BLUE NORTH PROPERTY DEVELOPMENT

POULSBO OLD CITY HALL APARTMENTS

blue
architecture | interiors

PARKING NOTES:

1 PARKING STALLS SHALL BE MINIMUM OF 9'x18' FOR STANDARD STALLS AND 8'x15' FOR COMPACT STALLS. UP TO 40% OF STALLS MAY BE COMPACT.

2. WHERE A PARKING STALL ABUTS A WALL OR COLUMN, ONE EXTRA FOOT OF WIDTH TO THE STALL IS REQUIRED. REFER TO COLUMN CLEARANCE DETAIL FOR COLUMN LOCATION LIMITATIONS.

3 TWO ADDITIONAL FEET BEYOND THE LAST PARKING SPACE IN AN AISLE IS REQUIRED WITHIN A PARKING GARAGE. EIGHTEEN INCHES ELSEWHERE.

4 DRIVE AISLES ACCESSING STALLS SHALL BE MINIMUM OF 22 FEET WIDE FOR ONE WAYTRAFFIC AND 24 FEET FOR TWO WAY TRAFFIC.

5 BICYCLE PARKING SHALL BE PROVIDED, TWO SPACES MINIMUM REQUIRED, PLUS ONE ADDITIONAL SPACE FOR EVERY 20 VEHICLE STALLS PROVIDED. BY PROVIDING AT LEAST 5 COVERED BICYCLE SPACES, ONE VEHICLE PARKING STALL MAY BE ELMINATED, UP TO TWO SPACES OR 10% WHICHEVER IS LESS. EIGHT SPACES REQUIRED, 20 BICYCLE SPACES PROVIDED.

6 ONE LOADING SPACE IS REQUIRED (4,000 SF TO 10,000 SF) OFF STREET. LOADING SPACE SHALL BE 10'x45', WITH 15' OF CLEARANCE.

PARKING REQUIRED:

COMMERCIAL SPACE: 7,000 SF @ 1 PER 300 SF = 23 SPACES

RESIDENTIAL SPACE:
1 SPACE PER 1 BEDROOM UNIT: 80 x 1 = 80
2 SPACES PER 2 BEDROOM UNIT: 3 x 2 = 6

TOTAL SPACES REQUIRED: 23 + 80 + 6 = 109

REDUCTIONS:
BICYCLE PARKING: -2
ON STREET ADA SPACE: -1

ADJUSTED SPACES REQUIRED: 109 - 3 = 106 SPACES

PARKING PROVIDED:
LEVEL P1: 66 SPACES
LEVEL 1: 39 SPACES
SURFACE: 3 SPACES

TOTAL PARKING PROVIDED: 66 + 39 + 3 = 108 SPACES

PARKING STALLS BREAKDOWN:
HANDICAPPED ACCESSIBLE STALLS: 7 (2 VAN STALLS)
STANDARD STALLS: 58
COMPACT STALLS: 44 (44 STALLS = 40% OF 109 STALLS PROVIDED)

SITE ADDRESS: 19050 JENSEN WAY NE
POUSLBO, WA

PARCEL NUMBER: 4230-002-005-0302

SEC-TWN-RNG-QTR: SEC 23 TOWNSHIP 26 RANGE 1E NW QTR

THIS IS THE NEW CONSTRUCTION OF A 104,000 SQUARE FOOT, 5 STORY MIXED USE BUILDING WITH PARKING BASEMENT IN THE CITY OF POULSBO, WASHINGTON.

NEW MIXED USE BUILDING INCLUDING 83 RESIDENTIAL
APRTMENT UNITS, LEVEL 1 COMMERCIAL SPACE AND BELOW GRADE PARKING AREA.

PROJECT INFO AND DESCRIPTION

CITY OF POULSBO DEVELOPMENT STANDARDS

C-1 ZONE
USE: DWELLING UNITS ABOVE NONRESIDENTIAL USES (MIXED USE)

LOT REQUIREMENTS (6.5.3)

MINIMUM ALLOWABLE LOT SIZE: NONE
ACTUAL LOT SIZE: 32,234 SF

MAXIMUM BUILDING LOT COVERAGE: 100%

HEIGHT REQUIREMENTS (18.80.040)

C-1 DOWNTOWN
HEIGHT ALLOWED: 35 FT
HEIGHT INCREASE FOR UNDERBUILDING PARKING (18.310.010): 10 FT HEIGHT INCREASE.
TOTAL HEIGHT ALLOWED: 45 FT (REFER TO HEIGHT CALCULATION ON EXTERIOR ELEVATIONS)

DESIGN STANDARDS (6.5.7)

MINIMUM SETBACKS
FRONT: NONE
SIDE: NONE
REAR: NONE

REFER TO PLANS FOR DESIGN FEATURES RELATED TO STRUCTURE MODULATION, ENTRANCE DESIGN, TRANSPARENCY ELEMENTS, STREET EDGE, PRIVACY AND BUFFER ELEMENTS

DRB ZONING NOTES

NTS

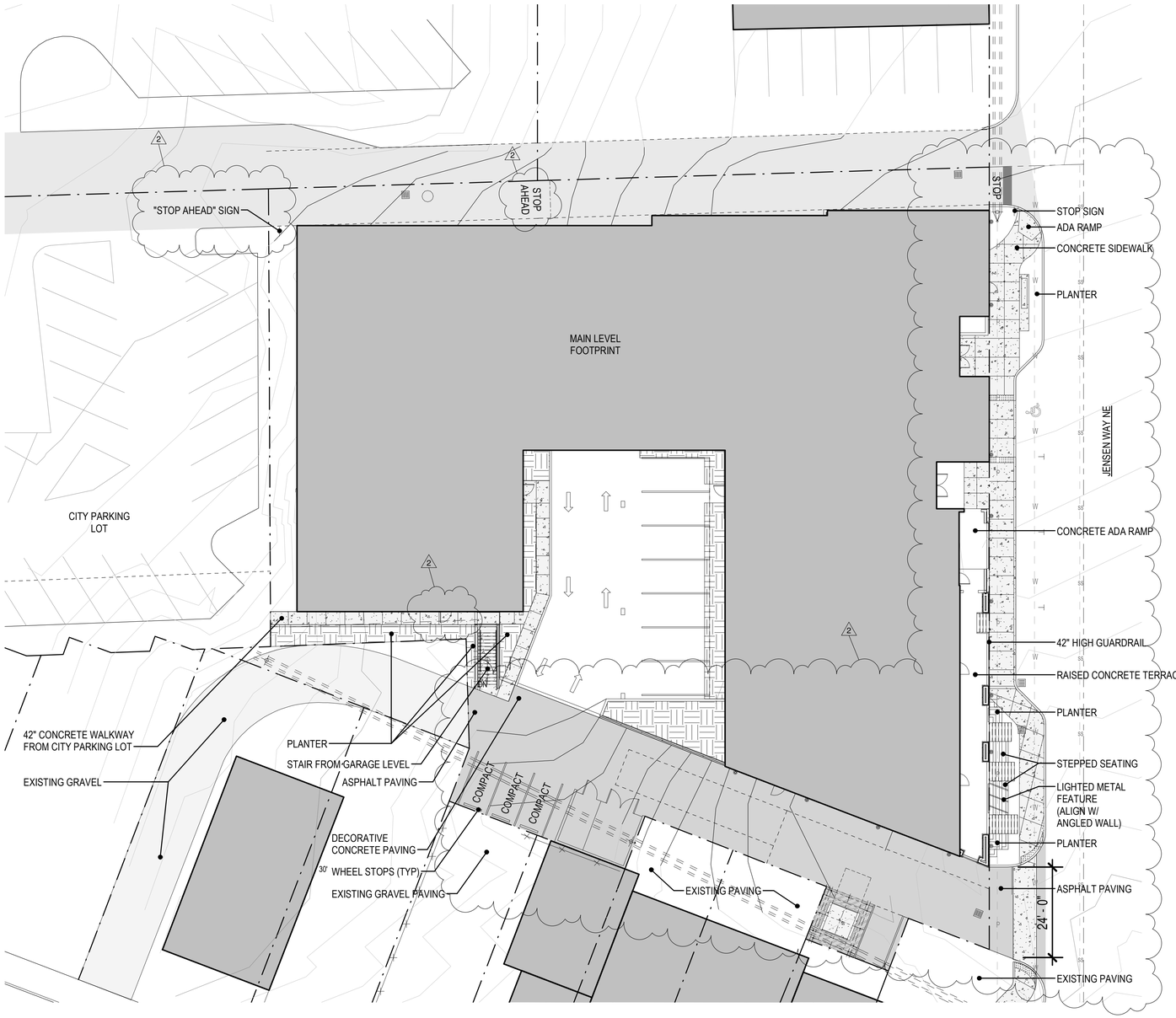
- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- FIRE ALARM PERMIT
- FIRE SPRINKLER PERMIT
- PLUMBING PERMIT
- NATURAL GAS PERMIT

NOTE: CONSTRUCTION COSTS OF THE SCOPE OF WORK RELATED TO THESE PERMITS IS NOT INCLUDED IN THE $15,000,000 BUILDING VALUATION.

SEPARATE SUBMITTALS

- ROOF TRUSSES (IF USED)
- FABRICATION DRAWINGS
- GEOTECHNICAL ENGINEERING EVALUATION
- PILE DRIVEN SUPPORT

DEFERRED SUBMITTALS



SITE PLAN

1/16" = 1'-0"

PROJECT TEAM

OWNER:
BLUE NORTH PROPERTY DEVELOPMENT
2930 WESTLAKE AVE. NORTH
SEATTLE, WA 98109

CONTACT: MIKE BURNS
PH: 206-201-3261
EMAIL: mfburns@bluenorthfisheries.com

ARCHITECT:
BLUE ARCHITECTURE
247 FOURTH STREET
BREMERTON, WA 98337

CONTACT: BOB GUYT
PH: 360 - 277-8970
EMAIL: bob@blue-nw.com

CIVIL:
SEABOLD ENGINEERING LLC
PO BOX 445
INDIANOLA, WA 98342

CONTACT: KELSEY LAUGHLIN
PH: 360-939-4668
EMAIL: kelsey@seaboldeng.com

STRUCTURAL:
CT ENGINEERING INC.
180 NICKERSON SUITE 302
SEATTLE, WA 98109

CONTACT: ROB THOMPSON
PH: 206-285-4512
EMAIL: rthompson@ctengineering.com

LANDSCAPE:
EMILY RUSSELL LANDSCAPE ARCHITECTURE
245 4TH ST. #501
BREMERTON, WA 98337

CONTACT: EMILY RUSSELL
PH: 360-990-1720
EMAIL: emily@russelldesignsource.com

MECHANICAL ELECTRICAL:
SAZAN GROUP
600 STEWART ST. STE. 1400
SEATTLE, WA 98101
PH: 206-267-1700
EMAIL: tchilds@sazan.com

CONTACT: THOMAS CHILDS

OLD CITY HALL APARTMENTS
POULSBO, WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A1

PARKING NOTES:

1 PARKING STALLS SHALL BE MINIMUM OF 9'x18' FOR STANDARD STALLS AND 8'x15' FOR COMPACT STALLS. UP TO 40% OF STALLS MAY BE COMPACT.

2. WHERE A PARKING STALL ABUTS A WALL OR COLUMN, ONE EXTRA FOOT OF WIDTH TO THE STALL IS REQUIRED. REFER TO COLUMN CLEARANCE DETAIL FOR COLUMN LOCATION LIMITATIONS.

3 TWO ADDITIONAL FEET BEYOND THE LAST PARKING SPACE IN AN AISLE IS REQUIRED WITHIN A PARKING GARAGE. EIGHTEEN INCHES ELSEWHERE.

4 DRIVE AISLES ACCESSING STALLS SHALL BE MINIMUM OF 22 FEET WIDE FOR ONE WAYTRAFFIC AND 24 FEET FOR TWO WAY TRAFFIC.

5 BICYCLE PARKING SHALL BE PROVIDED, TWO SPACES MINIMUM REQUIRED, PLUS ONE ADDITIONAL SPACE FOR EVERY 20 VEHICLE STALLS PROVIDED. BY PROVIDING AT LEAST 5 COVERED BICYCLE SPACES, ONE VEHICLE PARKING STALL MAY BE ELMINATED, UP TO TWO SPACES OR 10% WHICHEVER IS LESS. EIGHT SPACES REQUIRED, 20 BICYCLE SPACES PROVIDED.

6 ONE LOADING SPACE IS REQUIRED (4,000 SF TO 10,000 SF) OFF STREET. LOADING SPACE SHALL BE 10'x45', WITH 15' OF CLEARANCE.

