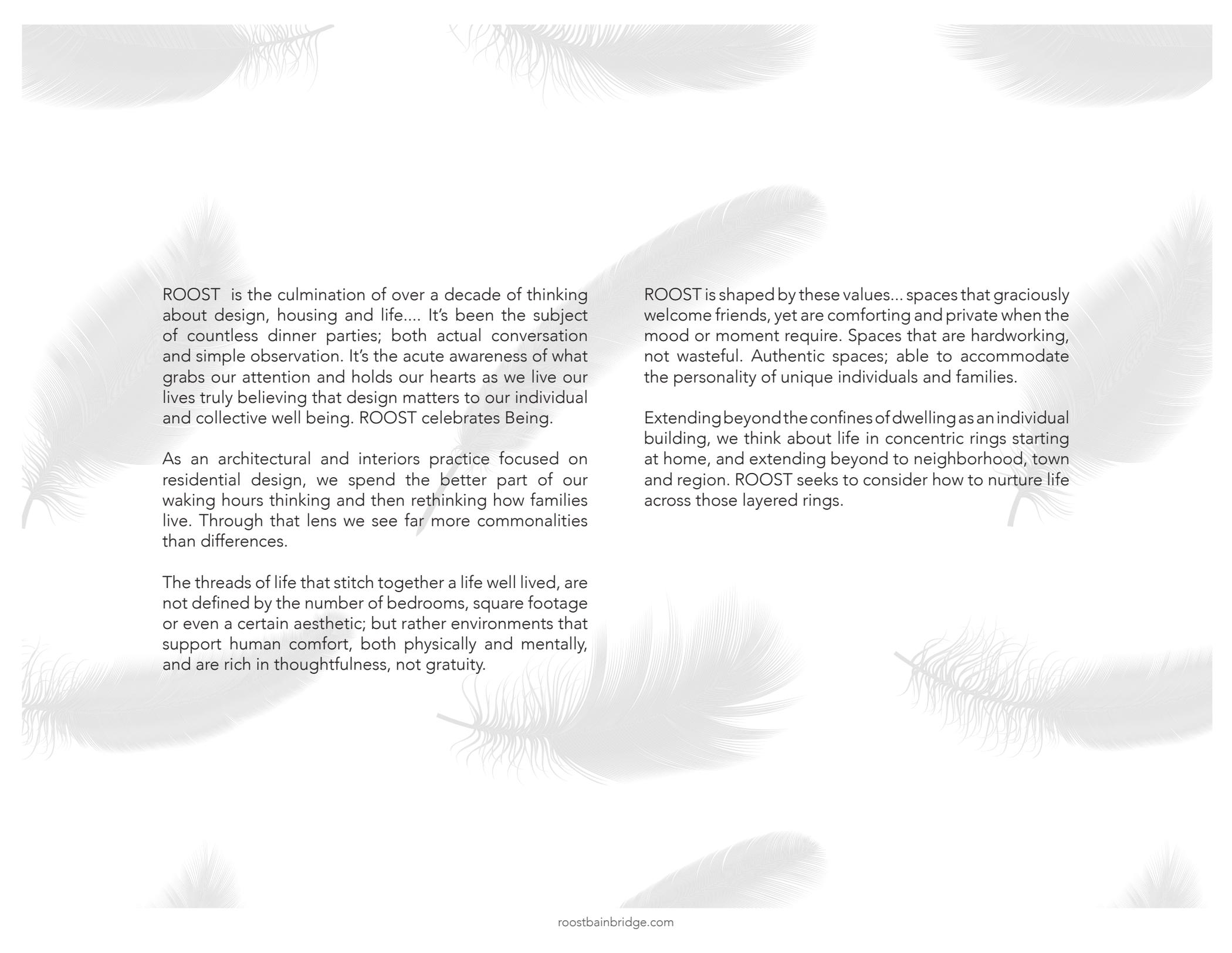




ROOST

roostbainbridge.com



ROOST is the culmination of over a decade of thinking about design, housing and life.... It's been the subject of countless dinner parties; both actual conversation and simple observation. It's the acute awareness of what grabs our attention and holds our hearts as we live our lives truly believing that design matters to our individual and collective well being. ROOST celebrates Being.

