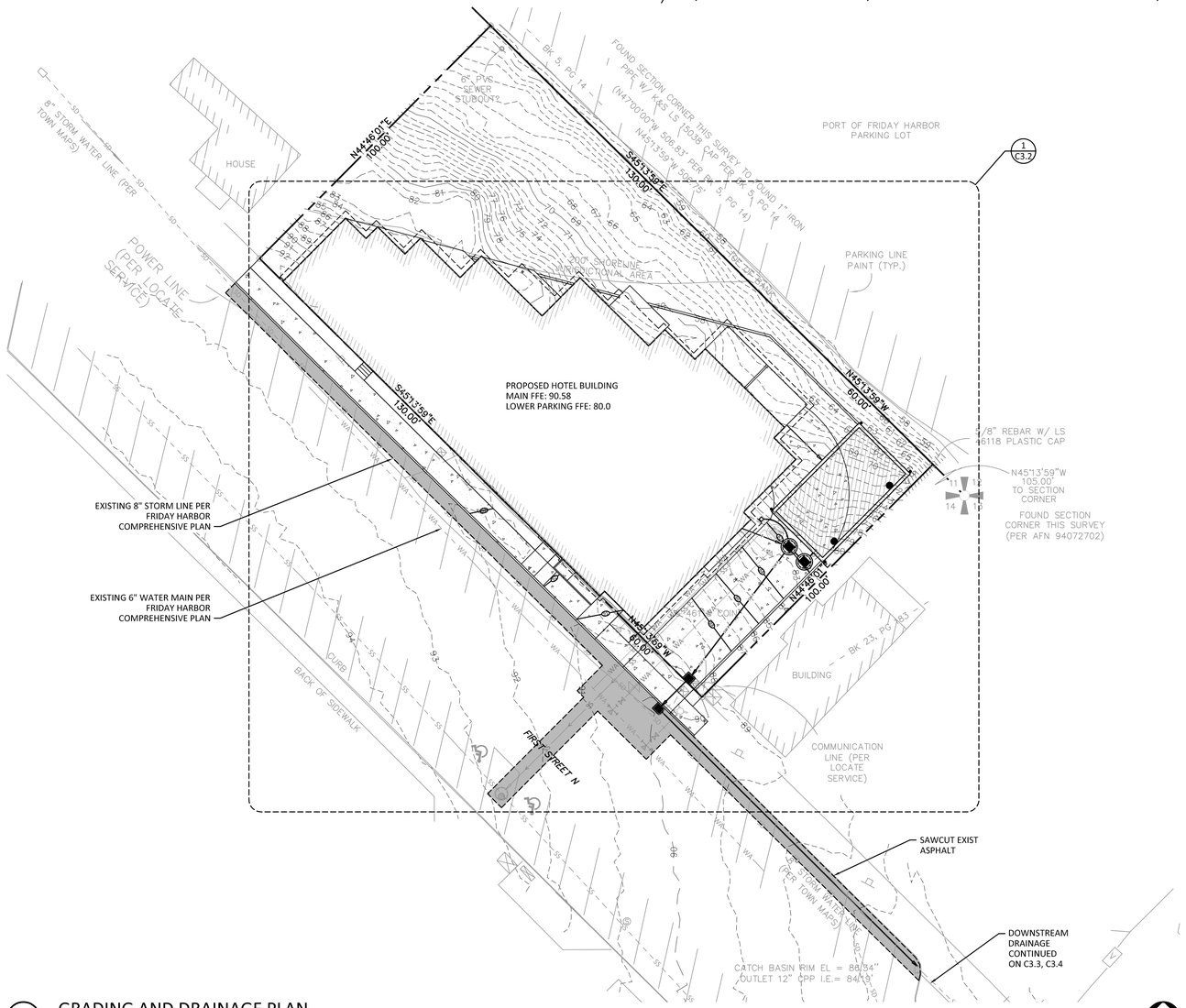
TEMPORARY EROSION CONTROL PLAN

FILE NAME:

SHEET:

C2.1

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

GRADING AND DRAINAGE PLAN NOTES:

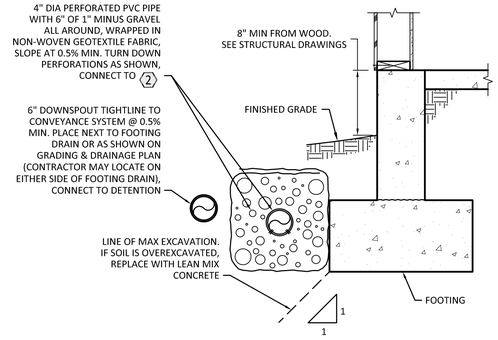
1. ALL DISTURBED AREAS ON AND OFF-SITE SHALL BE COMPOST- AMENDED PER THE REQUIREMENTS OF BMP T5.13 IN THE STORMWATER MANUAL VOLUME V, CHAPTER 12.
2. A MINIMUM OF 3' HORIZONTAL SEPARATION AND 1' VERTICAL SEPARATION IS REQUIRED BETWEEN DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC) AND SEWER, WATER AND STORM, AND A MINIMUM OF 5' HORIZONTAL SEPARATION AND 1' VERTICAL SEPARATION FROM ANY CITY-OWNED LINES.
3. A TYPE II CATCH BASIN IS REQUIRED WHENEVER RIM TO INVERT EXCEEDS 5'.
4. A MINIMUM OF 2' OF COVER IS REQUIRED FOR ALL PIPES LOCATED UNDER DRIVEABLE SURFACES AND 1' OF COVER UNDER LANDSCAPE SURFACES.
5. PRIOR TO PLACING ANY SURFACING MATERIAL ON THE ROADWAY, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO PROVIDE DENSITY TEST REPORTS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON.
6. NEW/REPLACED IMPERVIOUS SURFACE (INCLUDING ROW): 13,016 SF
   - -- NEW BUILDING: 8,074 SF ROOF AREA (INCLUDES OVERHANGS). RUNOFF ROUTED TO DETENTION VAULT THROUGH ROOF DRAINS.
   - -- NEW SIDEWALK (INCLUDING ROW): 1,322 SF. RUNOFF ROUTED TO DETENTION VAULT.
   - -- NEW PAVEMENT: 3,620 SF. RUNOFF ROUTED TO DETENTION VAULT.

GRADING QUANTITIES		
TOTAL EXCAVATION (CUT) -	1370	CU YDS TOTAL
EMBANKMENT (FILL) -	1330	CU YDS
TOTAL	2700	CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

PAVING LEGEND

- NEW ASPHALT/UTILITY SAWCUT
- OVERLAY EXISTING ASPHALT
- NEW CONCRETE

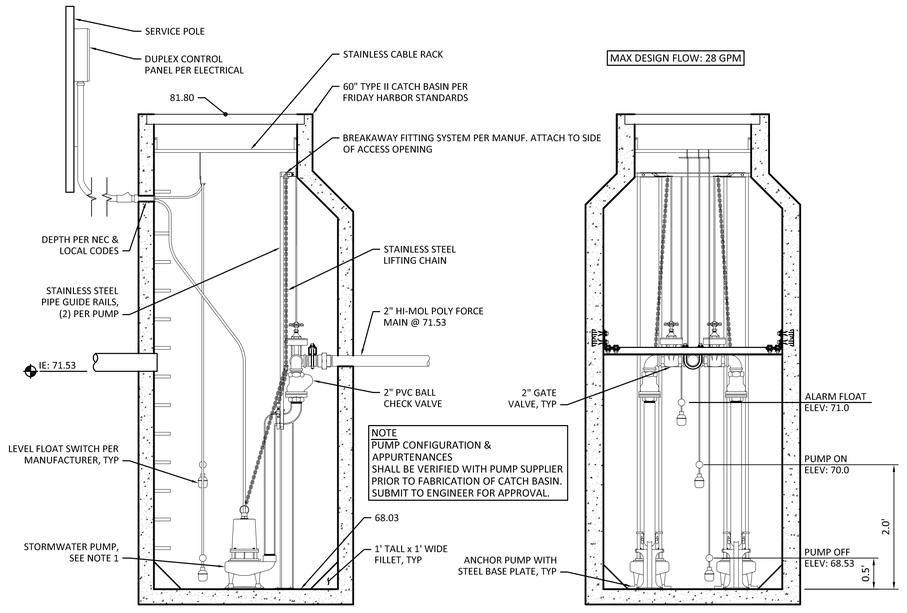


2 FOOTING AND ROOF DRAIN SECTION

SCALE: NTS

NOTES:

1. LIBERTY PUMP MODEL FL200-SERIES 2HP HIGH-HEAD EFFLUENT PUMP OR APPROVAL EQUAL IN 60"Ø,TYPE II CATCH BASIN W/ 2" PVC DISCHARGE PIPE.
2. ELECTRICAL CONTRACTOR TO PROVIDE/RECOMMEND NEMA 4X ALARM PANEL CABINET W/ RED LIGHT AND ALARM PER MANUFACTURER, 100 DB MIN. PROVIDE EMERGENCY GENERATOR POWER BY TRANS GENERATOR AUTOMATED SYSTEM OR PORTABLE GENERATOR SYSTEM APPROVED BY OWNER.
3. AN EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURE AND HIGH WATER LEVEL INDICATOR ARE REQUIRED.
4. CONTROLS SHALL AUTOMATICALLY RESTART AFTER DISRUPTIONS IN POWER SUPPLY.
5. THE PUMP DISCHARGE LINE SHALL BE PROVIDED WITH AN ACCESSIBLE CHECK VALVE AND GATE VALVE WITHIN THE TANK.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR FAILURE OF THE PUMP SYSTEM.



3 STORMWATER PUMP BASIN

SCALE: NTS

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23265 REGISTERED PROFESSIONAL ENGINEER

04/24/26

MARK	DATE	DESCRIPTION
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	04/24/26	SITE PLAN REVIEW RESUBMITTAL

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DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

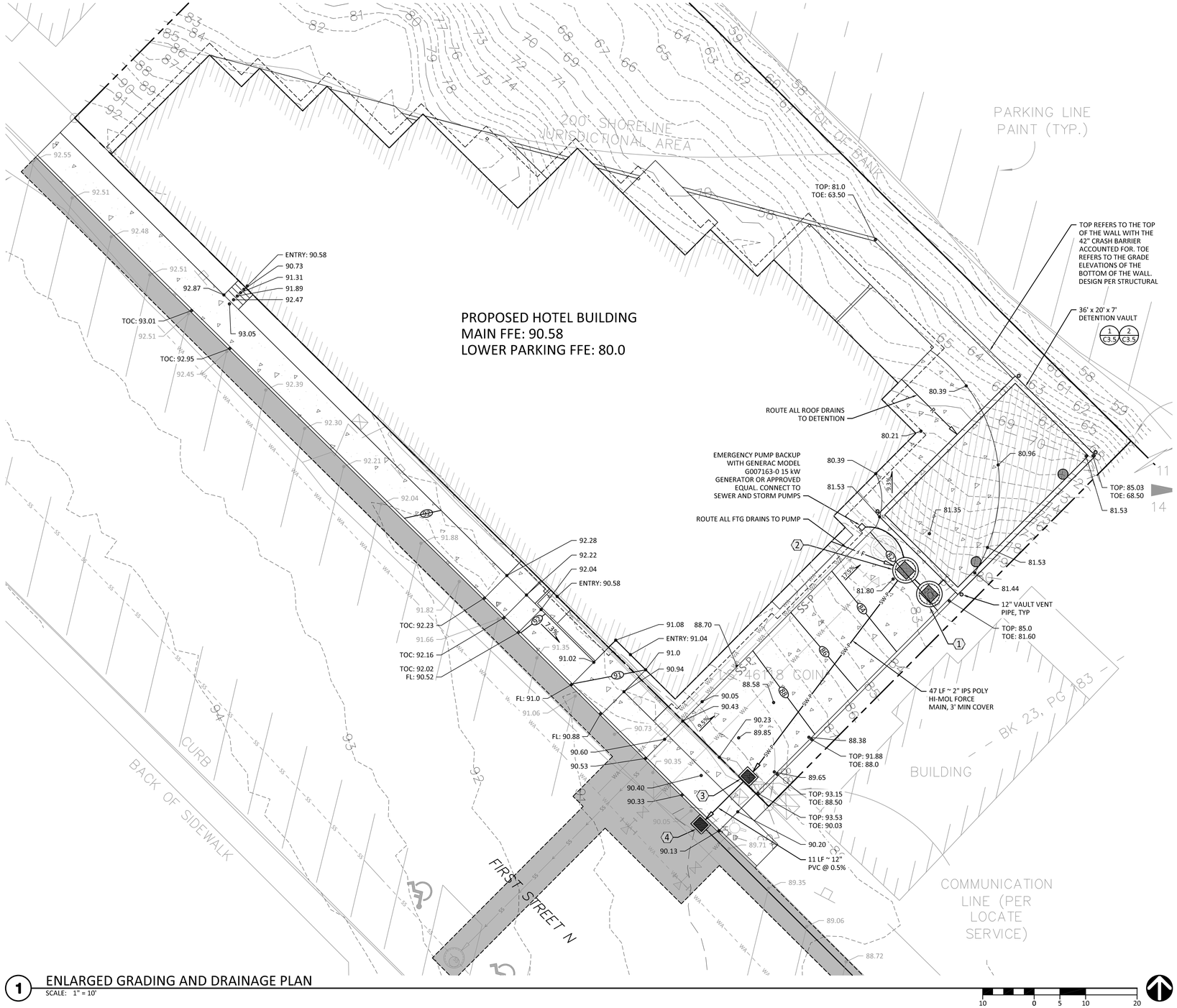
GRADING AND DRAINAGE PLAN AND DETAILS

FILE NAME:

SHEET:

C3.1

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



CATCH BASIN SCHEDULE				
MARK	TYPE	RIM ELEV	INV ELEV	NOTES
1	60"Ø TYPE II	82.0	IE (8" NW): 71.0 IE (8" SW): 71.0	SOLID COVER FLOW CONTROL STRUCTURE (3/C3.5) (1/C3.6) (3/C3.6)
2	60"Ø TYPE II	82.0	IE (2" SW): 71.0 IE (8" NE): 71.0	STORM PUMP STATION (3/C3.1)
3	TYPE I	89.93	IE (2" NE): 87.93 IE (12" SW): 87.92	(2/C3.6)
4	TYPE I	90.0	IE (12" NE): 87.86 IE (12" SE): 87.85	(2/C3.6)

1 ENLARGED GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

10 0 5 10 20

ENGINEERING
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FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 25380 — REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

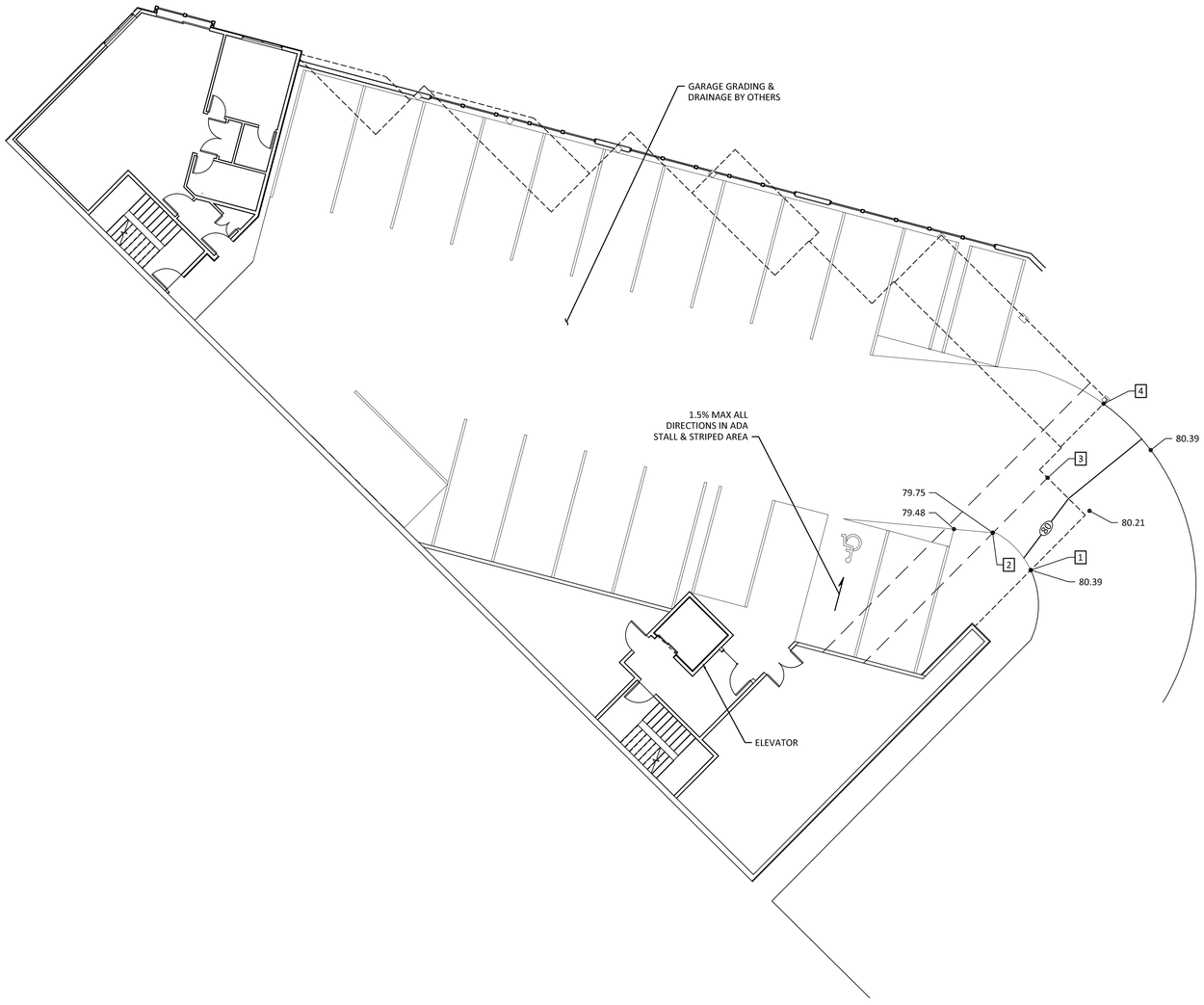
ENLARGED GRADING AND DRAINAGE PLAN AND DETAILS

FILE NAME:

SHEET:

C3.2

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



MARK	NOTES
1	MAIN FLOOR FFE: 90.58 BOTTOM SLAB ELEV: 89.75 (-10" FROM FFE) LOWEST HANGING VERTICAL OBSTRUCTION (INSULATION): 89.08 (-8" FROM BOTTOM SLAB) MINIMUM CLEARANCE: 98" (VAN CLEARANCE) MAX DRIVEWAY GRADE: 80.91 (98" BELOW LOWEST OBSTRUCTION) PROVIDED DRIVEWAY GRADE: 80.39
2	MAIN FLOOR FFE: 90.58 BOTTOM SLAB ELEV: 89.75 (-10" FROM FFE) LOWEST HANGING VERTICAL OBSTRUCTION (BEAM + INSULATION): 88.08 (-20" FROM BOTTOM SLAB) MINIMUM CLEARANCE: 98" (VAN CLEARANCE) MAX DRIVEWAY GRADE: 79.91 (98" BELOW LOWEST OBSTRUCTION) PROVIDED DRIVEWAY GRADE: 79.75
3	MAIN FLOOR FFE: 90.58 BOTTOM SLAB ELEV: 89.75 (-10" FROM FFE) LOWEST HANGING VERTICAL OBSTRUCTION (BEAM + INSULATION): 88.08 (-20" FROM BOTTOM SLAB) MINIMUM CLEARANCE: 98" (VAN CLEARANCE) MAX DRIVEWAY GRADE: 79.91 (98" BELOW LOWEST OBSTRUCTION) PROVIDED DRIVEWAY GRADE: 79.57
4	MAIN FLOOR FFE: 90.58 BOTTOM SLAB ELEV: 89.75 (-10" FROM FFE) LOWEST HANGING VERTICAL OBSTRUCTION (BEAM + INSULATION): 88.08 (-20" FROM BOTTOM SLAB) MINIMUM CLEARANCE: 98" (VAN CLEARANCE) MAX DRIVEWAY GRADE: 79.91 (98" BELOW LOWEST OBSTRUCTION) PROVIDED DRIVEWAY GRADE: 79.75

1 ENLARGED PARKING GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

10 0 5 10 20

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GREG GUILLEN
STATE OF WASHINGTON
23385
REGISTERED
PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

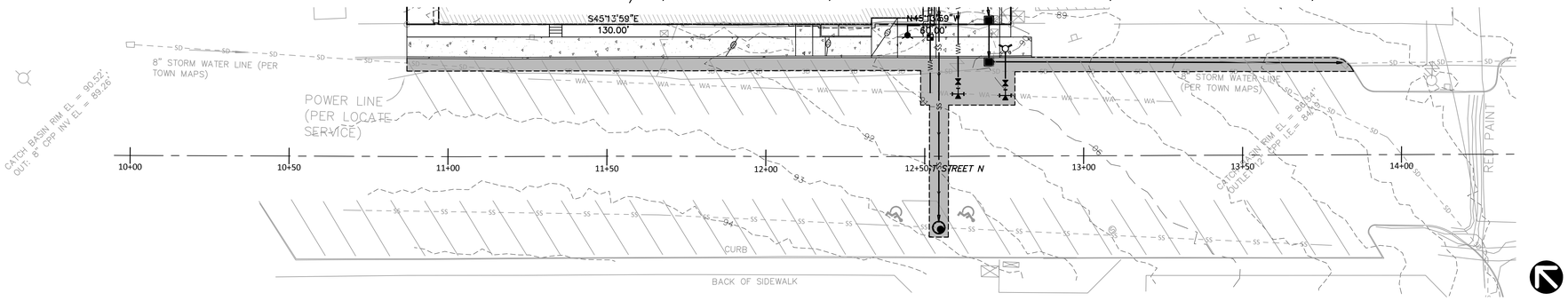
ENLARGED PARKING GRADING AND DRAINAGE PLAN

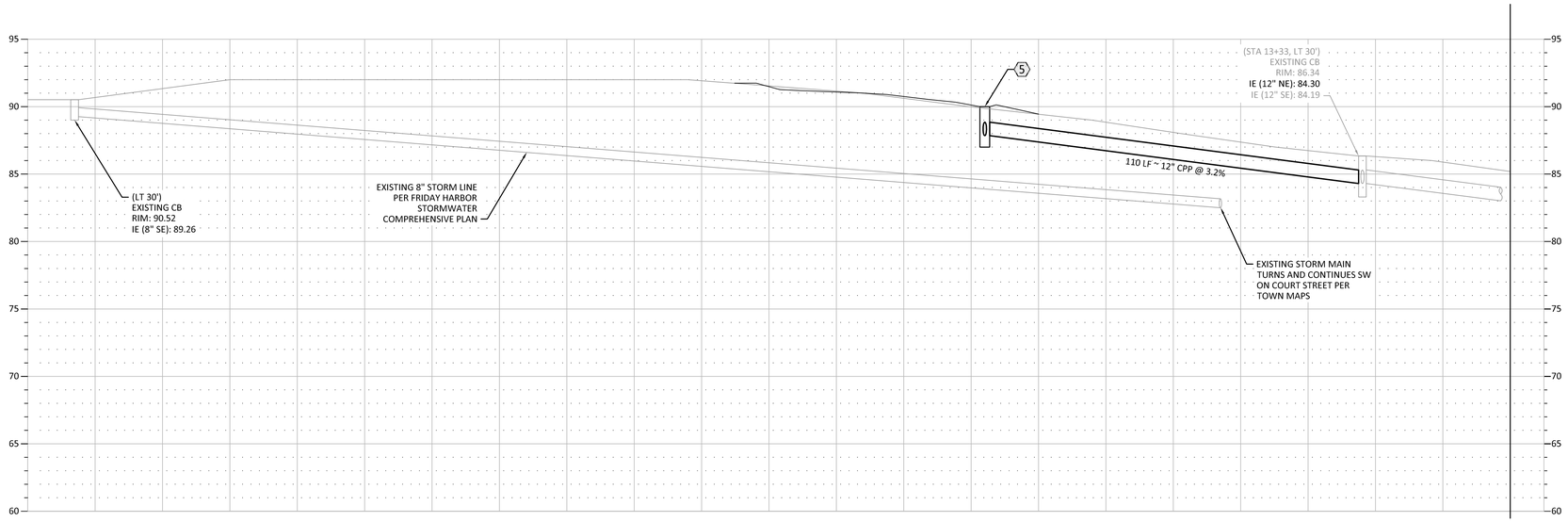
FILE NAME:

SHEET:

C3.3

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.