PARKING REQUIRED:

COMMERCIAL SPACE: 7,000 SF @ 1 PER 300 SF = 23 SPACES

RESIDENTIAL SPACE:
1 SPACE PER 1 BEDROOM UNIT: 80 x 1 = 80
2 SPACES PER 2 BEDROOM UNIT: 3 x 2 = 6

TOTAL SPACES REQUIRED: 23 + 80 + 6 = 109

REDUCTIONS:
BICYCLE PARKING: -2
ON STREET ADA SPACE: -1

ADJUSTED SPACES REQUIRED: 109 - 3 = 106 SPACES

PARKING PROVIDED:
LEVEL P1: 66 SPACES
LEVEL 1: 39 SPACES
SURFACE: 3 SPACES

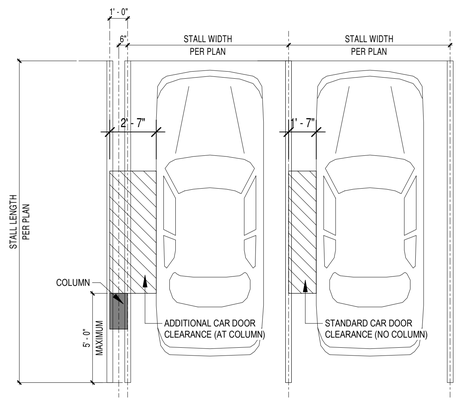
TOTAL PARKING PROVIDED: 66 + 39 + 3 = 108 SPACES

PARKING STALLS BREAKDOWN:
HANDICAPPED ACCESSIBLE STALLS: 7 (2 VAN STALLS)
STANDARD STALLS: 58
COMPACT STALLS: 44 (44 STALLS = 40% OF 109 STALLS PROVIDED)

TOTAL SQUARE FOOTAGE UNDERGROUND PARKING:
20,874.50 (SF)

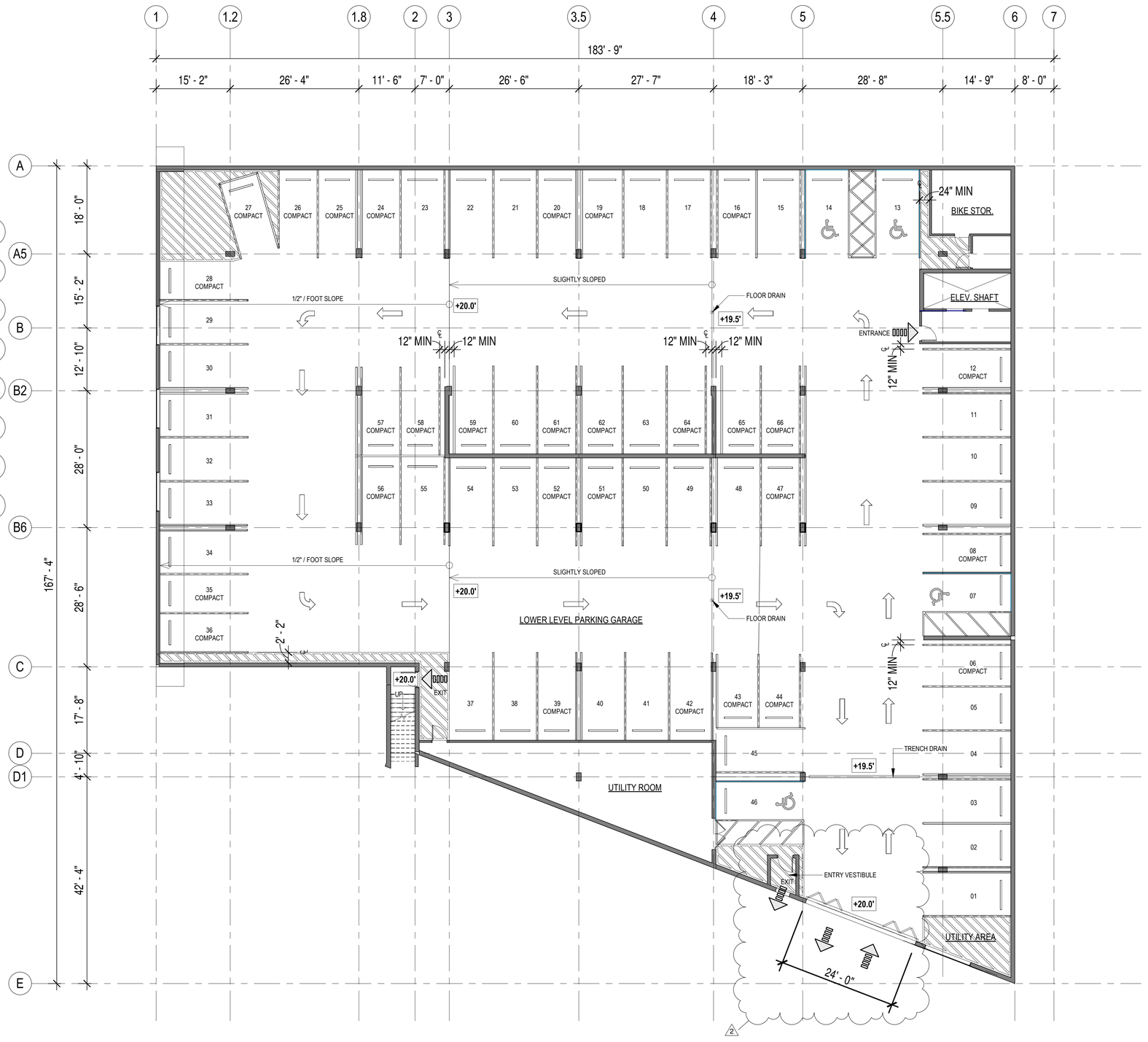
UNDER BUILDING PARKING EXEMPTION

POULSBO ZONING CODE REFERENCE; 18.310.010



COLUMN CLEARANCE DETAIL

1/4" = 1'-0"



LEVEL P1 FLOOR PLAN

3/32" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A2

PARKING NOTES:

1 PARKING STALLS SHALL BE MINIMUM OF 9'x18' FOR STANDARD STALLS AND 8'x15' FOR COMPACT STALLS. UP TO 40% OF STALLS MAY BE COMPACT.

2. WHERE A PARKING STALL ABUTS A WALL OR COLUMN, ONE EXTRA FOOT OF WIDTH TO THE STALL IS REQUIRED. REFER TO COLUMN CLEARANCE DETAIL FOR COLUMN LOCATION LIMITATIONS.

3 TWO ADDITIONAL FEET BEYOND THE LAST PARKING SPACE IN AN AISLE IS REQUIRED WITHIN A PARKING GARAGE. EIGHTEEN INCHES ELSEWHERE.

4 DRIVE AISLES ACCESSING STALLS SHALL BE MINIMUM OF 22 FEET WIDE FOR ONE WAYTRAFFIC AND 24 FEET FOR TWO WAY TRAFFIC.

5 BICYCLE PARKING SHALL BE PROVIDED, TWO SPACES MINIMUM REQUIRED, PLUS ONE ADDITIONAL SPACE FOR EVERY 20 VEHICLE STALLS PROVIDED. BY PROVIDING AT LEAST 5 COVERED BICYCLE SPACES, ONE VEHICLE PARKING STALL MAY BE ELMINATED, UP TO TWO SPACES OR 10% WHICHEVER IS LESS. EIGHT SPACES REQUIRED, 20 BICYCLE SPACES PROVIDED.

6 ONE LOADING SPACE IS REQUIRED (4,000 SF TO 10,000 SF) OFF STREET. LOADING SPACE SHALL BE 10'x45', WITH 15' OF CLEARANCE.

PARKING REQUIRED:

COMMERCIAL SPACE: 7,000 SF @ 1 PER 300 SF = 23 SPACES

RESIDENTIAL SPACE:
1 SPACE PER 1 BEDROOM UNIT: 80 x 1 = 80
2 SPACES PER 2 BEDROOM UNIT: 3 x 2 = 6

TOTAL SPACES REQUIRED: 23 + 80 + 6 = 109

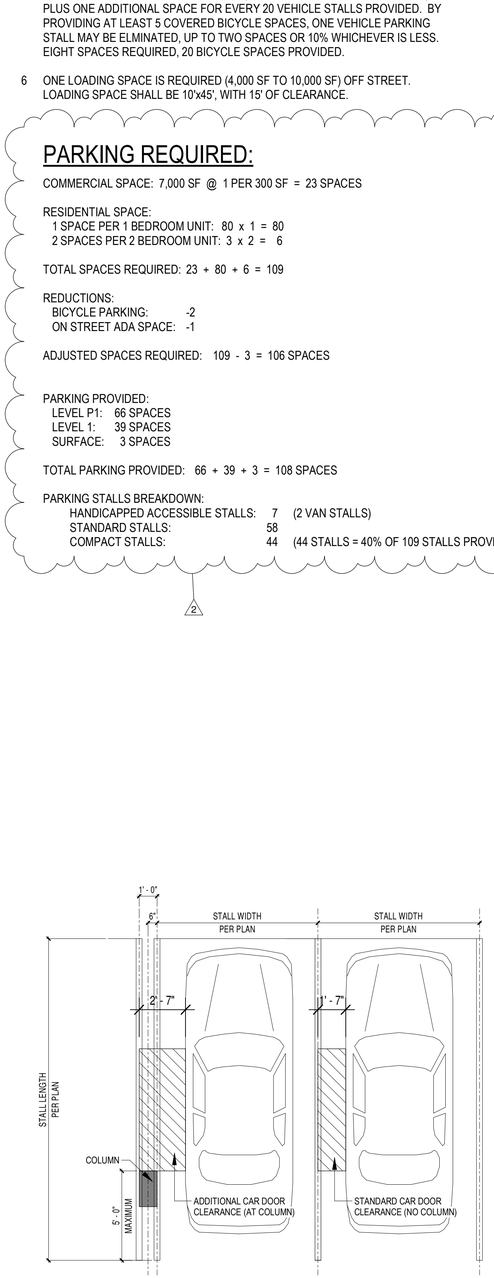
REDUCTIONS:
BICYCLE PARKING: -2
ON STREET ADA SPACE: -1

ADJUSTED SPACES REQUIRED: 109 - 3 = 106 SPACES

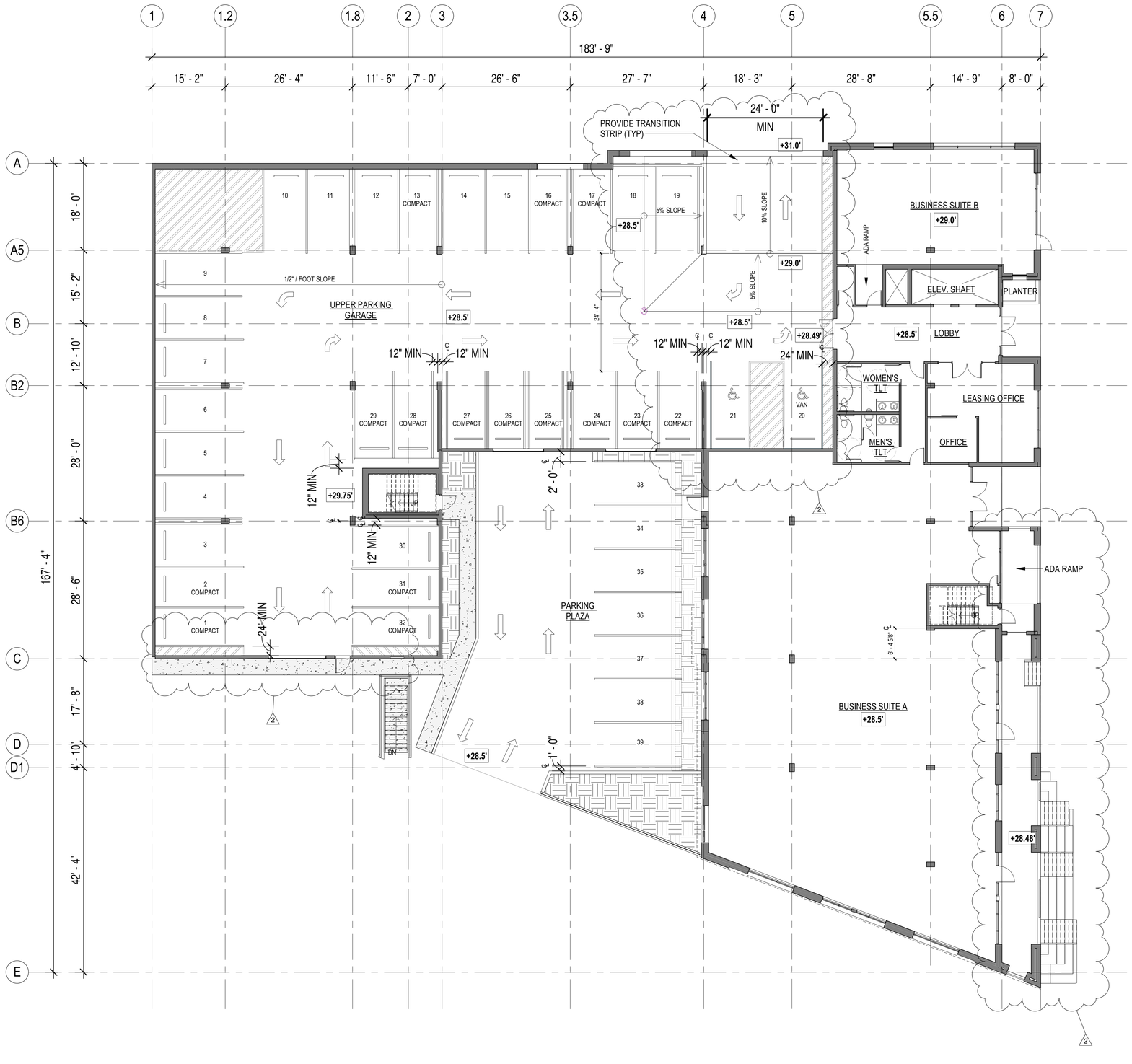
PARKING PROVIDED:
LEVEL P1: 66 SPACES
LEVEL 1: 39 SPACES
SURFACE: 3 SPACES

TOTAL PARKING PROVIDED: 66 + 39 + 3 = 108 SPACES

PARKING STALLS BREAKDOWN:
HANDICAPPED ACCESSIBLE STALLS: 7 (2 VAN STALLS)
STANDARD STALLS: 58
COMPACT STALLS: 44 (44 STALLS = 40% OF 109 STALLS PROVIDED)



COLUMN CLEARANCE DETAIL
1/4" = 1'-0"



LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

blue
architecture | interiors

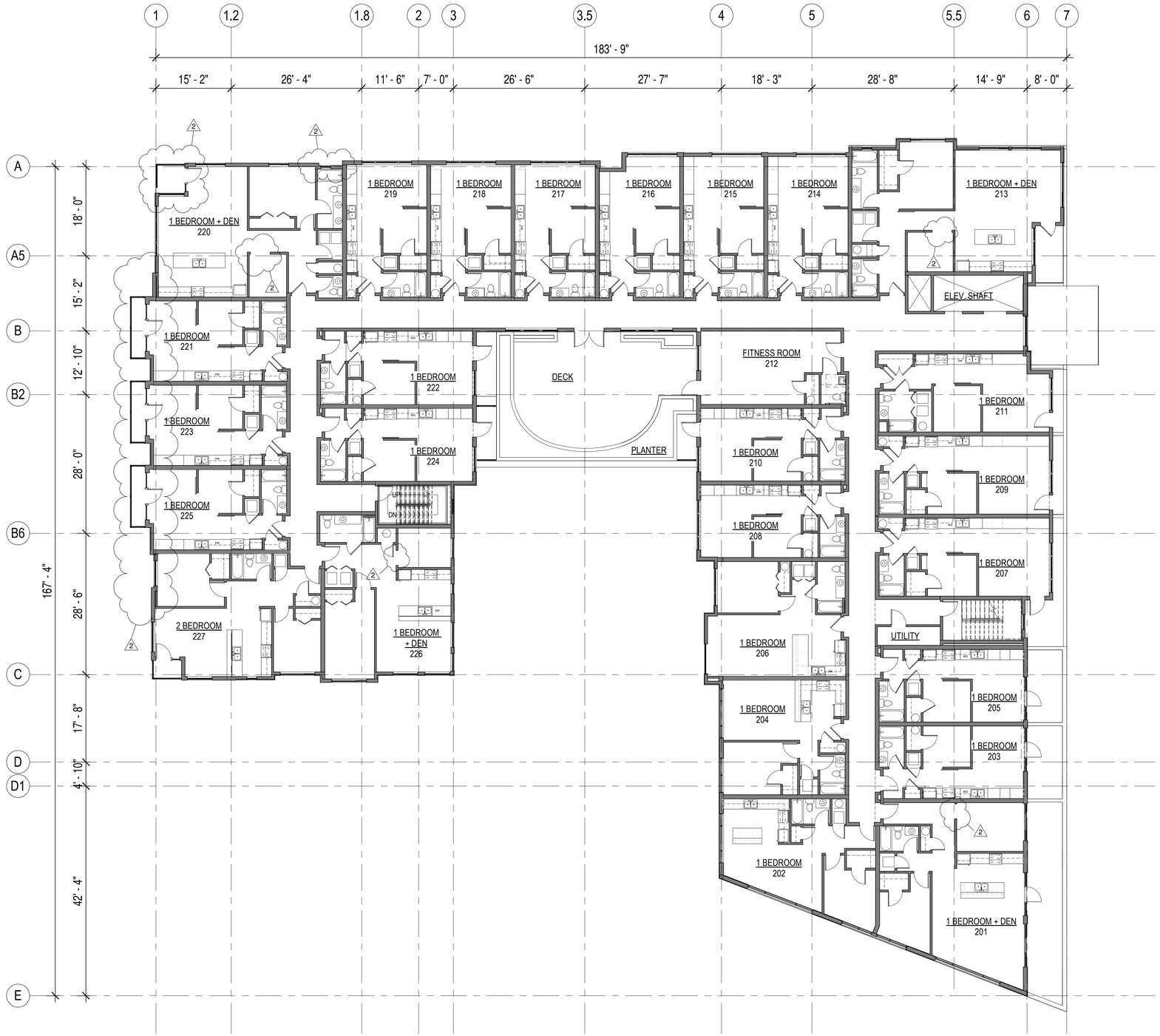
OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A3



LEVEL 2 FLOOR PLAN

3/32" = 1'-0"

blue architecture | interiors

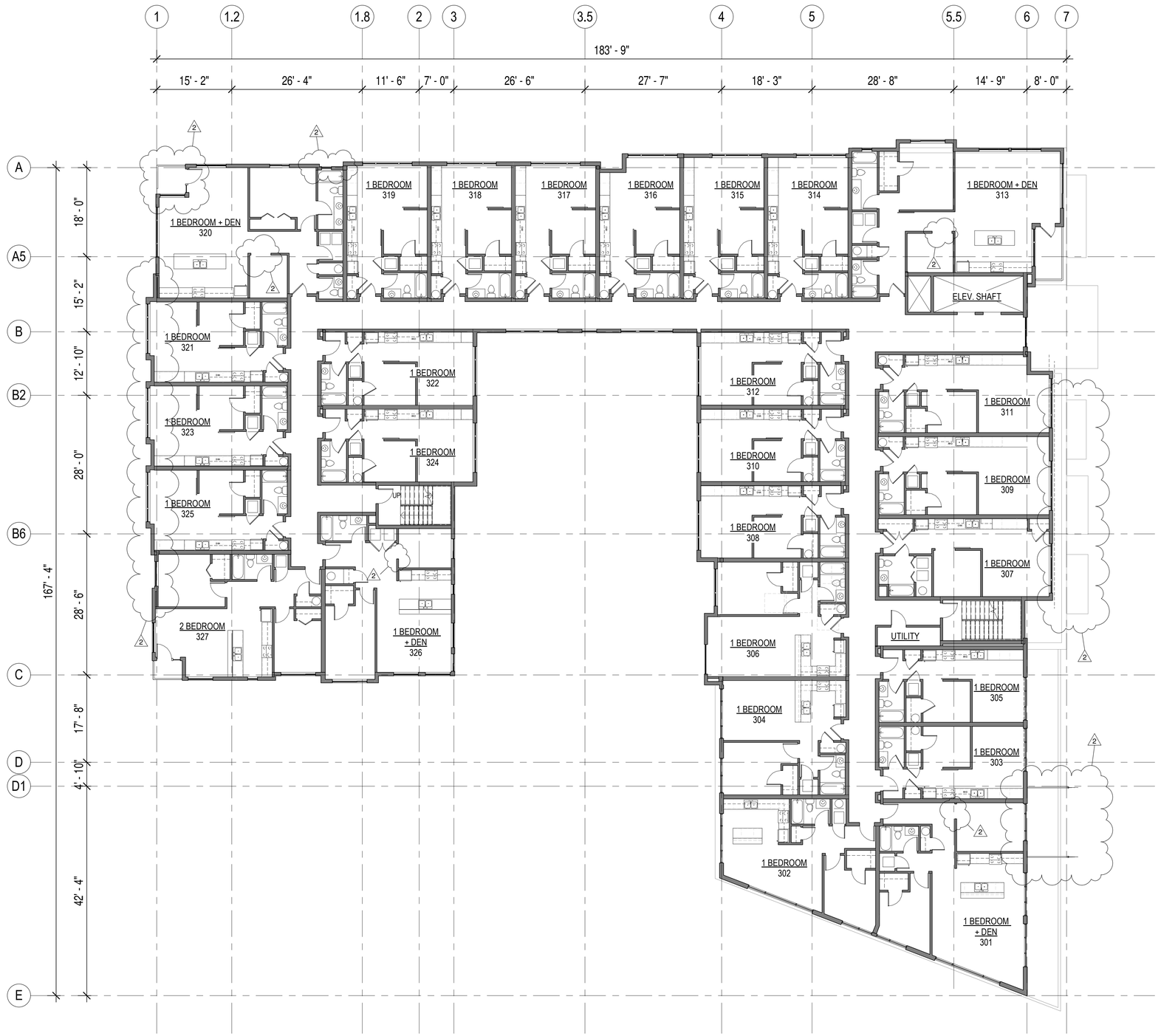
OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A4



LEVEL 3 FLOOR PLAN

3/32" = 1'-0"

blue
architecture | interiors

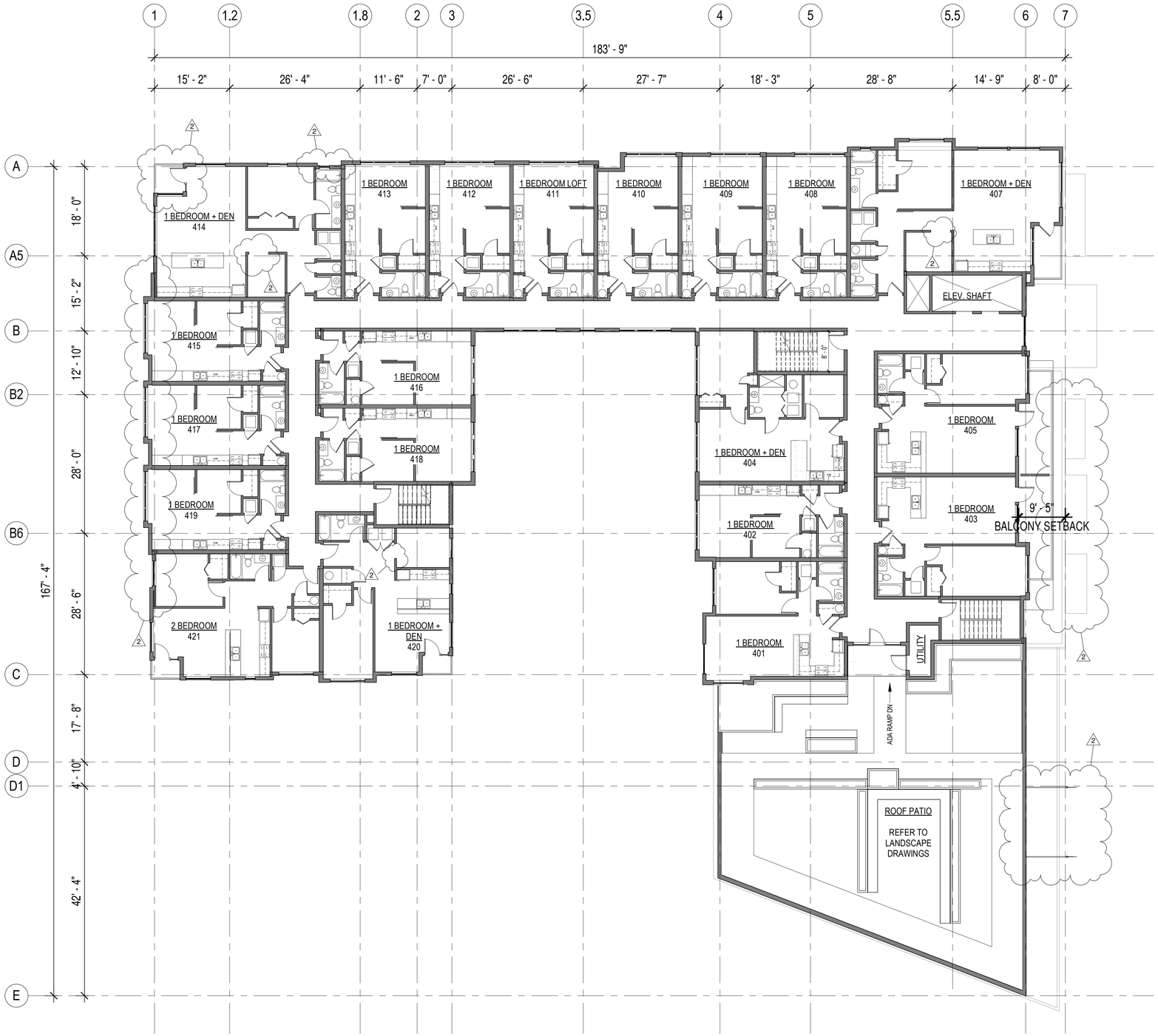
OLD CITY HALL APARTMENTS

POULSBO, WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A5



LEVEL 4 FLOOR PLAN

3/32" = 1'-0"

blue architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A6

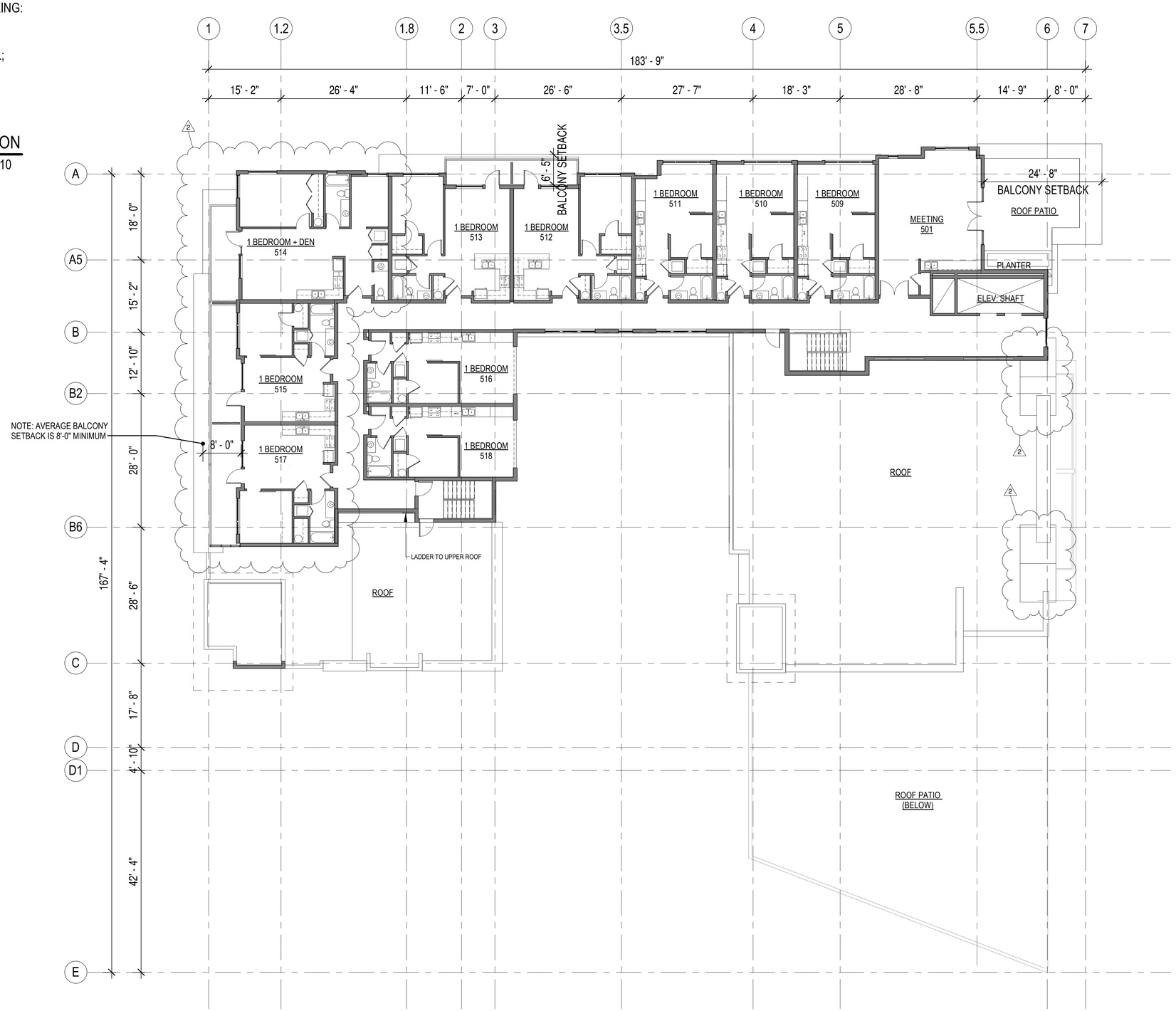
TOTAL SQUARE FOOTAGE UNDERGROUND PARKING:
20,874.50