As an architectural and interiors practice focused on residential design, we spend the better part of our waking hours thinking and then rethinking how families live. Through that lens we see far more commonalities than differences.

The threads of life that stitch together a life well lived, are not defined by the number of bedrooms, square footage or even a certain aesthetic; but rather environments that support human comfort, both physically and mentally, and are rich in thoughtfulness, not gratuity.

ROOST is shaped by these values... spaces that graciously welcome friends, yet are comforting and private when the mood or moment require. Spaces that are hardworking, not wasteful. Authentic spaces; able to accommodate the personality of unique individuals and families.

Extending beyond the confines of dwelling as an individual building, we think about life in concentric rings starting at home, and extending beyond to neighborhood, town and region. ROOST seeks to consider how to nurture life across those layered rings.



site plan

phases 1a & 1b: 2016-2017

Phase 1A construction of 5 SMALL & 5 LARGE single family detached houses on the northern half of the site has begun, with occupancy scheduled for May/June of 2017. All of the first 10 homes will have ground floor master suites, private yards, and generous 1-car garages with ample storage capacity.

The durable and low maintenance “modern farmhouse” aesthetic is unabashedly simple, clean and modern, yet gives a playful nod to the agrarian history of the site and community at large.

Phase 1B construction of 9 LIVE/WORK Townhomes with ground floor commercial space is slated to begin in Spring of 2017, with occupancy scheduled for Late 2017. The townhomes are in 3 buildings of 3 units each, and each residential unit will have a dedicated private 2-car garage. The signature feature of the Townhome units is the 3rd floor deck; an “outdoor living room.” The partially covered 950sf decks will have views of Puget Sound and the passing WA State Ferries traversing Rich Passage on their run between Seattle and Bremerton.

While each home type in Phase 1A & 1B is specifically designed to intrigue a variety of family sizes, interests and lifestyles, the common thread is to provide comfort, grace and spirit; with light filled loft-like living spaces, covered outdoor patios with indoor-outdoor fireplaces standard amenities in all units.

small: 900 sf

1.5 bedrooms
1 bath (standard) / 2nd bath (optional)
1 car garage

large: 2150 sf (standard) 2375 sf (with optional loft over kitchen)

3 bedrooms
2.5 bath
1 car “project” garage
flex space

live/work: 2670 sf (living space) 750 sf (workspace/ground floor: sold separately)

3 bedrooms
2.5 bath
2 car garage
extensive decks



looking northwest
phase 1a



looking northwest
phase 1b



small
900 sf



ground floor // 1 entry 6 x 5 2 side car 7 x 5 3 dining 14 x 8 4 living 14 x 12 5 kitchen 8 x 16 6 master bath 13 x 5
7 laundry 8 mastr bedroom 13 x 10 9 garage 12 x 19 10 I/O fireplace 11 patio 25 x 10