1 STORM PROFILE STA 10+00 (30' LT) TO STA 13+33 (30' LT)

SCALE: HORIZ: 1" = 20', VERT: 1" = 5'

CATCH BASIN SCHEDULE				
MARK	TYPE	RIM ELEV	INV ELEV	NOTES
1	60"Ø TYPE II	82.0	IE (8" NW): 71.0 IE (8" SW): 71.0	SOLID COVER (3 C3.5) FLOW CONTROL (1 C3.6) STRUCTURE (3 C3.6)
2	60"Ø TYPE II	82.0	IE (2" SW): 71.0 IE (8" NE): 71.0	STORM PUMP STATION (3 C3.1)
3	TYPE I	89.93	IE (2" NE): 87.93 IE (12" SW): 87.92	(2 C3.6)
4	TYPE I	90.0	IE (12" NE): 87.86 IE (12" SE): 87.85	(2 C3.6)

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04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

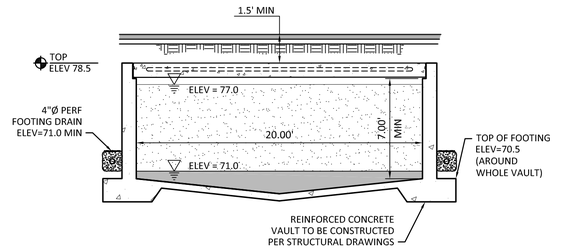
STORM PROFILE

FILE NAME:

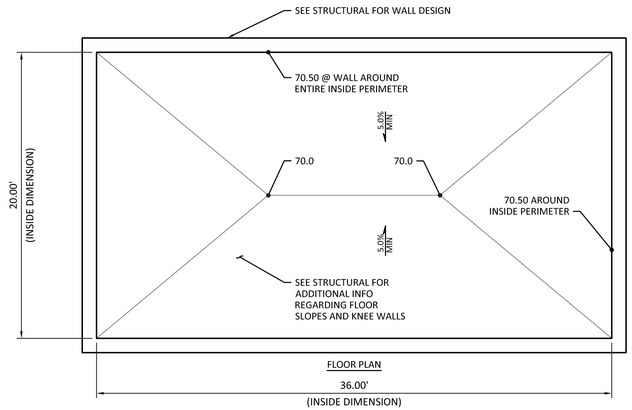
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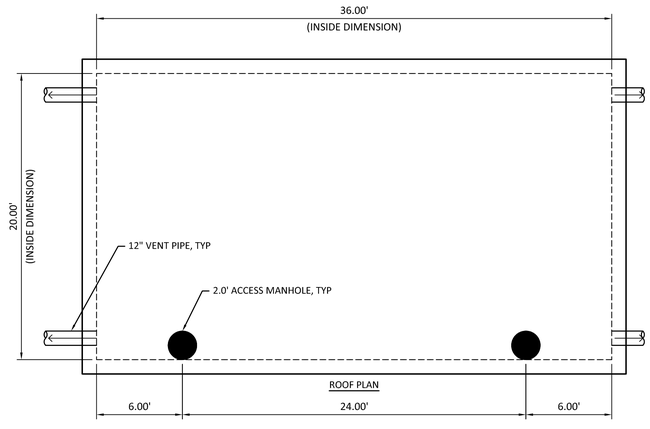
C3.4

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

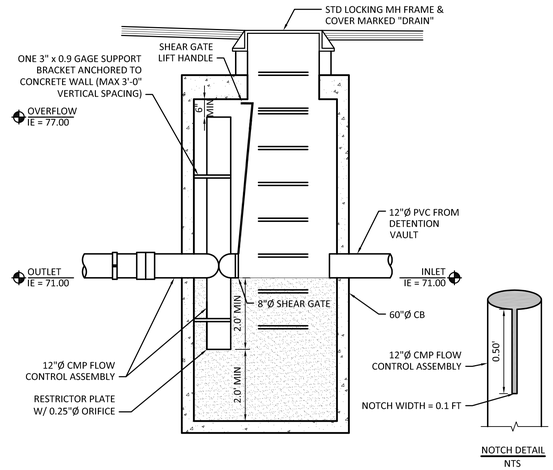


1 DETENTION VAULT SECTION
SCALE: NTS





2 DETENTION VAULT PLAN
SCALE: NTS



3 FLOW CONTROL STRUCTURE SECTION
SCALE: NTS

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04/24/26

MARK	DESCRIPTION	DATE
	SITE PLAN REVIEW	07/31/25
	SITE PLAN REVIEW RESUBMITTAL	04/24/26

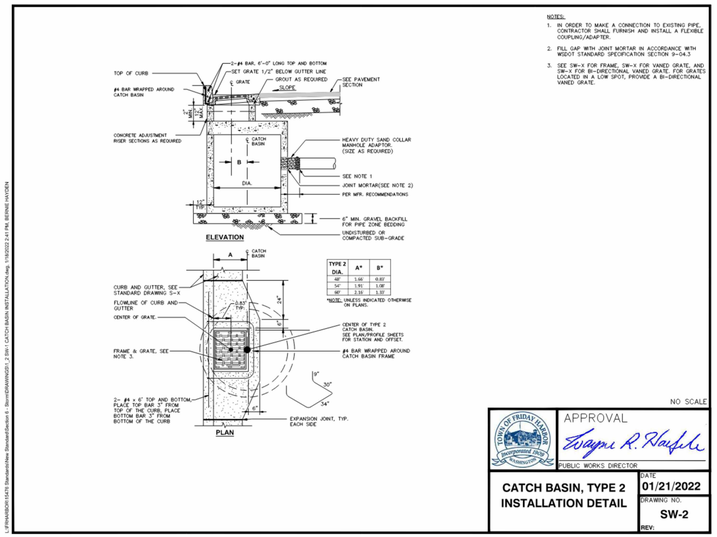
DESIGN:	JSL
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CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

VAULT DETAILS

FILE NAME:

SHEET:
C3.5



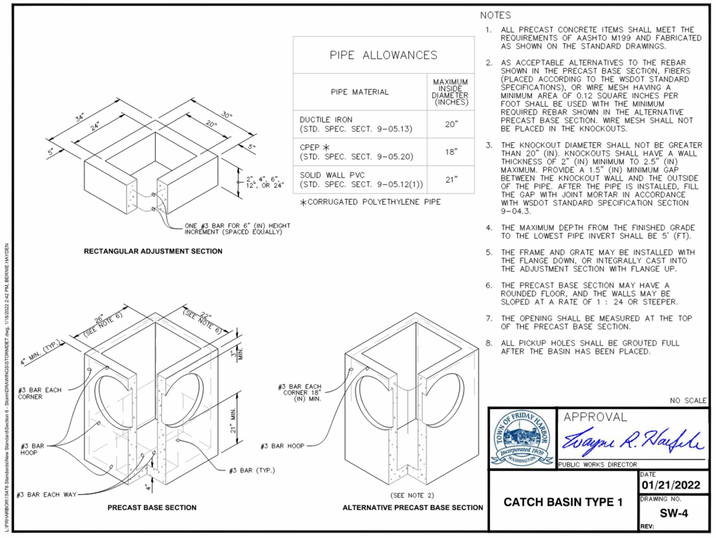
NO SCALE

APPROVAL
Wayne R. Haufle
PUBLIC WORKS DIRECTOR

CATCH BASIN, TYPE 2 INSTALLATION DETAIL

DATE: 01/21/2022
DRAWING NO.: SW-2
REV:

1 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES
1. ALL PRECAST CONCRETE ITEMS SHALL MEET THE REQUIREMENTS OF AASHTO M199 AND FABRICATED AS SHOWN ON THE STANDARD DRAWINGS.
2. AS ACCEPTABLE ALTERNATIVES TO THE REBAR SHOWN IN THE PRECAST BASE SECTION, FIBERS (PLACED ACCORDING TO THE WSDOT STANDARD SPECIFICATIONS), OR WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT SHALL BE USED WITH THE MINIMUM REQUIRED REBAR SHOWN IN THE ALTERNATIVE PRECAST BASE SECTION. WIRE MESH SHALL NOT BE PLACED IN THE KNOCKOUTS.
3. THE KNOCKOUT DIAMETER SHALL NOT BE GREATER THAN 20" (IN). KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" (IN) MINIMUM TO 2.5" (IN) MAXIMUM. PROVIDE A 1.5" (IN) MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION SECTION 9-04.3.
4. THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5' (FT).
5. THE FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE DOWN, OR INTEGRALLY CAST INTO THE ADJUSTMENT SECTION WITH FLANGE UP.
6. THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR, AND THE WALLS MAY BE SLOPED AT A RATE OF 1 : 24 OR STEEPER.
7. THE OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.
8. ALL PICKUP HOLES SHALL BE GROUTED FULL AFTER THE BASIN HAS BEEN PLACED.

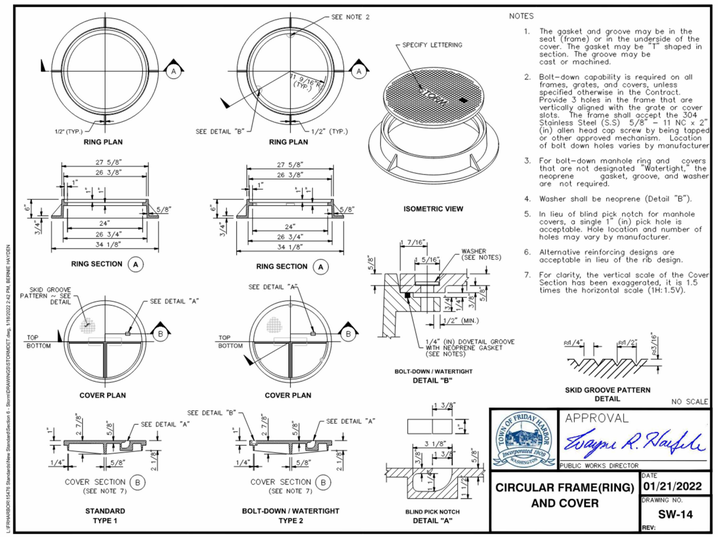
NO SCALE

APPROVAL
Wayne R. Haufle
PUBLIC WORKS DIRECTOR

CATCH BASIN TYPE 1

DATE: 01/21/2022
DRAWING NO.: SW-4
REV:

2 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES
1. The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
2. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped or other approved mechanism. Location of bolt down holes varies by manufacturer
3. For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
4. Washer shall be neoprene (Detail "B").
5. In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
6. Alternative reinforcing designs are acceptable in lieu of the rib design.
7. For clarity, the vertical scale of the Cover Section has been exaggerated, it is 1.5 times the horizontal scale (1H:1.5V).

NO SCALE

APPROVAL
Wayne R. Haufle
PUBLIC WORKS DIRECTOR

CIRCULAR FRAME(RING) AND COVER

DATE: 01/21/2022
DRAWING NO.: SW-14
REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

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GREG GUILLEN — STATE OF WASHINGTON — 22385 — REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
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JOB NO:	25184.20
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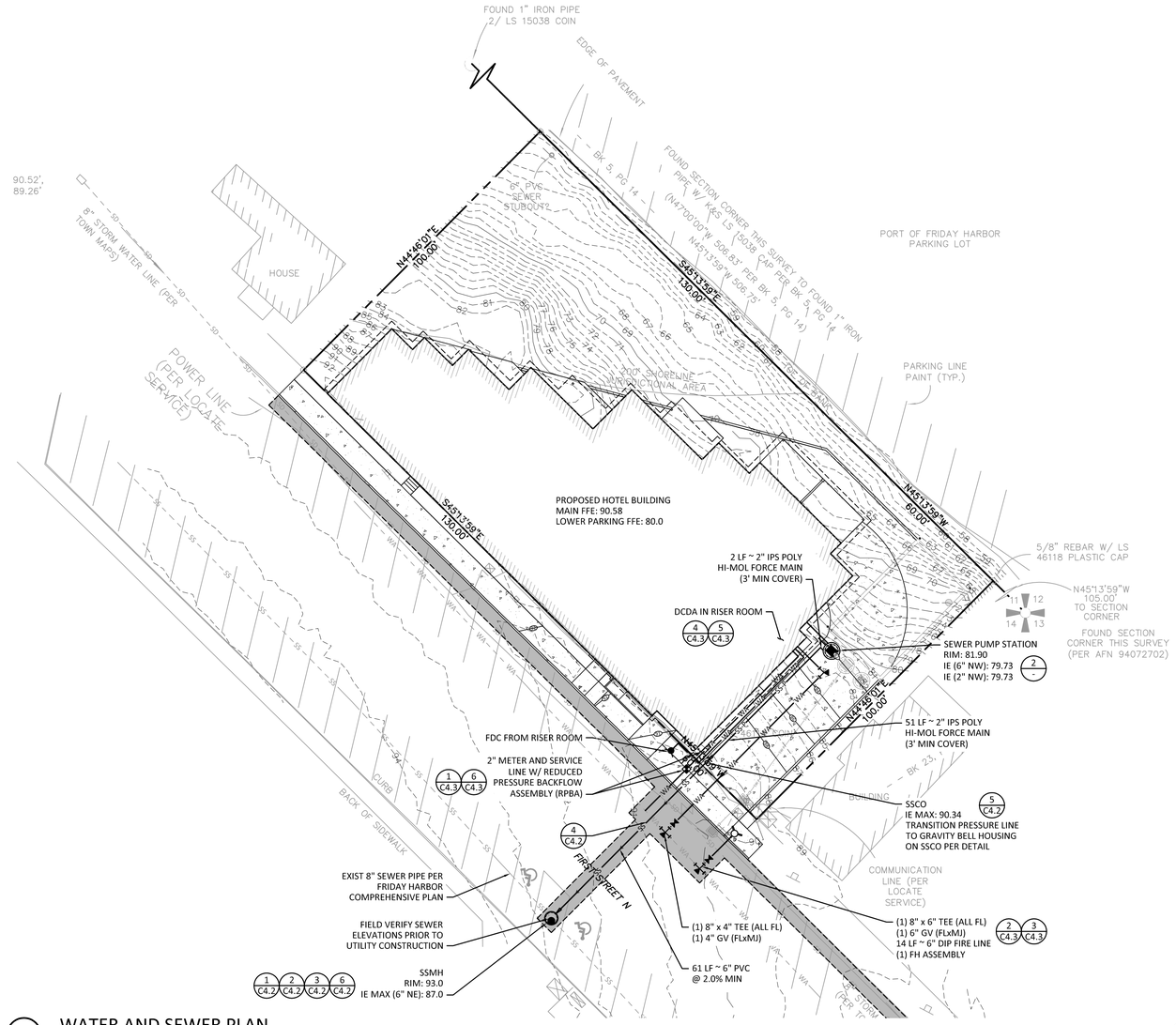
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

GRADING AND DRAINAGE DETAILS

FILE NAME:

SHEET:
C3.6

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



1 WATER AND SEWER PLAN

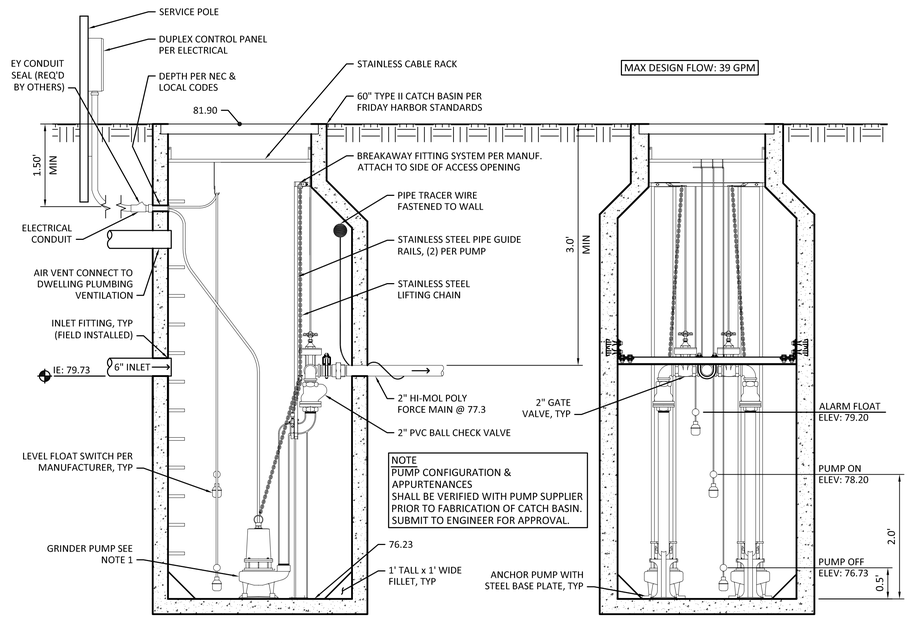
SCALE: 1" = 20'

WATER AND SEWER PLAN NOTES:

1. FIRE LINE SIZE TO BE CONFIRMED BY FIRE SPRINKLER DESIGNER.
2. PLUMBING CONSULTANT TO VERIFY METER & SERVICE SIZES. SIZING TO BE CONFIRMED ONCE PLUMBING PERMIT IS ISSUED AND REVIEWED.
3. PIPE BEDDING AND WATER TRENCHING PER DETAIL 2/C5.2.
4. A MINIMUM OF 3' HORIZONTAL SEPARATION AND 1' VERTICAL SEPARATION IS REQUIRED BETWEEN DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC.) AND SEWER, WATER AND STORM.
5. A MINIMUM OF 5' HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER AND STORM LINES.
6. SEE C4.2 FOR CITY SEWER DETAILS.
7. ALL BACKFLOW DEVICES SHALL BE INSTALLED IN WEATHER PROTECTION HOUSING TO PREVENT FREEZING.

NOTES:

1. LIBERTY PUMPS D3660LSG/LSGX - SERIES OMNIVORE 2HP DUPLEX GRINDER PACKAGES OR APPROVAL EQUAL IN 60"Ø,TYPE II CATCH BASIN W/ 2" PVC DISCHARGE PIPE.
2. ELECTRICAL CONTRACTOR TO PROVIDE/RECOMMEND NEMA 4X ALARM PANEL CABINET W/ RED LIGHT AND ALARM PER MANUFACTURER, 100 DB MIN. PROVIDE EMERGENCY GENERATOR POWER BY TRANS GENERATOR AUTOMATED SYSTEM OR PORTABLE GENERATOR SYSTEM APPROVED BY OWNER.
3. AN EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURE AND HIGH WATER LEVEL INDICATOR ARE REQUIRED.
4. CONTROLS SHALL AUTOMATICALLY RESTART AFTER DISRUPTIONS IN POWER SUPPLY.
5. THE PUMP DISCHARGE LINE SHALL BE PROVIDED WITH AN ACCESSIBLE CHECK VALVE AND GATE VALVE WITHIN THE TANK.
6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR FAILURE OF THE PUMP SYSTEM.
7. A 6" CLEANOUT IS REQUIRED ON THE GRAVITY SEWER LINE BETWEEN THE BUILDING AND THE GRINDER PUMP. PROVIDE 5' CLEARANCE BETWEEN HOUSE AND PUMP CHAMBER.
8. ALL SEWER COMPONENTS MUST BE INTRINSICALLY SAFE AND MEET REQUIREMENTS OF ENG SECTION 5. TO BE FURTHER DETAILED IN FUTURE SUBMITTALS.



2 SANITARY SEWER PUMP BASIN

SCALE: NTS

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GREG GUILLEN — STATE OF WASHINGTON — 15385 — REGISTERED PROFESSIONAL ENGINEER

04/24/26

MARK	DATE	DESCRIPTION
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	04/24/26	SITE PLAN REVIEW RESUBMITTAL

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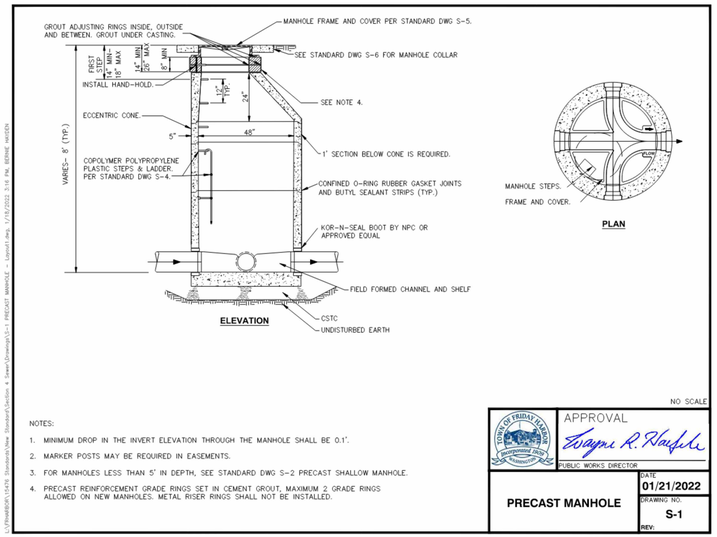
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

WATER AND SEWER PLAN AND DETAILS

FILE NAME:

SHEET:

C4.1



NOTES:

1. MINIMUM DROP IN THE INVERT ELEVATION THROUGH THE MANHOLE SHALL BE 0.1'.
2. MARKER POSTS MAY BE REQUIRED IN EASEMENTS.
3. FOR MANHOLES LESS THAN 5' IN DEPTH, SEE STANDARD DWG S-2 PRECAST SHALLOW MANHOLE.
4. PRECAST REINFORCEMENT GRADE RINGS SET IN CEMENT GROUT. MAXIMUM 2 GRADE RINGS ALLOWED ON NEW MANHOLES. METAL RISER RINGS SHALL NOT BE INSTALLED.

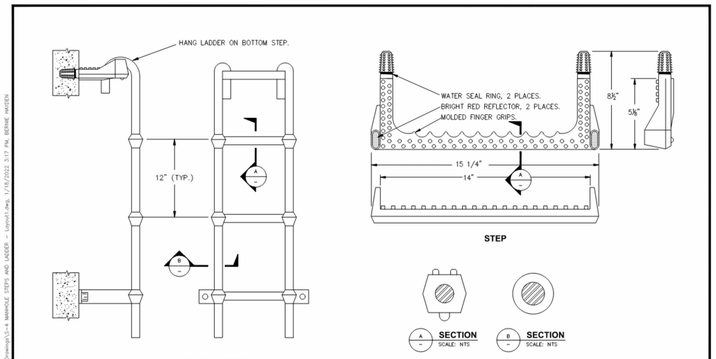
NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

PRECAST MANHOLE

DATE: 01/21/2022
DRAWING NO.: S-1
REV:

1 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES:

1. STEPS TO BE LANE #P-14850 OR TOWN APPROVED EQUAL.
2. FASTEN LADDER TO MH STRUCTURE WITH STAINLESS STEEL LAG SCREWS INTO LEAD ANCHORS, OR SET LADDER BASE INTO MH SHELF PRIOR TO CURING.

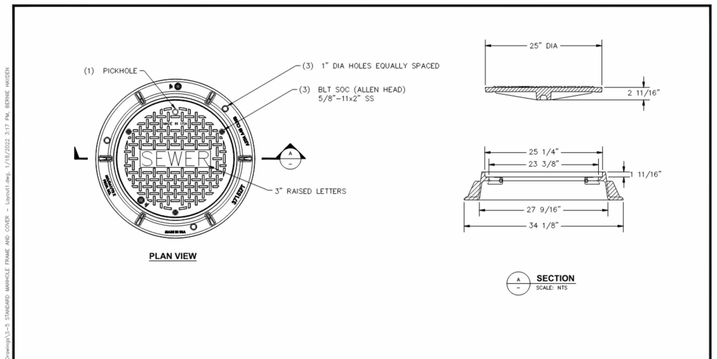
NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

MANHOLE STEPS AND LADDER

DATE: 01/21/2022
DRAWING NO.: S-4
REV:

2 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES:

1. EAST JORDAN IRON WORKS NO. 00370076 OR EQUAL. FRAME SHALL BE GRAY IRON (CL35B). COVER SHALL BE DUCTILE IRON (80-55-06). MANHOLE FRAME AND COVERS SHALL BE MADE OF AMERICAN IRON AND STEEL AND BE MADE IN AMERICA.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

STANDARD MANHOLE FRAME AND COVER

DATE: 01/21/2022
DRAWING NO.: S-5
REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

NOTES:

1. 2"X4" PRESSURE TREATED WOOD SERVICE MARKER, LENGTH AS REQUIRED. PAINT PORTION OF SERVICE MARKER THAT IS ABOVE GRADE WITH WHITE PAINT. STENCIL "S/S" WITH 3" TALL BLACK LETTERS.
2. FOR NEW SEWER MAINS, INSTALL A MANUFACTURED WYE WITH 45° BEND WITH THE MAIN LINE CONSTRUCTION. FOR EXISTING SEWER MAINS, CORE DRILL AND INSTALL A INSERT-WYE SADDLE.
3. APPROVED WATERTIGHT CAP PLUG OR CONTINUE PIPE.
4. PROVIDE DETECTOR TAPE 12" OVER BEDDING FOR ENTIRE LENGTH OF STUB AND UP 2"X4" SERVICE MARKER.
5. FOR DEVELOPER EXTENSION PROJECTS, EXTEND STUB 10' INTO PROPERTY; OTHERWISE, TERMINATE STUB AT PROPERTY LINE OR EDGE OF EASEMENT.
6. 6" SIDE SEWER STUB AT 2% MINIMUM SLOPE, 100% (45°) MAXIMUM SLOPE.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

SIDE SEWER STUB CONNECTION TO EXISTING OR NEW MAIN

DATE: 01/21/2022
DRAWING NO.: S-9
REV:

4 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

NOTES:

1. SURFACE CLEANOUTS REQUIRED AT RIGHT OF WAY/PROPERTY LINE, BUILDING CONNECTION, AND EVERY 100 FEET.
2. ALL CLEANOUTS AT RIGHT OF WAY/PROPERTYLINE OR IN PAVED AREAS SHALL BE INSTALLED IN A BOX. CLEANOUTS ON PRIVATE PROPERTY SHALL BE INSTALLED WITH A CONCRETE COLLAR OR IN A BOX.
3. CLEANOUT BOX AND COVER SHALL BE ARMORCAST POLYMER CONCRETE BOX ASSEMBLY, PART #A6001423TA, 20K LOADING WITH PENTAHEAD LOCKING BOLTS AND "CO" STAMPED ON COVER.
4. ALL PIPE MATERIAL SHALL BE BELL & SPIGOT TYPE WITH RUBBER GASKET JOINT AND SHALL BE IN CONFORMANCE WITH ASTM D3034 (SDR-35).

