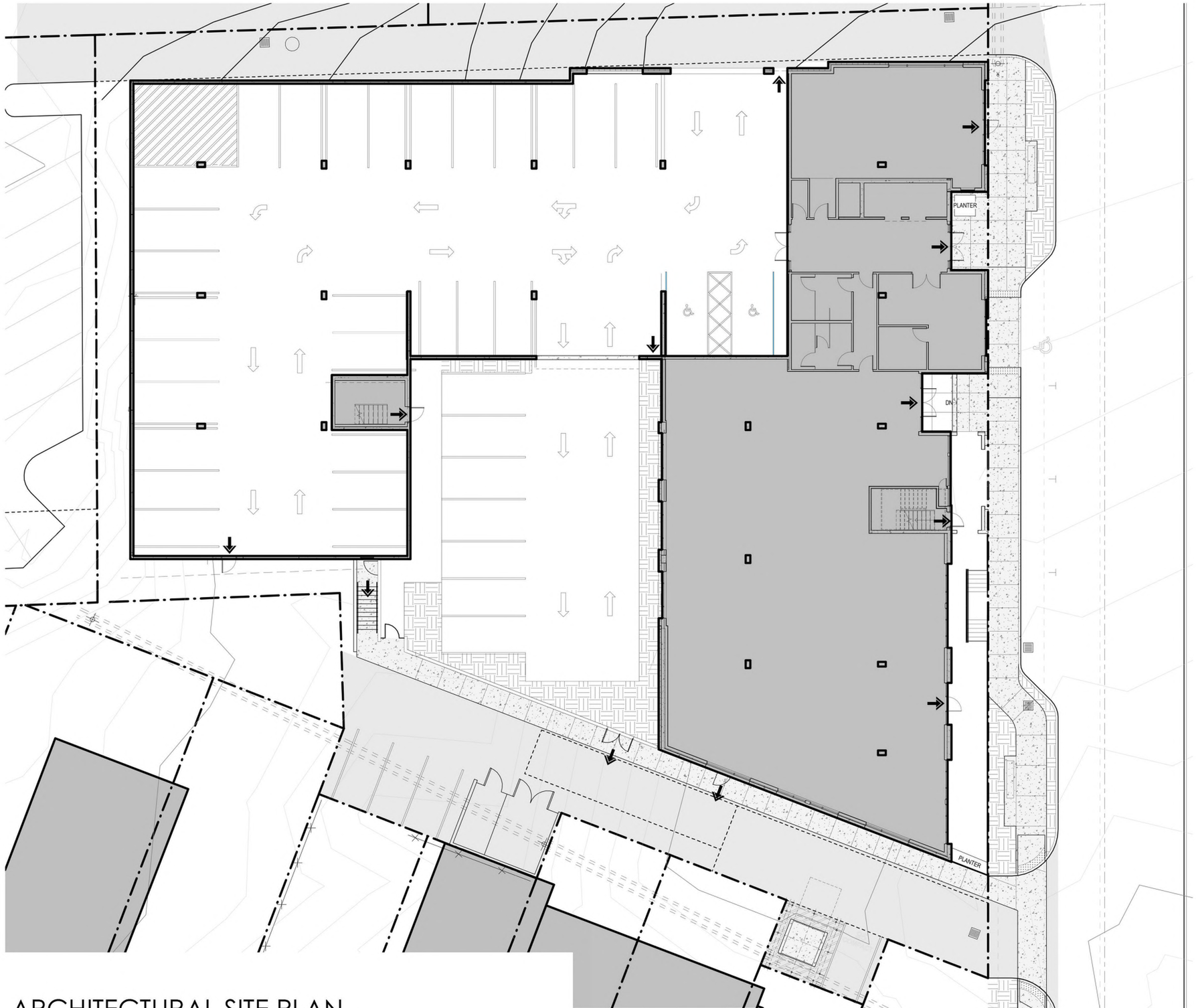
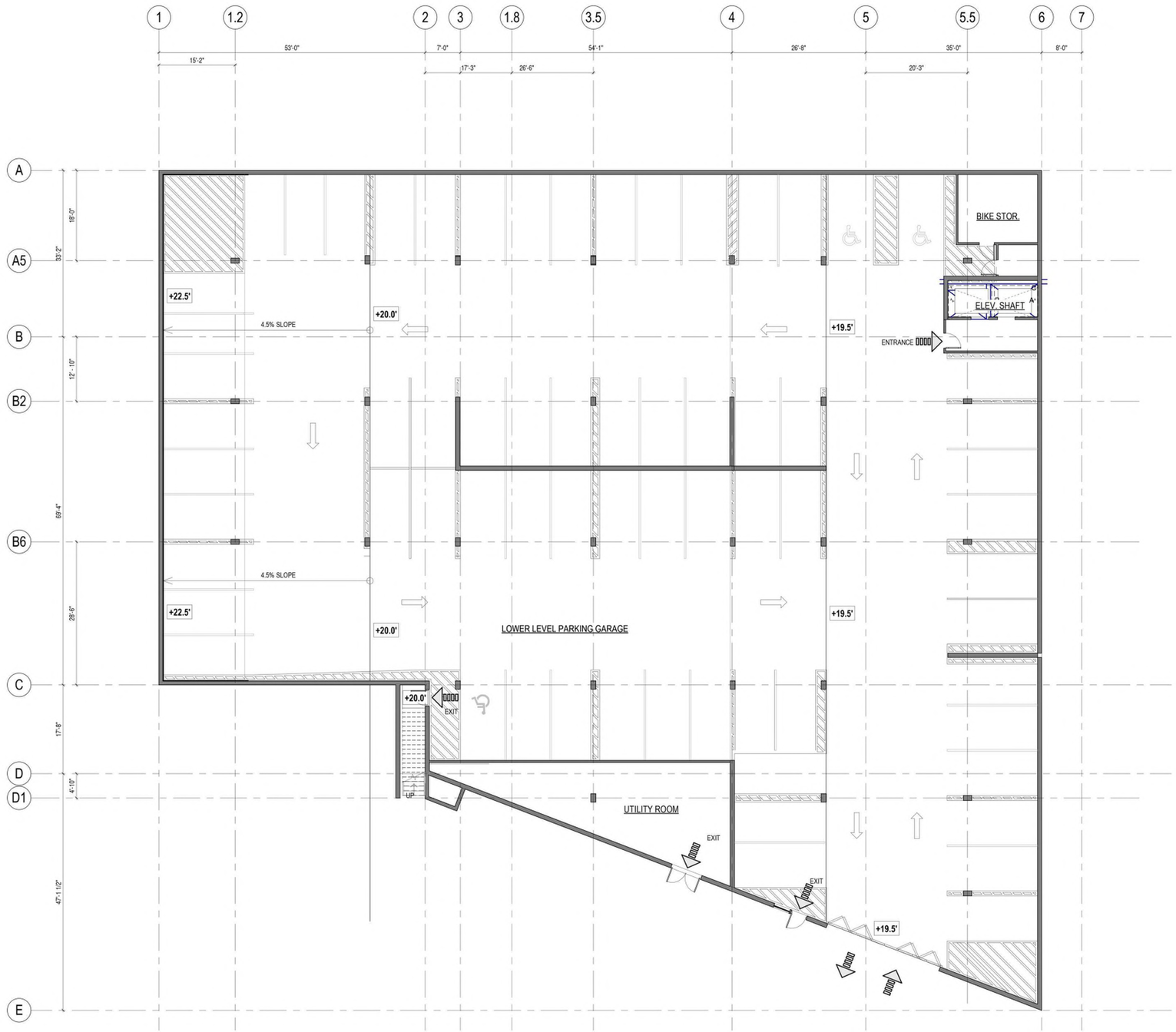


ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

blue
architecture | interiors

OLD CITY HALL APARTMENTS
POULSBO, WA

A1



LEVEL P1 FLOOR PLAN

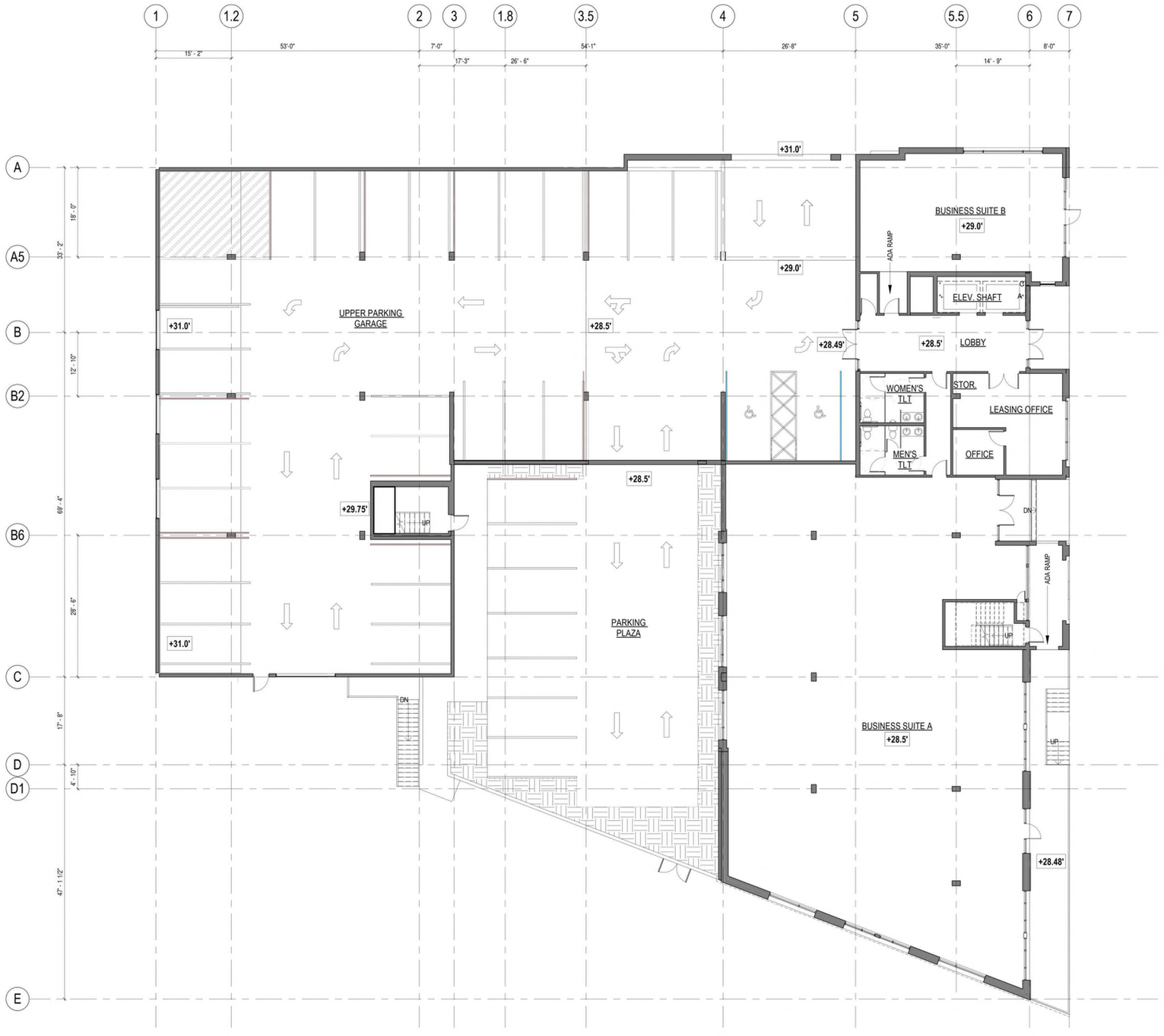
SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A2



LEVEL 1 FLOOR PLAN

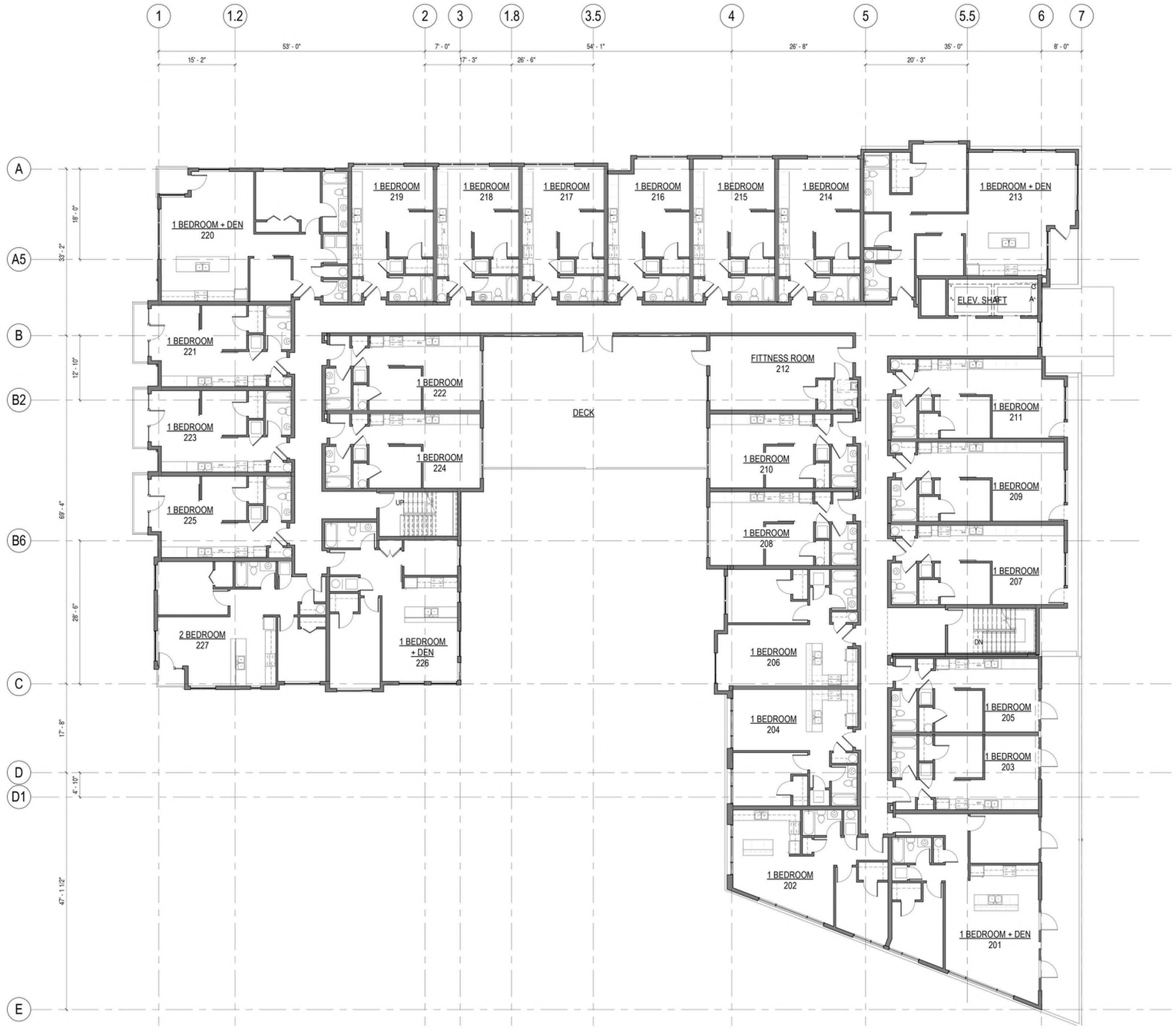
SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A3



LEVEL 2 FLOOR PLAN

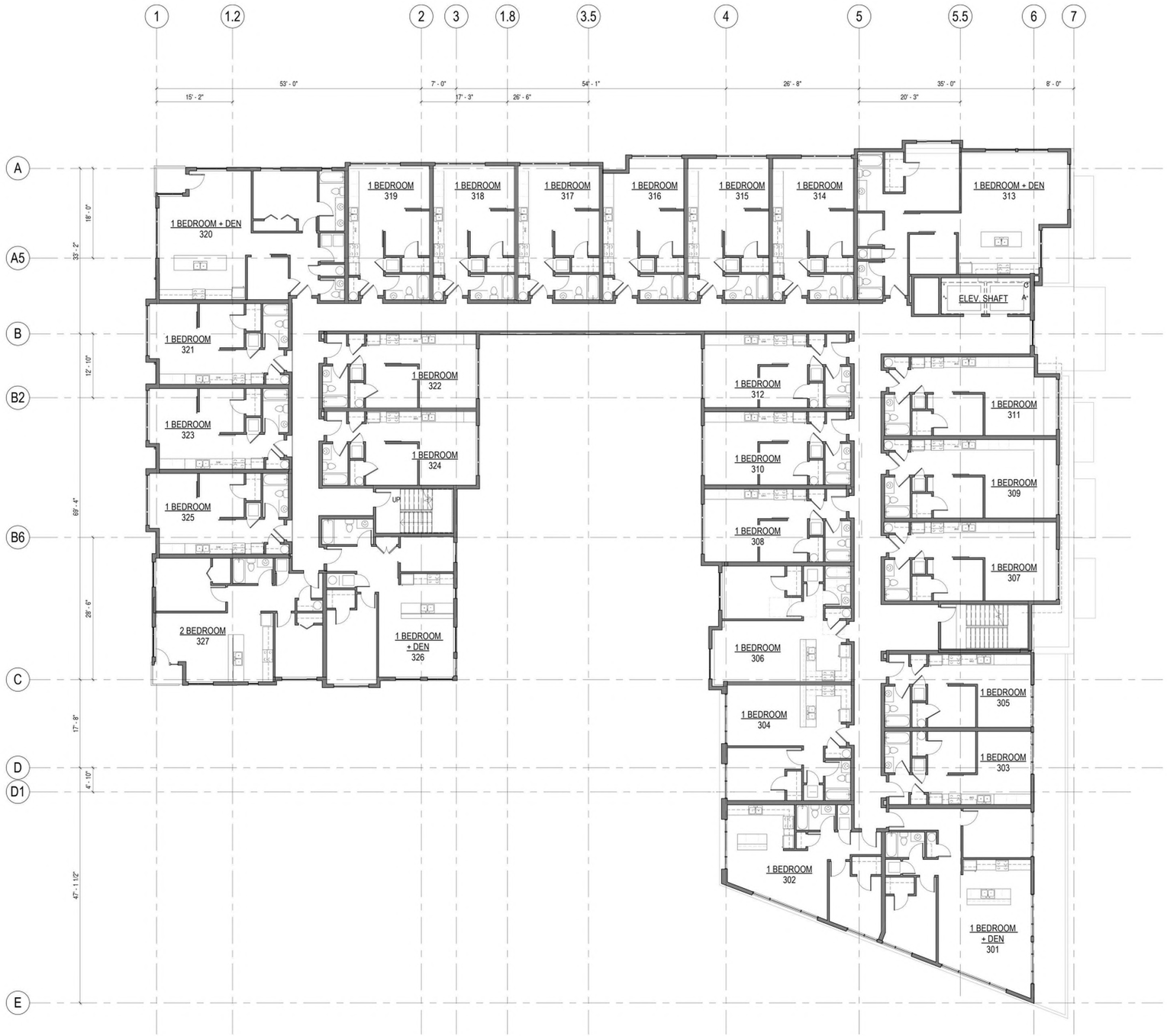
SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A4