small
900 sf



second floor (without bathroom) // 1 bedroom 12 x 10

small
900 sf



second floor (with optional bathroom) // 1 bedroom 9 x 9 2 bathroom 3 x 9

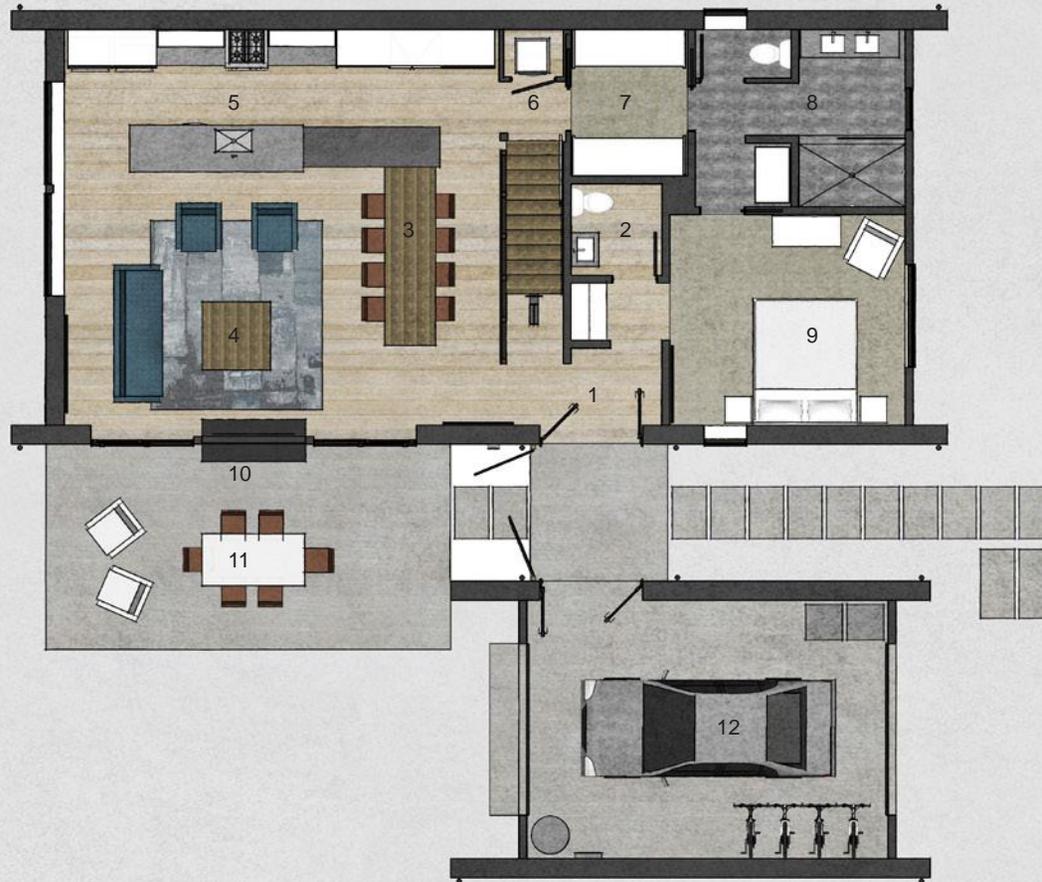
small
900 sf



large
2150 sf (standard)
2375 sf (with optional loft)