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

SIDE SEWER SURFACE CLEANOUT

DATE: 01/21/2022
DRAWING NO.: S-10
REV:

5 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

NOTES:

1. PRECAST REINFORCEMENT GRADE RINGS SET IN CEMENT GROUT, MAXIMUM 2 GRADE RINGS ALLOWED ON NEW MANHOLES. METAL RISER RINGS SHALL NOT BE INSTALLED.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

MANHOLE COLLAR

DATE: 01/21/2022
DRAWING NO.: S-6
REV:

6 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

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GREG GUILLEN — STATE OF WASHINGTON — 23381 REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

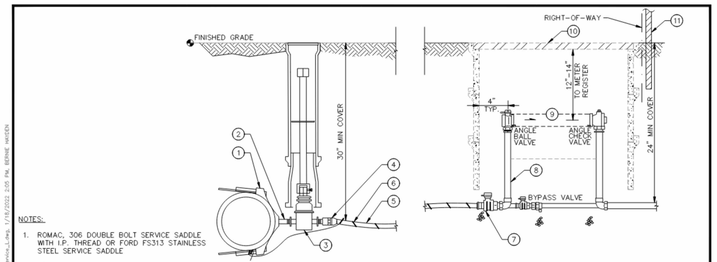
DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

SEWER DETAILS

FILE NAME:

SHEET:
C4.2



NOTES:

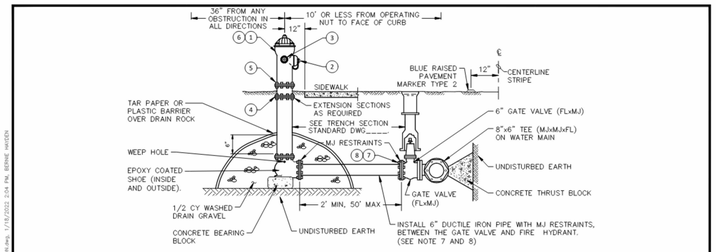
1. ROMAC, 306 DOUBLE BOLT SERVICE SADDLE WITH I.P. THREAD OR FORD FS313 STAINLESS STEEL SERVICE SADDLE
2. 2" BRASS NIPPLE.
3. HEAVY DUTY 2" GATE VALVE WITH RESILIENT SEAT AND 2" OPERATING NUT. GATE VALVES SHALL BE CLOW F-6103. FOR 1 1/2" SERVICE INSTALL 2"x1 1/2" BRASS BUSHING IN OUTLET THREADS.
4. BRASS BUSHING, NO LEAD.
5. WATER SERVICE SHALL BE REHAU PEX PIPE OR HDPE SDR11. PIPE SHALL BE SLEEVED WITH SCH. 80 PVC 3" DIA., UNDER SIDEWALKS.
6. 14 GAUGE COPPER, CONTINUOUS, SOLID CORE, HDPE COATED, RATED FOR DIRECT BURY. CONNECTION AT THE METER SETTER SHALL BE MADE WITH AN ALL STAINLESS STEEL HOSE CLAMP. CONNECTION AT THE MAIN LINE WIRE SHALL BE MADE WITH A SPLIT-BOLT CONNECTOR. STRIP COATING PRIOR TO CONNECTION.
7. CURB STOP SHALL BE FORD B11-666-NL FOR 1 1/2" SERVICE AND FORD B11-777-NL FOR 2" SERVICE.
8. METER SETTERS SHALL BE "FORD" 70 SERIES COPPER SETTER VBH76-18B-66NL FOR 1 1/2" AND VBH77-18B-11-77-NL FOR 2" SERVICE.
9. METER TO BE INSTALLED BY TOWN AT THE DEVELOPERS EXPENSE.
10. OLDCASTLE METER BOX, CARSON BCF RECTANGLE HEAVYWALL BODY HW1730-18 WITH 1730BCF FLSH COVER DI MAX VIEW READ DOOR.
11. INSTALL 2"x4"x6', MARKER POST, BURY 3', PAINT WHITE WITH "WATER" STENCILED IN BLUE PAINT, IF SERVICE IS NOT IMMEDIATELY CONNECTED.
12. IF REQUIRED FOR PREMISES ISOLATION, AN APPROVED, BACKFLOW ASSEMBLY SHALL BE INSTALLED IMMEDIATELY BEHIND THE WATER METER.
13. ALL SERVICE PIPE INSTALLED BY OPEN CUT CONSTRUCTION SHALL BE BEDDED IN CLEAN SAND, 4" OVER AND UNDER. NATIVE MATERIAL WILL NOT BE ACCEPTED.
14. METER BOX SHALL BE PLACED IN AN ACCESSIBLE LOCATION WITHOUT FENCING, VEGETATION, SIGNS OR OTHER OBSTRUCTIONS.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

1 1/2" AND 2" WATER SERVICE	DATE: 01/21/2022
	DRAWING NO.: W-10
	REV:

1 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES:

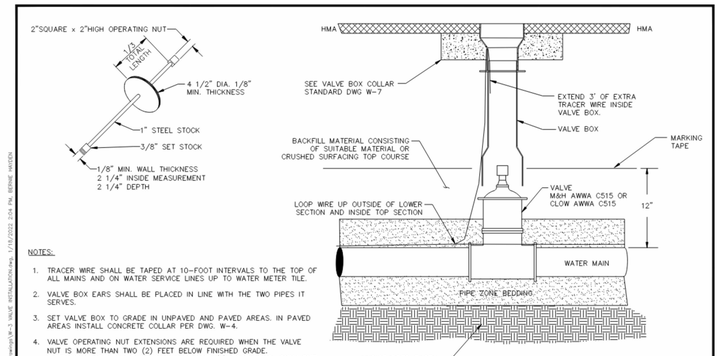
1. HYDRANTS WITH 4 1/2" PUMPER NOZZLE. ALL MATERIALS SHALL CONFORM TO AWWA STANDARDS AND SHALL BE OF STANDARD MANUFACTURE (M&H STYLE 929, OR CLOW MEDALLION).
2. RED HEAD BRASS 4" STORZ (S-37) WITH CAP AND CABLE. PORT TO BE FACING STREET FOR FIRE ENGINE ACCESS.
3. NATIONAL STANDARD THREAD ON THE 2 1/2" PORT.
4. IF HYDRANT RISES THROUGH CONCRETE, USE EXPANSION STRIP AROUND HYDRANT BARREL, INSTALLATION OF THE HYDRANT ON PRIVATE PROPERTY SHALL EQUAL OR EXCEED THE TOWN STANDARDS.
5. BREAK-OFF FLANGE TO BE 2" MIN AND 4" MAX FROM GROUND.
6. FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF HIGH GLOSS SAFETY YELLOW RUST-RESISTANT PAINT.
7. HYDRANT CONNECTION PIPE TO BE DUCTILE IRON CLASS 52, ANY INTERMEDIATE JOINTS TO BE MJ WITH RETAINER GLANDS, OR FIELD LOCK GASKET. (TUFGRIP DUCTILE KIT 6" SERIES TLD OR ROMAC INDUSTRIES 6" GRIP RING ACCESSORY PACK)
8. USE MJ RESTRAINTS AND RESTRAINED JOINTS AT ALL MJ CONNECTIONS BETWEEN THE MAIN AND THE HYDRANT.
9. HYDRANTS NOT PLACED BACK OF CURB SHALL HAVE GUARD POST INSTALLED. SEE STANDARD DWG W-9.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

FIRE HYDRANT INSTALLATION	DATE: 01/21/2022
	DRAWING NO.: W-5
	REV:

2 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES:

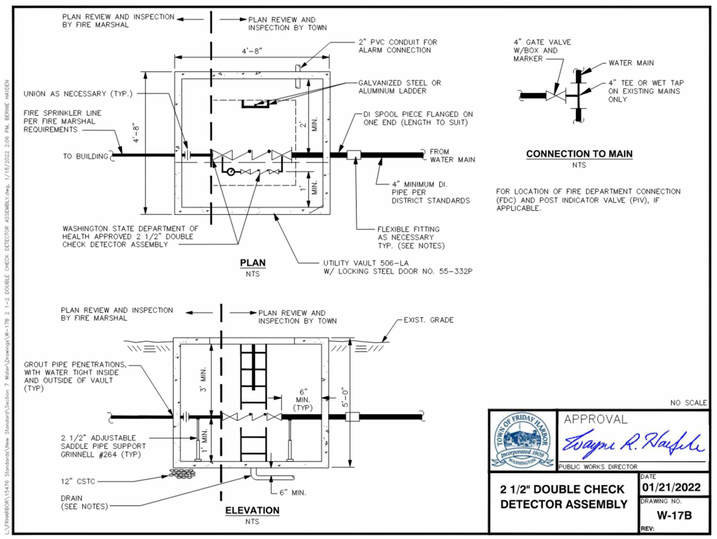
1. TRACER WIRE SHALL BE TAPED AT 10-FOOT INTERVALS TO THE TOP OF ALL MAINS AND ON WATER SERVICE LINES UP TO WATER METER TILE.
2. VALVE BOX EARS SHALL BE PLACED IN LINE WITH THE TWO PIPES IT SERVES.
3. SET VALVE BOX TO GRADE IN UNPAVED AND PAVED AREAS. IN PAVED AREAS INSTALL CONCRETE COLLAR PER DWG. W-4.
4. VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN TWO (2) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG, ONLY ONE EXTENSION TO BE ALLOWED PER VALVE.
5. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
6. VALVE BOXES IN PAVED AREAS SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY OLYMPIC FOUNDRY #940, OR TOWN APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF IN THE TOP.
7. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE SPECIFICATIONS AND BE APPROVED BY THE TOWN.
8. ALL MJ FITTINGS IN WATER SYSTEM REQUIRE EITHER A ROMAC INDUSTRIES GRIP RING ACCESSORY PACK OR TUF GRIP TLD FOR DUCTILE PIPE OR TLP FOR PVC PIPE.
9. 4 INCH MINIMUM SEPARATION FROM THE TOP OF THE MAIN VALVE TO THE BOTTOM OF THE VALVE BOX IS REQUIRED. THE VALVE BOX SHALL NOT REST ON THE VALVE.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

VALVE INSTALLATION	DATE: 01/21/2022
	DRAWING NO.: W-3
	REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

2 1/2" DOUBLE CHECK DETECTOR ASSEMBLY	DATE: 01/21/2022
	DRAWING NO.: W-17B
	REV:

4 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE FEDERAL, STATE, COUNTY OR TOWN REQUIREMENTS.
2. ALL DCDA'S SHALL BE APPROVED FOR INSTALLATION WITHIN THE SATE OF WASHINGTON BY THE WASHINGTON SATE DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL PROVIDE THE TOWN WITH SPECIFICATIONS AND SHOP DRAWINGS OF THE APPROVED DCDA PRIOR TO CONSTRUCTION.
3. THE SUPPLY LINE FOR THE DCDA SHALL BE DUCTILE IRON, A MINIMUM OF 4" DIA. AND MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF THE TOWN FOR WATER MAIN CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL AT THE WATER MAIN A TEE AND 4" MINIMUM SIZED GATE VALVE ON ALL DCDA SYSTEMS. WET TAPS ARE ONLY ALLOWED ON EXISTING WATER MAINS.
5. A FLEXIBLE FITTING (MJ SLEEVE) SHALL BE INSTALLED WHEN ENTERING THE VAULT. THIS FITTING MAY BE OMITTED IF AN MJ BELL CONNECTION IS WITHIN 5 FEET OF THE VAULT.
6. THE CONTRACTOR SHALL LEVEL THE UTILITY VAULTS AND ADJUST THE COVER TO MATCH THE EXISTING GRADE OF 6" ABOVE GRADE IN UNIMPROVED AREAS.
7. THE CONTRACTOR SHALL INSTALL A LADDER-UP AS SHOWN IN THE DETAILS. SUBMIT PRODUCT INFORMATION FOR TOWN REVIEW.
8. ALL VAULTS SHALL BE INSTALLED WITH A 4" ZURN FLOOR DRAIN MODEL 551 WITH GRATING ON A 4" PVC DRAIN PIPE. THE DRAIN SHALL BE RUN TO DAYLIGHT OR A STORM DRAIN SYSTEM WITH A MINIMUM OF 4" SCHEDULE 80 PVC STORM PIPE. IF POSITIVE DRAINAGE FROM THE VAULT CANNOT BE ACHIEVED A SUMP PUMP SYSTEM WILL BE REQUIRED. SUMP PUMP SHALL BE ZOELLER "MIGHTY-MATE" AUTOMATIC SUBMERSIBLE PUMP. WRITTEN DISTRICT APPROVAL IS REQUIRED FOR SUMP PUMP SYSTEM. VAULT SHALL BE CONSTRUCTED SO BACK FLOW ASSEMBLY DOES NOT BECOME SUBMERGED.
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED, SIZED AND INSTALLED PER THE REQUIREMENTS OF THE FIRE MARSHAL.
10. IF REQUIRED, THE POST INDICATOR VALVE IS TO BE INSTALLED AT THE LOCATION APPROVED BY THE FIRE MARSHAL.
11. ALL TEST COCKS INSTALLED WITH DCDA SHALL HAVE THE APPROPRIATE PLUGS INSTALLED.
12. SIZING OF THE DCDA AND THE DCDA SUPPLY LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. WHERE THE DCDA IS INSTALLED WITHIN AN UNDERGROUND VAULT AS SHOWN IN THE DETAILS, THE TOWN WILL MAINTAIN AND OPERATE THE SUPPLY LINE BETWEEN THE MAINLINE AND DCDA. THE DCDA AND ALL ITEMS AFTERWARDS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
13. BACKFLOW ASSEMBLY TYPE AND INSTALLATION REQUIREMENTS MAY VARY AND WILL BE AT THE TOWNS DISCRETION BASED UPON WASHINGTON STATE DEPARTMENT OF HEALTH DRINKING WATER REGULATIONS RELATING TO CROSS CONNECTION WAC 246-290-010.

PAINT SCHEDULE

EXTERIOR OF VAULT BELOW GRADE TWO COATS OF BITUMASTIC SOLUTION VAULT SHOULD BE DRIED WITH NO MOISTURE PRESENT PRIOR TO APPLICATION OF COATINGS.

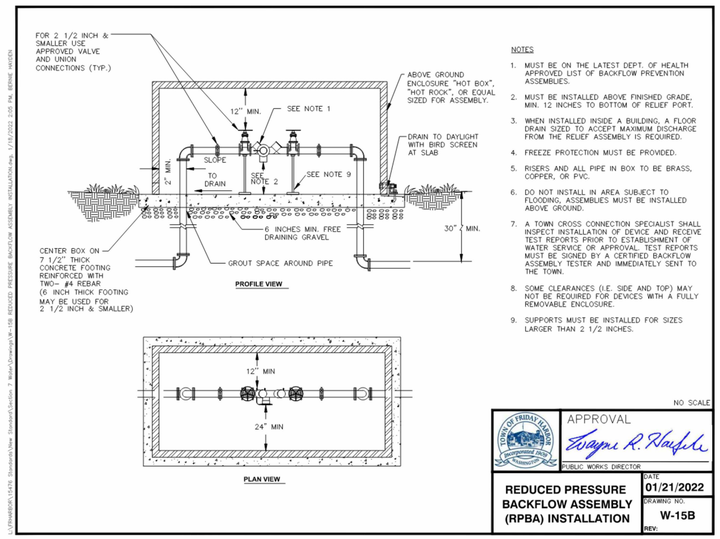
PAINT INTERIOR PIPING AND VALVES ONLY. BACKFLOW ASSEMBLY SHALL NOT BE PAINTED.
1 - COAT RUST RESISTOR PRIMER RED #1013
2 - COATS SAFETY BLUE

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

DOUBLE CHECK DETECTOR ASSEMBLY NOTES	DATE: 01/21/2022
	DRAWING NO.: W-17A
	REV:

5 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES

1. MUST BE ON THE LATEST DEPT. OF HEALTH APPROVED LIST OF BACKFLOW PREVENTION ASSEMBLIES.
2. MUST BE INSTALLED ABOVE FINISHED GRADE, MIN. 12 INCHES TO BOTTOM OF RELIEF PORT.
3. WHEN INSTALLED INSIDE A BUILDING, A FLOOR DRAIN SIZED TO ACCEPT MAXIMUM DISCHARGE FROM THE RELIEF ASSEMBLY IS REQUIRED.
4. FREEZE PROTECTION MUST BE PROVIDED.
5. RISERS AND ALL PIPE IN BOX TO BE BRASS, COPPER, OR PVC.
6. DO NOT INSTALL IN AREA SUBJECT TO FLOODING, ASSEMBLIES MUST BE INSTALLED ABOVE GROUND.
7. A TOWN CROSS CONNECTION SPECIALIST SHALL INSPECT INSTALLATION OF DEVICE AND RECEIVE TEST REPORTS PRIOR TO ESTABLISHMENT OF WATER SERVICE OR APPROVAL. TEST REPORTS MUST BE SIGNED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AND IMMEDIATELY SENT TO THE TOWN.
8. SOME CLEARANCES (I.E. SIDE AND TOP) MAY NOT BE REQUIRED FOR DEVICES WITH A FULLY REMOVABLE ENCLOSURE.
9. SUPPORTS MUST BE INSTALLED FOR SIZES LARGER THAN 2 1/2 INCHES.

NO SCALE

APPROVAL
Wayne R. Hatfield
PUBLIC WORKS DIRECTOR

REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) INSTALLATION	DATE: 01/21/2022
	DRAWING NO.: W-15B
	REV:

6 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN STATE OF WASHINGTON 23265 REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
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	04/24/26	SITE PLAN REVIEW RESUBMITTAL

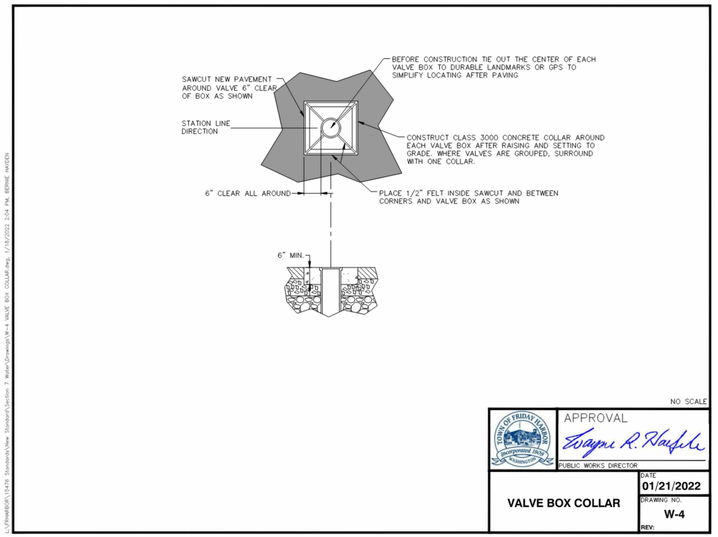
DESIGN: JSL
DRAWN: JCP
CHECK: JPU
JOB NO: 25184.20
DATE: 07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

SEWER DETAILS

FILE NAME:

SHEET:
C4.3



NO SCALE

APPROVAL
PUBLIC WORKS DIRECTOR

VALVE BOX COLLAR

DATE: 01/21/2022
DRAWING NO.: W-4
REV:

1 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

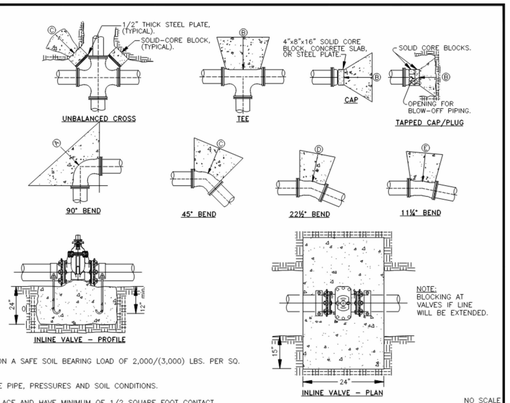
THRUST BLOCK SIZING FOR 250 PSI PRESSURE

MIN. BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET.

PIPE SIZE	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ
4"	3/(2)	2/(1)	2/(1)	1/(1)	1/(1)
6"	6/(4)	4/(3)	3/(2)	2/(1)	1/(1)
8"	10/(7)	7/(5)	5/(4)	3/(2)	2/(1)
10"	15/(10)	11/(7)	8/(5)	4/(3)	2/(2)
12"	22/(14)	15/(10)	12/(8)	6/(4)	3/(2)
14"	29/(20)	21/(14)	16/(11)	8/(5)	4/(3)
16"	38/(26)	27/(18)	21/(14)	11/(7)	5/(4)

SAFE BEARING LOADS IN LBS./SQ. FT.
THE SAFE BEARING LOADS GIVEN IN THE FOLLOWING TABLE ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

SOIL	SAFE SOIL BEARING LOAD
*MUCK, PEAT, ETC.	SEE GENERAL NOTE #7
SOFT CLAY	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED W/CLAY	4,000
HARD SHALE	10,000



NOTES:

1. CONCRETE THRUST BLOCK AREA BASED UPON A SAFE SOIL BEARING LOAD OF 2,000/(3,000) LBS. PER SQ. FT (SAND/(SAND GRAVEL)).
2. AREAS MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST-IN-PLACE AND HAVE MINIMUM OF 1/2 SQUARE FOOT CONTACT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT. INSTALL 8 MIL. PLASTIC SHEETING BETWEEN FITTING AND BLOCK.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. POLYETHYLENE WRAP NOT SHOWN FOR CLARITY. IN MUCK OR PEAT, PIPE AND FITTING RESTRAINT SHALL BE AS DIRECTED BY THE TOWN.
7. CONCRETE BLOCKING AREA IS BASED ON 250 PSI WATER PRESSURE AND 2500 PSI CONCRETE STRENGTH.
8. HARDWARE NOT EMBEDDED IN CONCRETE SHALL BE CLEAN AND COATED WITH COAL TAR EPOXY.

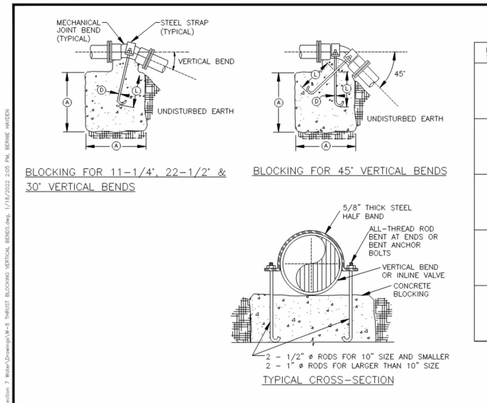
NO SCALE

APPROVAL
PUBLIC WORKS DIRECTOR

THRUST BLOCKING HORIZONTAL BENDS AND VALVES

DATE: 01/21/2022
DRAWING NO.: W-7
REV:

2 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



VERTICAL BLOCKING

PIPE SIZE	VERT. BEND	CU.FT.	Ⓐ	Ⓓ	Ⓛ
4"	11-1/4°	8	2.0'	3/4"	1.5'
	22-1/2°	11	2.2'	3/4"	2.0'
	30°	17	2.6'	3/4"	2.0'
	45°	30	3.1'	3/4"	2.0'
6"	11-1/4°	11	2.2'	3/4"	2.0'
	22-1/2°	25	2.9'	3/4"	2.0'
	30°	41	3.5'	3/4"	2.0'
	45°	68	4.1'	3/4"	2.0'
8"	11-1/4°	16	2.5'	3/4"	2.0'
	22-1/2°	47	3.6'	3/4"	2.5'
	30°	70	4.1'	3/4"	2.5'
	45°	123	5.0'	3/4"	2.0'
12"	11-1/4°	32	3.2'	3/4"	2.0'
	22-1/2°	88	4.5'	7/8"	3.0'
	30°	132	5.1'	7/8"	2.5'
	45°	232	6.1'	3/4"	2.5'
16"	11-1/4°	70	4.1'	7/8"	3.0'
	22-1/2°	184	5.7'	1-1/8"	4.0'
	30°	275	6.5'	1-1/4"	4.0'
	45°	478	7.8'	1-1/8"	4.0'

NOTES:

1. CONCRETE BLOCKING AREA IS BASED ON 250 PSI WATER PRESSURE AND 2,500 PSI CONCRETE STRENGTH.
2. BOLTS AND NUTS NOT EMBEDDED IN CONCRETE SHALL BE CLEANED AND COATED WITH COAL TAR EPOXY.
3. POLYETHYLENE WRAP NOT SHOWN FOR CLARITY.
4. HARDWARE SHALL BE TWO CARBON STEEL HALF BANDS (5/8" THICK) EQUAL TO 595 SOCKET CLAMP FROM ANVIL INTERNATIONAL. RODS SHALL BE ALL-THREAD, BENT AT THE ENDS OR BENT ANCHOR BOLTS, WITH 12" MIN. EMBEDMENT FOR INLINE VALVES, OR AS SHOWN ON VERTICAL BLOCKING TABLE.