TOTAL SQUARE FOOTAGE ADDITIONAL LEVEL;
8,975.73

8,975.73 = LESS THAN 20,874.50

UNDER BUILDING PARKING EXEMPTION

POULSBO ZONING CODE REFERENCE; 18.310.010



OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

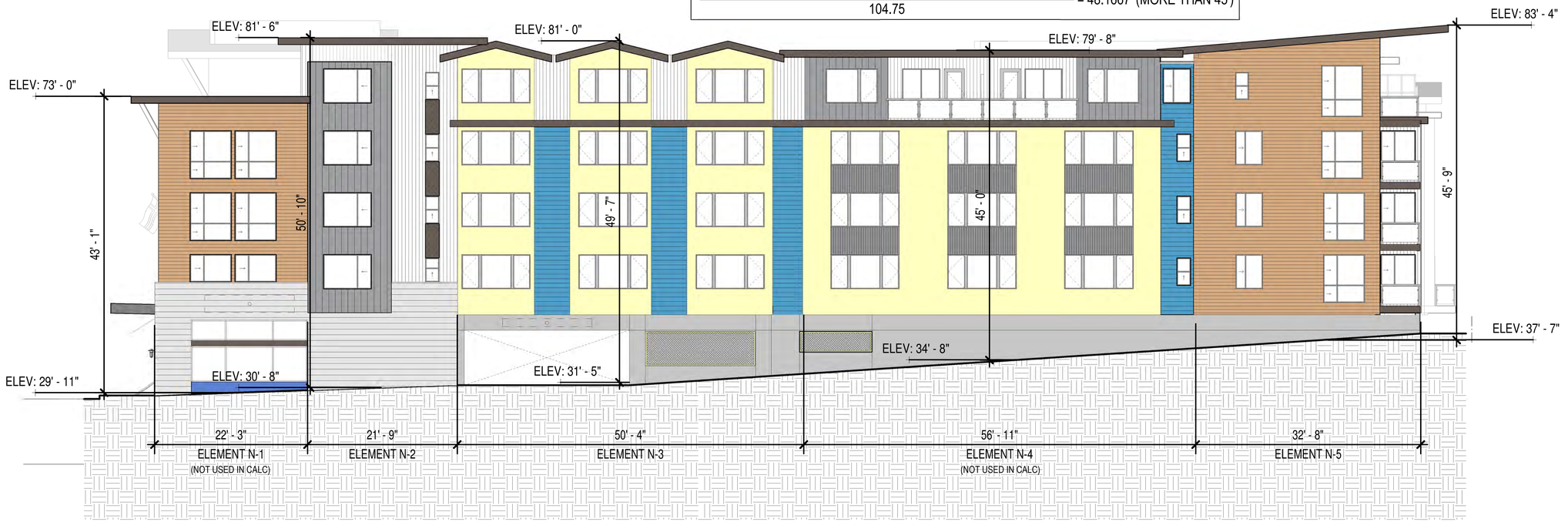
LEVEL 5 FLOOR PLAN

3/32" = 1'-0"

A7

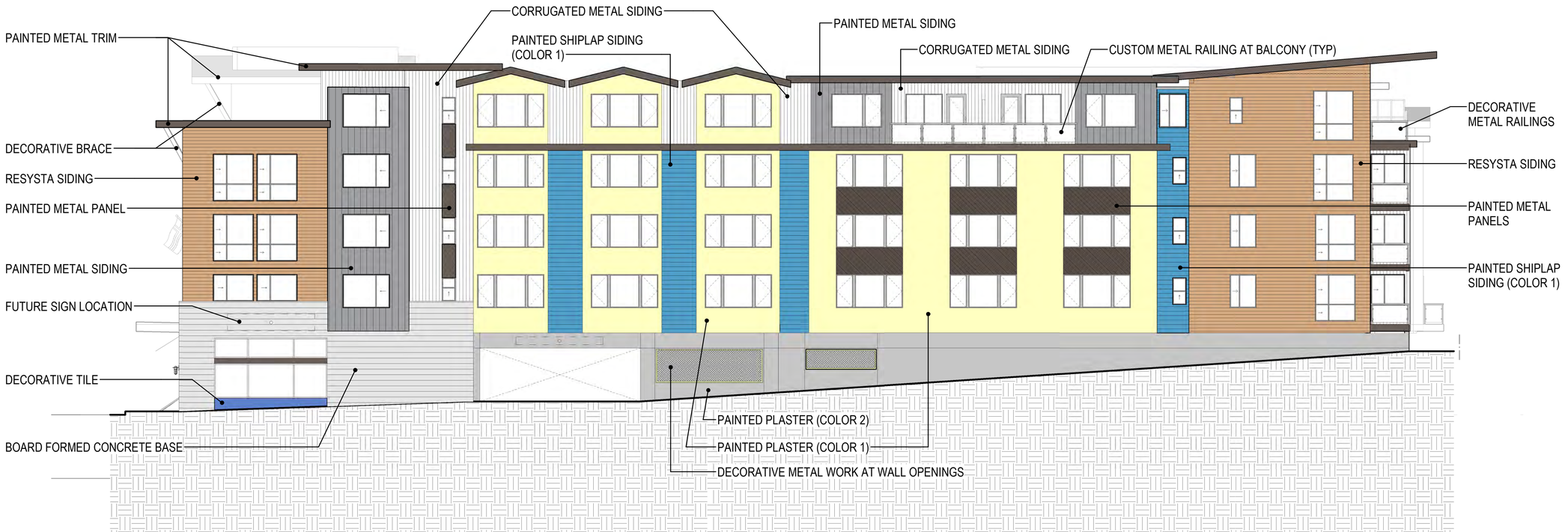
HEIGHT CALCULATION: OVERALL LENGTH OF FACADE = 101'-10"

$$\frac{\text{N-2 (21.75 x 50.833) + N-3 (50.333 x 48.5833) + N-5 (32.6667 x 45.75)}}{104.75} = 48.1667' \text{ (MORE THAN 45')}$$



NORTH EXTERIOR ELEVATION - GRAPHIC HEIGHTS

1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - GRAPHIC MATERIALS

1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

07/17/2018

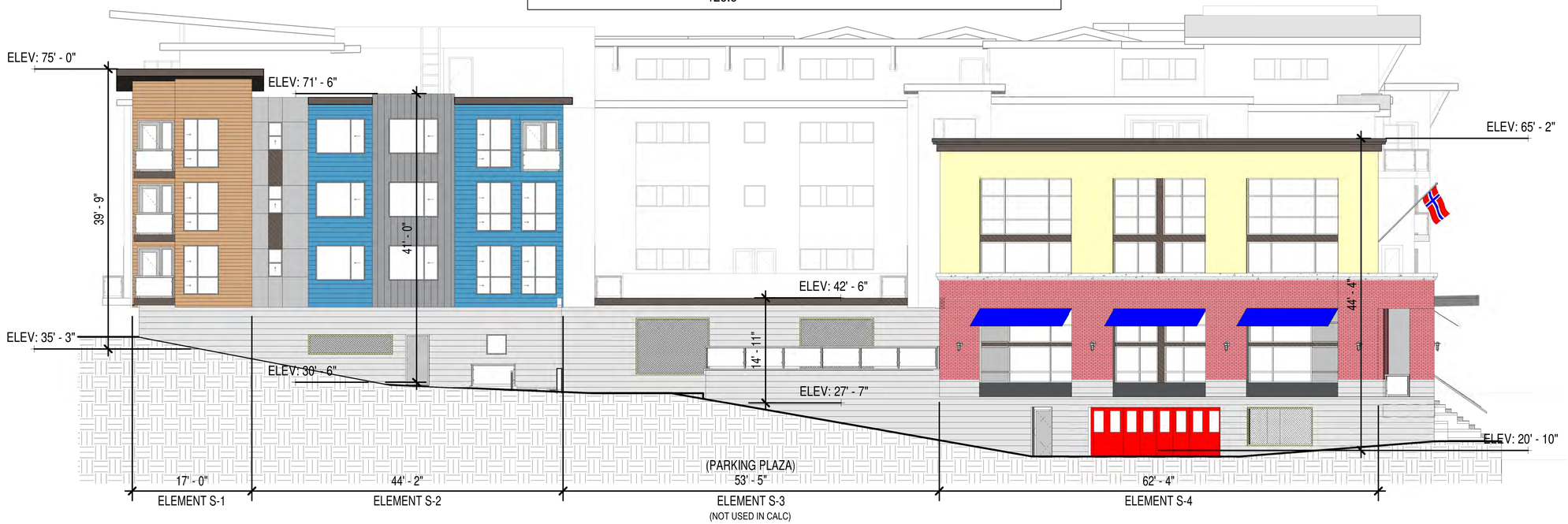
REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

Z A8

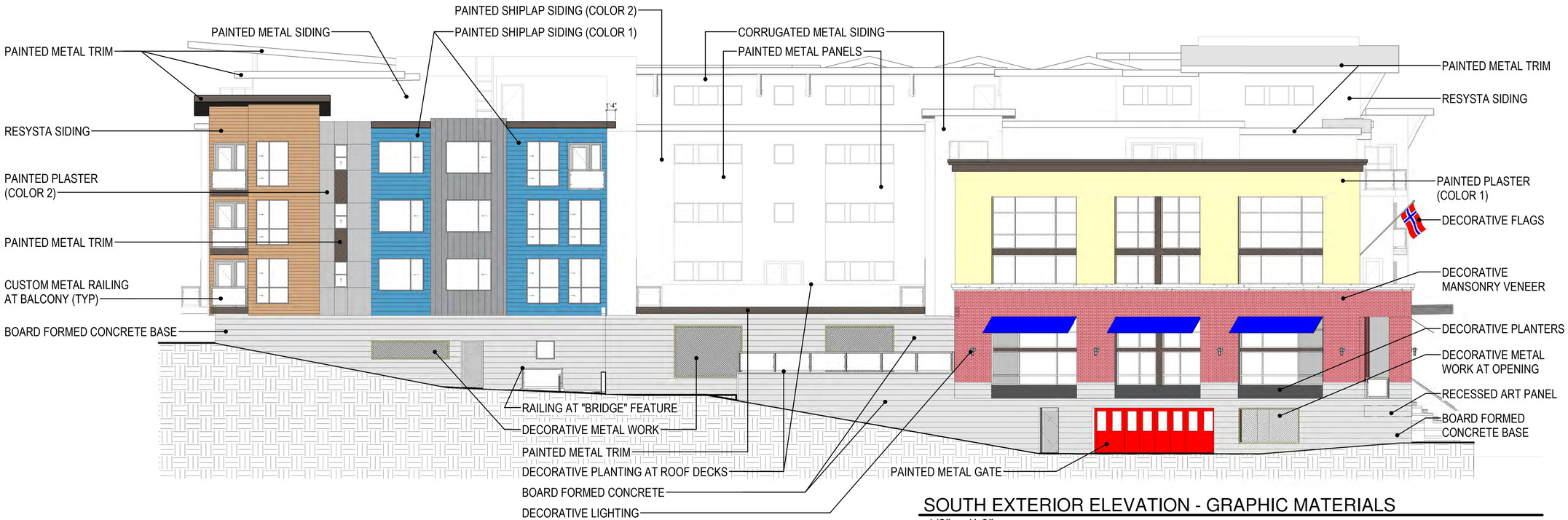
HEIGHT CALCULATION: OVERALL LENGTH OF FACADE = 123'-6"

$$\frac{\text{S-1 (17 x 39.75) + S-2 (44.1667 x 41) + S-4 (62.333 x 44.333)}}{123.5} = 41.8464' \text{ (LESS THAN 45')}$$



SOUTH EXTERIOR ELEVATION - GRAPHIC HEIGHTS

1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION - GRAPHIC MATERIALS

1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

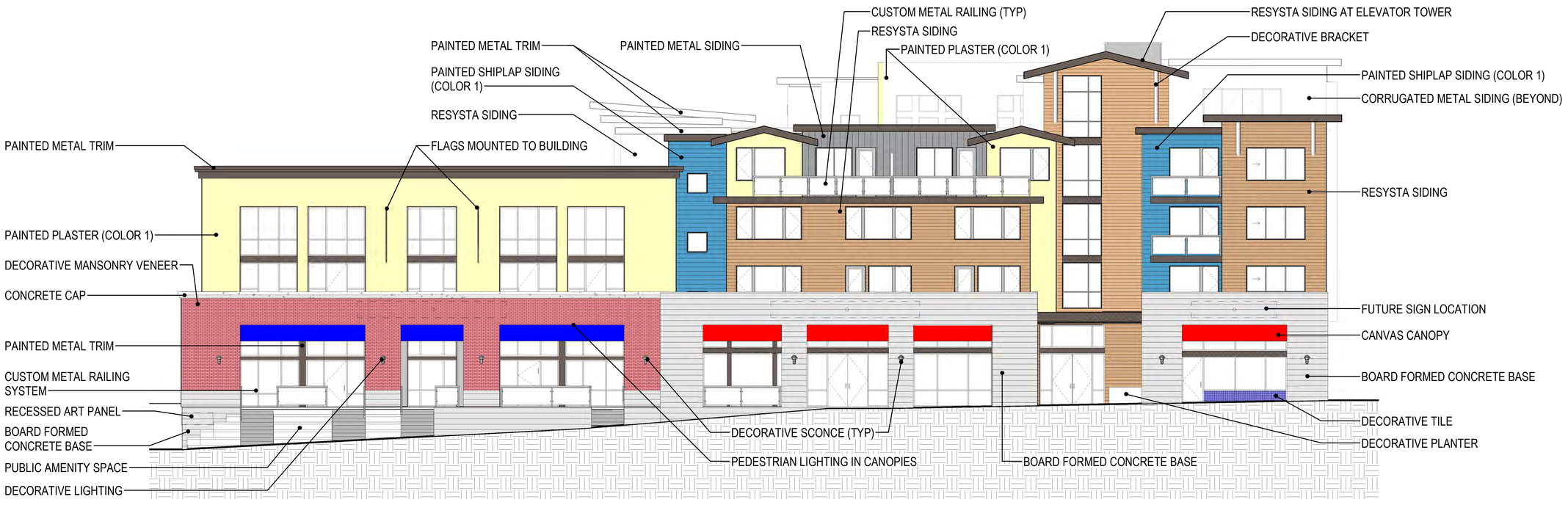
Z A9

OVERALL LENGTH OF CALCULATED FACADE = 156'-6"

$$\frac{\text{E-1 (72.833 x 41.333) + E-2 (58.4167 x 43.5833) + E-4 (24.25 x 43.667)}}{155.5} = 42.5424' \text{ (LESS THAN 45')}$$