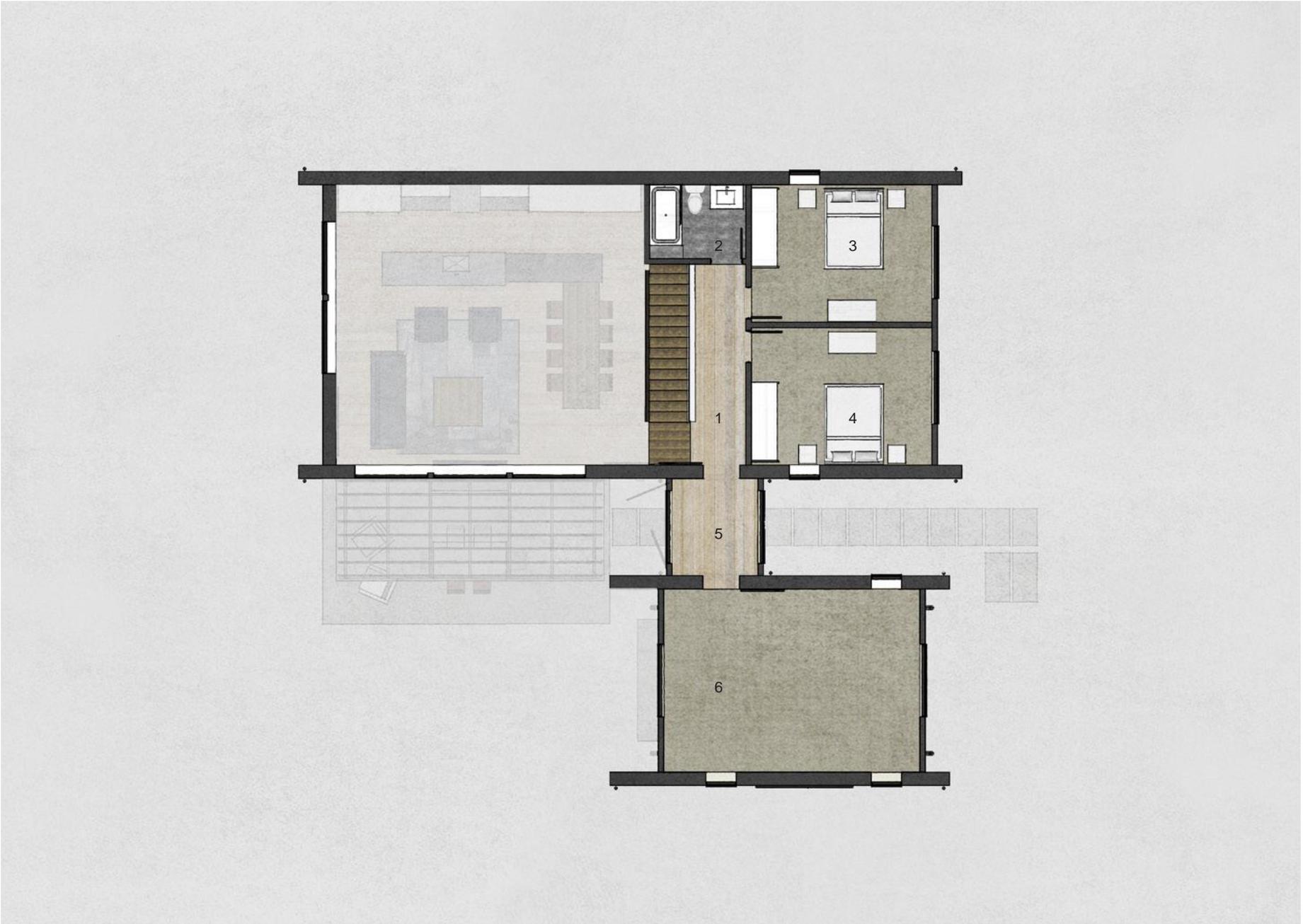


large
2150 sf (standard)
2375 sf (with optional loft)



ground floor // 1 entry 5 x 5 2 powder 3 dining 8 x 14 4 living 17 x 14 5 kitchen 25 x 9 6 laundry 7 master closet 7 x 8
 8 master bath 12 x 10 9 master bedroom 14 x 12 10 I/O fireplace 11 patio 28 x 24 12 "project" garage 21 x 15

large
 2150 sf (standard)
 2375 sf (with optional loft)



second floor (without loft) // 1 hall 2 bath 8 x 6 3 bedroom 14 x 11 4 bedroom 14 x 11 5 office/bridge 8 x 8 6 flex space 21 x 15

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large
2150 sf (standard)
2375 sf (with optional loft)



second floor (with optional loft) // 1 hall **2** bath 8 x 6 **3** bedroom 14 x 11 **4** bedroom 14 x 11 **5** office/bridge 8 x 8 **6** flex space 21 x 15 **7** loft space 25 x 9