NO SCALE

APPROVAL
PUBLIC WORKS DIRECTOR

THRUST BLOCKING VERTICAL BENDS

DATE: 01/21/2022
DRAWING NO.: W-8
REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 23265 REGISTERED PROFESSIONAL ENGINEER
04/24/26

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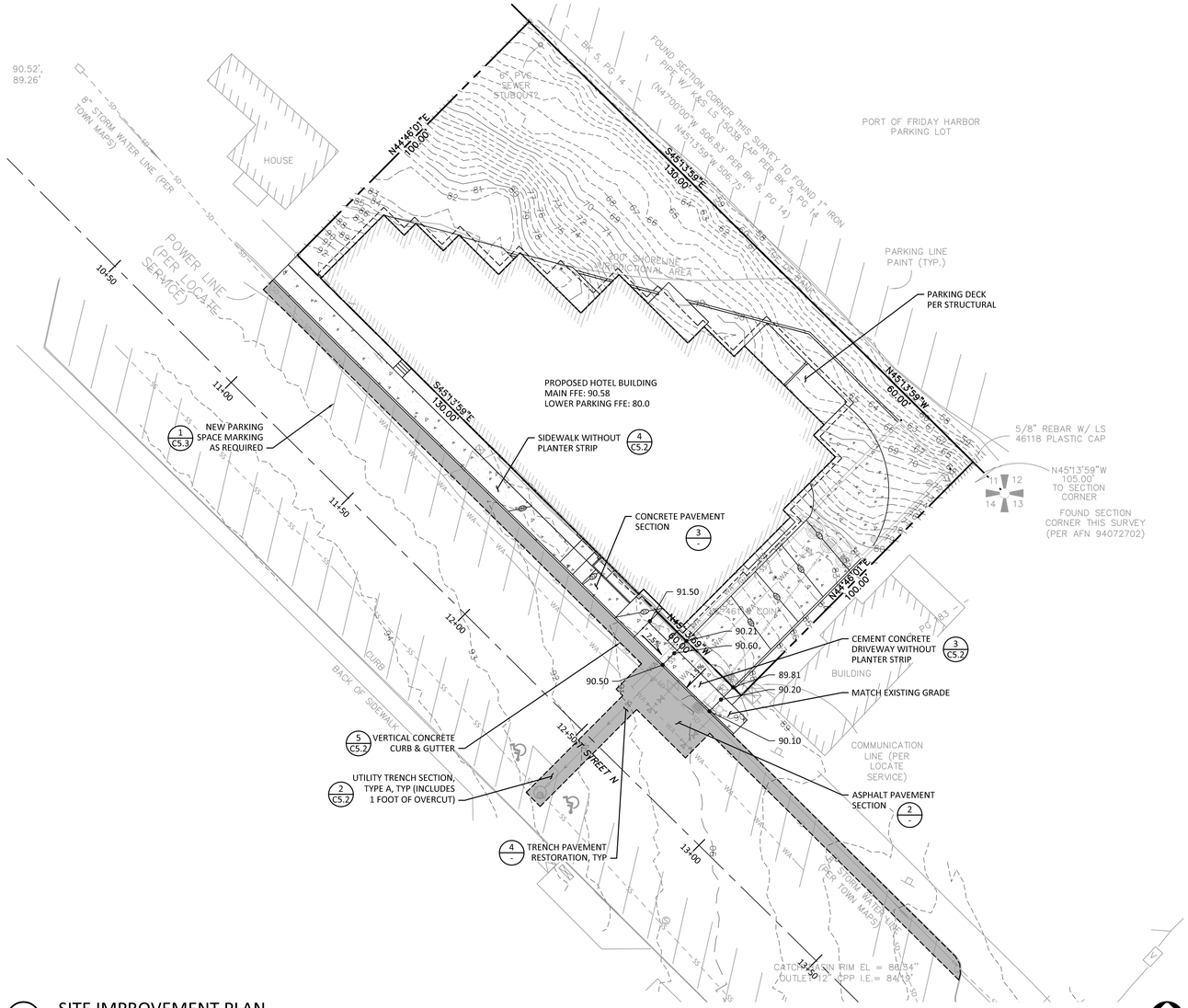
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

WATER DETAILS

FILE NAME:

SHEET: C4.4

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

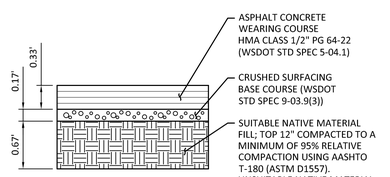


1 SITE IMPROVEMENT PLAN

SCALE: 1" = 20'

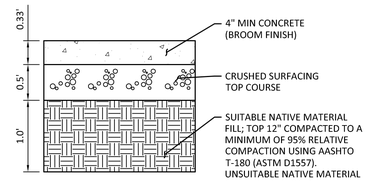
SITE IMPROVEMENT PLAN NOTES:

1. SUBGRADE MUST BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR ALL STREET IMPROVEMENTS.
2. ALL TRAFFIC CONTROL DEVICES, SIGNING, STRIPING AND OTHER PAVEMENT DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. WHEN TRENCHING THROUGH EXISTING PAVEMENT, THE OPEN CUT SHALL BE A NEAT LINE MADE BY SAW CUTTING A CONTINUOUS LINE. SAW CUTTING WILL BE REQUIRED UNLESS THE CUT IS MADE PRIOR TO RECONSTRUCTION OR AN OVERLAY.
4. TEMPORARY PAVEMENT PATCH SHALL BE ACCOMPLISHED BY USING COLD MIX (MC 250), ATB OR STEEL PLATES.
5. WHERE TRENCH EXCAVATION EQUALS OR EXCEEDS A DEPTH OF FOUR FEET, THE DEVELOPER/CONTRACTOR SHALL PROVIDE, CONSTRUCT, MAINTAIN, AND REMOVE, AS REQUIRED, SAFETY SYSTEMS THAT MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ATC, RCW 49.17, INCLUDING WAC 296-155. THE TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON, AND MEET ACCEPTED ENGINEERING REQUIREMENTS (SEE WAC 296-155-660).
6. THE DEVELOPER/CONTRACTOR SHALL FURNISH, INSTALL, AND OPERATE ALL NECESSARY EQUIPMENT TO KEEP EXCAVATIONS ABOVE THE FOUNDATION LEVEL FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS NOT TO CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY OR NUISANCE TO THE PUBLIC. SUFFICIENT PUMPING EQUIPMENT IN GOOD WORKING CONDITION SHALL BE AVAILABLE AT ALL TIMES FOR ALL EMERGENCIES, INCLUDING POWER OUTAGE, AND SHALL HAVE AVAILABLE AT ALL TIMES COMPETENT WORKMEN FOR THE OPERATION OF THE PUMPING EQUIPMENT.
7. WATER SETTING OF BACKFILL IN TRENCHES IS NOT PERMITTED.



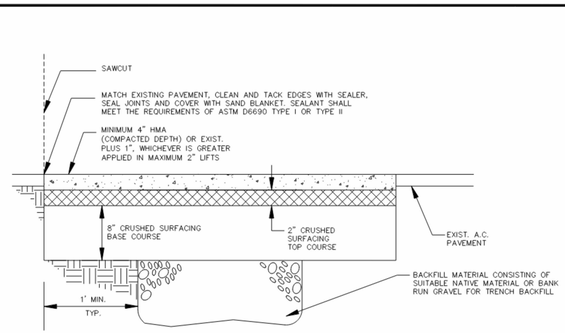
2 TYPICAL PAVEMENT SECTION

SCALE: 1" = 1'-0"



3 TYPICAL CONCRETE SECTION

SCALE: 1" = 1'-0"



NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS AMENDED BY TOWN OF FRIDAY HARBOR STANDARDS.
2. ALL MATERIALS EXCEPT HMA SHALL BE COMPACTED 95% DENSITY. HMA SHALL BE COMPACTED TO 91%.
3. TOWN REPRESENTATIVE SHALL BE PRESENT DURING COMPACTION EFFORT. APPLICANT SHALL PROVIDE 2 BUSINESS DAYS NOTICE.
4. IF STREET PAVEMENT IS LESS THAN 5 YEARS OLD, THE APPLICANT SHALL GRIND AND INSTALL A 2 INCH OVERLAY. FOR LONGITUDINAL UTILITY INSTALLATIONS THE APPLICANT SHALL GRIND AND INSTALL A 2 INCH OVERLAY FOR HALF A STREET WIDTH. FOR TRANSVERSE CUTS, A 150 FOOT LONG, MINIMUM, GRIND AND OVERLAY SHALL BE INSTALLED.

NO SCALE

APPROVAL

PUBLIC WORKS DIRECTOR

TRENCH PAVEMENT RESTORATION	DATE: 01/21/2022
	DRAWING NO: U-7
	REV:

4 TOWN OF FRIDAY HARBOR STANDARD DETAIL

SCALE: NTS

PAVING LEGEND

- NEW ASPHALT
- OVERLAY EXISTING ASPHALT/UTILITY SAWCUT
- NEW CONCRETE

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GREG GUILLEN — STATE OF WASHINGTON — 22886 REGISTERED PROFESSIONAL ENGINEER

04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

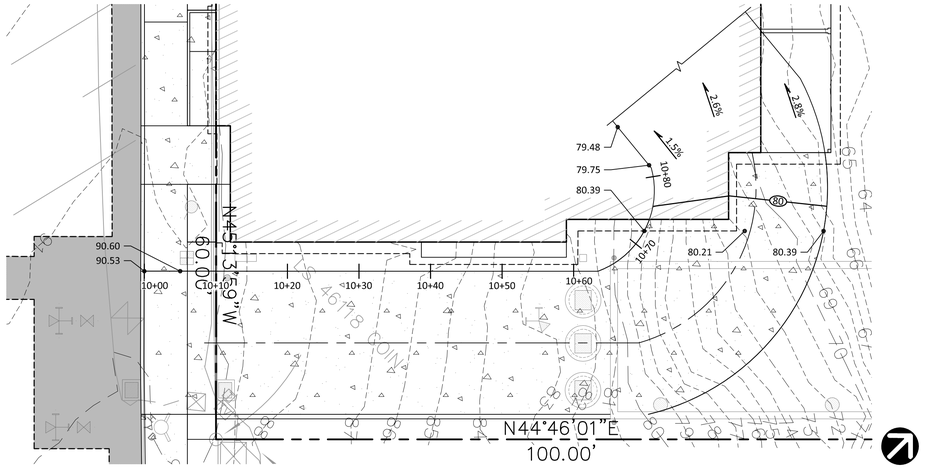
SITE IMPROVEMENT PLAN AND DETAILS

FILE NAME:

SHEET:

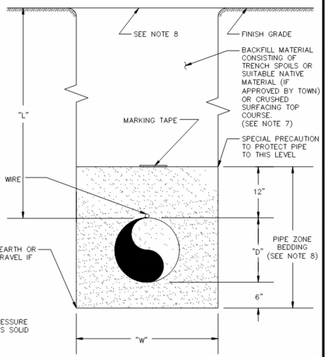
C5.1

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



1 DRIVEWAY PROFILE
SCALE: 1" = 10'

"W" – TRENCH WIDTH	
PIPES 15" OR LESS = PIPE O.D. + 30 INCHES PIPES 18" OR GREATER= 1.5xPIPE O.D.+18 INCHES	
MINIMUM PIPE COVER AND PIPE SIZE	
MINIMUM PIPE COVER "L"	MINIMUM PIPE DIAMETER "D"
WATER MAINS	36 INCHES	8 INCH
WATER SERVICES	24 INCHES	3/4 INCH
SEWER MAINS	60 INCHES	8 INCH
SEWER SERVICES	36 INCHES	6 INCH
SANITARY SEWER PRESSURE MAINS	48 INCHES	VARIES
STORM SEWER UNDER ROADWAY	24 INCHES	12 INCH
STORM SEWER – DUCTILE IRON	18 INCHES	12 INCH
POWER, PRIMARY	30 INCHES	–
POWER, SECONDARY	24 INCHES	–
TELEPHONE	24 INCHES	–
CATVA	24 INCHES	–



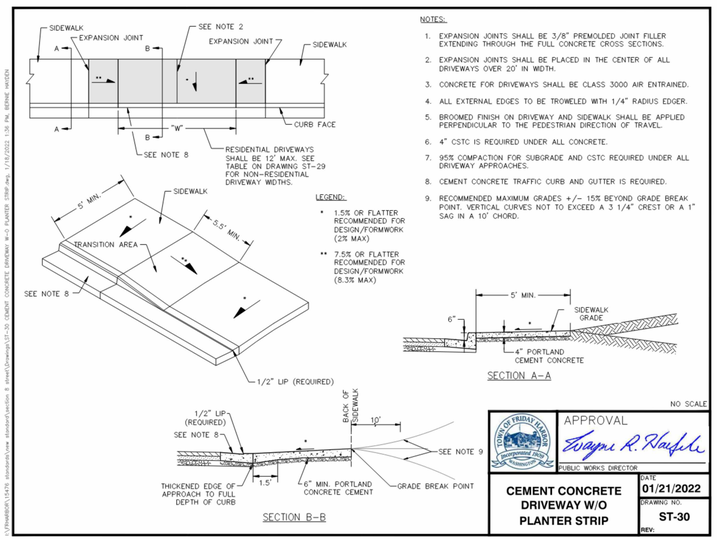
NOTES:
1. ALL TRENCHES SHALL MEET WAC CHAPTER 296-155 FOR CONSTRUCTION WORK.
2. BEDDING MATERIAL SHALL BE PLACED UNDER ALL PIPE PRIOR TO PLACING PIPE.
3. WIRE SHALL BE TAPED AT 10-FOOT INTERVALS TO THE TOP OF ALL WATER AND SEWER PRESSURE MAINS, AND WATER SERVICE LINES. TRACER WIRE SHALL BE 14 GAUGE COPPER, CONTINUOUS SOLID CORE, 30MIL HDPE INSULATION RATED FOR DIRECT BURIAL.
4. PIPES SHALL BE MECHANICALLY RESTRAINED IN FILL OR PREVIOUSLY DISTURBED MATERIAL.
5. CLAY OR BENTONITE DAMS SHALL BE INSTALLED ACROSS THE TRENCH AND TO THE FULL DEPTH OF THE GRANULAR MATERIAL IN ALL AREAS OF STEEP SLOPE, STREAM CROSSING, AND WETLANDS TO PREVENT MIGRATION OF WATER ALONG THE PIPELINE. ENGINEER TO DESIGN SPACING OF DAMS AND DRAINAGE RELIEF.
6. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE SPECIFICATIONS AND BE APPROVED BY THE TOWN.
7. TRENCH COMPACTION SHALL BE 95% MAXIMUM DENSITY IN TRAFFIC AREAS AND 90% MAXIMUM DENSITY IN NON-TRAFFIC AREAS.
8. PIPE ZONE BACKFILL SHALL BE PLACED IN LOOSE LAYERS AND COMPACTED TO 90% MAXIMUM DENSITY.
9. FOR SURFACE RESTORATION IN ROAD SECTIONS, SEE STANDARD DWG U-6 AND U-7
10. ALL MJ FITTINGS IN WATER SYSTEM REQUIRE EITHER A ROMAC INDUSTRIES GRIP RING ACCESSORY PACK OR TUF GRIP TLD FOR DUCTILE PIPE OR TLP FOR PVC PIPE.

NO SCALE

APPROVAL
Wayne R. Hadfield
PUBLIC WORKS DIRECTOR

WATER, SEWER, AND STORM TRENCH SECTION
DATE 01/21/2022
DRAWING NO. U-2
REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



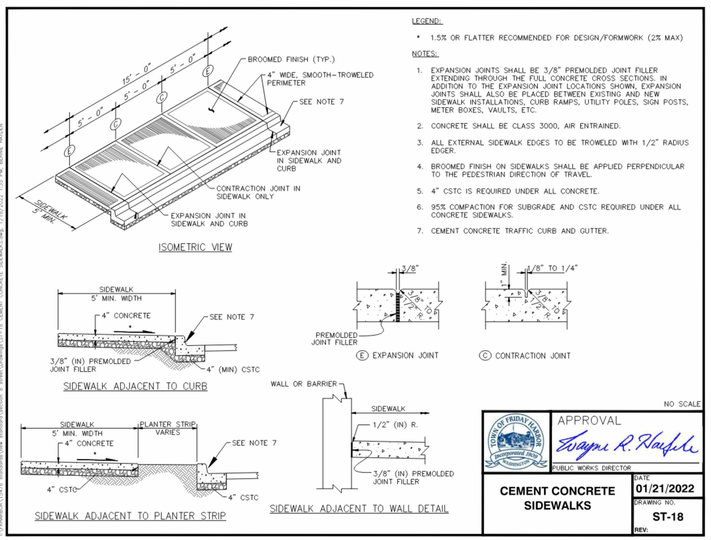
NOTES:
1. EXPANSION JOINTS SHALL BE 3/8" PREMOLDED JOINT FILLER EXTENDING THROUGH THE FULL CONCRETE CROSS SECTIONS.
2. EXPANSION JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVEWAYS OVER 20' IN WIDTH.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS 3000 AIR ENTRAINED.
4. ALL EXTERNAL EDGES TO BE TROWELED WITH 1/4" RADIUS EDGER.
5. BROOMED FINISH ON DRIVEWAY AND SIDEWALK SHALL BE APPLIED PERPENDICULAR TO THE PEDESTRIAN DIRECTION OF TRAVEL.
6. 4" CSTC IS REQUIRED UNDER ALL CONCRETE.
7. 95% COMPACTION FOR SUBGRADE AND CSTC REQUIRED UNDER ALL DRIVEWAY APPROACHES.
8. CEMENT CONCRETE TRAFFIC CURB AND GUTTER IS REQUIRED.
9. RECOMMENDED MAXIMUM GRADES +/- 15% BEYOND GRADE BREAK POINT. VERTICAL CURVES NOT TO EXCEED A 3 1/4" CREST OR A 1" SAG IN A 10' CHORD.

NO SCALE

APPROVAL
Wayne R. Hadfield
PUBLIC WORKS DIRECTOR

CEMENT CONCRETE DRIVEWAY W/O PLANTER STRIP
DATE 01/21/2022
DRAWING NO. ST-30
REV:

3 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



LEGEND:
• 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX)

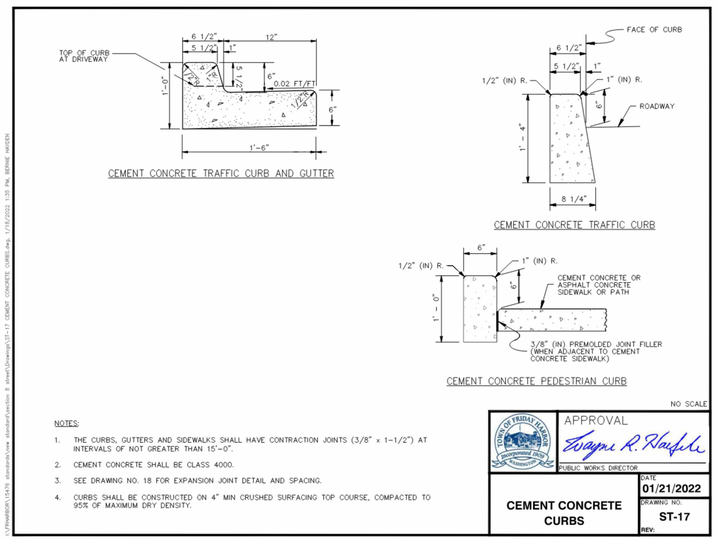
NOTES:
1. EXPANSION JOINTS SHALL BE 3/8" PREMOLDED JOINT FILLER EXTENDING THROUGH THE FULL CONCRETE CROSS SECTIONS. IN ADDITION TO THE EXPANSION JOINT LOCATIONS SHOWN, EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN EXISTING AND NEW SIDEWALK INSTALLATIONS, CURB RAMPS, UTILITY POLES, SIGN POSTS, METER BOXES, VAULTS, ETC.
2. CONCRETE SHALL BE CLASS 3000, AIR ENTRAINED.
3. ALL EXTERNAL SIDEWALK EDGES TO BE TROWELED WITH 1/2" RADIUS EDGER.
4. BROOMED FINISH ON SIDEWALKS SHALL BE APPLIED PERPENDICULAR TO THE PEDESTRIAN DIRECTION OF TRAVEL.
5. 4" CSTC IS REQUIRED UNDER ALL CONCRETE.
6. 95% COMPACTION FOR SUBGRADE AND CSTC REQUIRED UNDER ALL CONCRETE SIDEWALKS.
7. CEMENT CONCRETE TRAFFIC CURB AND GUTTER.

NO SCALE

APPROVAL
Wayne R. Hadfield
PUBLIC WORKS DIRECTOR

CEMENT CONCRETE SIDEWALKS
DATE 01/21/2022
DRAWING NO. ST-18
REV:

4 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS



NOTES:
1. THE CURBS, GUTTERS AND SIDEWALKS SHALL HAVE CONTRACTION JOINTS (3/8" x 1-1/2") AT INTERVALS OF NOT GREATER THAN 15'-0".
2. CEMENT CONCRETE SHALL BE CLASS 4000.
3. SEE DRAWING NO. 18 FOR EXPANSION JOINT DETAIL AND SPACING.
4. CURBS SHALL BE CONSTRUCTED ON 4" MIN CRUSHED SURFACING TOP COURSE, COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

NO SCALE

APPROVAL
Wayne R. Hadfield
PUBLIC WORKS DIRECTOR

CEMENT CONCRETE CURBS
DATE 01/21/2022
DRAWING NO. ST-17
REV:

5 TOWN OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

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GREG GUILLEN STATE OF WASHINGTON 25380 REGISTERED PROFESSIONAL ENGINEER
04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
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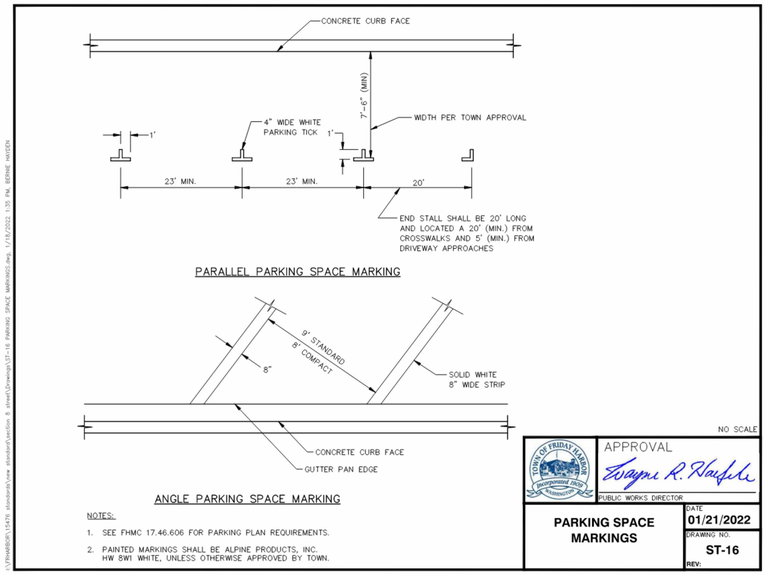
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CHECK: JPU
JOB NO: 25184.20
DATE: 07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

DRIVEWAY PROFILE AND SITE AND IMPROVEMENT DETAILS

FILE NAME:

SHEET:
C5.2



1 CITY OF FRIDAY HARBOR STANDARD DETAIL
SCALE: NTS

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GREG GUILLEN STATE OF WASHINGTON 23280 REGISTERED PROFESSIONAL ENGINEER
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MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
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JOB NO:	25184.20
DATE:	07/31/25

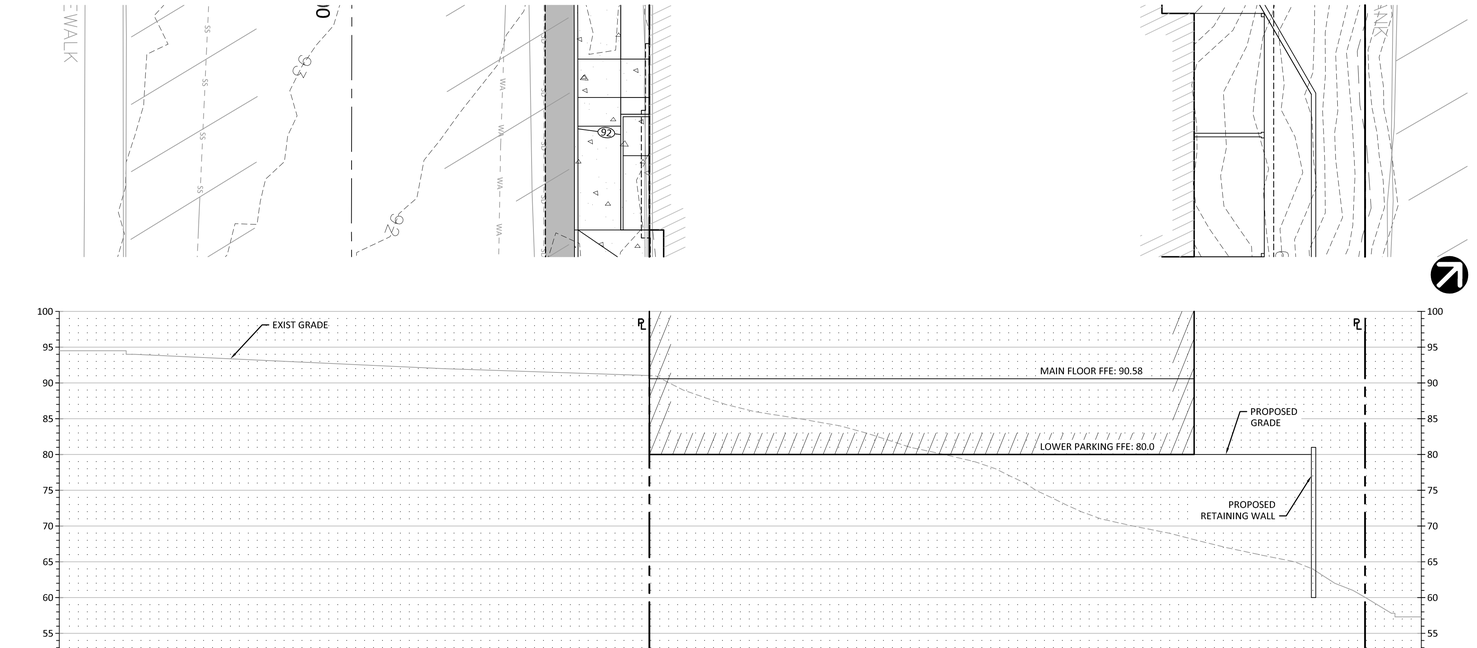
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