EAST EXTERIOR ELEVATION - GRAPHIC HEIGHTS

1/8" = 1'-0"



EAST EXTERIOR ELEVATION - GRAPHIC MATERIALS

1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

Z A10

TOTAL COVERED LENGTH = 141'-3"
TOTAL BUILDING LENGTH = 174'-7"
80.9% OF THE EAST FACADE IS COVERED

EAST EXTERIOR ELEVATION - GRAPHIC CANOPY
1/8" = 1'-0"

TOTAL GLASS STOREFRONT LENGTH = 107'-11"
TOTAL BUILDING LENGTH = 174'-7"
61.8% OF THE EAST FACADE IS GLASS STOREFRONT

EAST EXTERIOR ELEVATION - LEVEL 1 TRANSPARENT GLASS
1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS
POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2
ZA11

OVERALL LENGTH OF CALCULATED FACADE = 95'-4"

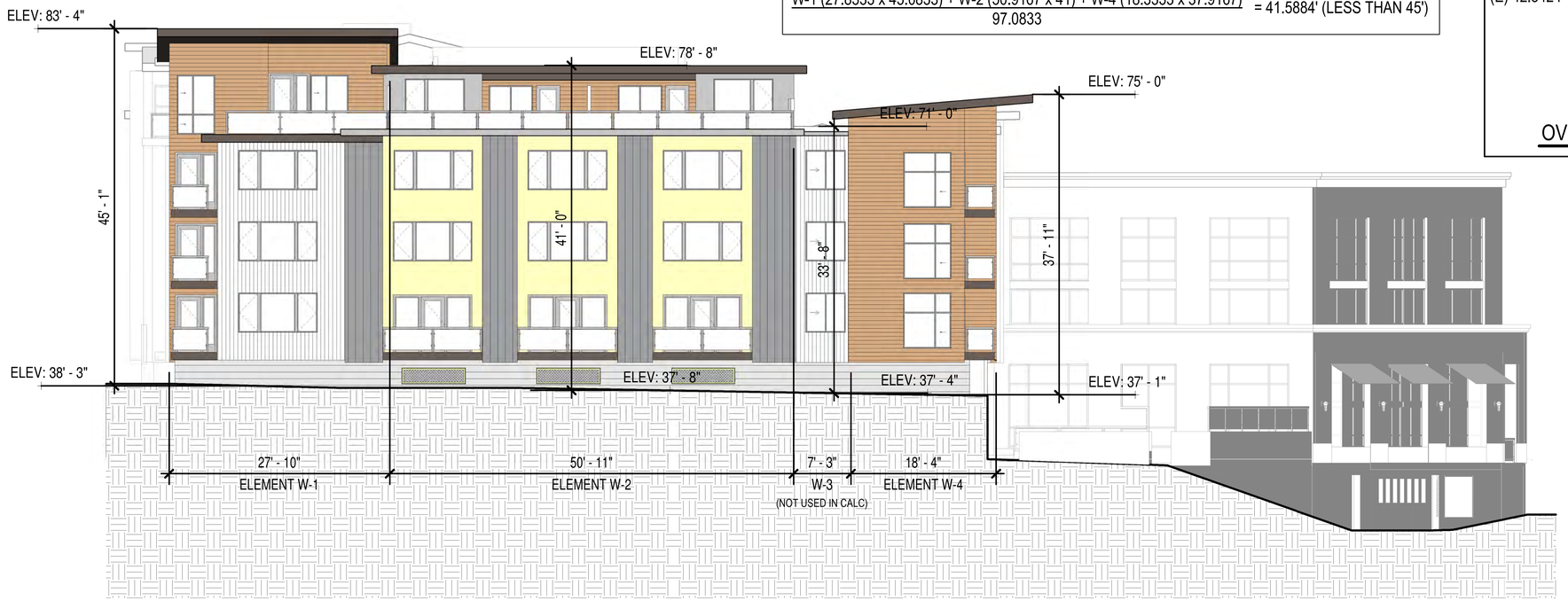
$$\frac{\text{W-1 (27.8333 x 45.0833) + W-2 (50.9167 x 41) + W-4 (18.3333 x 37.9167)}}{97.0833} = 41.5884' \text{ (LESS THAN 45')}$$

HEIGHT PER ELEVATION:
(E) 42.5424 + (W) 41.5884 + (S) 41.8464 + (N) 48.1667 = 174.1439

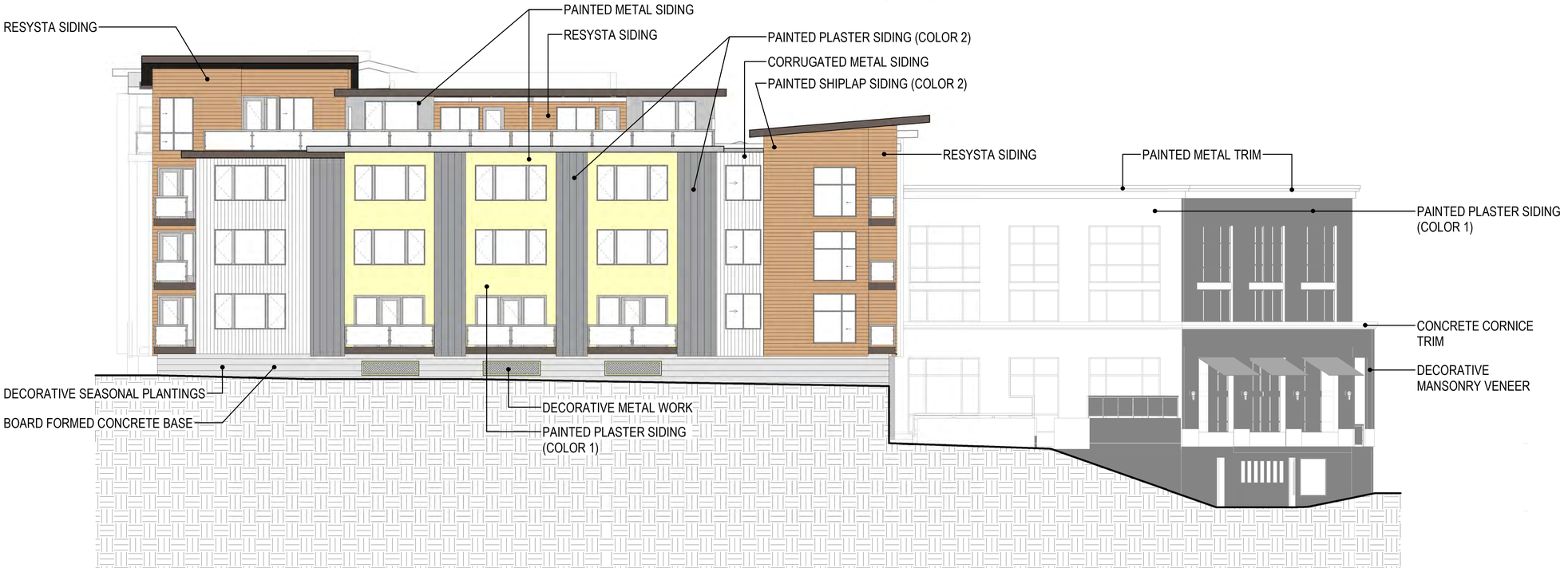
AVERAGE HEIGHT PER ELEVATION:
174.1439 / 4 = 43.536'

43.536' = LESS THAN 45'

OVERALL HEIGHT CALC SUMMARY



WEST EXTERIOR ELEVATION - GRAPHIC HEIGHTS
1/8" = 1'-0"



WEST EXTERIOR ELEVATION - GRAPHIC MATERIALS
1/8" = 1'-0"

blue architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

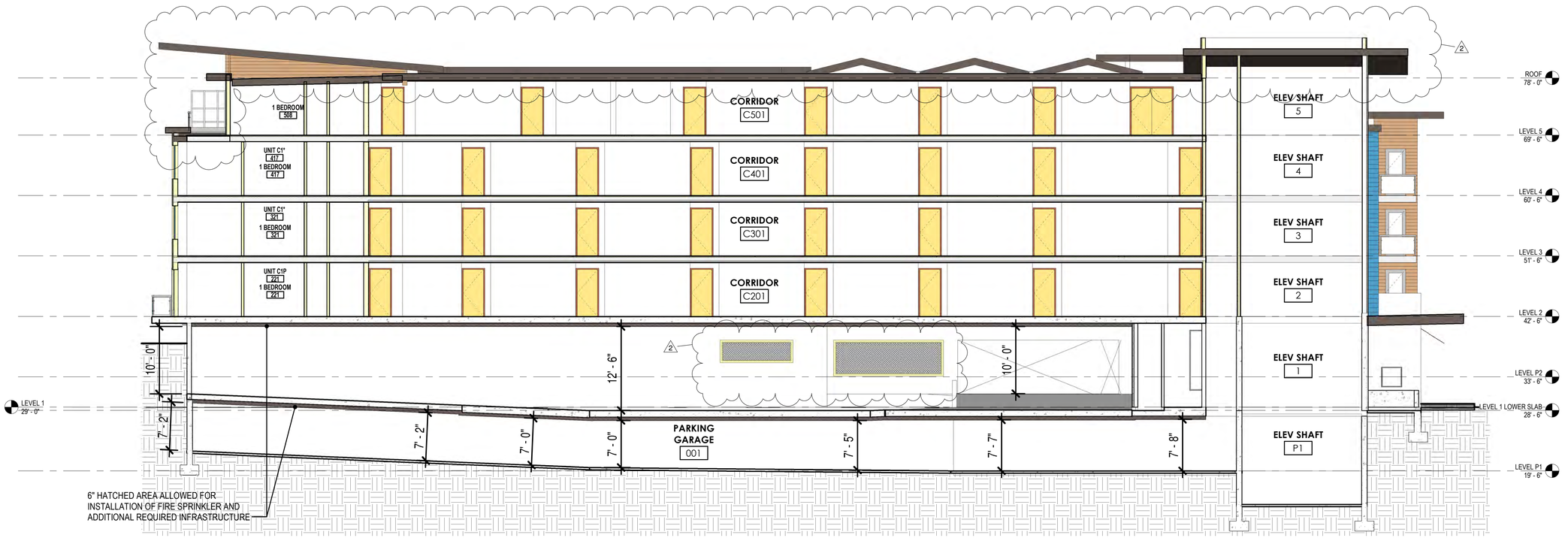
2

Z A12

NOTE: CONCEPTUAL FOOTINGS SHOWN.
ACTUAL FOOTING TO BE SPECIFIED BY
STRUCTURAL ENGINEER.

BUILDING SECTION - NORTH / SOUTH

1/8" = 1'-0"



BUILDING SECTION - EAST / WEST

1/8" = 1'-0"

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO, WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

Z A13

PERSPECTIVE IMAGES

blue
architecture | interiors

OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

ZA14

blue
architecture | interiors

PERSPECTIVE IMAGES

OLD CITY HALL APARTMENTS
POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

2

Z A15

FESTIVAL LIGHTING

GARAGE LIGHTING

SCONCE LIGHTING

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

WOOD PANELING:
MANUFACTURER: RESYSTA
PRODUCT NAME: RESYSTA FACADES
COLOR: "JAVA TEAK"

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 1: BENJAMIN MOORE "WHIPPLE BLUE"
COLOR 2: BENJAMIN MOORE "ROCKPORT GRAY"

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

METAL TRIM:
MANUFACTURER: ADP SPAN
PRODUCT NAME: -
COLOR: BENJAMIN MOORE "DRAGON'S BREATH"

PLASTER:
COLOR 1: BENJAMIN MOORE "MARBLEMOUNT GOLD"
COLOR 2: BENJAMIN MOORE "STERLING SILVER"

SHIPLAP SIDING COLOR 1
(EXTERIOR)

SHIPLAP SIDING COLOR 2
(EXTERIOR)

FLAT METAL COLOR
(EXTERIOR)

PLASTER COLOR 1
(EXTERIOR)

PLASTER COLOR 2
(EXTERIOR)

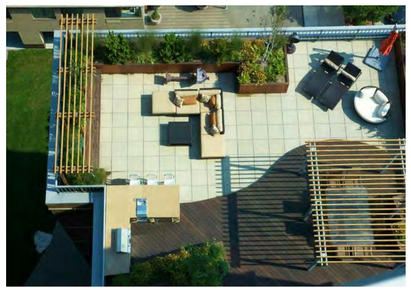
UNDER CANOPY LIGHTING

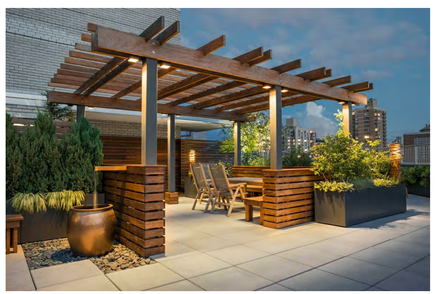
2 ENTRY CANOPY

METAL PANELS

EXTERIOR LAP SIDING

DECORATIVE TILE
(EXTERIOR)





ROOF DECK

2

AWNING

BOARD FORMED CONCRETE

RESYSTA SIDING

blue
architecture | interiors

OLD CITY HALL APARTMENTS
POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A16

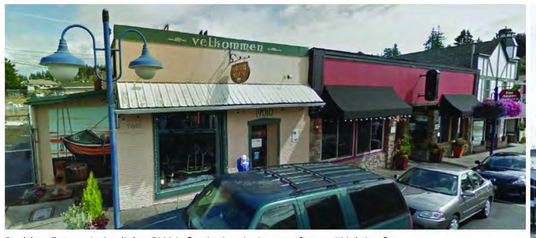
Säzän Group - Poulsbo Apartment Exterior Lighting Design

Traditional Scandanavian style

Poulsbo strives to preserve a traditional Scandanavian aesthetic. The main pedestrian areas of Poulsbo feature colorful facades and street light fixtures with individual storefronts with awnings. These individual retail spaces feature signage illumination, festoon lighting, and lantern style wall mounted fixtures. After dark, the pedestrian level is well illuminated while the upper register of the buildings provide minor accent lighting.