LEVEL 3 FLOOR PLAN

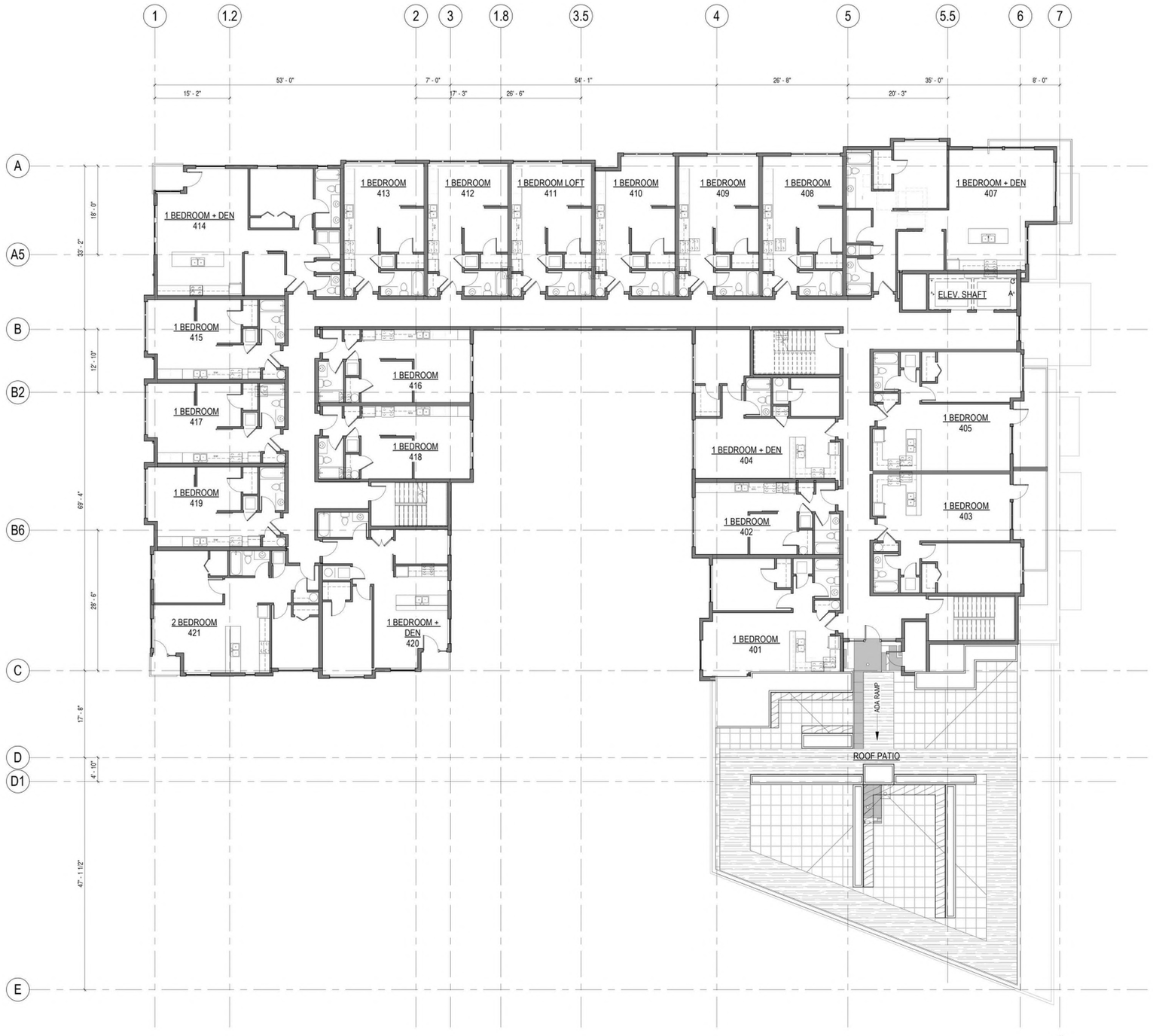
SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A5



LEVEL 4 FLOOR PLAN

SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A6

LEVEL 5 FLOOR PLAN

SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

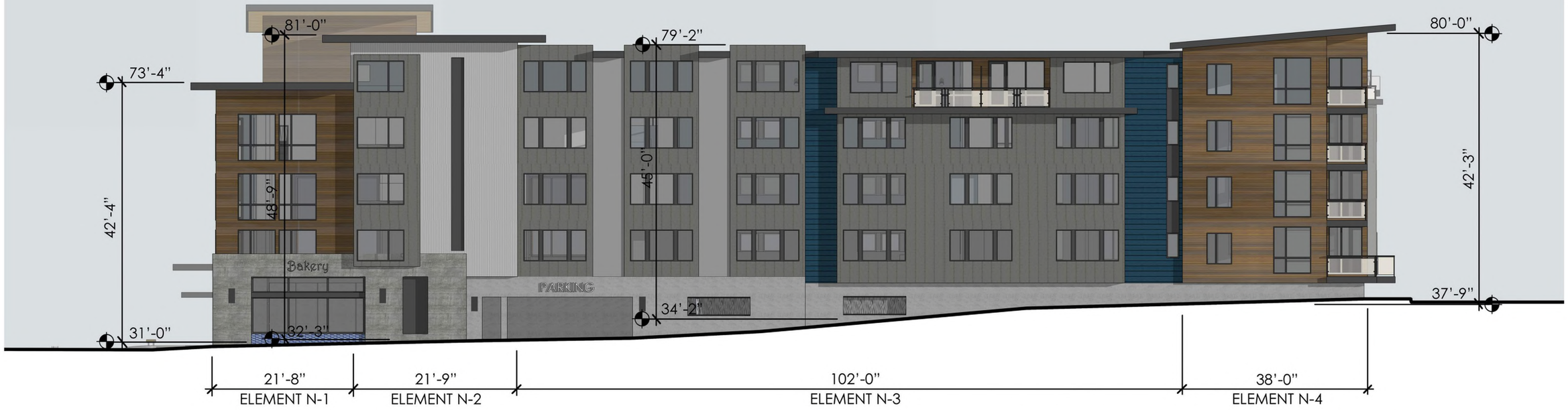
POULSBO, WA

A7

NOTE: MAXIMUM ORDINANCE HEIGHT IS 45'-0" AVERAGE
FOR BUILDING INCLUDING BELOW GRADE PARKING

HEIGHT CALCULATION: OVERALL LENGTH OF FACE = 183'-5"

$$\frac{(21.667 \times 42.333) + (21.75 \times 48.75) + (102.0 \times 45.0) + (25.0 \times 42.25)}{183.417'} = 41.565' \ (<45)$$



NORTH ELEVATION HEIGHT DIAGRAM

SCALE: 1/8" = 1'-0"

NORTH BUILDING FACADE DESIGN ELEMENTS

SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS
POULSBO, WA

A8

NOTE: MAXIMUM ORDINANCE HEIGHT IS 45'-0" AVERAGE
FOR BUILDING INCLUDING BELOW GRADE PARKING

HEIGHT CALCULATION: OVERALL LENGTH OF FACE = 176'-10"

$$\frac{(61.167 \times 44.0) + (53.0 \times 17.167) + (62.667 \times 42.5)}{176.833'} = 35.423' \ (<45)$$

SOUTH ELEVATION HEIGHT DIAGRAM

SCALE: 1/8" = 1'-0"