SITE IMPROVEMENT DETAILS

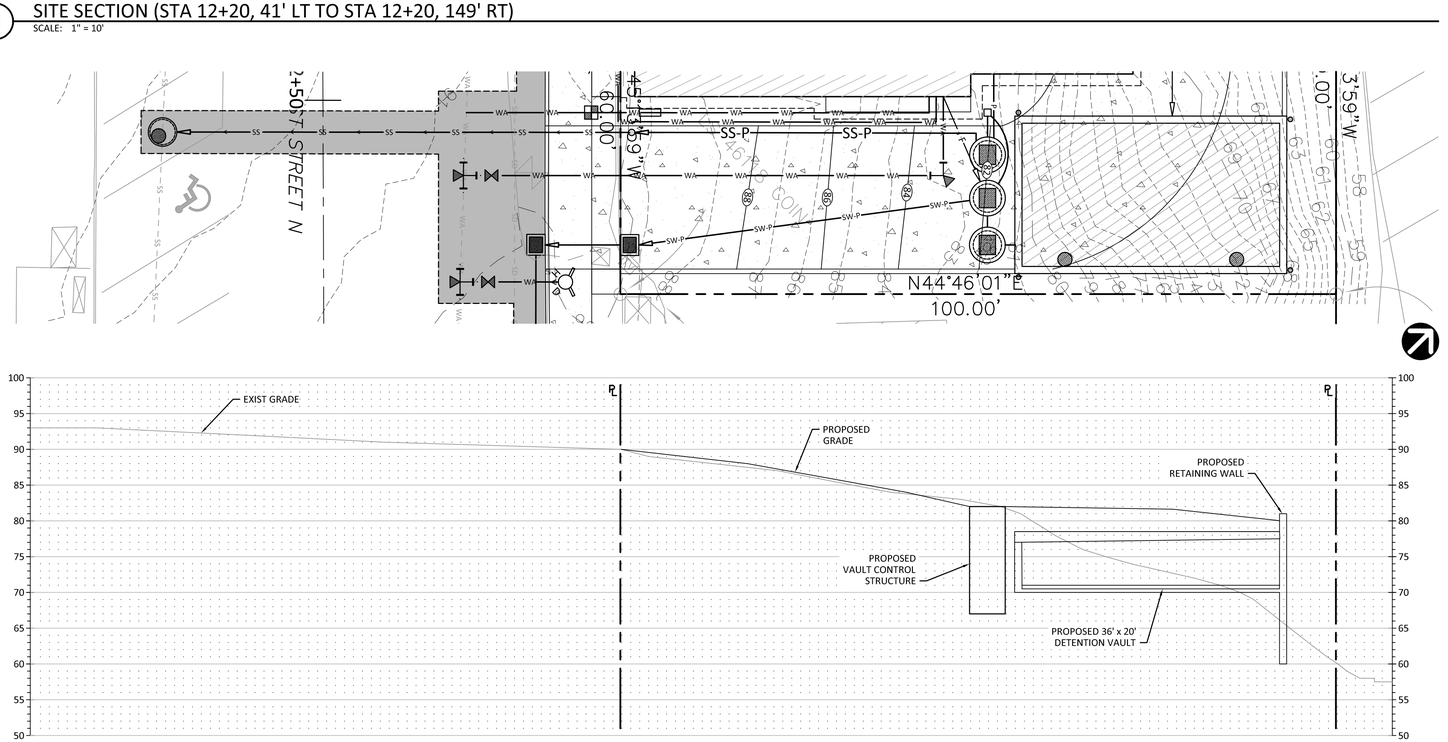
FILE NAME:

SHEET:
C5.3

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



1 SITE SECTION (STA 12+20, 41' LT TO STA 12+20, 149' RT)
SCALE: 1" = 10'



2 SITE SECTION (STA 12+64, 41' LT TO STA 12+64, 149' RT)
SCALE: 1" = 10'

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GREG GUILLEN — STATE OF WASHINGTON — 23265 REGISTERED PROFESSIONAL ENGINEER

04/24/26

MARK	DATE	DESCRIPTION
	07/31/25	SITE PLAN REVIEW
	04/24/26	SITE PLAN REVIEW RESUBMITTAL

DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

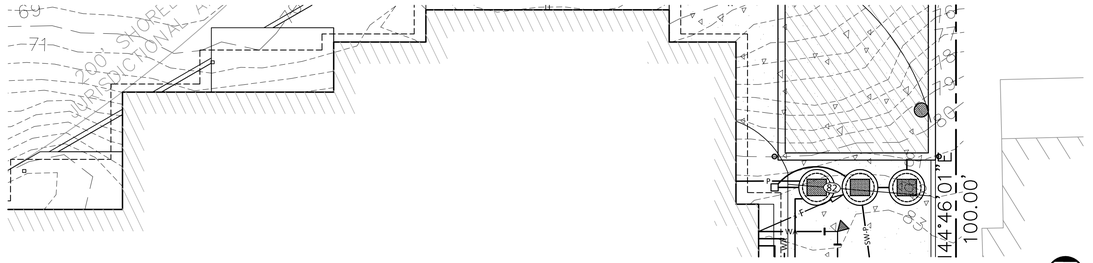
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

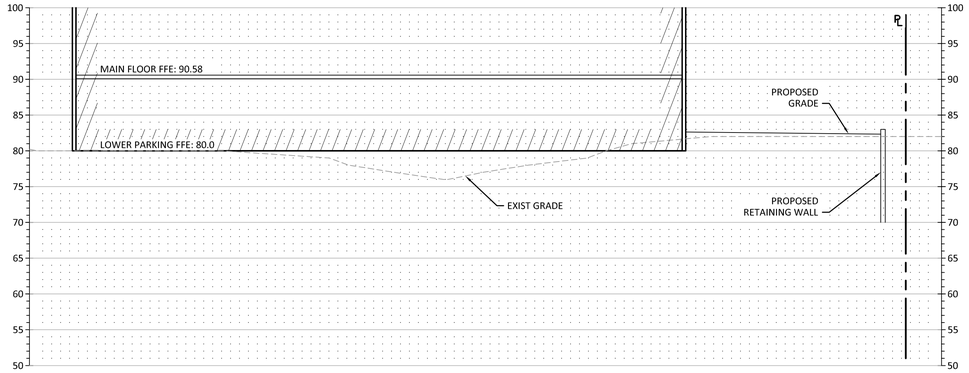
SITE SECTIONS

FILE NAME:

SHEET:

C5.4





1 SITE SECTION
SCALE: 1" = 10'

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GREG GUILLEN STATE OF WASHINGTON 25385 REGISTERED PROFESSIONAL ENGINEER
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MARK	DATE	DESCRIPTION
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DESIGN:	JSL
DRAWN:	JCP
CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

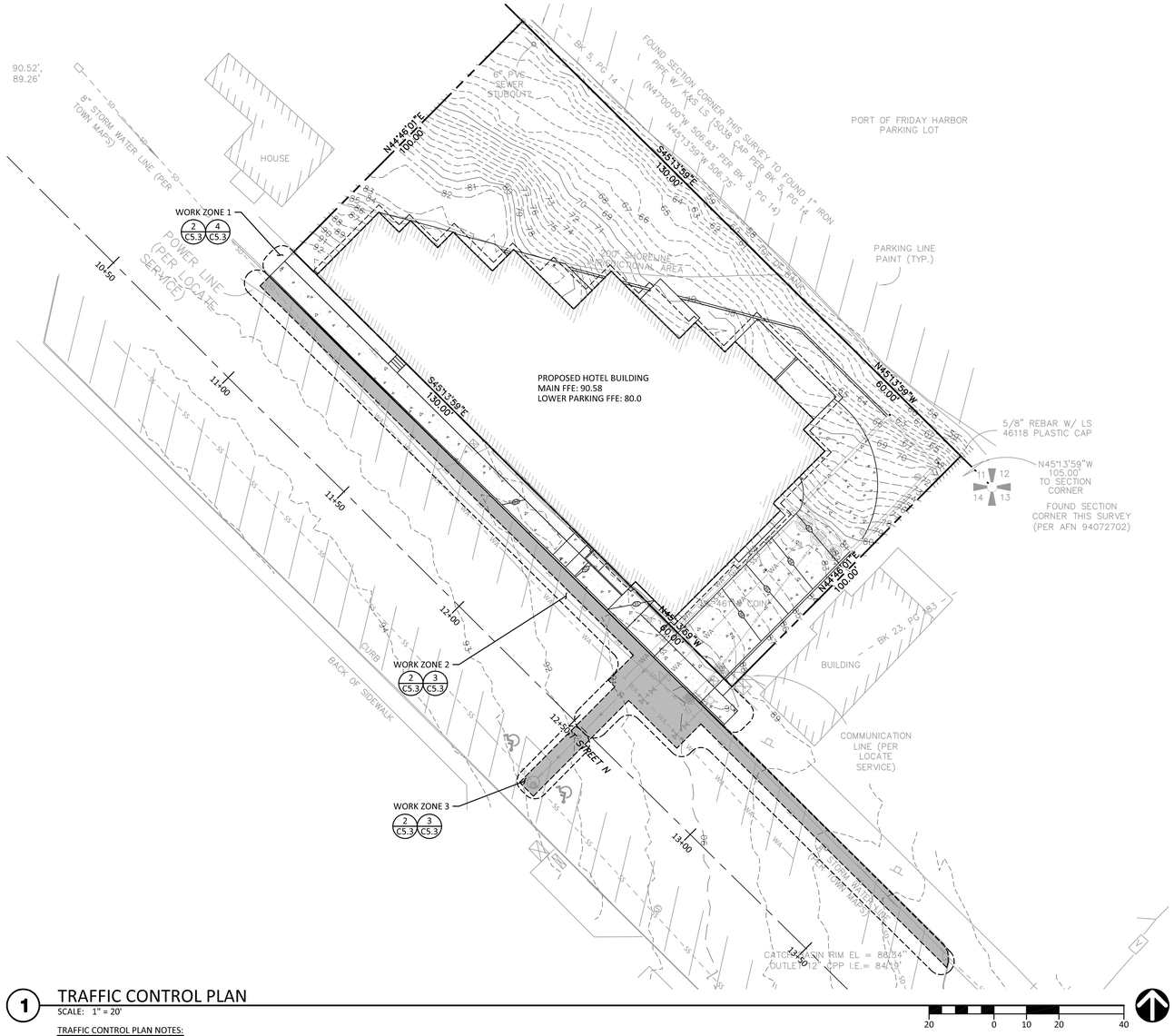
FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

SITE SECTIONS

FILE NAME:

SHEET:
C5.5

SE 1/4, SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.



1 TRAFFIC CONTROL PLAN

SCALE: 1" = 20'

PAVING LEGEND

- NEW ASPHALT
- OVERLAY EXISTING ASPHALT/UTILITY SAWCUT
- NEW CONCRETE

TRAFFIC CONTROL PLAN NOTES:

1. ALL TRAFFIC CONTROL SIGNS ARE TO BE 36" X 36" WITH ORANGE BACKGROUND AND BLACK LETTERING (30" X 30" OKAY ON STREETS CLASSIFIED AS "LOCAL").
2. A MINIMUM OF THREE TRAFFIC CONTROL SIGNS ARE REQUIRED IN ALL DIRECTIONS ON RESIDENTIAL STREETS ADJACENT TO, OR AROUND THE CORNER FROM, THE JOB SITE. A MINIMUM OF FOUR TRAFFIC CONTROL SIGNS ARE REQUIRED IN ALL DIRECTIONS ON ARTERIAL STREETS AND STATE ROUTES ADJACENT TO, OR AROUND THE CORNER FROM, THE JOB SITE. THE CITY OF MERCER ISLAND RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE DEPENDING ON THE SCOPE OF WORK AND THE LOCATION OF THE PROJECT.
3. IN ALL INSTANCES, CONES MUST BE ORANGE IN COLOR, 28 INCHES TALL, AND HAVE TWO (2) RETROREFLECTIVE BANDS.
4. DISTANCE BETWEEN SIGNS IS 100'.
5. THE CITY OF FRIDAY HARBOR RESERVES THE RIGHT TO ADJUST APPROVED TRAFFIC CONTROL PLANS AS NEEDED DURING THE PROJECT.
6. INCLUDE SPECIAL WARNING SIGNS FOR MOTORCYCLES "MOTORCYCLES USE EXTREME CAUTION" IF ANY OF THE FOLLOWING CONDITIONS EXIST AT THE WORK ZONE: GROOVED PAVEMENT, ABRUPT LAND EDGE, STEEL PLATES, OR LOOSED MATERIAL.
7. A MINIMUM OF 10' WIDE LANES MUST BE MAINTAINED.
8. TYPICAL WORK HOURS ARE 9:00 AM TO 3:00 PM UNLESS OTHERWISE APPROVED.
9. PEDESTRIANS WILL BE ASSISTED THROUGH WORK ZONES. ACCESSIBLE PEDESTRIAN DETOURS WILL BE PROVIDED AROUND ACTIVE AND INACTIVE WORK ZONES WHERE APPLICABLE.

   WORK ZONE 1: SIDEWALK CLOSURE PER MUTCD TYPICAL APPLICATION 28 (DETAIL 4/C5.3).

   WORK ZONE 2: ONE CLOSURE NORTHBOUND PER MUTCD TYPICAL APPLICATION 10 (DETAIL 3/C5.3).

   WORK ZONE 3: ONE CLOSURE SOUTHBOUND PER MUTCD TYPICAL APPLICATION 10 (DETAIL 3/C5.3).

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GREG GUILLEN — STATE OF WASHINGTON — 53080 REGISTERED PROFESSIONAL ENGINEER

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JOB NO:	25184.20
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FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

TRAFFIC CONTROL PLAN

FILE NAME:

SHEET:

C6.1

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

- Arrow board
- Arrow board support or trailer (shown facing down)
- Changeable message sign or support trailer
- Channelizing device
- Crash cushion
- Direction of temporary traffic detour
- Direction of traffic
- Flagger
- High-level warning device (Flag tree)
- Longitudinal channelizing device
- Luminaire
- Pavement markings that should be removed for a long-term project
- Shadow vehicle
- Sign (shown facing left)
- Surveyor
- Temporary barrier
- Temporary barrier with warning light
- Traffic or pedestrian signal
- Truck-mounted attenuator
- Type 3 barricade
- Warning light
- Work space
- Work vehicle

Table 6H-3. Meaning of Letter Codes on Typical Application Diagrams

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by highway agency

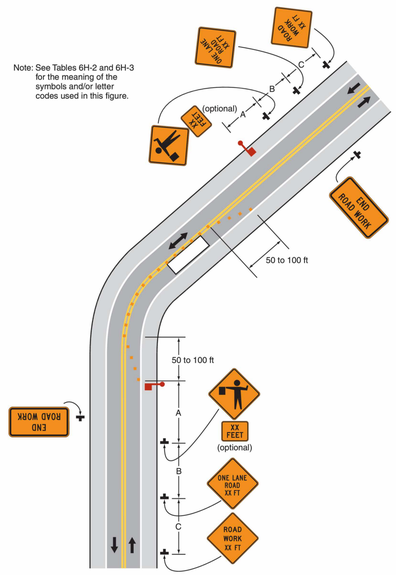
** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6H-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

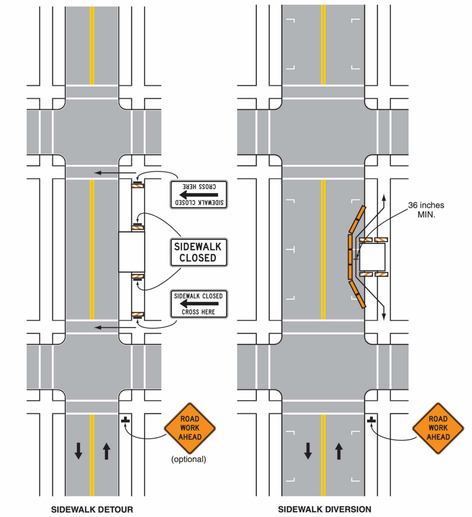
Where: L = taper length in feet
W = width of offset in feet
S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

Figure 6H-10. Lane Closure on a Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

Figure 6H-28. Sidewalk Detour or Diversion (TA-28)



Typical Application 28

Note: See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.

1 MUTCD STANDARD DETAIL
SCALE: NTS

2 MUTCD STANDARD DETAIL
SCALE: NTS

3 MUTCD STANDARD DETAIL
SCALE: NTS

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GREG GUILLEN — STATE OF WASHINGTON — 23385 REGISTERED PROFESSIONAL ENGINEER
04/24/26

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	04/24/26	SITE PLAN REVIEW RESUBMITTAL

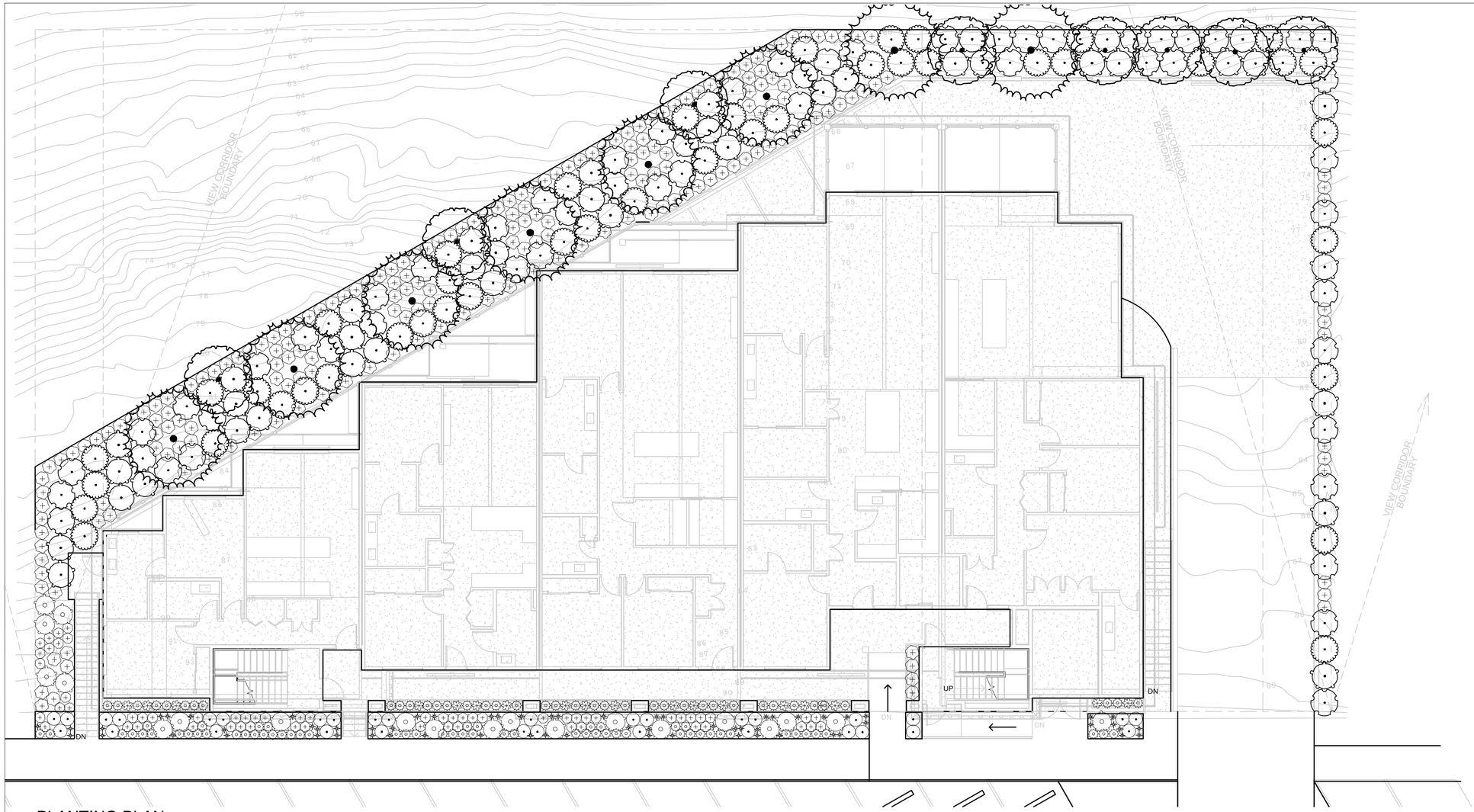
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CHECK:	JPU
JOB NO:	25184.20
DATE:	07/31/25

FRIDAY HARBOR MIXED USE
196 & 240 FIRST ST S
FRIDAY HARBOR, WA 98250

TRAFFIC CONTROL DETAILS

FILE NAME:

SHEET:
C6.2



PLANTING PLAN

N

0 4 8

SCALE 1" = 8'

PLANT SCHEUDLE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
TREES					
	ACE CIR	Acer circinatum / Vine Maple	2" Cal.		8
	PIN SHO	Pinus contorta / Shore Pine	8` Ht.		8

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUBS					
	GAU SHA	Gaultheria shallon / Salal	1 gal.	24" o.c.	206
	MAH REP	Mahonia repens / Creeping Mahonia	1 gal.	18" o.c.	61
	PIN SLO	Pinus mugo `Slowmound` / Slowmound Mugo Pine	5 gal.	36" o.c.	20
	SED AU3	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal.	18" o.c.	18
GRASSES					
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	24" o.c.	32
	SES AUT	Sesleria autumnalis / Autumn Moor Grass	1 gal.	18" o.c.	97

PERENNIALS					
	ALL CER	Allium cernuum / Nodding Onion	1 gal.	12" o.c.	64
PERIMETER SHRUBS					
	COR RE5	Cornus sericea / Red Twig Dogwood	2` Ht.	48" o.c.	52
	MAH AQU	Mahonia aquifolium / Oregon Grape	2` Ht.	48" o.c.	43
	ROS NUT	Rosa nutkana / Nootka Rose	2` Ht.	48" o.c.	44

SALIX SEA STUDIO

Landscape Architect:
Salix Sea Studio
227 S 183rd St.
Burien WA, 98148

CONTACT:
Brenda Snyder, PLA
c (206) 495-3368
e brenda@salixseastudio.com

Owner:
Tom Little
e: thomasamikelittle@gmail.com

Address:
240 FIRST ST. N. FRIDAY HARBOR, WA

PLANTING PLAN & PLANT SCHEDULE

No.	Date	Description

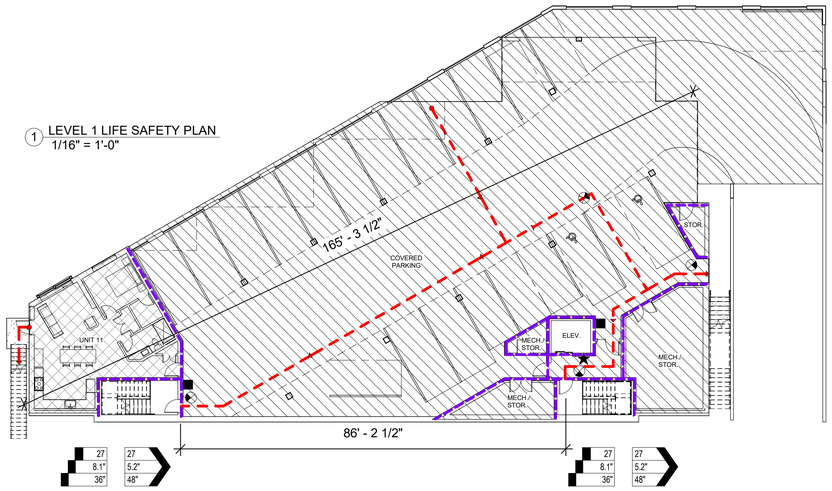
Project No: 2512

Author: BLS

Date: 02/16/26

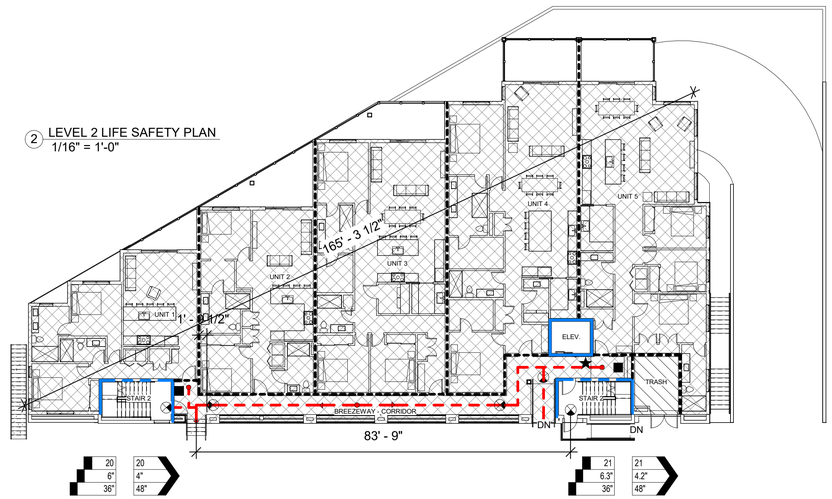
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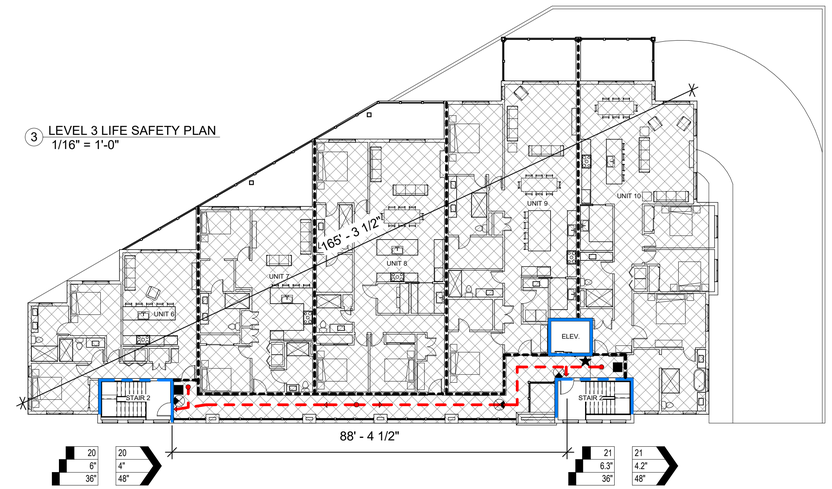
1 LEVEL 1 LIFE SAFETY PLAN
1/16" = 1'-0"

OCCUPANT LOAD CALCULATIONS - LEVEL 1					
NAME	NUMBER	OCCUPANCY	OCCUPANT FACTOR	AREA	OCCUPANT LOAD
UNIT 11		R-2	200 SF	821	5
COVERED PARKING		S-2	200 SF	7,278	37
UNCOVERED PARKING		S-2	200 SF	1,635	9
ACCESSORY STOR., MECH.		S-2	300 SF	819	3
				10,553	54



2 LEVEL 2 LIFE SAFETY PLAN
1/16" = 1'-0"

OCCUPANT LOAD CALCULATIONS - LEVEL 2					
NAME	NUMBER	OCCUPANCY	OCCUPANT FACTOR	AREA	OCCUPANT LOAD
UNIT 1		R-2	200 SF	1,036	6
UNIT 2		R-2	200 SF	1,087	6
UNIT 3		R-2	200 SF	1,678	9
UNIT 4		R-2	200 SF	1,814	10
UNIT 5		R-2	200 SF	1,722	9
TRASH		S-2	200 SF	154	1
				7,491	41



3 LEVEL 3 LIFE SAFETY PLAN
1/16" = 1'-0"

OCCUPANT LOAD CALCULATIONS - LEVEL 3					
NAME	NUMBER	OCCUPANCY	OCCUPANT FACTOR	AREA	OCCUPANT LOAD
UNIT 6		R-2	200 SF	1,036	6
UNIT 7		R-2	200 SF	1,087	6
UNIT 8		R-2	200 SF	1,678	9
UNIT 9		R-2	200 SF	1,814	10
UNIT 10		R-2	200 SF	1,910	10
				7,525	41

MEANS OF EGRESS ILLUMINATION
THE MEANS OF EGRESS -EXIT PATHWAY- AND THE EXIT DISCHARGE DOOR, INCLUDING EXITS ON THE ROOF TOP DECK, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED AT AN ILLUMINATED LEVEL NOT LESS THAN 1-FOOT CANDLE, 11 LUX, AT THE WALKING SURFACE LEVEL PER IBC 1008. WHEN THE STAIRWAY IS IN USE EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND THEIR REQUIRED LANDINGS AT THE WALKING LEVEL SHALL BE ILLUMINATED AT NOT LESS THAN 10-FOOT CANDLES, 108 LUX. PER IBC 1008.2.1 LIGHTING MUST BE PROVIDED WITH EMERGENCY BATTERY BACKUP PER IBC 1008.3. FOR EXIT LIGHTING AND LOCATIONS -REFER TO ELECTRICAL DRAWING, SEPARATE PERMIT.