Namos Norway, one of Poulsblo's sister cities, features similar Gooseneck metal reflector street lights and wall mounted luminaires on the buildings. These fixtures are typically mounted over the entrance to the building to produce a welcoming effect.

Reflective Luminaire Manufacture, or RLM fixtures, come in an array of shape form and color options. These fixtures mimic the traditional metal reflector luminaires in full cutoff light intrusion and dark sky compliance, while utilizing LED technology for energy efficiency and long lifetimes.



Poulsbo - Festoon/string lights, RLM (reflective Luminaire manufacturer) Lighting fixtures

Poulsbo at Night

Poulsbo - Front Street

Namos, Norway Street light

Barnlight Fixtures - Many options of form/color

Namos, Norway Residential Street

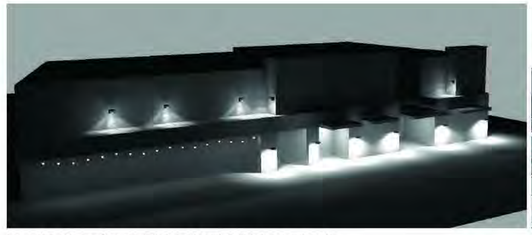
Säzän Group - Poulsbo Apartment Exterior Lighting Design

Poulsbo Apartments

The proposed apartment building fits within the community of Poulsbo most visibly along Jensen Way. The Jensen/East elevation will be the prominent elevation of the building and should be treated in regards to the surrounding areas and the ideal aesthetics. The pedestrian register of the building should mimic the effects of the surrounding areas and the traditional references by using wall mounted Gooseneck RLM fixtures at the sidewalks and creating an inviting entrance. Along the Southern end of the Jensen facade, festoon or string lights will act as additional accent lights for a similar effect to Front street in Poulsbo.

The upper levels of the building will not be as prominent to fit with the lower surrounding buildings and will not be as visible to the pedestrians. To add small accent light to these levels, similar wall mounted RLM fixtures are proposed to allow the building to glow at night without being the visual focus.

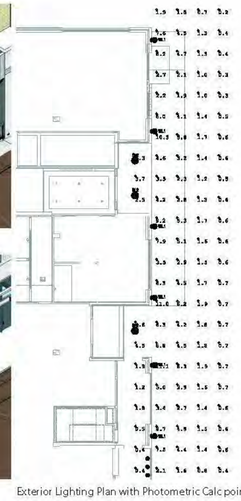
All luminaires will use LED technology for energy efficiency and long fixture life.


Lower floors focus of exterior lighting, with subtle lighting at unit patios

Nautical Wall mounted fixtures with festoon below

Glowing entrances, inviting pedestrian scale

RLM Gooseneck fixtures at pedestrian entrance


Exterior Lighting Plan with Photometric Calc points

OLD CITY HALL APARTMENTS

POULSBO, WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018

EXTERIOR LIGHTING ANALYSIS & PHOTOMETRICS

Z A17

LINE OF SIGHT EXHIBIT
1/16" = 1'-0"

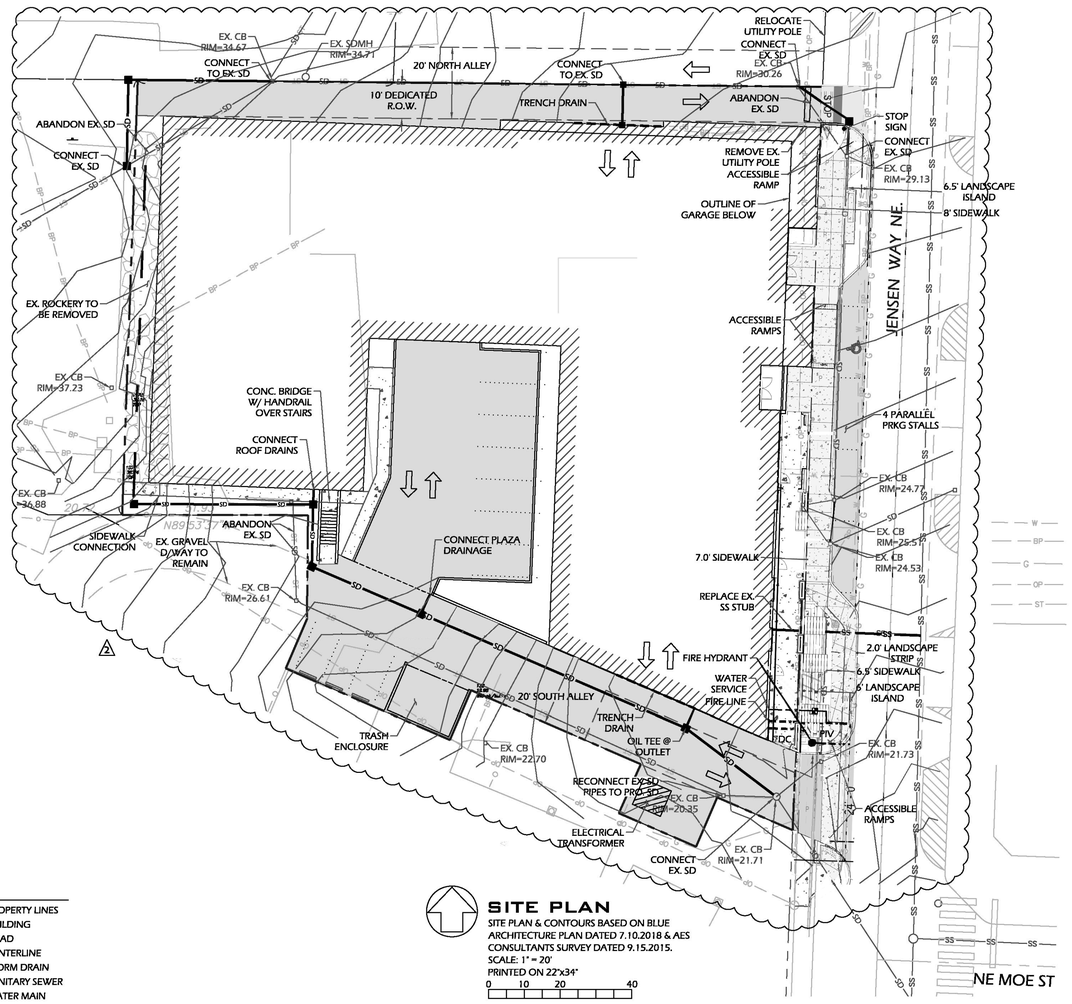
OLD CITY HALL APARTMENTS

POULSBO , WA

07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018

Z A18



SITE PLAN

SITE PLAN & CONTOURS BASED ON BLUE ARCHITECTURE PLAN DATED 7.10.2018 & AES CONSULTANTS SURVEY DATED 9.15.2015.
SCALE: 1" = 20'
PRINTED ON 22"x34"

0 10 20 40

LEGEND

- EXISTING PROPERTY LINES
- EXISTING BUILDING
- EXISTING ROAD
- EXISTING CENTERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING OVERHEAD POWER
- EXISTING BURIED POWER
- PROPOSED BUILDING ENVELOPE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER

NOTES:

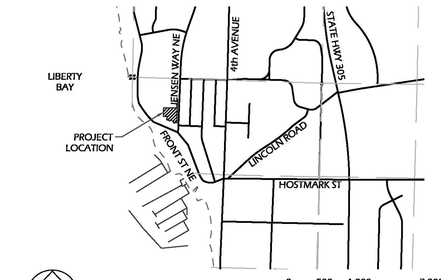
1. STORM DRAINAGE:
   - STORM DRAINAGE SYSTEMS WILL BE REROUTED AROUND PROPOSED BUILDING AS REQUIRED.
   - PARKING COURT WILL BE ABOVE PARKING GARAGE AND HAVE DRAINAGE AS REQUIRED.
   - WATER QUALITY FOR STORMWATER RUNOFF IN PARKING COURT & ALLEYS WILL BE PROVIDED BY CATCH BASIN FILTER INSERTS AS REQUIRED. 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

KELSEY E. LAUGHLIN — STATE OF WASHINGTON — 46830 — REGISTERED PROFESSIONAL ENGINEER — 7/16/2018

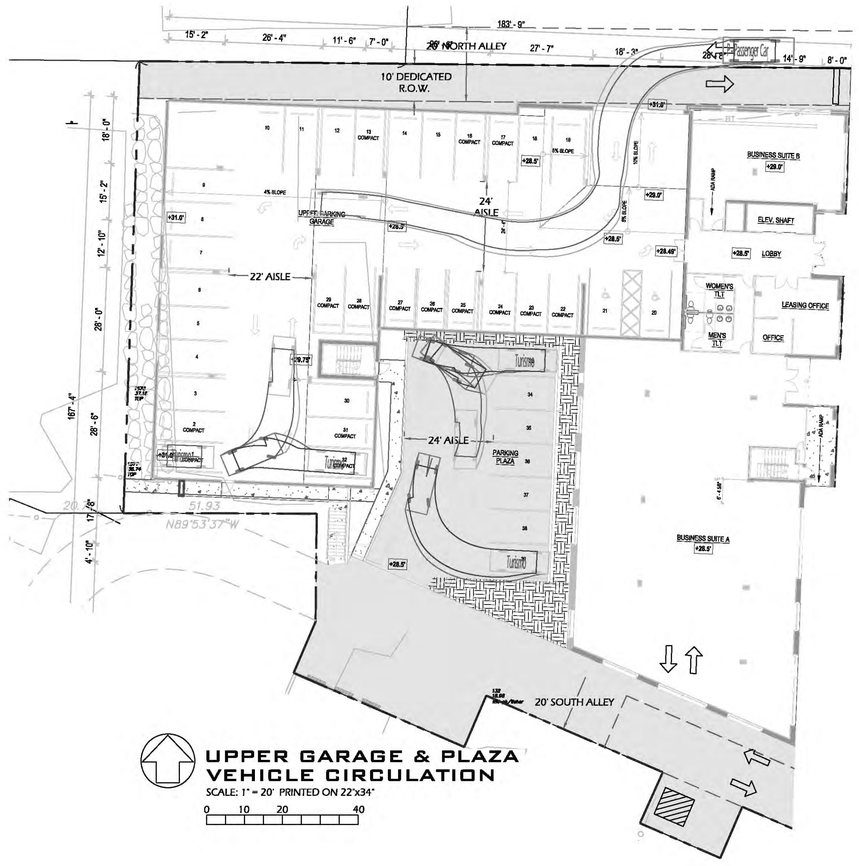
SEABOLD ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

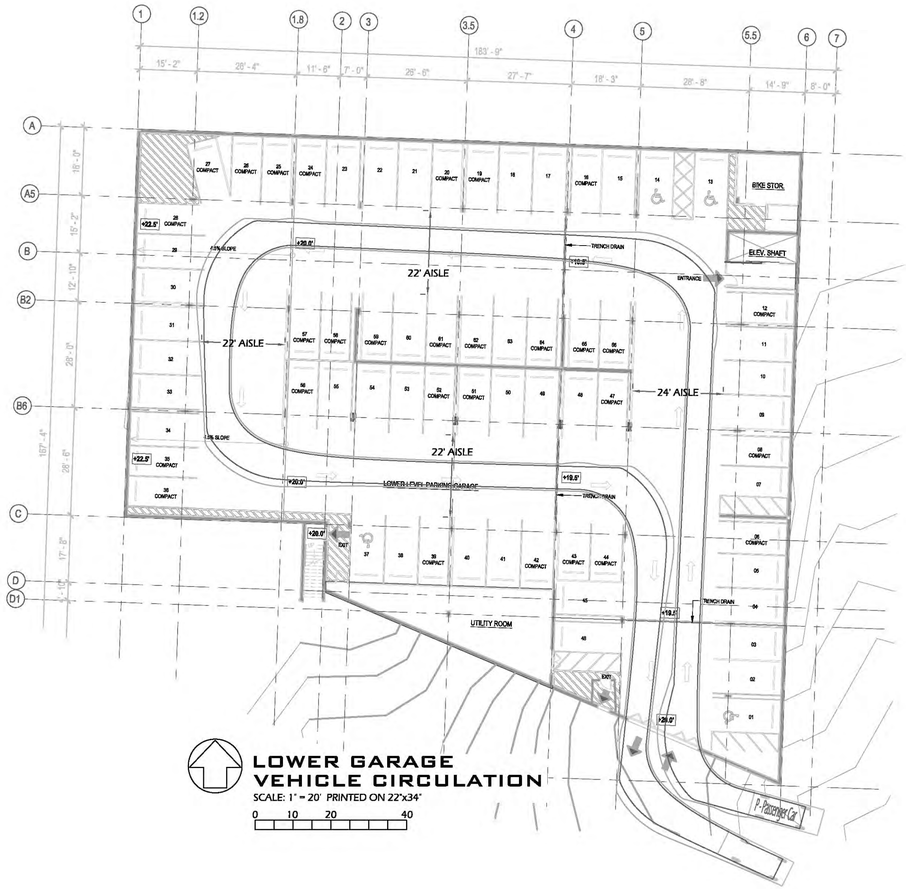
⚠1 7.16.2018 K.E.L. REVISED SITE PLAN AS REQUESTED.
⚠2 4.3.2018 K.E.L. REVISED SITE PLAN AS REQUESTED.