SOUTH BUILDING FACADE DESIGN ELEMENTS

SCALE: 1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS
POULSBO, WA

A9

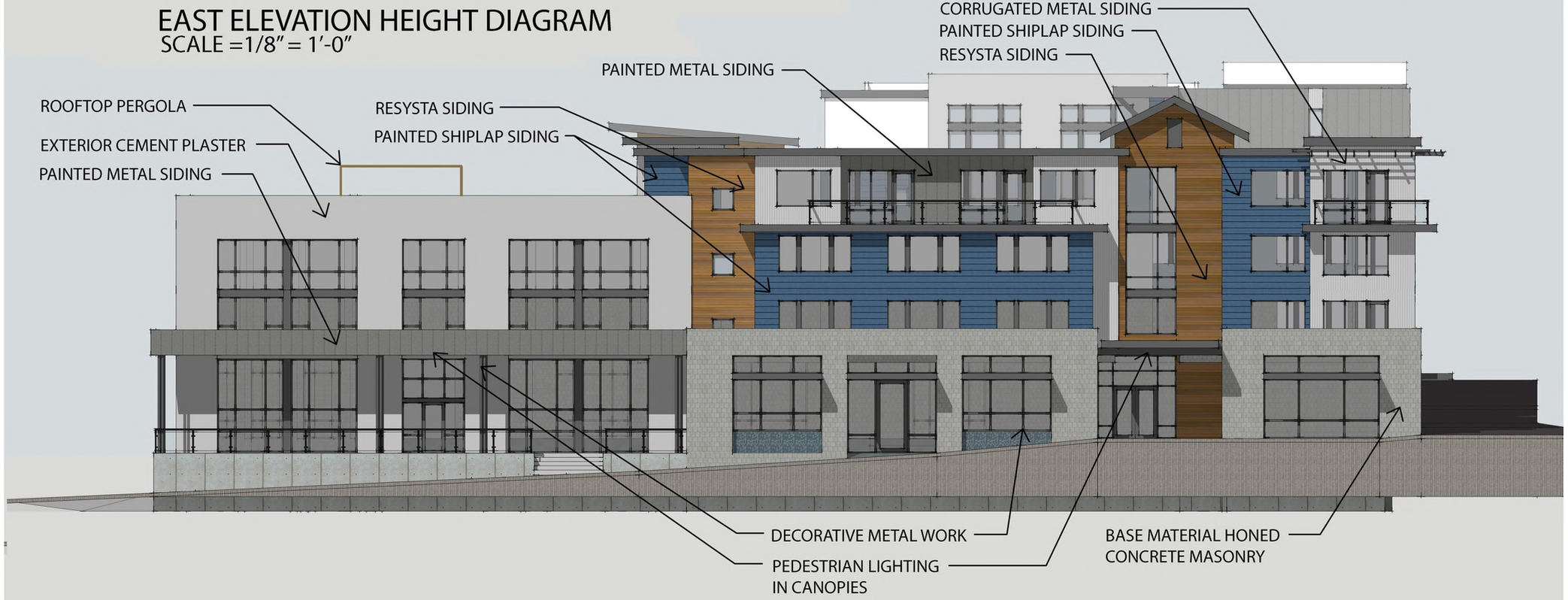
NOTE: MAXIMUM ORDINANCE HEIGHT IS 45'-0" FOR BUILDINGS INCLUDING BELOW GRADE PARKING

HEIGHT CALCULATION: OVERALL LENGTH OF FACE = 171'-4"

$$\frac{(70 \times 40) + (101.3 \times 43.583)}{171.3} = 42.19 < 45$$

EAST ELEVATION HEIGHT DIAGRAM

SCALE =1/8" = 1'-0"



EAST BUILDING FACADE DESIGN ELEMENTS

SCALE =1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

A10

TOTAL COVERED LENGTH = 142'-3"
81.9% OF THE EAST FACADE IS COVERED

EAST ELEVATION - COVERED SIDEWALK

SCALE: 1/8" = 1'-0"

TOTAL GLASS LENGTH = 104'-10"
LEVEL 1 FACADE LENGTH = 174'-4"

60.3% OF LEVEL 1 EAST FACADE IS GLASS
(60% GLASS REQUIRED)

EAST ELEVATION - LEVEL 1 TRANSPARENT GLASS

SCALE: 1/8" = 1'-0"

blue
architecture | interiors

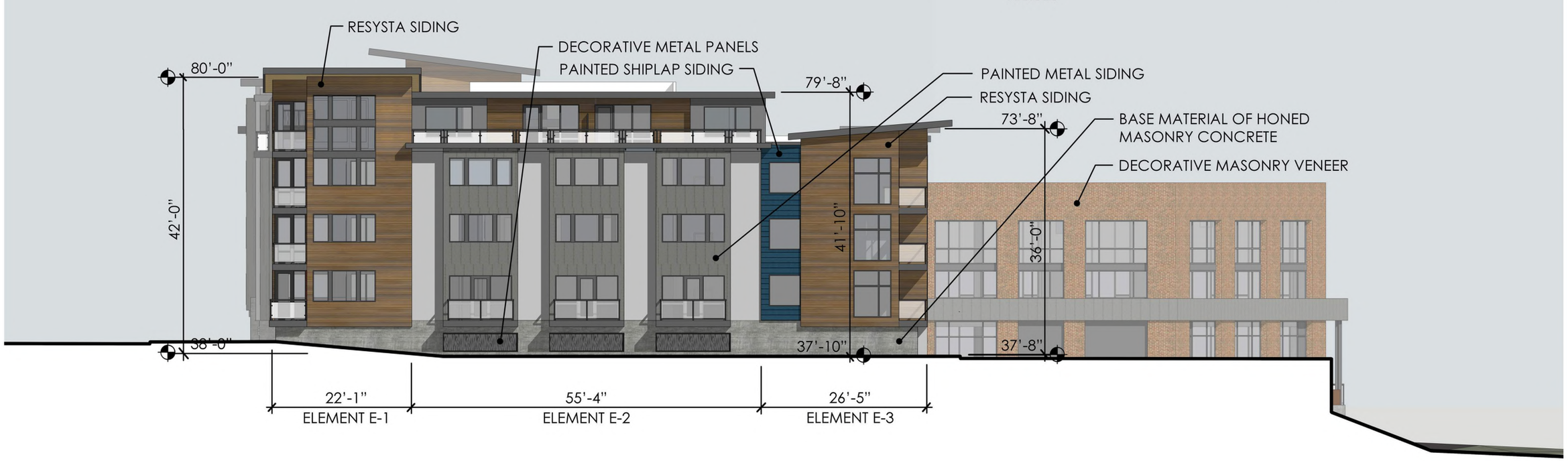
OLD CITY HALL APARTMENTS
POULSBO, WA

A11

NOTE: MAXIMUM ORDINANCE HEIGHT IS 45'-0" AVERAGE FOR BUILDING INCLUDING BELOW GRADE PARKING

HEIGHT CALCULATION: OVERALL LENGTH OF FACE = 103'-10"

$$\frac{(22.083 \times 42.0) + (55.333 \times 41.833) + (26.417 \times 36.0)}{103.833'} = 40.382' \ (<45)$$



WEST ELEVATION HEIGHT DIAGRAM AND BUILDING FACADE DESIGN ELEMENTS

SCALE: 1/8" = 1'-0"

OLD CITY HALL APARTMENTS

POULSBO, WA

A12

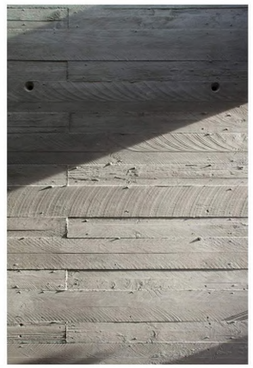
CORRUGATED METAL:
MANUFACTURER; MBCI
PRODUCT NAME; PBC PANEL
COLOR; DURA TECH 5000 COOL METALLIC SILVER

WOOD PANELING:
MANUFACTURER; RESYSTA
PRODUCT NAME; RESYSTA FACADES
COLOR; BENJAMIN MOORE STAIN DRAGON'S BREATH

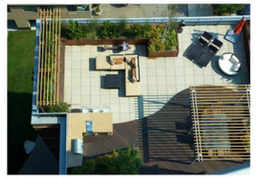
FLAT METAL:
MANUFACTURER; AEP SPAN
PRODUCT NAME; FLAT SHEET GOODS
COLOR; DURA TECH 5000 COOL OLD TOWN GREY

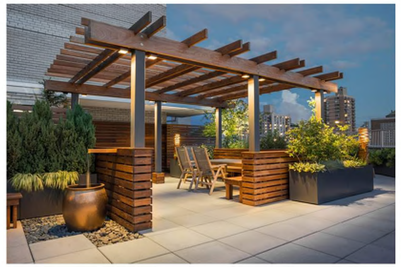
SIDING:
MANUFACTURER; JAMES HARDIE
PRODUCT NAME; ARTISAN V-GROOVE SIDING
COLOR; BENJAMIN MOORE WHIPPLE BLUE