504.4.1 STAIR ENCLOSURE PRESSURIZATION INCREASE
FOR GROUP R1 AND R2 OCCUPANCIES IN BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE MAXIMUM NUMBER OF STORIES PERMITTED IN SECTION 504.2 MAY BE INCREASED BY ONE PROVIDED THE INTERIOR EXIT STAIRWAYS AND RAMPS ARE PRESSURIZED IN ACCORDANCE WITH SECTION 909. LEGALLY REQUIRED STANDBY POWER SHALL BE PROVIDED FOR BUILDINGS CONSTRUCTED IN COMPLIANCE WITH THIS SECTION AND BE CONNECTED TO STAIRWAY SHAFT PRESSURIZATION EQUIPMENT, ELEVATORS AND LIFTS USED FOR ACCESSIBLE MEANS OF EGRESS, HOISTWAY PRESSURIZATION EQUIPMENT, IF PROVIDED, AND OTHER LIFE SAFETY EQUIPMENT AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION. FOR THE PURPOSES OF THIS SECTION, LEGALLY REQUIRED STANDBY POWER SHALL COMPLY WITH 2014 NEC SECTION 701.12, OPTIONS A, B, C, D, F, OR G OR SUBSEQUENT REVISED SECTION NUMBERS.

1009.8 TWO-WAY COMMUNICATION STATIONS
A TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

ILLUMINATED EXIT SIGN W/ 2 EMERGENCY LIGHTS

FIRE EXTINGUISHER

2-WAY COMMUNICATION SYSTEM

EGRESS PATH

R-2 - RESIDENTIAL

S-2 - STORAGE/ACCESSORY

200 — CALCULATED EXIT OCCUPANT LOAD
60" — MINIMUM REQUIRED STAIR WIDTH
48" — STAIR WIDTH PROVIDED

55 — CALCULATED EXIT OCCUPANT LOAD
11.0" — MINIMUM REQUIRED EXIT WIDTH
36" — EXIT WIDTH PROVIDED

NOTE:
PER IBC SECTION E105.6: WHERE TWO-WAY COMMUNICATION SYSTEMS ARE PROVIDED TO GAIN ADMITTANCE TO A BUILDING OR FACILITY OR TO RESTRICTED AREAS WITHIN A BUILDING OR FACILITY, THE SYSTEM SHALL BE ACCESSIBLE (OPERABLE PARTS, REACH, CLEAR FLOOR SPACE, ETC.). SEE ICC A117.1 SECTION 708 FOR REQUIREMENTS.

CODE PLAN AND LEGEND NOTES:

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE BARRIER

3-HR FIRE BARRIER

REV1	05/01/2026	SITE PLAN REVIEW
#	DATE	DESCRIPTION

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6946 REGISTERED ARCHITECT
DAVID R. PELLETIER
STATE OF WASHINGTON

G0.05
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

LIFE SAFETY PLANS

130.00' S45°18'02"E

LANDSCAPE AVERAGING AREA
- SEE PLANTING PERIMETER
LANDSCAPE VARIANCE

PARCEL NO.
351150003000

200' SHORELINE JURISDICTION

VIEW CORRIDOR BOUNDARY

LANDSCAPING PER
FHMC 17.68.070 & TOWN
COMMENTS (SEE
LANDSCAPE PLAN)

10' - 0" VIEW
PROTECTION
OVERLAY
SETBACK

CONSTRUCTION
LIMITS (SEE CIVIL)

100.00' N44°41'58"E

VIEW CORRIDOR BOUNDARY

HOUSE

PROPOSED 3-STORY BUILDING
2 LEVELS TYPE VB O/ 1 LEVEL TYPE IA
R-2, S-2 OCCUPANCY
11 UNITS: 6 TRANSIENT, 5 RESIDENTIAL
21 OFF-STREET PARKING STALLS

BOUNDARY
LINE TO BE
REMOVED

PARCEL NO.
351150001000

VIEW CORRIDOR BOUNDARY

REDUCED PERIMETER
LANDSCAPE BY 12"
- SEE PLANTING PERIMETER
LANDSCAPE VARIANCE

10' - 0" VIEW
PROTECTION
OVERLAY
SETBACK

100.00' N44°41'58"E

VIEW CORRIDOR BOUNDARY

BUILDING

5' - 0" | 8" | 20' - 0" | 6" | 2' - 0"

DN

130.00' S45°18'02"E

60.00' S45°18'02"E

27' - 8"

20' - 0"

DRIVEWAY

CURB

LANDSCAPING PER
FHMC 17.68.070 & TOWN
COMMENTS (SEE
LANDSCAPE PLAN)

SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD SD

W W W W W W W W W W W W W W W W W W W W W W W W

6" SIDEWALK

RAISED 6" CURB
HATCHED GRAY

SIDEWALK AREA
LEVEL WITH ROAD
CROSSHATCHED

3' - 0"

STORM DRAIN,
WATER, AND
SEWER PIPES
(SEE CIVIL)

DRIVE+WALL IN VIEW
PROTECTION CORRIDOR
- SEE SIDE YARD
ENCROACHMENT
VARIANCE

6" SIDEWALK

FIRST ST N

3' - 0"

S S S S S S S S S S S S S S S S S S S S S S S S

CURB

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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ARCHITECTURAL SITE PLAN

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

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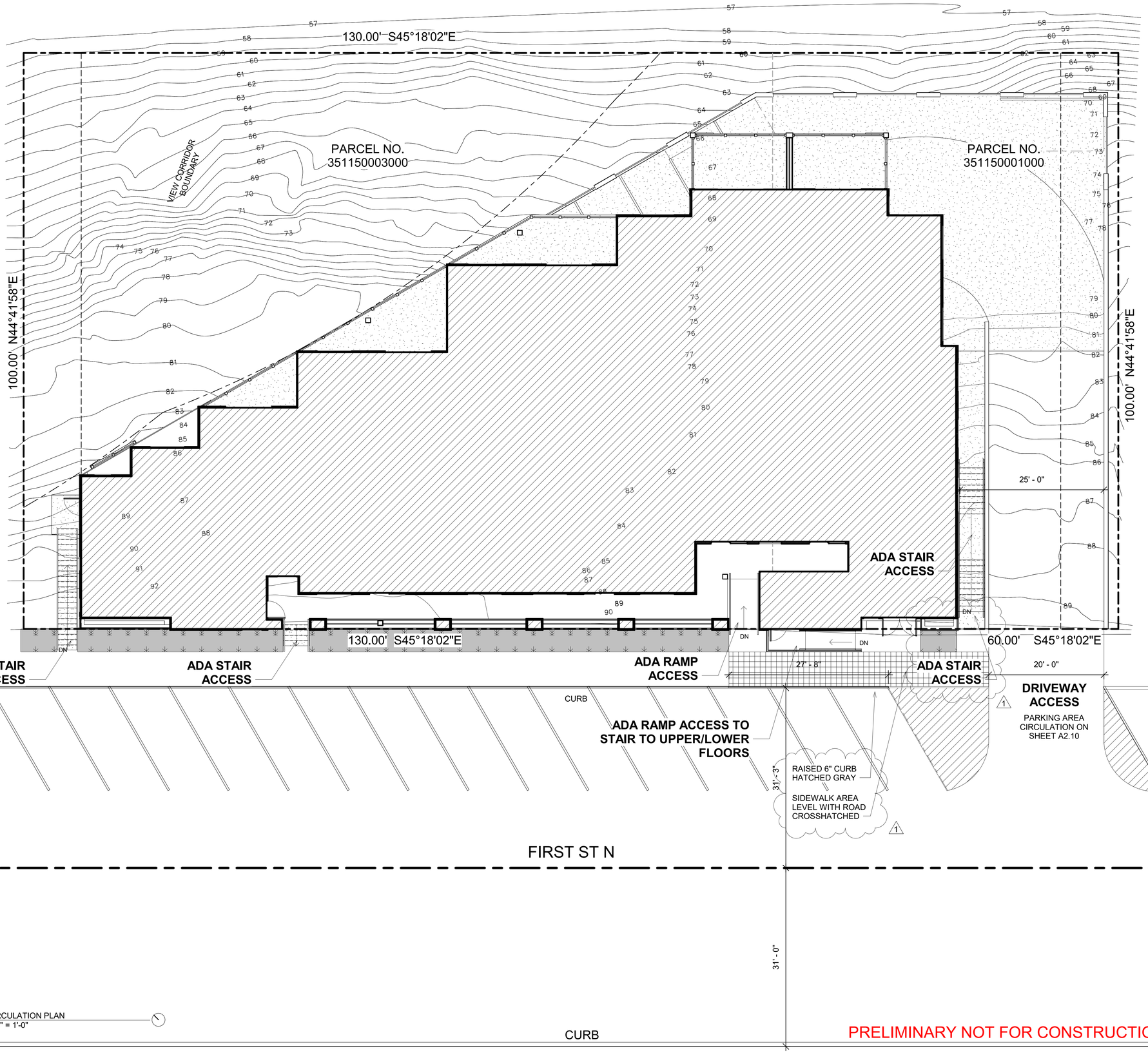
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A1.10

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1 CIRCULATION PLAN
1/8" = 1'-0"

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LITTLE - MULTI FAMILY, MIXED-USE BUILDING

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03/24/2026

CIRCULATION PLAN

61' - 0"

130.00' S45°18'02"E

PARCEL NO.
351150003000

PARCEL NO.
351150001000

VIEW CORRIDOR BOUNDARY

200' SHORELINE JURISDICTION

134' - 8"

10' - 0" VIEW PROTECTION OVERLAY SETBACK

8' - 0"

5' - 0"

LANDSCAPING AVERAGING AREA - 1252 SF

REAR LANDSCAPE AREA - 1028 SF

100.00' N44°41'58"E

93' - 1"

SIDE LANDSCAPING 169 SF

SIDE LANDSCAPING 175 SF

FRONT LANDSCAPING 484 SF

25' - 0"

130.00' S45°18'02"E

60.00' S45°18'02"E

DN

20' - 0"

DRIVEWAY

6' - 0"

CURB

31' - 0"

FIRST ST N

CURB

LANDSCAPE AVERAGING

REQUIRED

FRONT:		10' * 152.4' =	1524	SF
SIDES:	(N)	5' * 26.5' =	132	SF
	(S)	5' * 93.1' =	466	SF
REAR:		5' * (134.7+61) =	979	SF
TOTAL			3101	SF

PROVIDED

FRONT:		484	SF
SIDES:	(N)	169	SF
	(S)	175	SF
REAR:		2273	SF
TOTAL		3101	SF

1

1 LANDSCAPE AVERAGING
1/8" = 1'-0"

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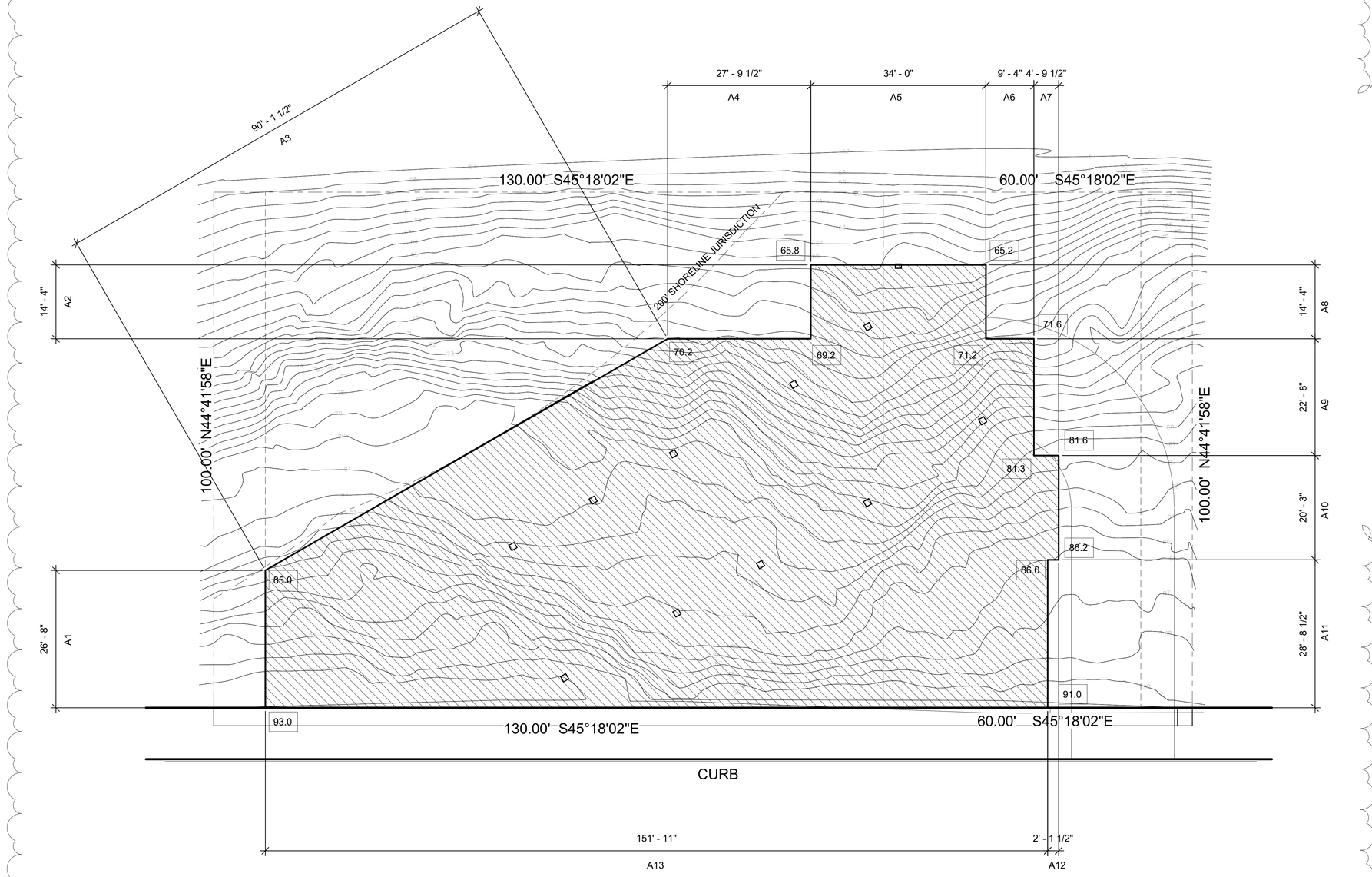
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LITTLE - MULTI FAMILY, MIXED-USE BUILDING

LANDSCAPE AVERAGING



SEGMENT	ELEV1	ELEV2	WALL LENGTH	(ELEV1+ELEV2) / 2 * LENGTH = FACTOR
A1	93.0	85.0	26.67	2373.63
A2	69.2	65.8	14.34	967.95
A3	85.0	70.2	90.13	6994.09
A4	70.2	69.2	27.80	1937.66
A5	65.8	65.2	34.00	2227.00
A6	71.2	71.6	9.34	666.88
A7	81.3	81.6	5.29	430.87
A8	65.2	71.2	14.34	977.99
A9	71.6	81.3	22.67	1733.12
A10	81.6	86.2	20.25	1698.98
A11	86.0	91.0	28.71	2540.84
A12	86.0	86.2	2.13	183.39
A13	93.0	91.0	152.42	14022.64
			TOTAL FACTOR	36755.04
			TOTAL LENGTH	448.09
			AVERAGE ELEV. (FACTOR / LENGTH)	**82.03**

82.03 + 27 = 109.03' INITIAL HEIGHT LIMIT
82.03 + 35 = 117.03' FINAL HEIGHT LIMIT

1 HEIGHT CALCULATIONS
3/32" = 1'-0"

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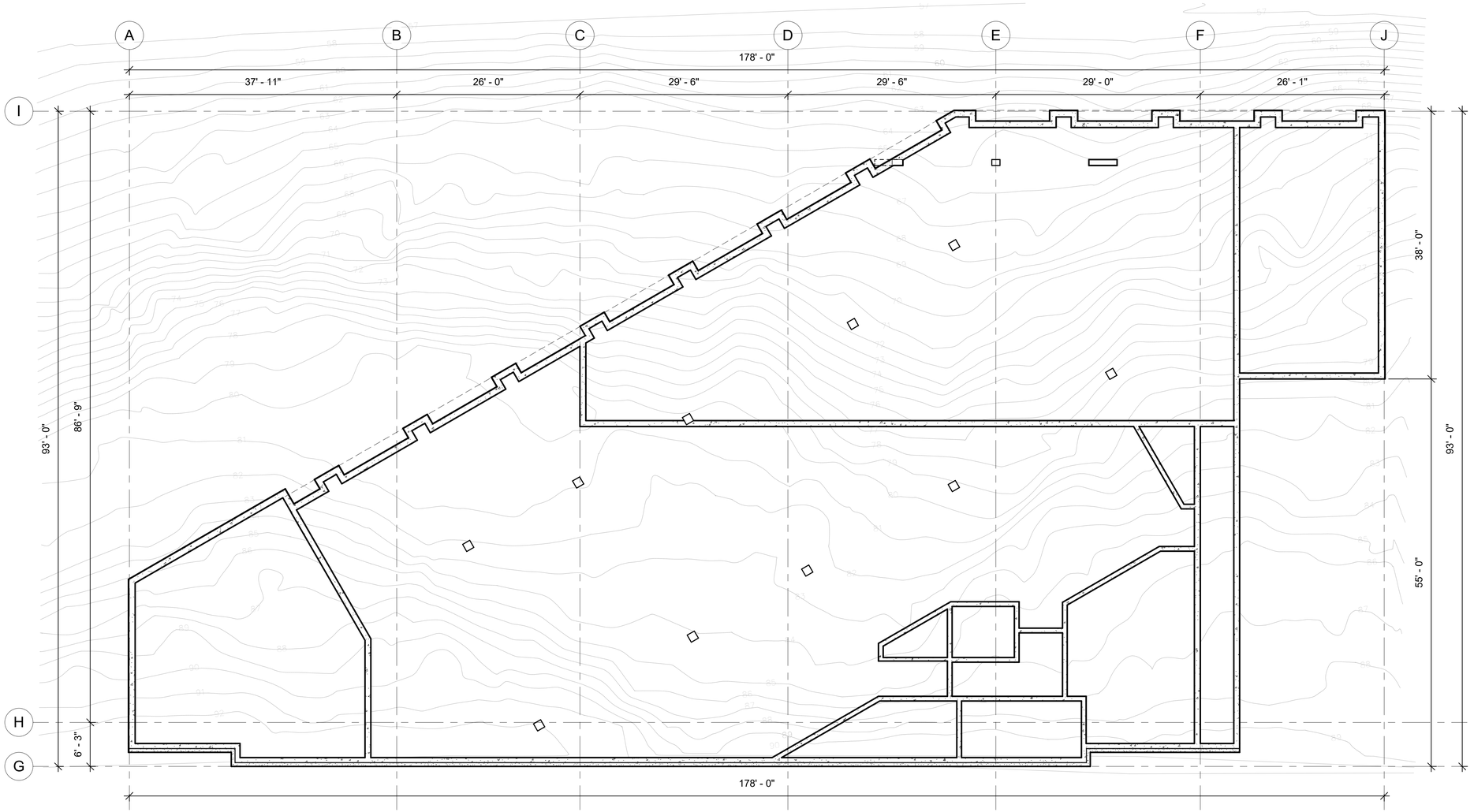
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LITTLE - MULTI FAMILY, MIXED-USE BUILDING

HEIGHT CALCULATIONS



1 ARCHITECTURAL FOUNDATION
1/8" = 1'-0"

PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES. AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRID LINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, U.N.O. [CRITICAL DIMENSIONS REGARDING ACCESSIBILITY MAY BE TAKEN FROM FACE OF WALL FINISH SURFACE WFS]
2. FIRE PROTECTION WORK IS DESIGN BUILD. THE WORK SHOWN HERE IS DIAGRAMMATIC AND INTENDED TO ILLUSTRATE THE DESIGN INTENT, NOT SPECIFIC REQUIREMENTS. WORK REQ'D BY APPLICABLE CODES OR TO MAKE THE WORK COMPLETE IS TO BE PROVIDED.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS INCLUDING BUT NOT LIMITED TO HVAC. DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
4. CONTRACTORS SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
5. PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES. ALL LIGHTING LOCATED WITHIN CIRCULATION ROUTES SHALL COMPLY WITH SECTION 307 IN ANSI A117.1 AND ICC A117.1 FOR PROTRUSIONS INTO THE PATH OF TRAVEL.
6. FOR ACCESSIBILITY CLEARANCES. INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.10-A0.14.
7. GWB AND INSULATION INSTALLED BEFORE THE BUILDING IS PROTECTED FROM WEATHER SHALL BE SHEATHING RATED FOR EXTERIOR (DENSGLASS OR EQUAL) INSULATION AS REQUIRED SHALL BE ROCKWOOL OR SIM.

SMOKE DETECTORS

CORRIDOR SMOKE DETECTORS SHALL COMPLY W/ 907.2.8.2 RM. DETECTORS SHALL COMPLY W/ 907.2.11.1

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM
2. A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR. IN ALL INSTANCES THIS SHALL BE A COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR.
3. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110v; INTERCONNECTED, WITH BATTERY BACKUP.

CARBON MONOXIDE

CARBON MONOXIDE DETECTORS SHALL COMPLY W/ IBC 915

1. CARBON MONOXIDE ALARM SHOULD BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
2. CARBON MONOXIDE ALARM SHALL BE PROVIDED ON EACH LEVEL OF THE DWELLING.
3. CO/SD SYMBOL USED FOR COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR.
4. CO/SD DETECTORS TO BE 100v. INTERCONNECTED, WITH BATTERY BACKUP.

VENTILATION REQUIREMENTS (REFER TO MECHANICAL PLANS (DEFERRED) FOR ADDITIONAL INFORMATION)

SOURCE SPECIFIC:
BATH, TOILET, AND LAUNDRY ROOMS: 50 CFM (INTERMITTENT)
KITCHENS: 100 CFM (INTERMITTENT)

EXHAUST OUTLETS TO BE 3 FT. FROM PROPERTY LINES, 3 FT. FROM OPERABLE WINDOWS, AND 10 FT. FROM MECHANICAL AIR INTAKES.

FRESH AIR EXCHANGE:
EXHAUST THROUGH COMBINATION BATH FANS THAT ACT AS WHOLE HOUSE VENTILATION 50 CFM MIN. FRESH AIR INLET THROUGH TRICKLE VENTS IN WINDOWS.

1. ALL THERMOSTATS SHALL BE PROGRAMMABLE PER WSEC SECTION C403.2.4.9
2. REFER TO MECH FOR VENT,FAN AND THERMOSTAT LOCATIONS.
3. PENETRATIONS INTO AND OPENINGS THROUGH INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION,SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES (0.010 M2). SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL BE NO PENETRATIONS OR COMMUNICATING OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS.