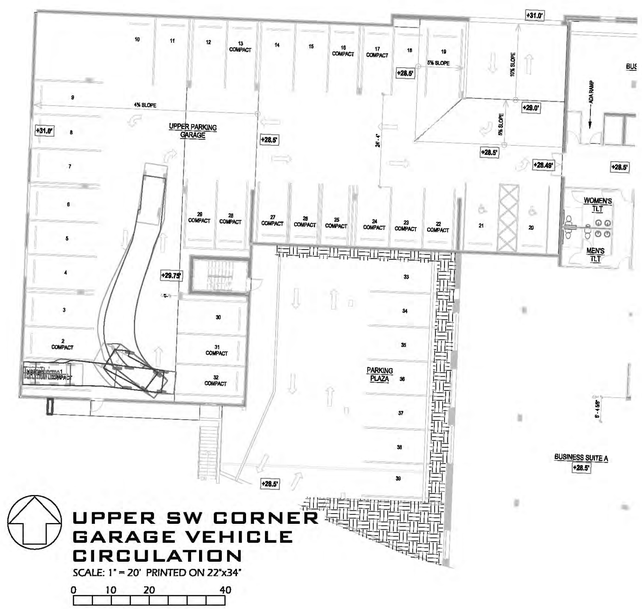
DATE: ~~9/19/2017~~
DESIGNED: K. LAUGHLIN
DRAWN: K. LAUGHLIN
CHECKED:
JOB NO.: BL12.10

BLUE ARCHITECTURE & INTERIORS
247 4th Street
BREMERTON, WA 98337
ROBERT GUYT - 360.277.8970
bob@blue-nw.com

C1
1 OF 1







NOTES:
SWEPT PATH ANALYSIS FOR 2011 AASHTO P-PASSENGER CAR & TURISMO COMPACT CAR BY AUTODESK VEHICLE TRACKING 2019, ADD-ON FOR AUTOCAD CIVIL 3D 20179.

PARKING GARAGE LAYOUTS FROM BLUE ARCHITECTURE DATED 7.10.2018.

PRELIMINARY VEHICLE CIRCULATION
POULSBO OLD CITY HALL APARTMENTS
SITE PLAN REVIEW SUBMITTAL

KELSEY E. LAUGHLIN
STATE OF WASHINGTON
46830
REGISTERED
PROFESSIONAL ENGINEER
7/23/2018

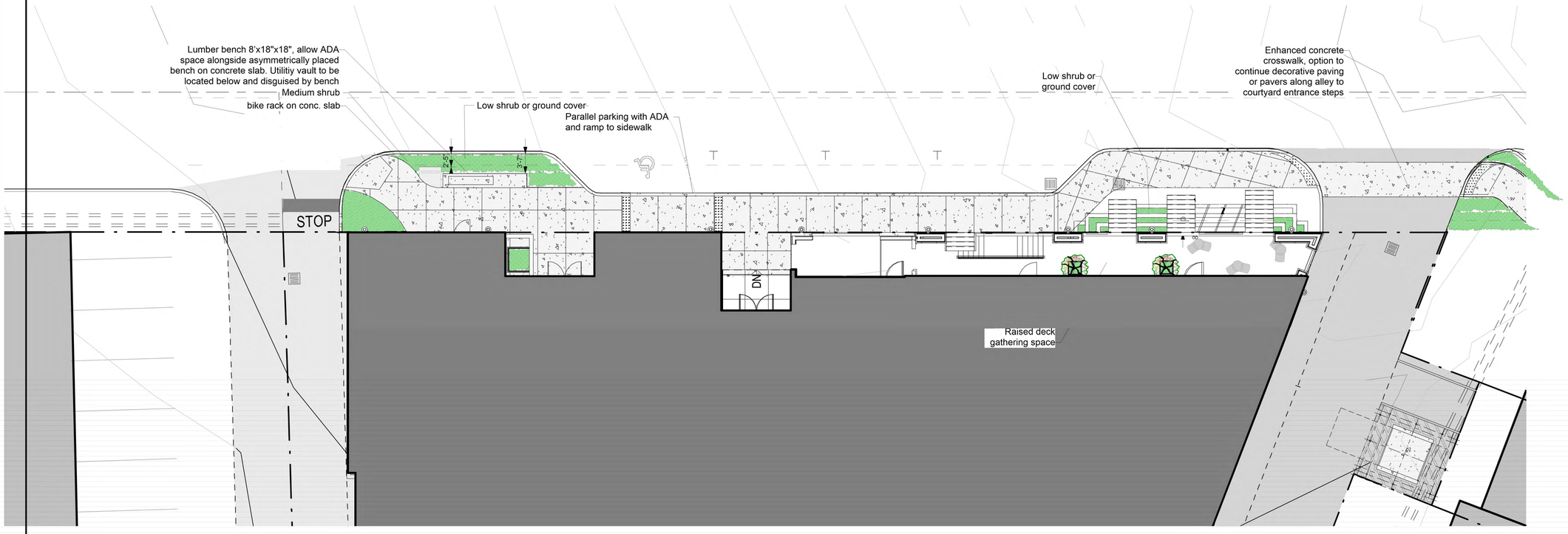
SEABOLD
ENGINEERING LLC
PO Box 445 Indianola, WA 98342
360.930.4668 Engineer@SeaboldEng.com

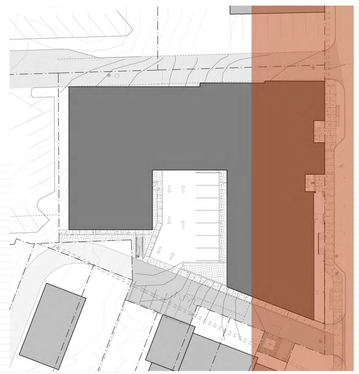
⚠2 7.23.2018 K.E.L. REVISED SITE PLAN AS REQUESTED.
⚠1 4.3.2018 K.E.L. REVISED SITE PLAN AS REQUESTED.

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

BLUE ARCHITECTURE & INTERIORS
247 4th Street
BREMERTON, WA 98337
ROBERT GUYT - 360.277.8970
bob@blue-nw.com

C2
2 OF 2





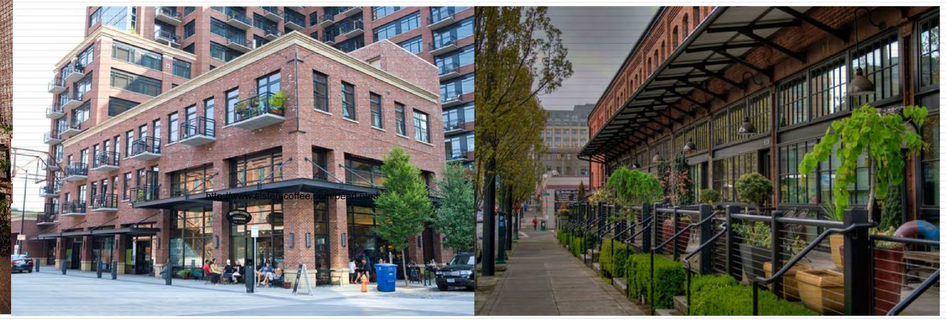
VICINITY MAP

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

Norwegian Sunset Maple street tree



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

Soft, drought tolerant and native riparian inspired understory plant palette

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. L-1 of 4
Date: 7.16.18	
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

EMILY RUSSELL
Landscape Architecture

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

245 4th Street #501
Bremerton WA 98337

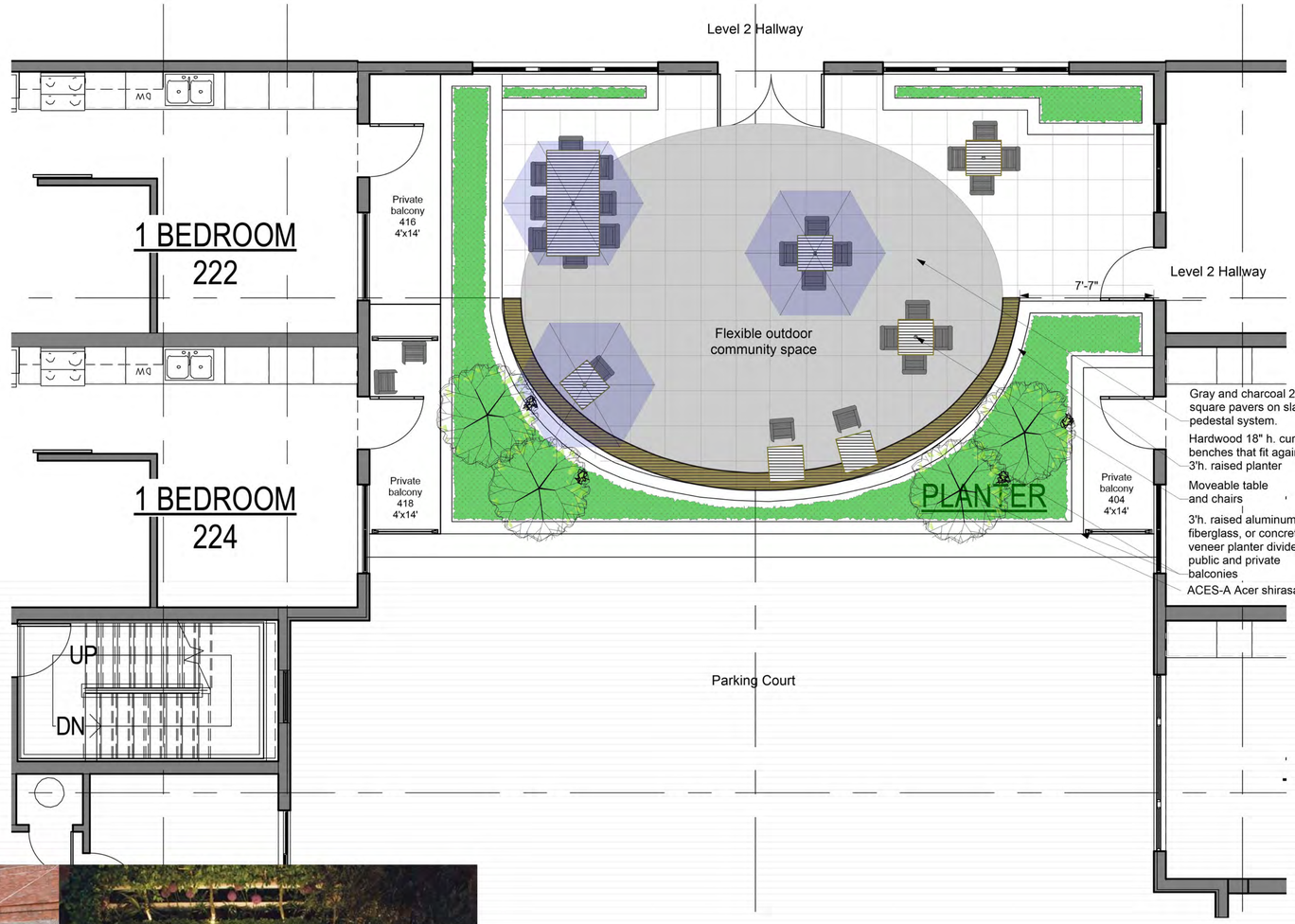
Consultant

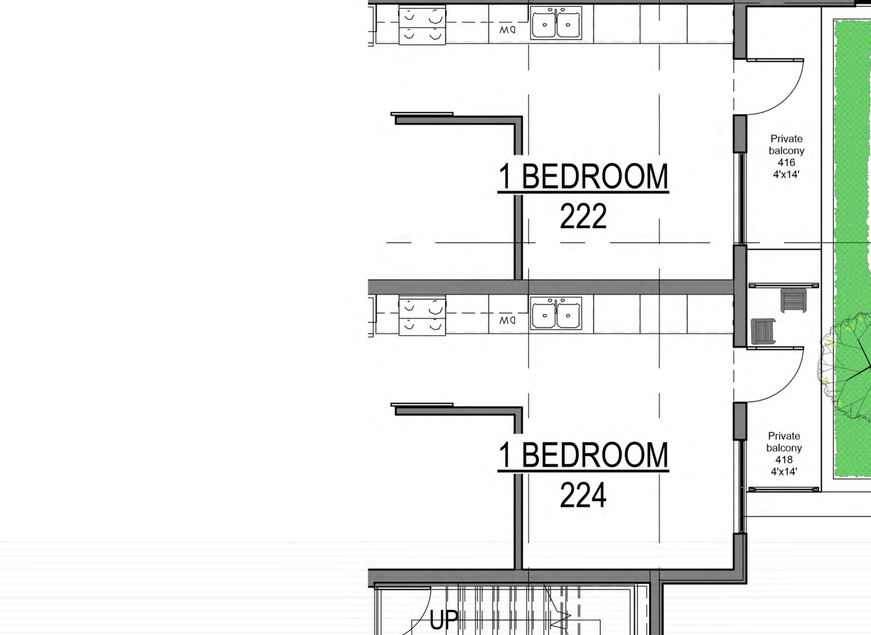
Project Title
Poulsbo Mixed Use
Poulsbo WA 98370

Drawing Title
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: L-2 of 4
Date: 7.16.18	
CAD File Name: Poulsbo Mixed Use	

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





Flexible community gathering space defined raised planter privacy walls and moveable furniture

VICINITY MAP

N

N

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

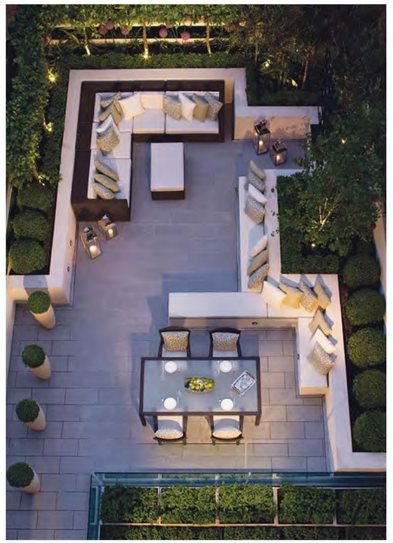
245 4th Street #501
Bremerton WA 98337

Consultant

Project Title

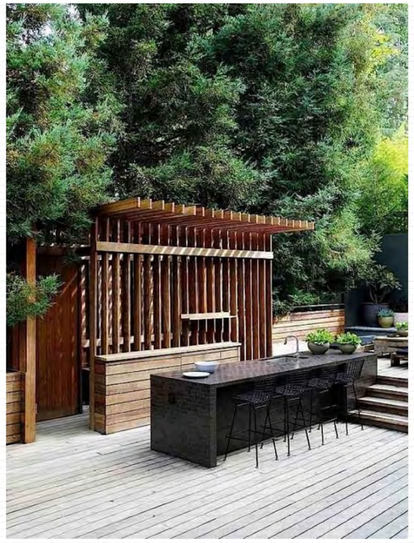
Drawing Title: Central Courtyard Balcony Schematic Landscape Plan