BRICK VENEER:
MANUFACTURER; ELDORADO STONE
PRODUCT NAME; ROMA BRICK
COLOR; ROMA BRICK



BOARD FORM





ROOF DECK

EXTERIOR SIDING

EXTERIOR LIGHT SCONCE

EXTERIOR DECORATIVE TILE

METAL PANELS

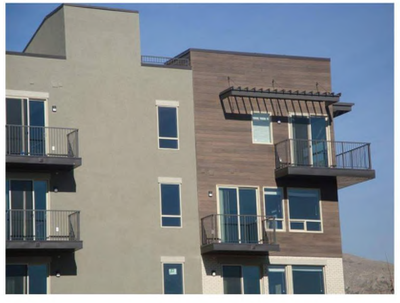
EXTERIOR SIDING COLOR

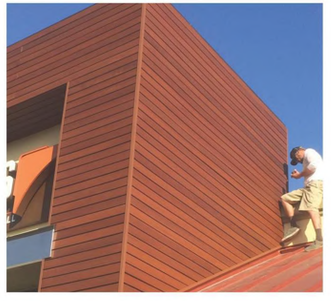
EXTERIOR METAL COLOR

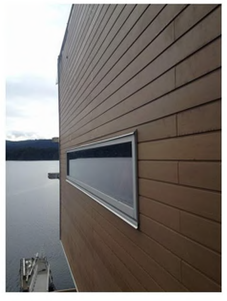
PERSPECTIVES

SIDING

PEDESTRIAN LIGHTING



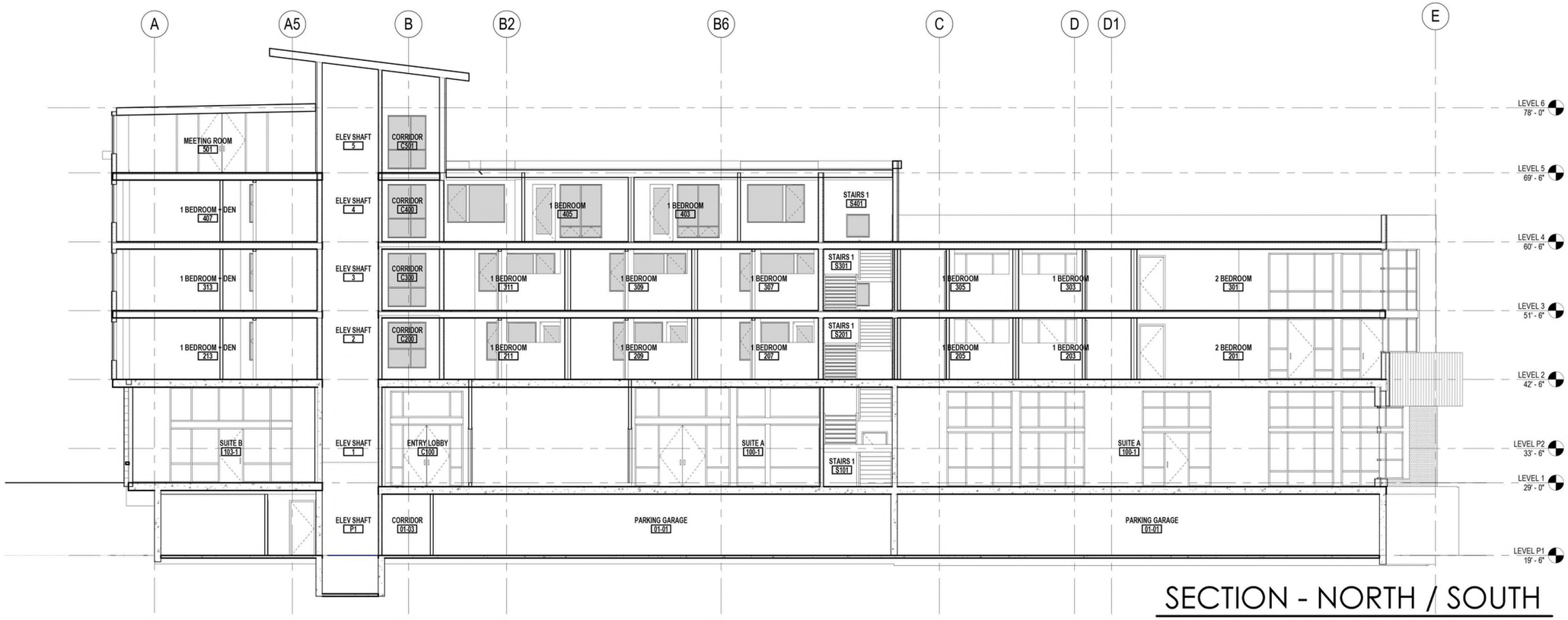




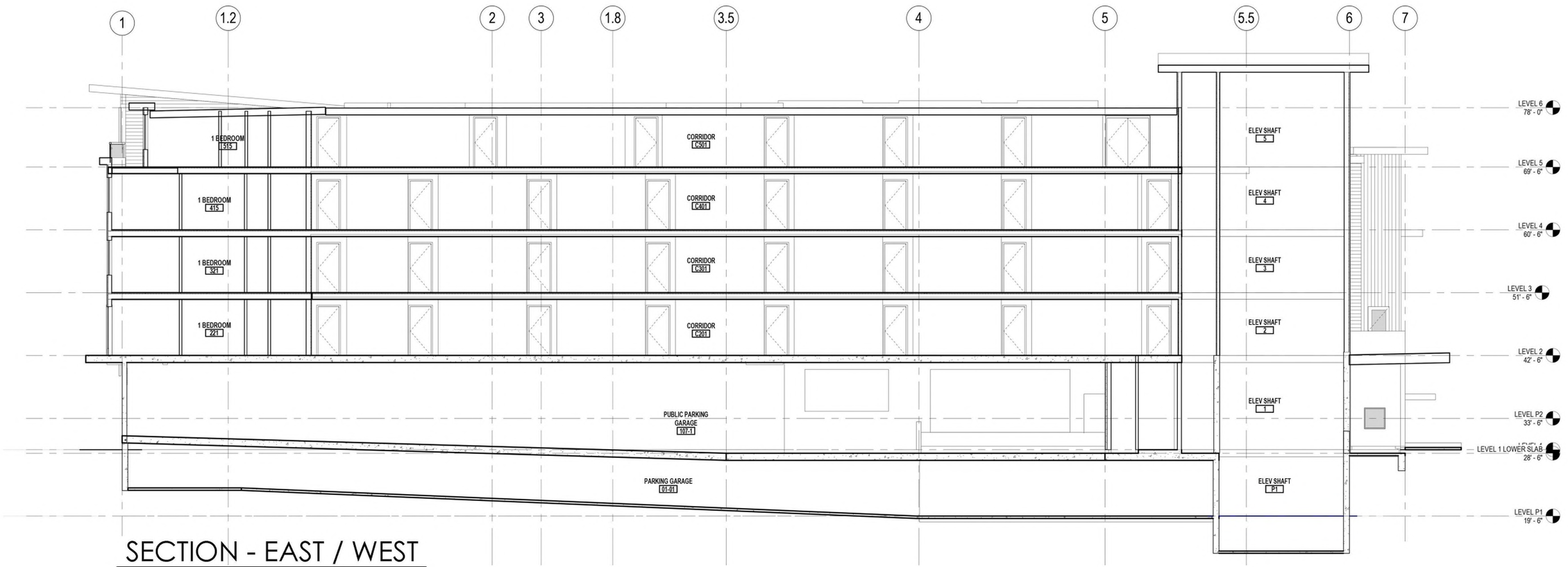
RESYSTA

OLD CITY HALL APARTMENTS
POULSBO, WA

A13



SECTION - NORTH / SOUTH



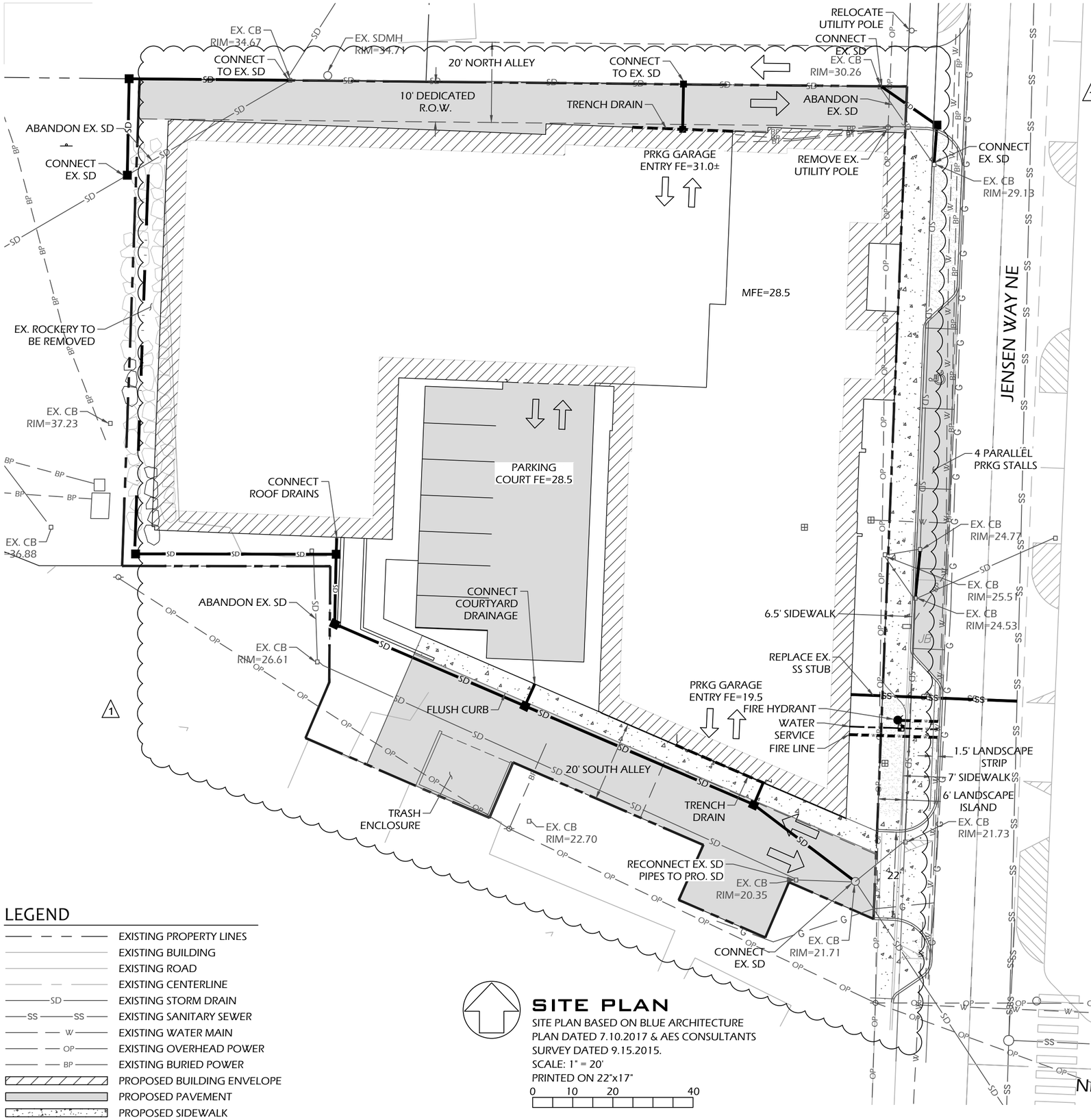
SECTION - EAST / WEST

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

A14



SITE PLAN

SITE PLAN BASED ON BLUE ARCHITECTURE
PLAN DATED 7.10.2017 & AES CONSULTANTS
SURVEY DATED 9.15.2015.
SCALE: 1" = 20'
PRINTED ON 22"x17"