EXCEPTION: MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

KEYNOTE	
2.48	KNOX BOX(KLS-3261 MUG) - FIRE KEY ACCESS. VERIFY W/ FIRE MARSHALL FOR LOCATION. 5'-6" AFF.
2.58	MIN. CLEAR VERTICAL CLEARANCE OF 98" FOR THE VAN ACCESSIBLE STALL
2.71	ACCESSIBLE RESTROOM

ENCLOSED GARAGE
1. A MECHANICAL VENTILATION SYSTEM AND EXHAUST SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 4 AND 5 OF THE INTERNATIONAL MECHANICAL CODE. MECHANICAL PERMIT IS A DEFFERED SUBMITTAL.
2. AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

EV SIGNAGE
SIGNAGE FOR PARKING OF ELECTRIC VEHICLES SHALL INCLUDE:
A. INFORMATION ABOUT THE CHARGING STATION TO IDENTIFY VOLTAGE AND AMPERAGE LEVELS AND ANY TIME OF USE, FEES, OR SAFETY INFORMATION.
B. AS APPROPRIATE, DIRECTIONAL SIGNS AT APPROPRIATE DECISION POINTS TO EFFECTIVELY GUIDE MOTORISTS TO THE CHARGING STATION SPACE(S).

EV READY SPACE
AN EV READY SPACE IS A SPACE THAT PROVIDES A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY CHARGING RECEPTACLE OUTLET OR TERMINATION POINT, INCLUDING ELECTRICAL SERVICE CAPACITY.

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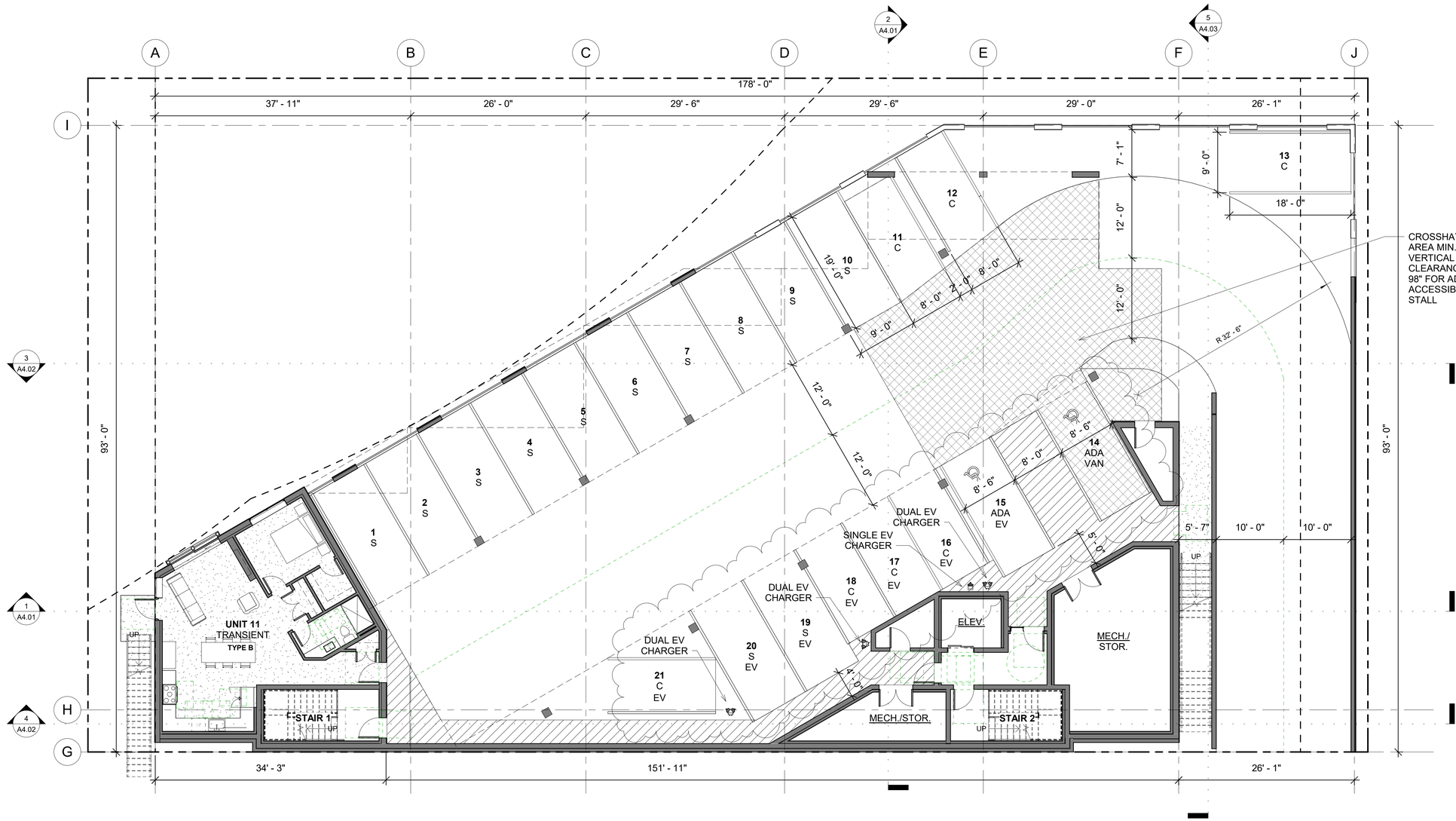
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STATE OF WASHINGTON

A2.00
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

ARCHITECTURAL FOUNDATION PLAN



CROSSHATCHED AREA MIN. CLEAR VERTICAL CLEARANCE OF 98" FOR ADA VAN ACCESSIBLE STALL

EV REQUIREMENTS

10% OF TOTAL PARKING SPACES IN GROUP R OCCUPANCIES PER WAC 51-51-0429

21 * 0.1 = 2.1 SPACES REQUIRED (3)

7 SPACES PROVIDED (INCLUDES 1 ADA SPACE)

1

1 FIRST LEVEL PLAN
1/8" = 1'-0"

PLAN NOTES

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5. PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES. ALL LIGHTING LOCATED WITHIN CIRCULATION ROUTES SHALL COMPLY WITH SECTION 307 IN ANSI A117.1 AND ICC A117.1 FOR PROTRUSIONS INTO THE PATH OF TRAVEL.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.10-A0.14.
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4. CO/SD DETECTORS TO BE 100v. INTERCONNECTED, WITH BATTERY BACKUP.

VENTILATION REQUIREMENTS (REFER TO MECHANICAL PLANS (DEFERRED) FOR ADDITIONAL INFORMATION)

SOURCE SPECIFIC:
BATH, TOILET, AND LAUNDRY ROOMS: 50 CFM (INTERMITTENT)
KITCHENS: 100 CFM (INTERMITTENT)

EXHAUST OUTLETS TO BE 3 FT. FROM PROPERTY LINES, 3 FT. FROM OPERABLE WINDOWS, AND 10 FT. FROM MECHANICAL AIR INTAKES.

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EXHAUST THROUGH COMBINATION BATH FANS THAT ACT AS WHOLE HOUSE VENTILATION 50 CFM MIN. FRESH AIR INLET THROUGH TRICKLE VENTS IN WINDOWS.

1. ALL THERMOSTATS SHALL BE PROGRAMMABLE PER WSEC SECTION C403.2.4.9
2. REFER TO MECH FOR VENT,FAN AND THERMOSTAT LOCATIONS.
3. PENETRATIONS INTO AND OPENINGS THROUGH INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION.SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES (0.010 M2). SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL BE NO PENETRATIONS OR COMMUNICATING OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS.

EXCEPTION: MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

KEYNOTE	
2.48	KNOX BOX(KLS-3261 MUG) - FIRE KEY ACCESS. VERIFY W/ FIRE MARSHALL FOR LOCATION. 5'-6" AFF.
2.58	MIN. CLEAR VERTICAL CLEARANCE OF 98" FOR THE VAN ACCESSIBLE STALL
2.71	ACCESSIBLE RESTROOM

ENCLOSED GARAGE
1. A MECHANICAL VENTILATION SYSTEM AND EXHAUST SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 4 AND 5 OF THE INTERNATIONAL MECHANICAL CODE. MECHANICAL PERMIT IS A DEFFERED SUBMITTAL.
2. AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.10.

EV SIGNAGE
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B. AS APPROPRIATE, DIRECTIONAL SIGNS AT APPROPRIATE DECISION POINTS TO EFFECTIVELY GUIDE MOTORISTS TO THE CHARGING STATION SPACE(S).

EV READY SPACE
AN EV READY SPACE IS A SPACE THAT PROVIDES A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY CHARGING RECEPTACLE OUTLET OR TERMINATION POINT, INCLUDING ELECTRICAL SERVICE CAPACITY.

#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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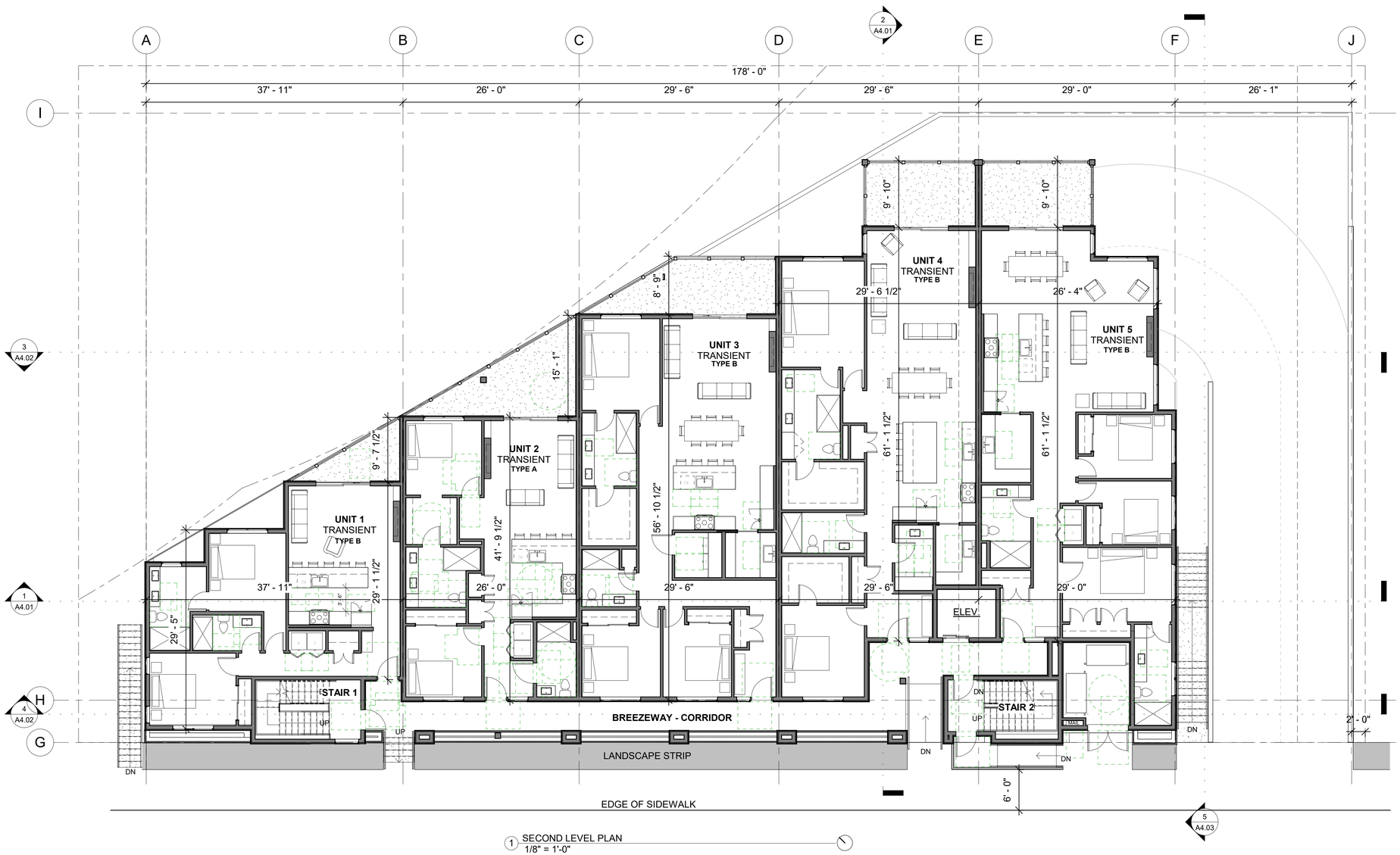
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DAVID R. PELLETIER
STATE OF WASHINGTON

A2.10
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

OVERALL FLOOR PLAN - LEVEL 1



1 SECOND LEVEL PLAN
1/8" = 1'-0"

REV#	DATE	DESCRIPTION
1	05/01/2026	SITE PLAN REVIEW

PLAN NOTES

1. DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO GRID LINES. AND OUTSIDE FACE OF STUD. INTERIOR DIMENSIONS ARE TO GRID LINES AND FACE OF STUD. OPENINGS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING, U.N.O. [CRITICAL DIMENSIONS REGARDING ACCESSIBILITY MAY BE TAKEN FROM FACE OF WALL FINISH SURFACE WFS]
2. FIRE PROTECTION WORK IS DESIGN BUILD. THE WORK SHOWN HERE IS DIAGRAMMATIC AND INTENDED TO ILLUSTRATE THE DESIGN INTENT, NOT SPECIFIC REQUIREMENTS. WORK REQ'D BY APPLICABLE CODES OR TO MAKE THE WORK COMPLETE IS TO BE PROVIDED.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZING OF ALL OPENINGS INCLUDING BUT NOT LIMITED TO HVAC. DOORS AND WINDOWS WITH APPLICABLE SUBCONTRACTORS.
4. CONTRACTORS SHALL VERIFY INSTALLATION REQUIREMENTS, HOOK-UPS, VENTING & PENETRATIONS FOR ALL FIXTURES & APPLIANCES PRIOR TO INSTALLATION.
5. PROVIDE ARTIFICIAL LIGHTING ADJACENT TO ALL ENTRY DOORS AND STAIRS. SHIELD LIGHT FROM ALL ADJACENT PROPERTIES. ALL LIGHTING LOCATED WITHIN CIRCULATION ROUTES SHALL COMPLY WITH SECTION 307 IN ANSI A117.1 AND ICC A117.1 FOR PROTRUSIONS INTO THE PATH OF TRAVEL.
6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.10-A0.14.
7. GWB AND INSULATION INSTALLED BEFORE THE BUILDING IS PROTECTED FROM WEATHER SHALL BE SHEATHING RATED FOR EXTERIOR (DENSGLASS OR EQUAL) INSULATION AS REQUIRED SHALL BE ROCKWOOL OR SIM.

SMOKE DETECTORS

CORRIDOR SMOKE DETECTORS SHALL COMPLY W/ 907.2.8.2 RM. DETECTORS SHALL COMPLY W/ 907.2.11.1

1. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM
2. A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR. IN ALL INSTANCES THIS SHALL BE A COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR.
3. AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24". SMOKE DETECTORS TO BE 110v; INTERCONNECTED, WITH BATTERY BACKUP.

CARBON MONOXIDE

CARBON MONOXIDE DETECTORS SHALL COMPLY W/ IBC 915

1. CARBON MONOXIDE ALARM SHOULD BE PROVIDED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
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3. CO/SD SYMBOL USED FOR COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR.
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VENTILATION REQUIREMENTS (REFER TO MECHANICAL PLANS (DEFERRED) FOR ADDITIONAL INFORMATION)

SOURCE SPECIFIC:
BATH, TOILET, AND LAUNDRY ROOMS: 50 CFM (INTERMITTENT)
KITCHENS: 100 CFM (INTERMITTENT)

EXHAUST OUTLETS TO BE 3 FT. FROM PROPERTY LINES, 3 FT. FROM OPERABLE WINDOWS, AND 10 FT. FROM MECHANICAL AIR INTAKES.

FRESH AIR EXCHANGE:
EXHAUST THROUGH COMBINATION BATH FANS THAT ACT AS WHOLE HOUSE VENTILATION 50 CFM MIN. FRESH AIR INLET THROUGH TRICKLE VENTS IN WINDOWS.

1. ALL THERMOSTATS SHALL BE PROGRAMMABLE PER WSEC SECTION C403.2.4.9
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3. PENETRATIONS INTO AND OPENINGS THROUGH INTERIOR EXIT STAIRWAYS ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION,SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY AND RAMP AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES (0.010 M2). SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714. THERE SHALL BE NO PENETRATIONS OR COMMUNICATING OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT INTERIOR EXIT STAIRWAYS.

EXCEPTION: MEMBRANE PENETRATIONS SHALL BE PERMITTED ON THE OUTSIDE OF THE INTERIOR EXIT STAIRWAY. SUCH PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714.3.2.

KEYNOTE	
2.48	KNOX BOX(KLS-3261 MUG) - FIRE KEY ACCESS. VERIFY W/ FIRE MARSHALL FOR LOCATION. 5'-6" AFF.
2.58	MIN. CLEAR VERTICAL CLEARANCE OF 98" FOR THE VAN ACCESSIBLE STALL
2.71	ACCESSIBLE RESTROOM

ENCLOSED GARAGE
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PRELIMINARY NOT FOR CONSTRUCTION

OVERALL FLOOR PLAN - LEVEL 2

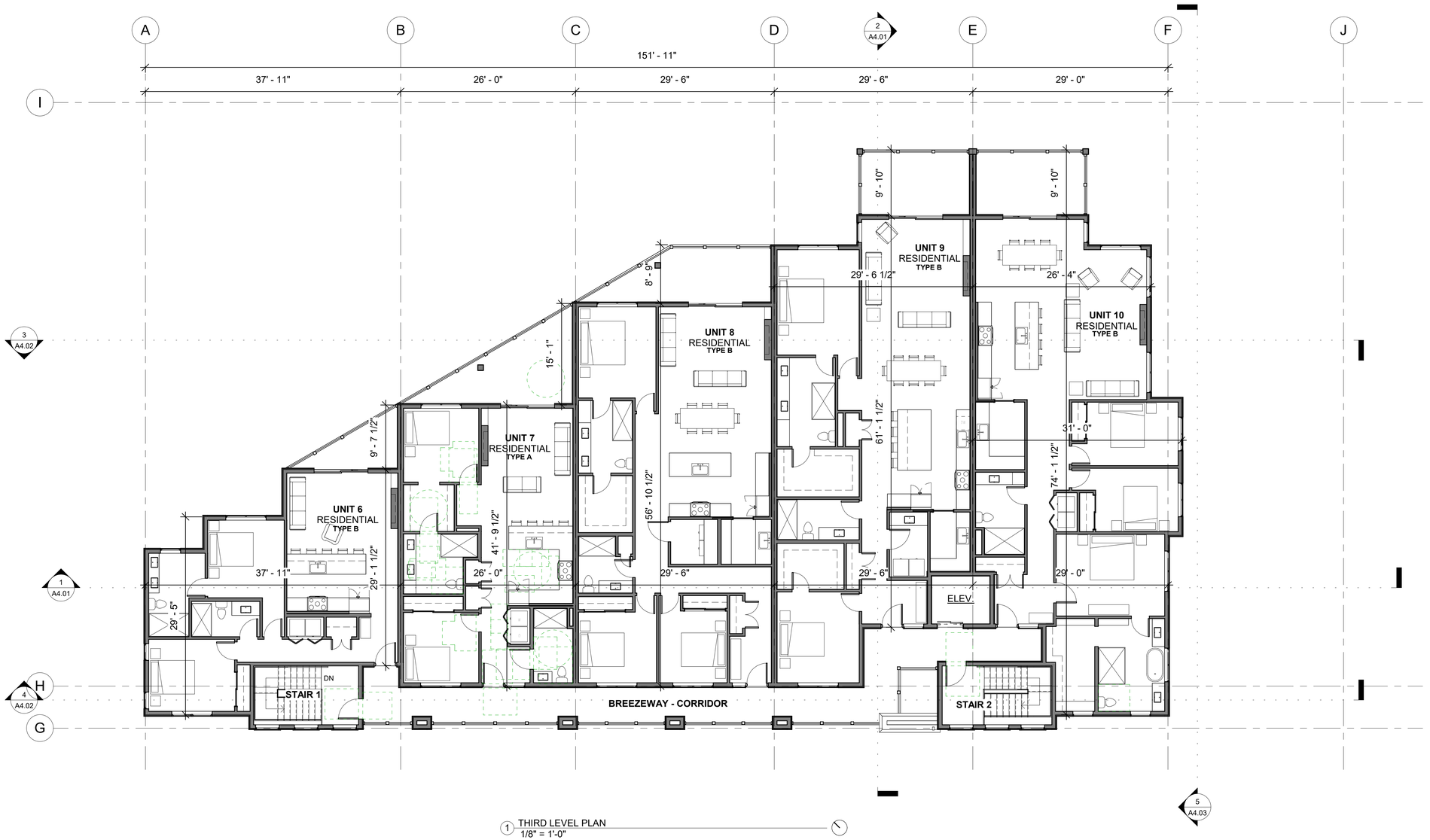
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STATE OF WASHINGTON

A2.20
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING



1 THIRD LEVEL PLAN
1/8" = 1'-0"

PLAN NOTES

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2. FIRE PROTECTION WORK IS DESIGN BUILD. THE WORK SHOWN HERE IS DIAGRAMMATIC AND INTENDED TO ILLUSTRATE THE DESIGN INTENT, NOT SPECIFIC REQUIREMENTS. WORK REQ'D BY APPLICABLE CODES OR TO MAKE THE WORK COMPLETE IS TO BE PROVIDED.
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6. FOR ACCESSIBILITY CLEARANCES, INCLUDING DOOR APPROACHES, PLUMBING FIXTURES & APPLIANCES, SEE SHEET A0.10-A0.14.
7. GWB AND INSULATION INSTALLED BEFORE THE BUILDING IS PROTECTED FROM WEATHER SHALL BE SHEATHING RATED FOR EXTERIOR (DENSGLASS OR EQUAL) INSULATION AS REQUIRED SHALL BE ROCKWOOL OR SIM.

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KEYNOTE	
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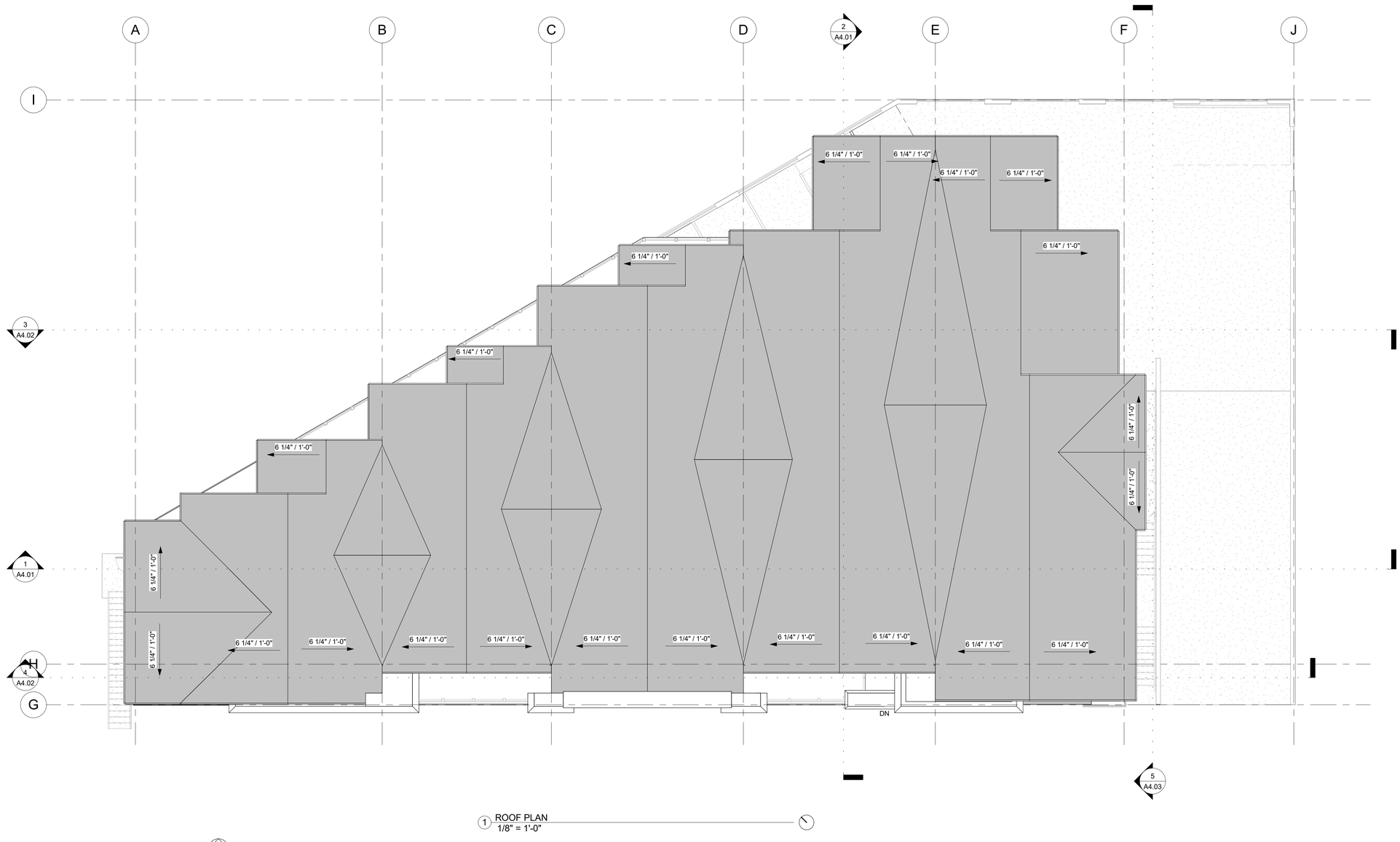
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03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