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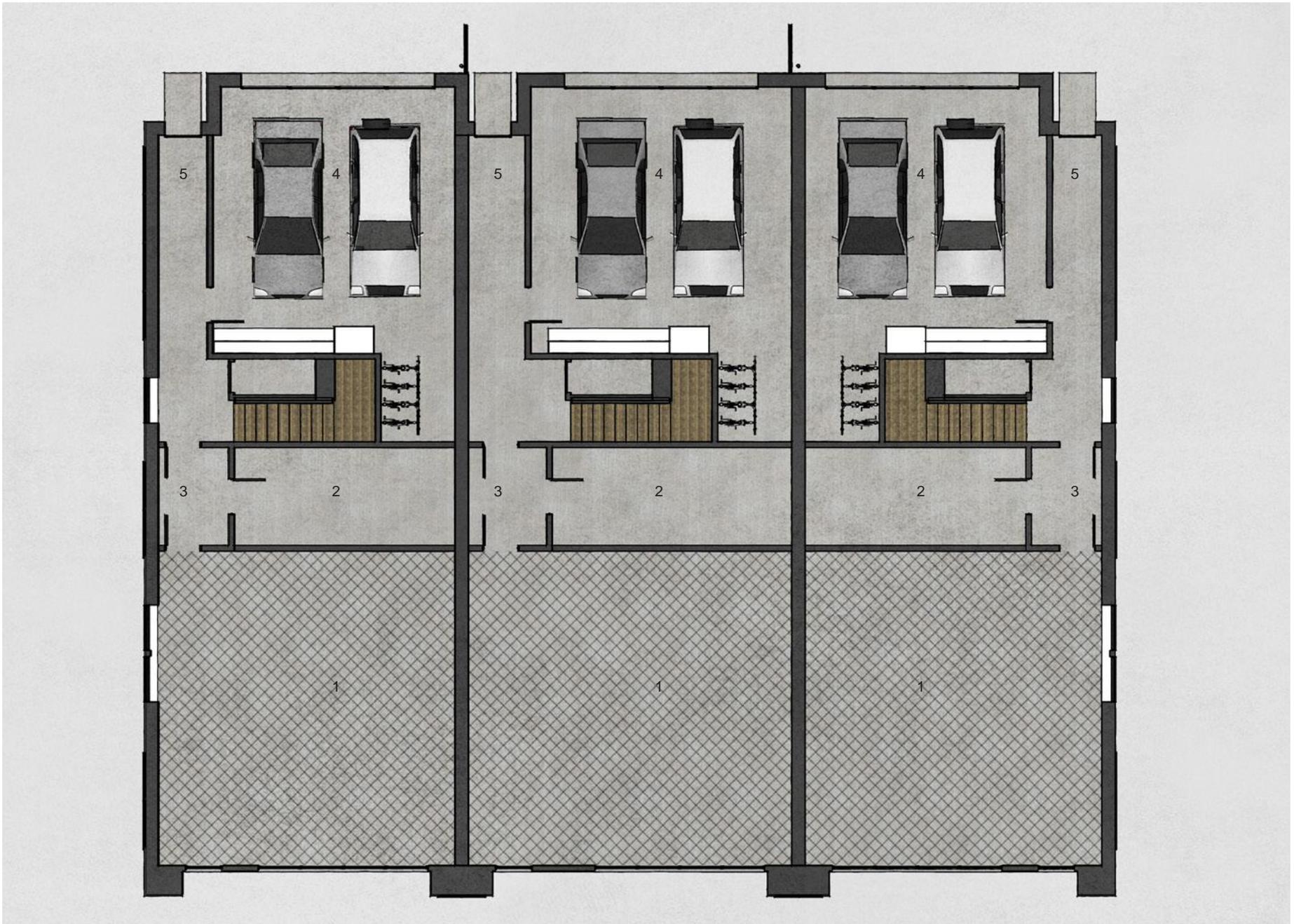
large
2150 sf (standard)
2375 sf (with optional loft)



townhome
2670 sf live / 750 sf work



townhome
2670 sf live / 750 sf work



ground floor // 1 commercial 26 x 24 2 storage 18 x 8 3 vestibule 8 x 6 4 garage 22 x 20 5 entry 25 x 4

townhome
2670 sf live / 750 sf work



second floor // 1 landing/entry 2 dining 8 x 18 3 living 18 x 14 4 deck 11 x 26 5 kitchen 25 x 8 6 laundry 10 x 8
 7 closet 10 x 8 8 master bath 13 x 11 9 master bedroom 13 x 14 10 powder room 9 x 3 11 mudroom