0 10 20 40

LEGEND

- EXISTING PROPERTY LINES
- EXISTING BUILDING
- EXISTING ROAD
- EXISTING CENTERLINE
- SD — EXISTING STORM DRAIN
- SS SS — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- OP — EXISTING OVERHEAD POWER
- BP — EXISTING BURIED POWER
- PROPOSED BUILDING ENVELOPE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- SD — PROPOSED STORM DRAIN
- SS SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER

NOTES:

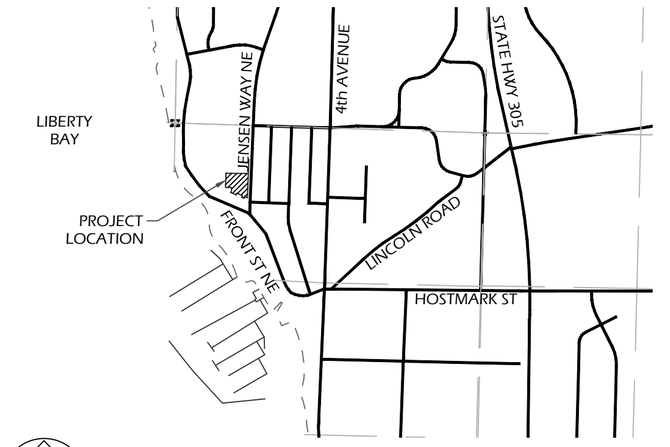
1. STORM DRAINAGE:
   - STORM DRAINAGE SYSTEMS WILL BE REROUTED AROUND PROPOSED BUILDING AS REQUIRED.
   - PARKING COURT WILL BE ABOVE PARKING GARAGE AND HAVE DRAINAGE AS REQUIRED.
   - WATER QUALITY FOR STORMWATER RUNOFF IN PARKING COURT & ALLEYS WILL BE PROVIDED BY CATCH BASIN FILTER INSERTS AS REQUIRED. SPILL CONTROL TEE WILL BE LOCATED IN THE DOWNSTREAM PROPOSED CATCH BASIN.
   - STORM DRAINAGE WILL RECONNECT TO EXISTING SYSTEM IN JENSEN WAY.
2. BUILDING SEWER SERVICE WILL CONNECT TO EXISTING SEWER STUB IN JENSEN WAY.
3. WATER SERVICE WILL BE PROVIDED BY A NEW WATER METER. FIRE SUPPRESSION TO BE DESIGNED BY OTHERS.
4. FIRE HYDRANT PROPOSED ALONG JENSEN WAY.
5. DETAILED EROSION & SEDIMENT CONTROL PLAN WILL BE DEVELOPED DURING CONSTRUCTION DESIGN PHASE.
6. SEE SURVEY DRAWING FOR EXISTING & PROPOSED PROPERTY & EASEMENT DESCRIPTIONS.
7. POWER, TELEPHONE & CABLE WILL BE DESIGNED BY OTHERS.
8. STOP SIGN & BUS STOP SIGN AT NE CORNER WILL BE RELOCATED AS REQUIRED.

PARCEL INFORMATION

TAX ID: 4320-002-005-0302
AREA: 0.74-ACRES, APPROX. 32,234-SF

ZONING: C-1 DOWNTOWN/FRONT
BUILDING SETBACKS:
FRONT: NONE
SIDES: NONE
SITE NOT ADJ. TO R ZONE
BUILDING COVERAGE: MAX. 100% OF SITE

CRITICAL AREAS: NONE LISTED ON KITSAP COUNTY PARCEL SEARCH & NOT WITHIN POULSBO'S CRITICAL AQUIFER AREA MAP.



VICINITY MAP

TAX ID: 4230-002-005-0302
NW¼ OF NW¼ SECTION 23 TOWNSHIP 26 NORTH RANGE 1 EAST

0 500 1,000 2,000
SCALE: 1" = 1,000'

PRELIMINARY UTILITY PLAN
POULSBO OLD CITY HALL APARTMENTS
SITE PLAN REVIEW SUBMITTAL

4/3/2018
KELSEY E. LAUGHLIN
STATE OF WASHINGTON
48830
REGISTERED
PROFESSIONAL ENGINEER

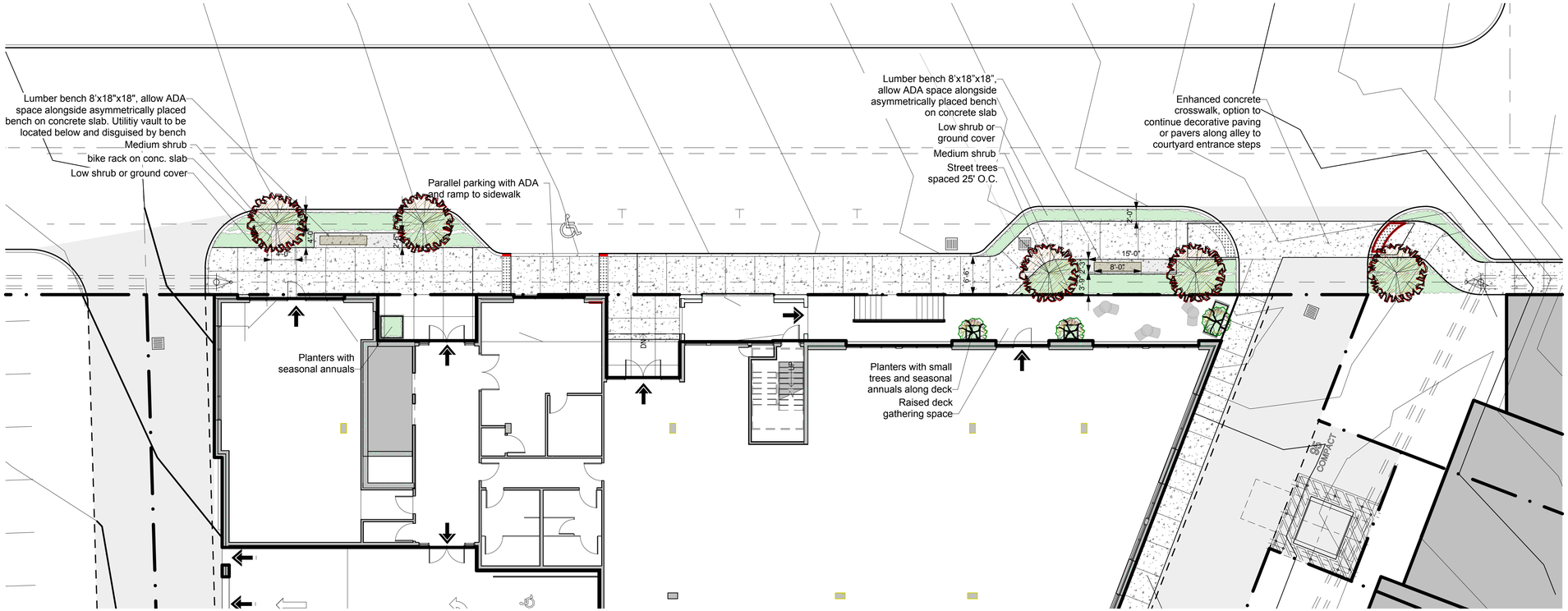
SEABOLD
ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

1 4.3.2018 K.E.L. REVISED SITE PLAN AS REQUESTED.