OVERALL FLOOR PLAN - LEVEL 3



1 ROOF PLAN
1/8" = 1'-0"

PLAN NOTES

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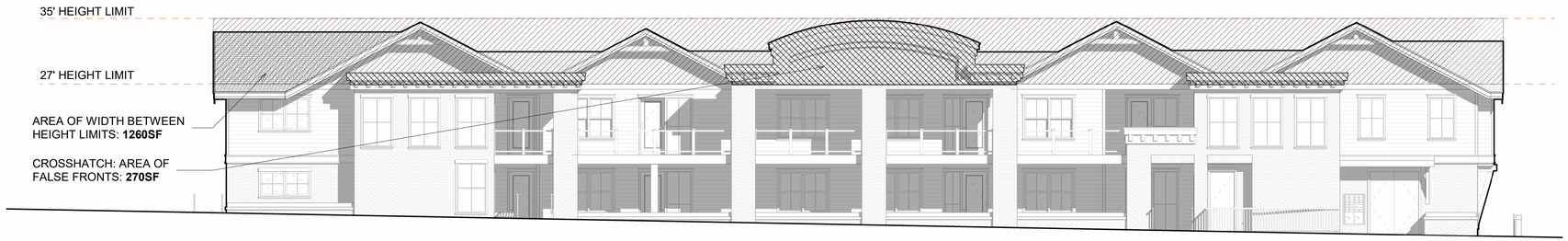
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03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

OVERALL ROOF PLAN



1 WEST ELEVATION
1/8" = 1'-0"



3 HEIGHT LIMIT COMPLIANCE
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. COMPOSITION ARCHITECTURAL ROOFING
2. PAINTED HORIZONTAL SIDING - WIDE
3. PAINTED HORIZONTAL SIDING - NARROW
4. BRICK VENEER
5. HISTORIC BLACK WINDOWS WITH PAINTED WOOD TRIM
6. ARCHITECTURAL DOVECOTE GABLE
7. PAINTED WOOD CORNICE WITH ARCHITECTURAL DENTILS
8. ARCHITECTURAL PAINTED WOOD BRACKETS
9. HISTORIC SHIELDED LIGHTING

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STATE OF WASHINGTON

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03/24/2026

ELEVATIONS

LITTLE - MULTI FAMILY, MIXED-USE BUILDING



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. COMPOSITION ARCHITECTURAL ROOFING
2. PAINTED HORIZONTAL SIDING - WIDE
3. PAINTED HORIZONTAL SIDING - NARROW
4. BRICK VENEER
5. HISTORIC BLACK WINDOWS WITH PAINTED WOOD TRIM
6. ARCHITECTURAL DOVECOTE GABLE
7. PAINTED WOOD CORNICE WITH ARCHITECTURAL DENTILS
8. ARCHITECTURAL PAINTED WOOD BRACKETS
9. HISTORIC SHIELDED LIGHTING
10. PAINTED ALUMINUM RAILING

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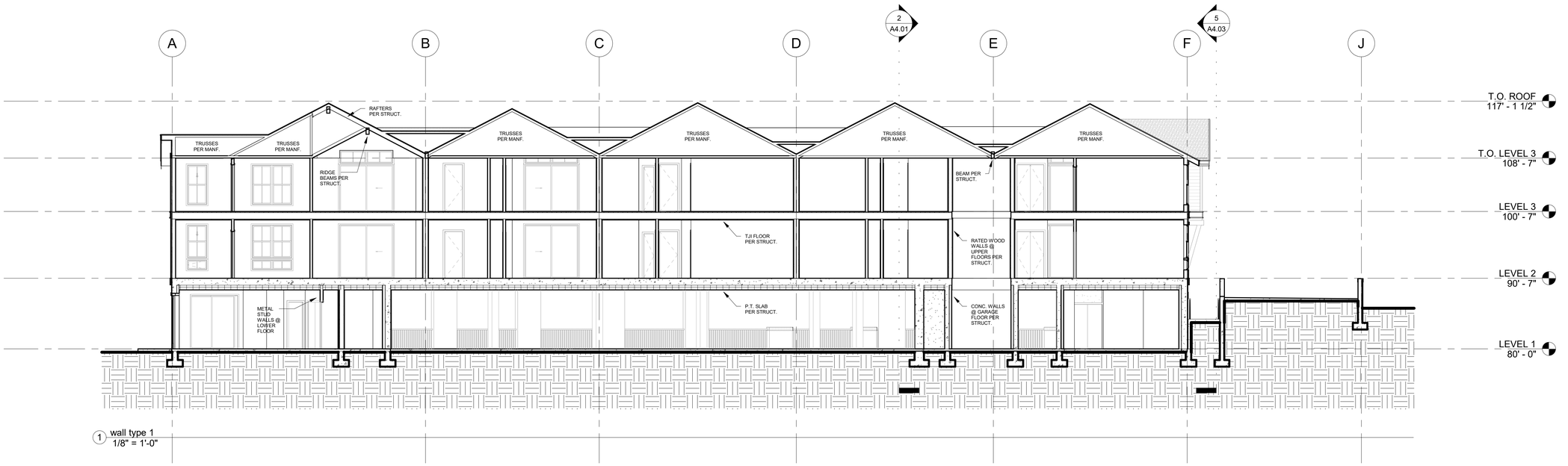
6946 REGISTERED ARCHITECT
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STATE OF WASHINGTON

A3.20
03/24/2026

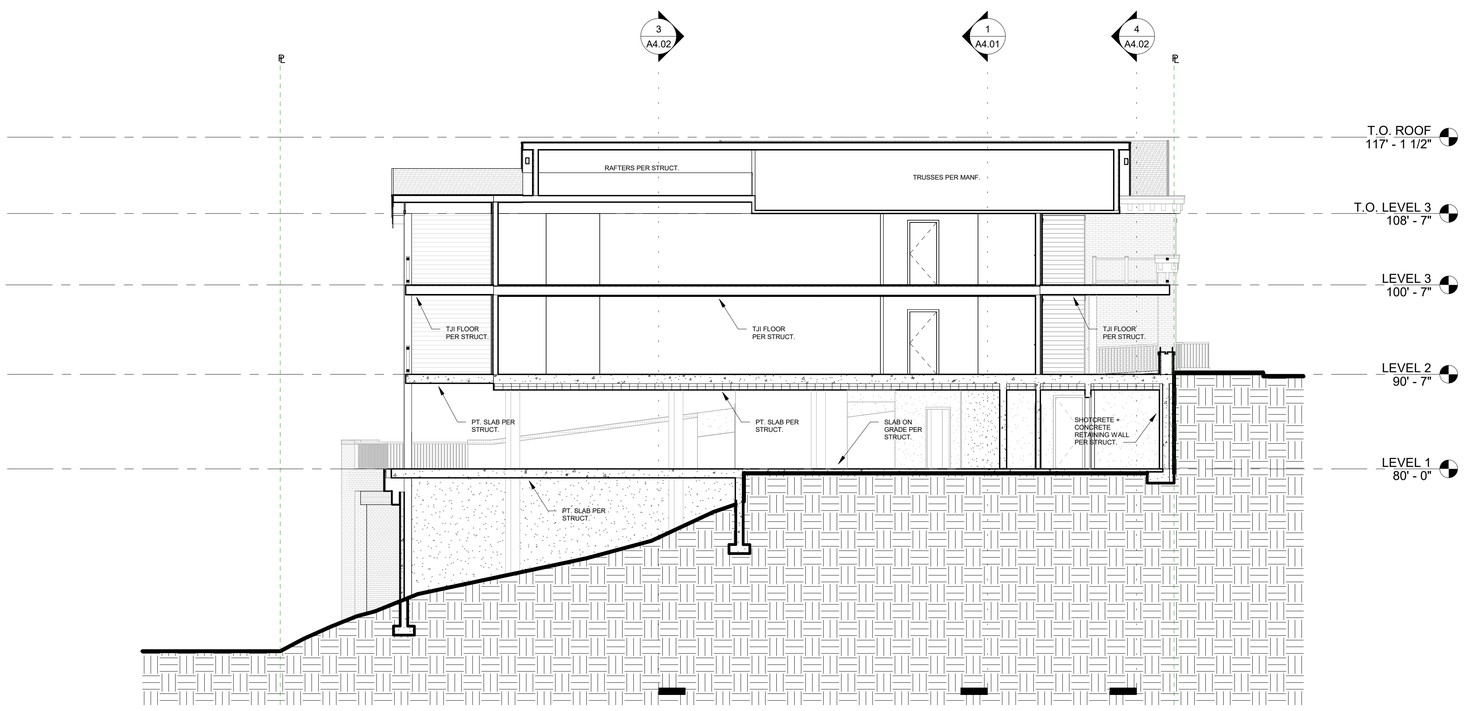
LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

ELEVATIONS



1 wall type 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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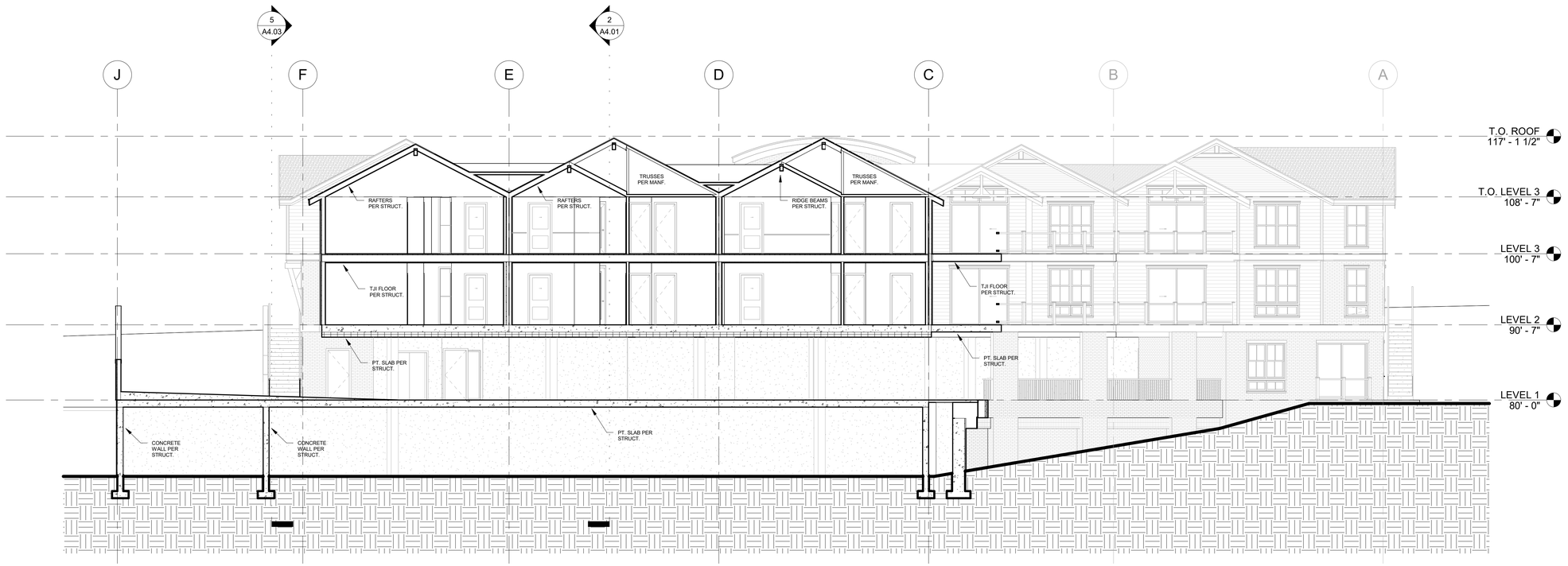
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A4.01

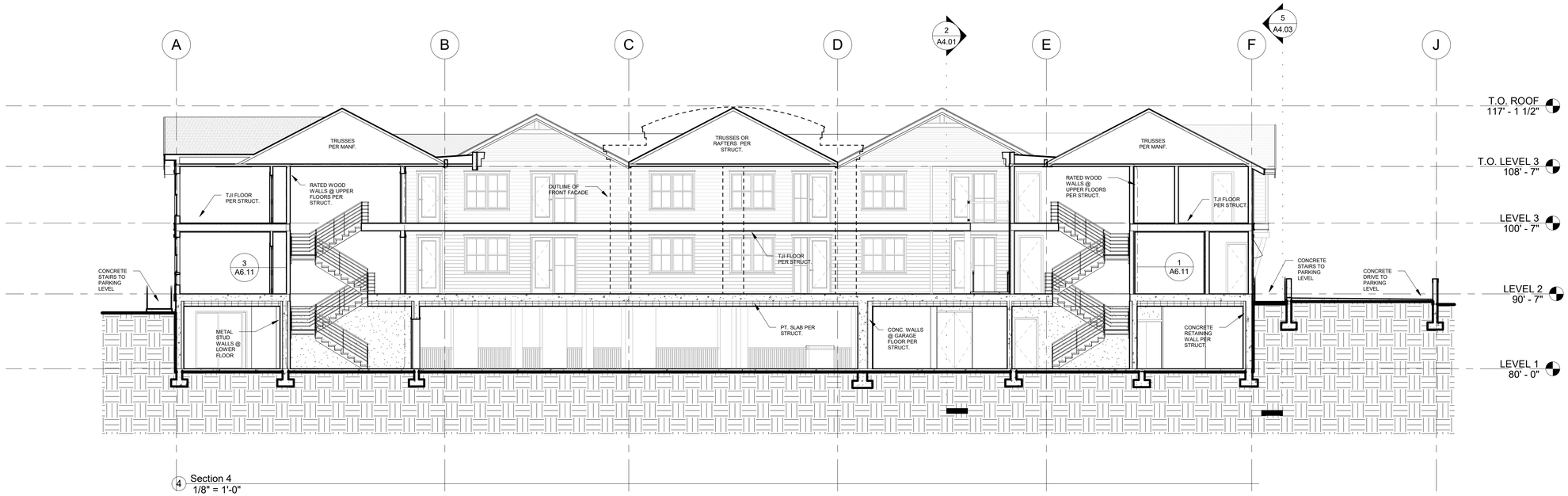
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

BUILDING SECTIONS



3 Section 3
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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A4.02
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

BUILDING SECTIONS



5 Section 5
1/8" = 1'-0"

#	DATE	DESCRIPTION
REV1	05/01/2026	SITE PLAN REVIEW

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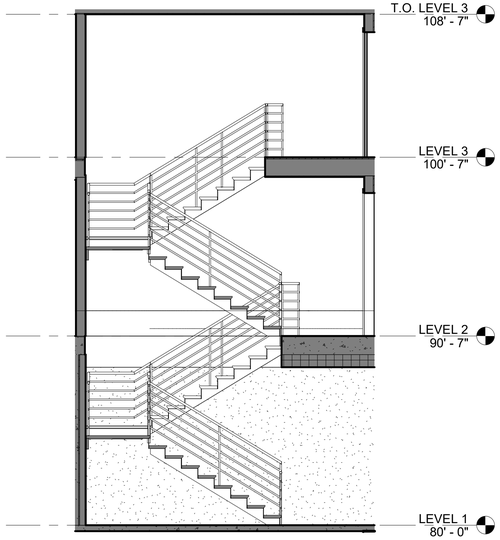
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STATE OF WASHINGTON

A4.03
03/24/2026

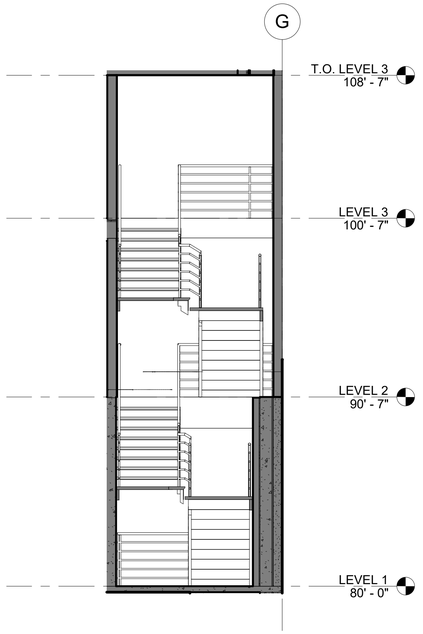
LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

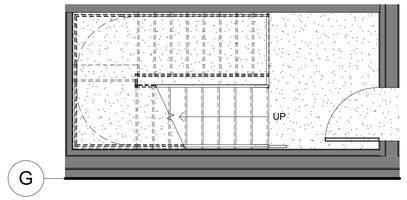
BUILDING SECTIONS



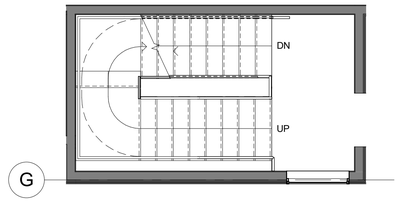
3 STAIR 1 - SECTION 1
1/4" = 1'-0"



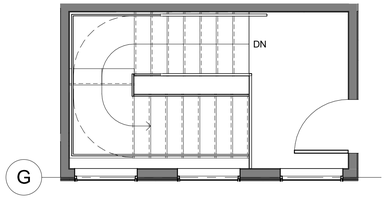
4 STAIR 1 - SECTION 2
1/4" = 1'-0"



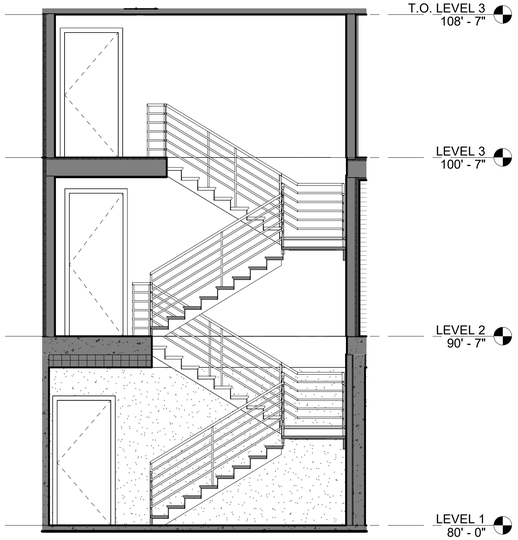
5 STAIR 1 - LEVEL 1
1/4" = 1'-0"



7 STAIR 1 - LEVEL 2
1/4" = 1'-0"

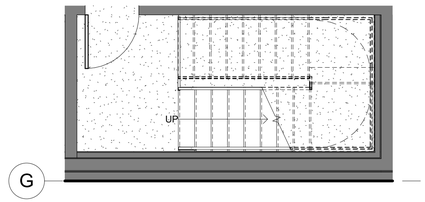


9 STAIR 1 - LEVEL 3
1/4" = 1'-0"

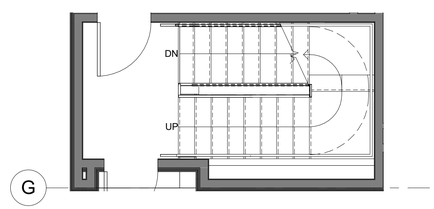


1 STAIR 2 - SECTION 1
1/4" = 1'-0"

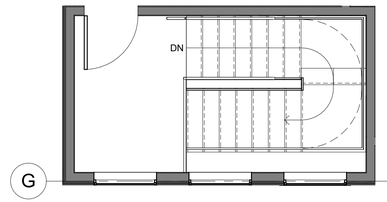
2 STAIR 2 - SECTION 2
1/4" = 1'-0"



6 STAIR 2 - LEVEL 1
1/4" = 1'-0"



8 STAIR 2 - LEVEL 2
1/4" = 1'-0"



10 STAIR 2 - LEVEL 3
1/4" = 1'-0"

#	DATE	DESCRIPTION
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A6.11
03/24/2026

LITTLE - MULTI FAMILY, MIXED-USE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

STAIR SECTIONS/PLANS

ATTACHMENT O

Classified Proof

Client	134159 - Town of Friday Harbor-LEGALS	Phone	(360) 378-2810
Address	Attn: Jennifer Krembs, P.O. Box 219	E-Mail	jberwald@fridayharbor.org
	Friday Harbor, WA, 98250	Fax	

Order#	1034260	Requested By	JANELLE BERWALD	Order Price	$304.99
Classification	9923 - LEGALS GENERAL	PO #	REVISED SEPA	Tax 1	$0.00
Start Date	07/29/2026	Created By	1209	Tax 2	$0.00
End Date	08/05/2026	Creation Date	07/24/2026, 08:45:36 am	Total Net	$304.99
Run Dates	2			Payment	$0.00
Publication(s)	Journal of San Juans				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	linda.clenard@soundpublishing.com
		Fax	

Proofed by Clenard, Linda, 07/24/2026 08:46:04 am

****NOTICE OF REVISED SEPA DETERMINATION****

The Town of Friday Harbor, acting as SEPA lead agency, has withdrawn the Determination of Non-Significance (DNS) issued for this proposal on June 24, 2026, and has issued a Mitigated Determination of Non-Significance (MDNS) in its place, pursuant to WAC 197-11-340(3)(a) and WAC 197-11-350. This action is taken in response to comments received from the Washington State Department of Archaeology and Historic Preservation and the Tulalip Tribes regarding potential impacts to archaeological and cultural resources. With the mitigation measures identified in the MDNS - including completion of a professional archaeological survey prior to any ground-disturbing activity - the Town has determined the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

Project Description: Construction of a new three-level, eleven-unit mixed-use build-

ing on a 0.44-acre site (six transient units, five residential units).
Project Name: Little Multifamily - Mixed Use Building
Project Number: LUA2026-0024
Applicant(s): Thomas Little
Environmental Review: You may view the Threshold Determination at http://fridayharbor.org (Government > Notices > Development Applications & Notices).
Staff Contact: **Ryan Ericson, Community Development Director** Community Development & Planning, P.O. Box 219 (mail) or 60 Second Street South (delivery), Friday Harbor, WA 98250. Email: ryane@fridayharbor.org. If you have questions about this application, contact the Town's Community Development and Planning Department at 360-378-2810, Monday through Friday between 8:00 a.m. and 4:30 p.m.
Legal No. J1034260
Published: The Journal of the San Juan Islands
July 29 and August 5, 2026

TOWN OF FRIDAY HARBOR

Post Office Box 219 ● Friday Harbor, Washington 98250

(360) 378 – 2810 ● FAX: (360) 378 – 2380 ● www.fridayharbor.org

STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of Non-Significance (MDNS)

Applicant(s): Thomas Little

Project Name: Little Multifamily – Mixed Use Building

Location of Proposal: 196 and 240 First St., Friday Harbor WA 98250

Description of Proposal: The project proposes to construct a new mixed-use building on a 0.44-acre site in Friday Harbor. The building would contain three levels and eleven units. Five units on the main floor and one on the garage level would be transient housing. Another five units on the upper floor would be residential.

Documents Available: The SEPA Environmental Checklist, the original DNS, agency and Tribal correspondence, and this MDNS are available via the Town's website:

Agency File Number: LUA2026-0024

Lead Agency: Town of Friday Harbor

Agency Contact: Ryan Ericson, ryane@fridayharbor.org, 360-378-2810 ext. 231

SEPA Decision: The Town of Friday Harbor, acting as the SEPA responsible official, previously issued a Determination of Non-Significance (DNS) for this proposal on June 22, 2026. Comments received during the DNS comment period from the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Tulalip Tribes identified probable adverse impacts to archaeological and cultural resources that were not addressed by the original DNS. Pursuant to WAC 197-11-340(3)(a) and WAC 197-11-350, the Town withdraws the DNS issued June 22, 2026, and issues this Mitigated Determination of Non-Significance (MDNS) in its place.

With incorporation of the mitigation measures identified below as conditions of project approval, the Town has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is made after review of a completed environmental checklist, agency and Tribal correspondence, and other information on file with the lead agency, and is issued under WAC 197-11-350.

Basis for Mitigation Measures: By letter dated June 23, 2026 (DAHP Project Tracking Code 2026-06-04349), DAHP advised that the project area falls within zones identified as "Survey Highly Advised – Very High Risk" and "Survey Highly Advised – High Risk" on the DAHP Archaeological Risk Assessment Model, and that the scale of proposed ground-disturbing work could destroy archaeological resources if present. DAHP recommended a professional archaeological survey prior to ground disturbance and consultation with affected Tribes. The Tulalip Tribes' Historic Preservation Office (Hibulb Cultural Center) separately requested a copy of any cultural resources assessment and to be kept informed of further correspondence

on the project. These comments constitute new information bearing on probable significant adverse environmental impacts under WAC 197-11-340(3)(a), warranting mitigation and reissuance as an MDNS.

Mitigation Measures: The following mitigation measures are required and shall be made binding conditions of the site development permit and any subsequent building permit issued for LUA2026-0024:

1. Prior to any ground-disturbing activity, the applicant shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards to complete a cultural resources survey of the project area.

2. The survey report shall reference DAHP Project Tracking Code 2026-06-04349 and shall be submitted to DAHP, the Town of Friday Harbor, the Tulalip Tribes Historic Preservation Office, and any other Tribe that requested notice, for review and comment prior to Town approval of any ground-disturbing permit.

3. The Town's Community Development Department shall incorporate the survey's findings and recommendations, including any recommended monitoring or resource-avoidance measures, into the final site development plans prior to permit issuance.

4. Should archaeological or cultural resources be discovered during the survey or during subsequent construction, all ground-disturbing work in the vicinity of the discovery shall stop immediately. The applicant shall notify the Town, DAHP, and the affected Tribes without delay and shall comply with RCW 27.53 and RCW 68.60 and WAC 25-48 governing the discovery of archaeological and human skeletal resources.

Public Comment: This MDNS is based on the environmental checklist submitted for LUA2026-0024, the DNS issued June 22, 2026, and comments received from DAHP (June 22–23, 2026) and the Tulalip Tribes (June 23, 2026). In accordance with WAC 197-11-340(2), **the lead agency will not act on this proposal for 14 days from the date of issuance below. Comments on this MDNS must be submitted to the Agency Contact no later than 4:00 p.m. on August 11, 2026.**

Responsible Official: Ryan Ericson, Community Development Director

Address: 60 Second Street
PO Box 219
Friday Harbor WA 98250

Signature: _____ Date of Issuance: 07/24/2026

Appeal Process: Appeal procedures are found in RCW 43.21C.075 Appeals. Notice will be given per RCW 43.21C.080.