townhome
 2670 sf live / 750 sf work



third floor // 1 office 10 x 8 2 bedroom 21 x 12 3 bedroom 21 x 12 4 bath 10 x 7 5 roof deck 24 x 24

townhome
2670 sf live / 750 sf work

phase 2: 2018

Phase 2 of the neighborhood will follow in 2018. The southern end of the site fronts the “village main street,” and extends the pedestrian retail streetscape toward the beach across the street. Anchored by the renovation of the historic Brick House into the “Flying Goat Camp” lobby and reception; guests from near and far will be welcomed to stay in 11 individual camp BUNKHOUSES set among native northwest landscaping along a meandering stream or in one of the 4 guestrooms in the “SHED” building.

The SHED will serve as the center of camp life. Containing a large covered porch with a fireplace for cool days, the SHED will be stocked with bikes, kayaks, paddle boards, beach chairs and your favorite yard games. The tower will feature a climbing wall and a lookout at the top of the stairs; fit for checking water conditions, sipping coffee at sunrise, or merely a vantage point to take that sunset selfie!

Flying Goat Camp will be healthy lifestyle focused, a basecamp for launching your exploration of island life right outside your BUNKHOUSE door. To prep, take-with, or refuel at days’ end, the new “GREENHOUSE” restaurant will be stocked with healthy, locally sourced fare. The restaurant is designed to be a warm sunny respite in winter and al fresco dining on sunny summer days, its large roll up glass doors open to the camp’s stream-side patio.

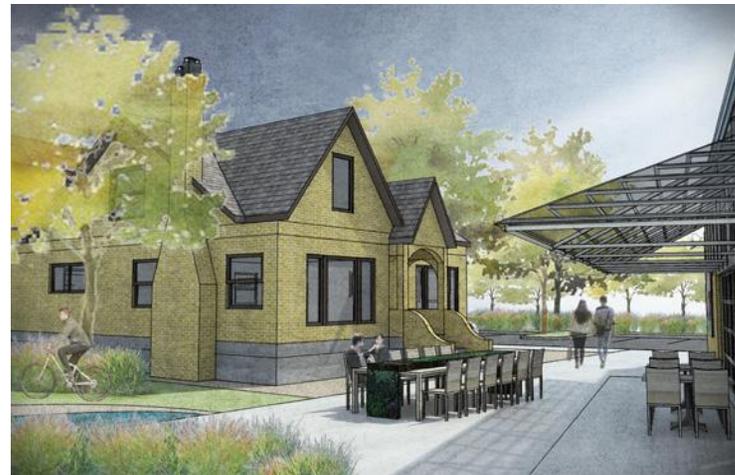
The 2-story, 3-unit Parkside LIVE/WORK Townhome building will round out Phase 2. The one level living on the upper floor features a West facing partially covered deck with an indoor outdoor fireplace, and glimpses of Rich Passage beyond the park; perfect for sunset dining. The Parkside Building also includes 750sf ground floor commercial spaces below each residence. The workspaces can be purchased separately or in combination with the residential spaces above. Each residence will have its own dedicated private 2-car garage.

**live/work (parkside): 1780 sf (living space)
750 sf (workspace/ground floor: sold separately)**

2 bedrooms
2 baths
2 car garage
dining deck



looking northeast
phase 2



street views
phase 2

faqs

1 // Where exactly is ROOST? ROOST is in the Lynwood Center Neighborhood on Bainbridge Island, just west of Walt's Grocery; stretching between Pt. White Drive and Baker Hill Road. If you see the "Brick House," you are there!

2 // What is the style of the buildings? We would describe ROOST as "Modern Farmhouse ," a blend of contemporary design, simple agrarian shapes and influences with a strong pattern language; concrete & corrugated metal, clean lines & found objects, reclaimed wood & refined surfaces.