DATE: ~~7/19/2017~~
DESIGNED: K. LAUGHLIN
DRAWN: K. LAUGHLIN
CHECKED:
JOB NO.: BL12.10

BLUE ARCHITECTURE & INTERIORS
245 4th St, Ste 508
BREMERTON, WA 98337
ROBERT GUYT - 360.277.8970
bob@blue-nw.com

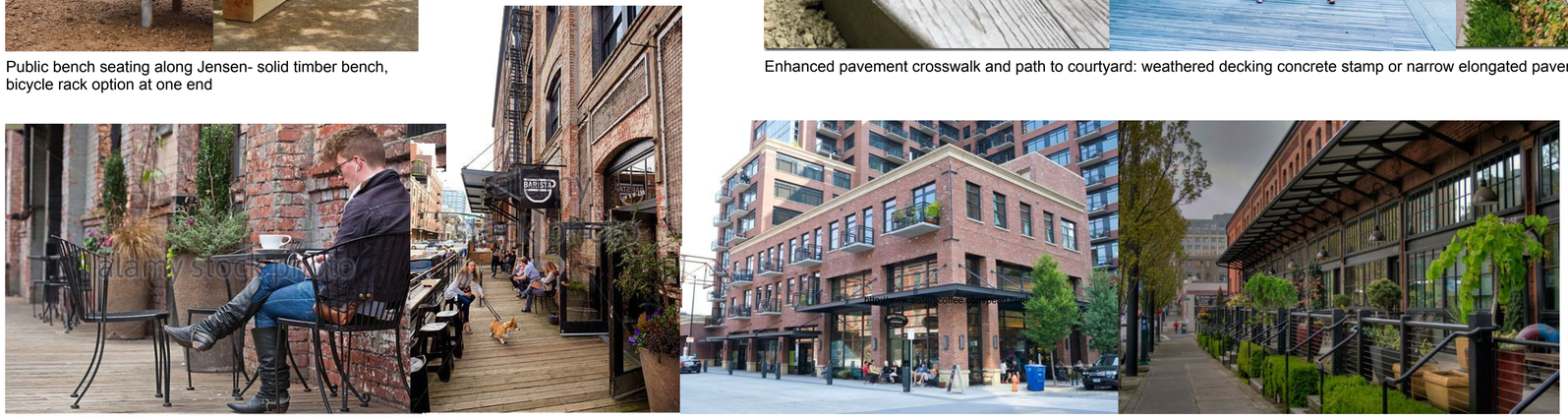
C1
1 OF 1



Public bench seating along Jensen- solid timber bench, bicycle rack option at one end

Sculptural bike rack on Jensen

Enhanced pavement crosswalk and path to courtyard: weathered decking concrete stamp or narrow elongated paver



Materials and ambiance precedents for Jensen Way: Brick, wood, concrete, metal

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
Emily Russell
CERTIFICATE NO.1272

EMILY RUSSELL
Landscape Architecture

Emily Russell, PLA, ASLA
360-990-1720
www.russelldesignsource.com
emily@russelldesignsource.com

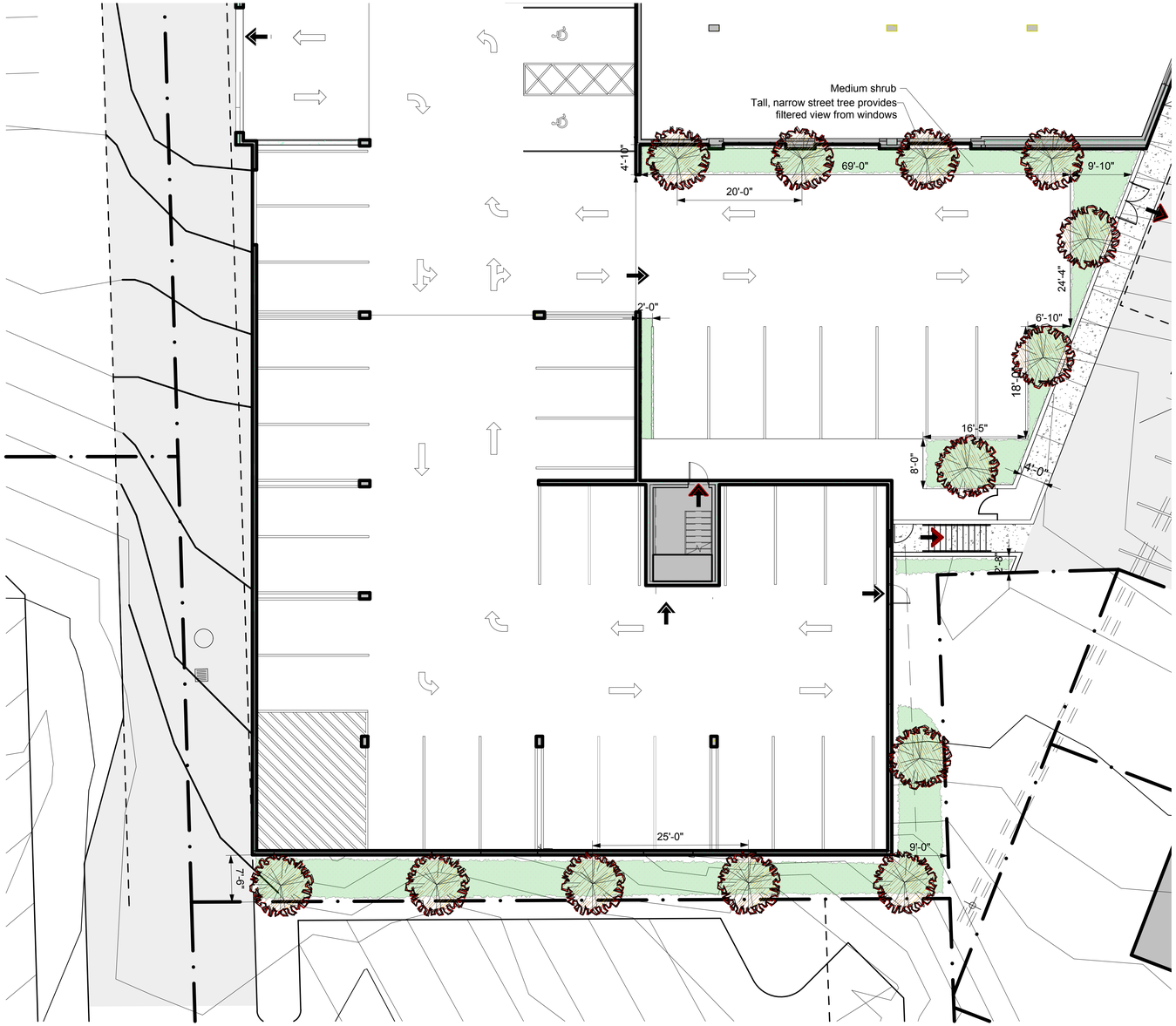
245 4th Street #501
Bremerton WA 98337

Consultant

Project Title
Poulsbo Mixed Use
Poulsbo WA 98370

Drawing Title
Jensen Way
Schematic Landscape Plan

Project Manager	Project ID: Schematic Landscape Layout
Drawn By: Emily Russell	Scale: 1"=10'
Reviewed By	Drawing No.
Date: 3.29.18	1 of 4
CAD File Name: Poulsbo Mixed Use	



The parking court is screened from building windows with medium shrub layer and a tall, narrow, deciduous tree canopy

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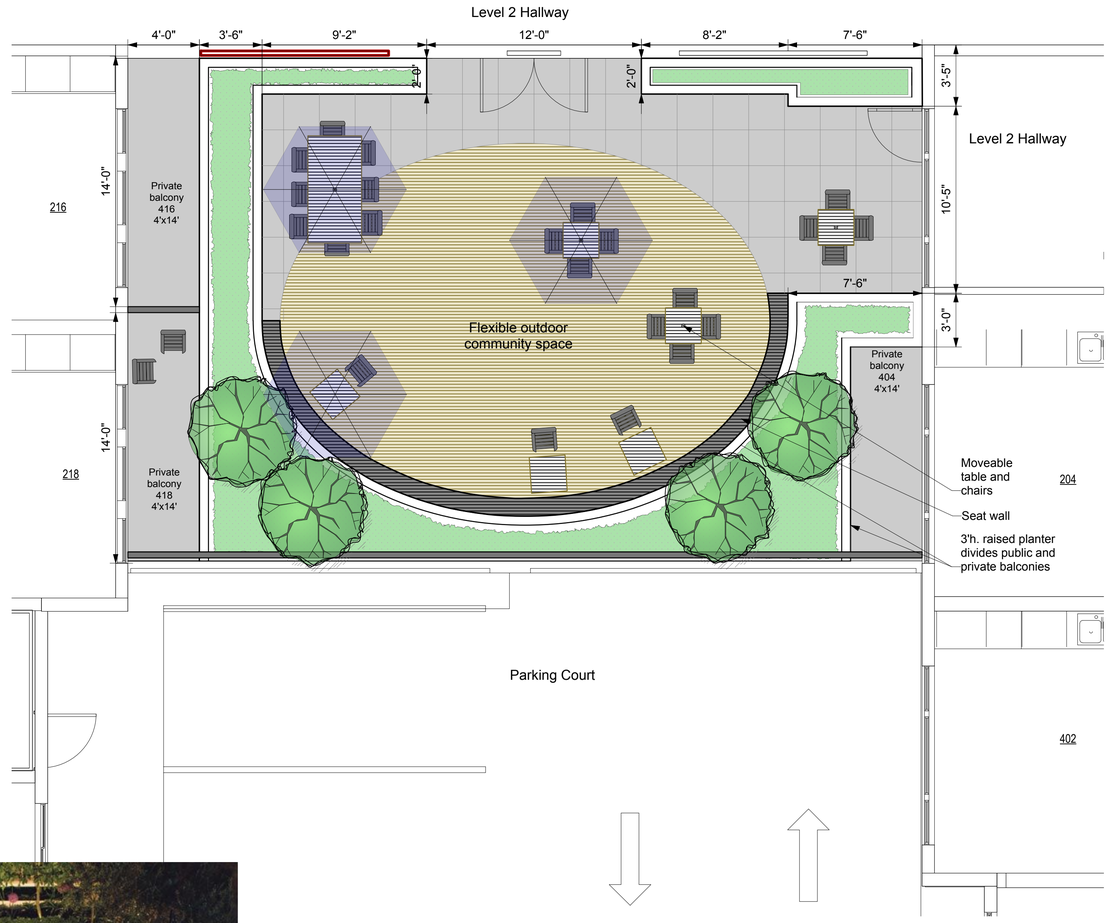
245 4th Street #501
Bremerton WA 98337