Project Manager	Project ID
Drawn By: Emily Russell	Scale: 1/4"=1'
Reviewed By	Drawing No.: L-3
Date: 7.16.18	of 4
CAD File Name: Poulsbo Mixed Use	



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

Gas fire cocktail table, built in seating

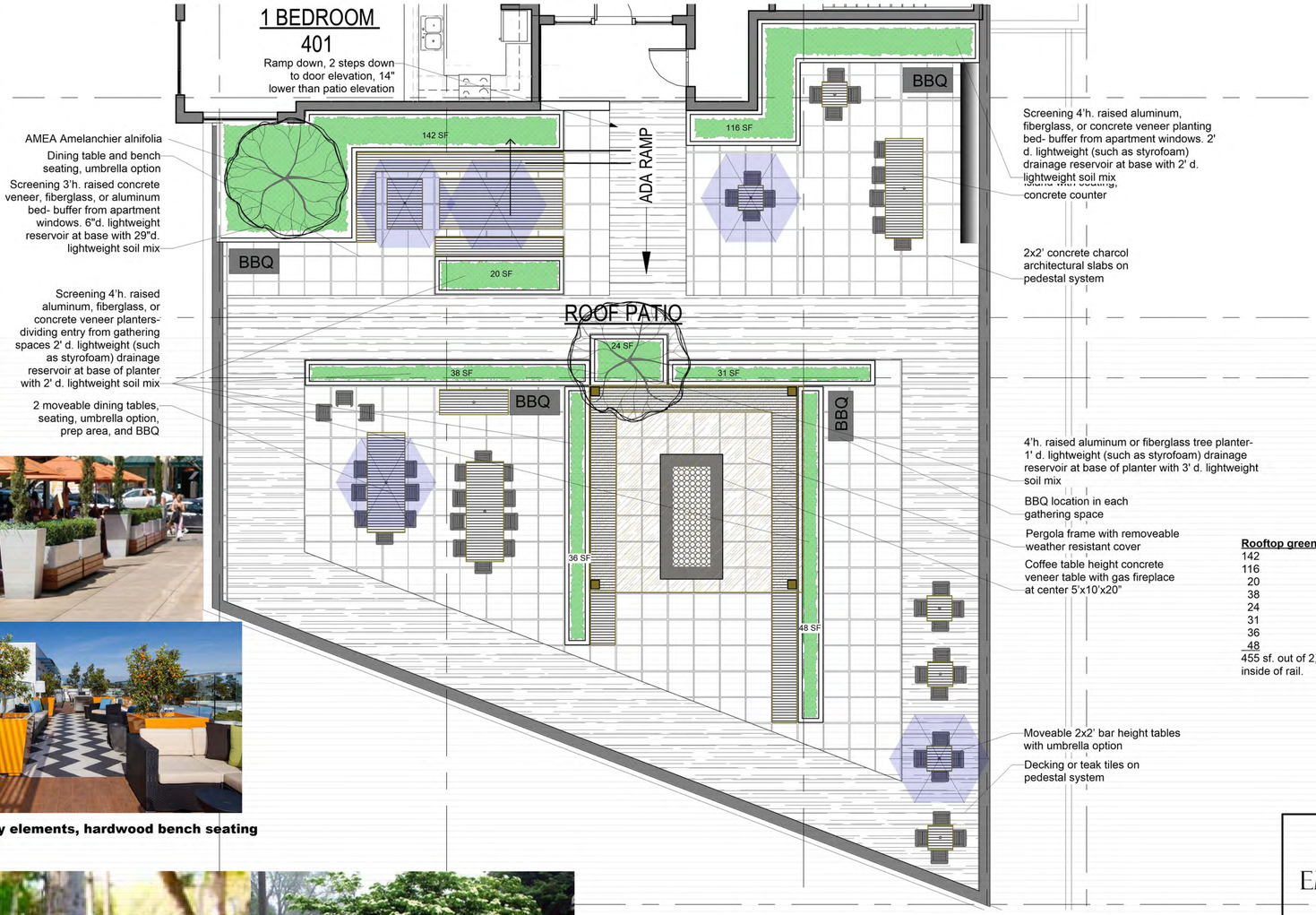


Kitchen, buffet, bar space, bar seating, decking

Fiberglass or similar lightweight planter privacy elements, hardwood bench seating

Decking and concrete paver combination on pedestal system

Drought tolerant planting in raised lightweight planters like Mexican Feather Grass, flowering perennials, and herbs



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

VICINITY MAP

N

EMILY RUSSELL

Landscape Architecture

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

245 4th Street #501
Bremerton WA 98337

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

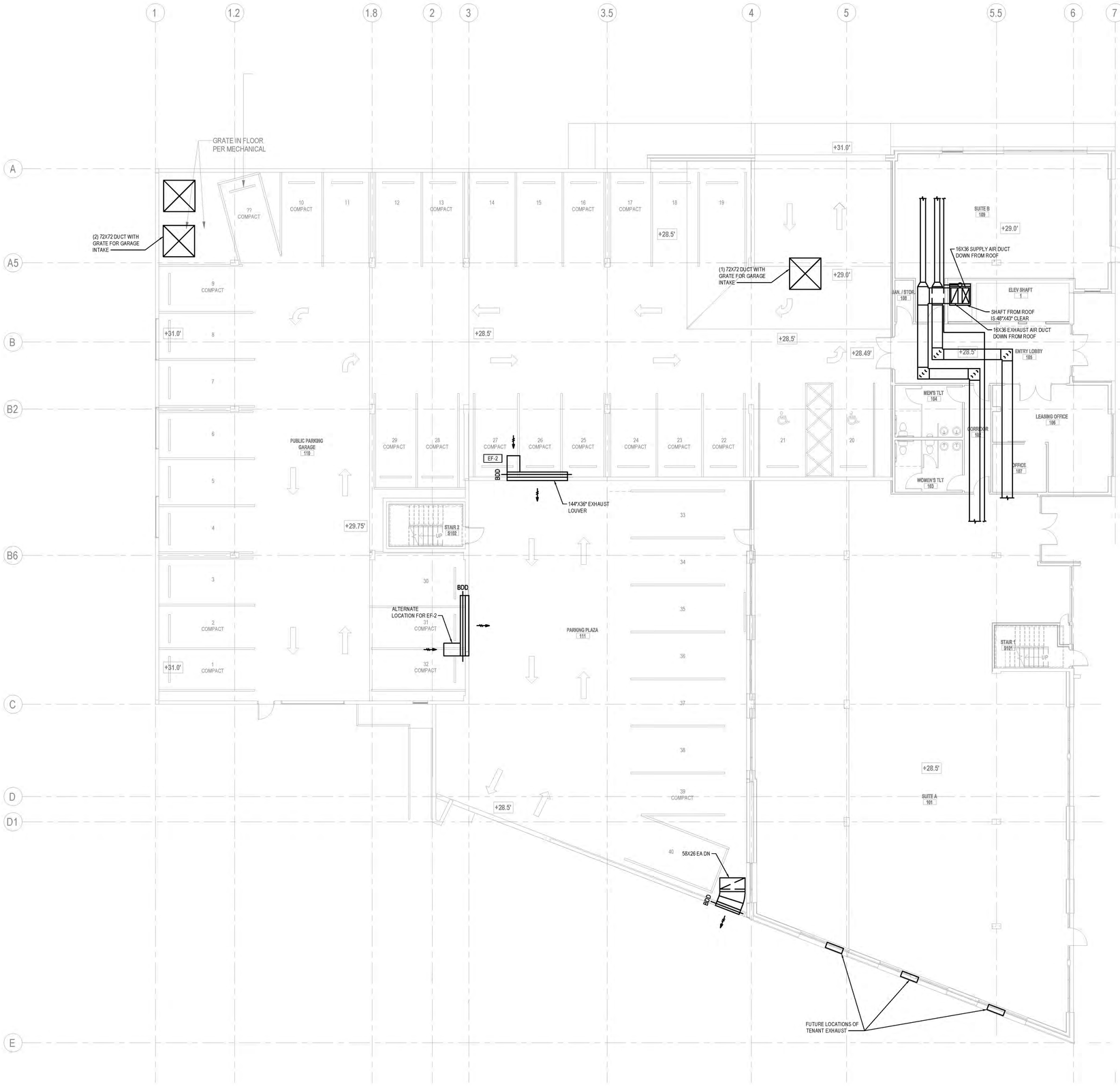
Emily Russell
CERTIFICATE NO.1272

Consultant

Project Title
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. L-4 of 4
Date: 7.16.18	
CAD File Name: Poulsbo Mixed Use	



1 LEVEL 1 - HVAC FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

2' 8'
0' 4' 16'
SCALE: 1/8" = 1'-0"

blue
architecture | interiors
SÄZÄN GROUP
600 Stewart St., Ste 1400
Seattle, Washington 98101
Tel 206.267.1700
Fax 206.267.1701
SAZAN # 521-1702

POULSBO OLD CITY HALL APARTMENTS
19050 JENSEN WAY NE, POULSBO, WA

BUILDING PERMIT
ISSUED: JUNE 12, 2018

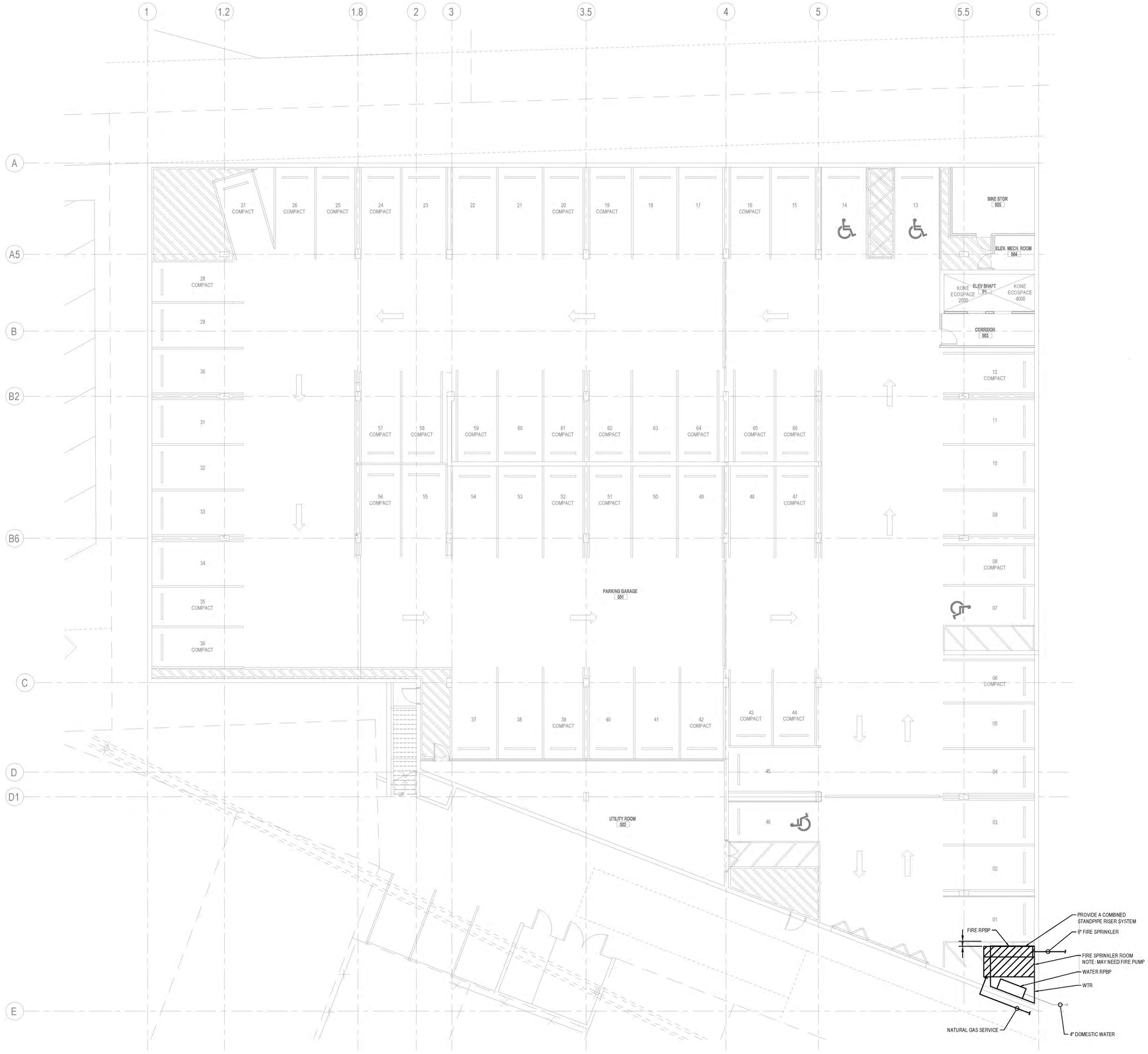
REVISION SCHEDULE		

LEVEL 1 - HVAC FLOOR PLAN

PROJECT #: 2017106.00

M1.11

blue
architecture | interiors
SÄZÄN
GROUP
600 Stewart St., Ste 1400
Seattle, Washington 98101
Tel 206.267.1700
Fax 206.267.1701
SAZAN # 521-1702



1 LEVEL P1 - PLUMBING FLOOR PLAN
1/8" = 1'-0"

N

PRELIMINARY
NOT FOR CONSTRUCTION

0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

POULSBO OLD CITY HALL APARTMENTS

19050 JENSEN WAY NE, POULSBO, WA

BUILDING PERMIT

ISSUED: JUNE 12, 2018

REVISION SCHEDULE		

LEVEL P1 - PLUMBING FLOOR PLAN

PROJECT #: 2017106.00

M1.30