3 // Who is the Architect? Indigo Architecture & Interiors, beingindigo.com

4 // Who is the Builder? Clark Construction, clarkconstruct.com

5 // Will the project be built "green?" As conscientious designers it's in our DNA to strive for solutions that maximize efficiency, minimize resource consumption, and make a positive contribution to the built landscape. That said, our project standard for sustainability is to "do the right thing" for our specific project, site and community. As we consider each design decision, whether it be material selection, heating and cooling systems, or building siting and landscaping, we are asking ourselves what are the long horizon of these decisions? Is this the right thing to do? At this time we are not seeking a third party validation. We have yet to determine whether we need a third party standard to validate these decisions.

6 // I see solar panels in the drawings. Are you using solar power? The homes will be sold "solar panel ready" meaning the homeowner can easily install panels after occupancy. A preferred provider is being specified now to simplify the process.

7 // What is the siding on the houses? We're using a combination of concrete and either pre-patinated (rusty) or bonderized (matte zinc grey) corrugated metal. Both panel types should last for decades without sealers or paints. The primary weatherproof envelope is underneath the siding panels, so that even in the unlikely event of a panel rusting through in a spot, the watertightness of the building is still maintained. It is a rain-screen siding system.

8 // What the heck are "bunkhouses?" The inn will have 11 freestanding bunkhouses on the west side of the park. The idea of constructing them from shipping containers is being considered. These are just another type of hotel room that will be available. They are intended to be whimsical and artistically fanciful in nature.

9 // Where is the public beach access? The closest public beach access is 100 yards away on Point White Drive, across from the new playground, to the west of ROOST.

10 // When will the Phase 1A homes be available? We expect to be delivering our first homes in Spring 2017. Phase 1B should be complete by late 2017.

faqs

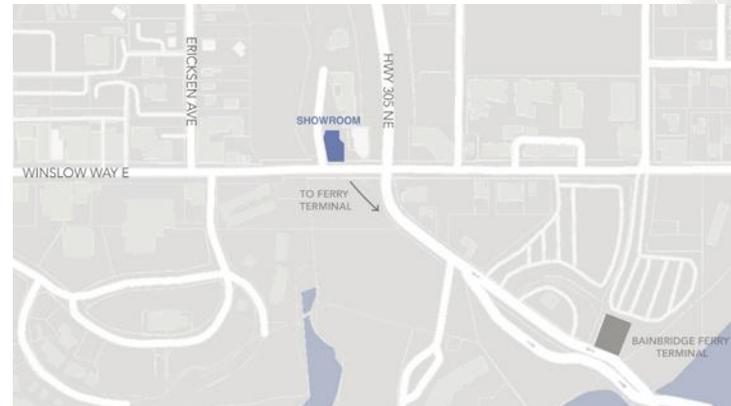
11 // Can I buy one now? Currently, we are taking Reservations with a deposit of \$5,000. The deposit is put into escrow and is fully refundable for any reason. The Reservation Agreement gives you first right of refusal for a particular home. We expect to be converting our Reservations into Purchase and Sale Agreements in late 2016/early 2017.

12 // Are there restrictions on what homeowners can do to their property? All the homes in ROOST are part of a "condominium" with the other homeowners. We will have some guidelines to maintain the aesthetic and livability of the neighborhood, and some nominal fees for maintaining the landscaping. It is our intention to keep both to a minimum and not be heavy-handed.

13 // Do you have a sales office where I can learn more? Belinda Thornburg of Johansson Clark Real Estate is the designated Broker for ROOST. You can contact Belinda Thornburg directly at 206.909.0865, stop by the Johansson Clark office or speak to your own real estate broker for more information and to schedule a presentation.

contact

If you'd like to learn more, contact Belinda Thornburg at 206.909.0865 to arrange a presentation in our ROOST showroom - located at 500 Winslow Way E., second floor on Bainbridge Island, WA.



We look forward to sharing further details with you as we progress. In the meantime, enjoy taking a peek at what's just around the corner!