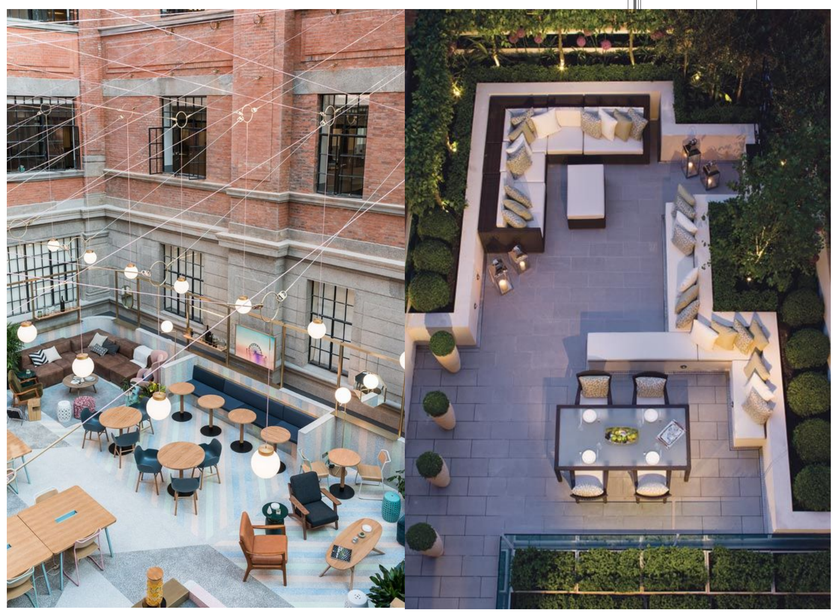
Consultant

Project Title
Poulsbo Mixed Use
Poulsbo WA 98370

Drawing Title
Parking Court and West Wall Planting
Schematic Landscape Plan

Project Manager	Project ID: Schematic Landscape Layout
Drawn By: Emily Russell	Scale: 1"=10'
Reviewed By:	Drawing No. 2 of 4
Date: 3.29.18	
CAD File Name: Poulsbo Mixed Use	





Flexible community gathering space defined raised planter privacy walls, built in seating, and moveable furniture

N

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Emily Russell
CERTIFICATE NO.1272

EMILY RUSSELL

Landscape Architecture

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245 4th Street #501
Bremerton WA 98337

Consultant

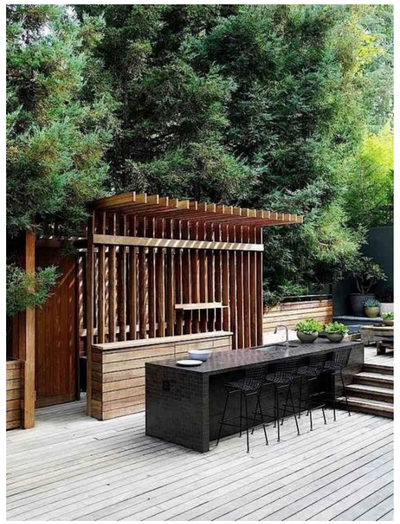
Project Title

Drawing Title: Central Courtyard Balcony Schematic Landscape Plan

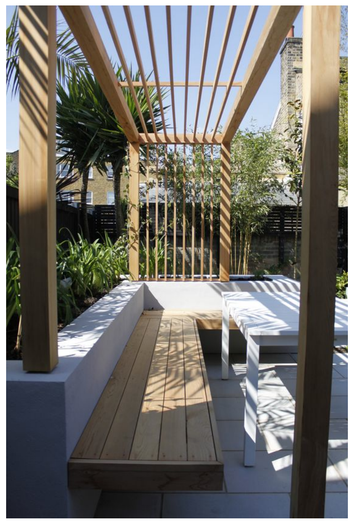
Project Manager	Project ID
Drawn By: Emily Russell	Scale: 1/4"=1'
Reviewed By	Drawing No.
Date: 3.29.18	3 of 4
CAD File Name	

Defined private "rooms", raised planter privacy walls, built in seating

Gas fire cocktail table, built in seating

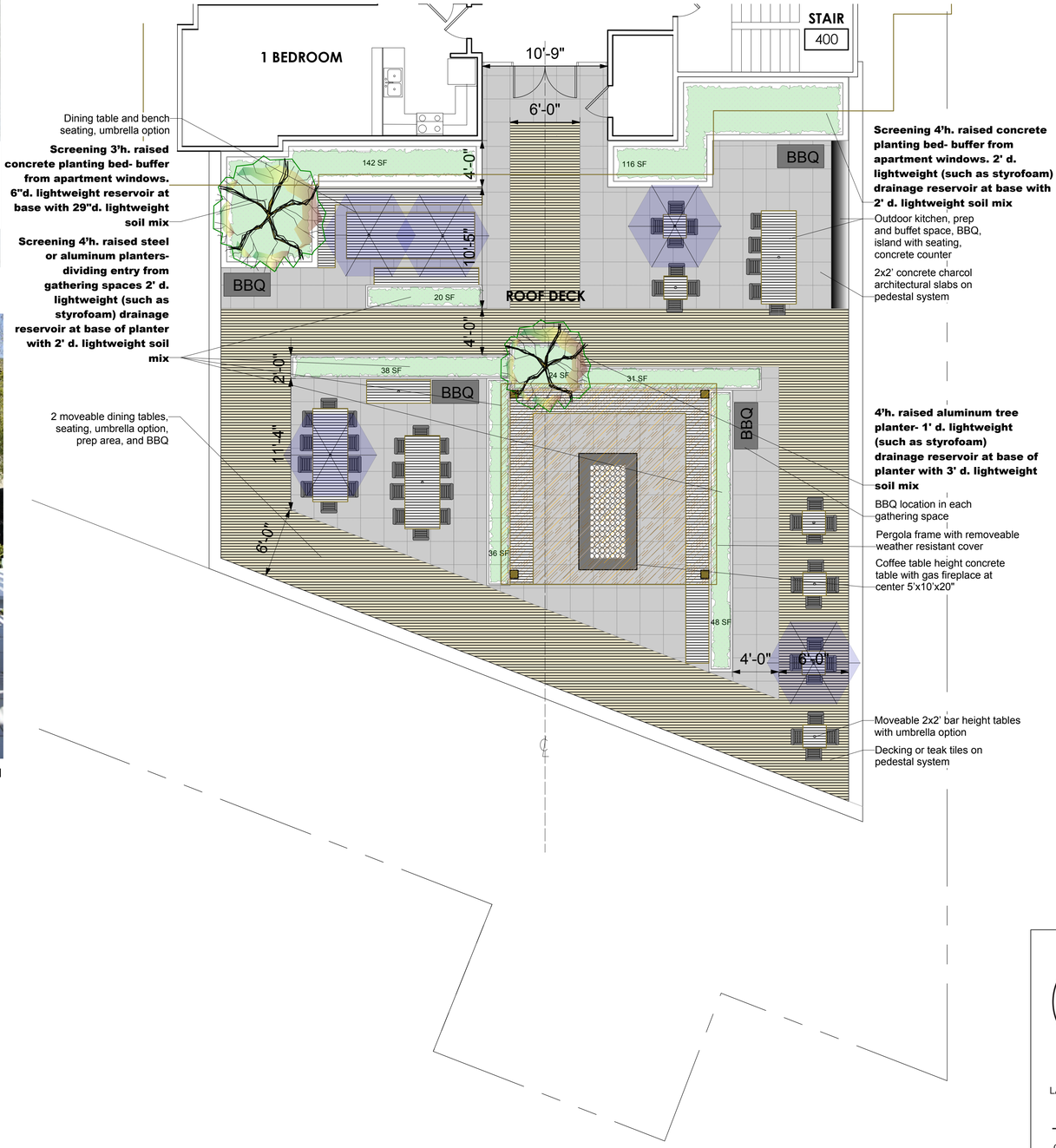


Kitchen, buffet, bar space, bar seating, decking



Concrete planter privacy walls, cantilevered wood seating

Decking and concrete paver combination on pedestal system



Rooftop green space

142
116
20
38
24
31
36
48

455 sf. out of 2,641 sf. total roof sf. inside of rail.

N

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Emily Russell
CERTIFICATE NO.1272

EMILY RUSSELL

Landscape Architecture

Emily Russell, PLA, ASLA
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emily@russelldesignsource.com

245 4th Street #501
Bremerton WA 98337

Consultant

Project Title
The Beacon
Poulsbo Mixed Use
Poulsbo WA 98370

Drawing Title
SE Roof Garden
Schematic Landscape Plan

Project Manager	Project ID: Schematic Landscape Layout
Drawn By: Emily Russell	Scale: 3/16"=1'
Reviewed By	Drawing No: 4 of 4
Date: 3.29.18	
CAD File Name: Poulsbo Mixed Use	