

BLUE NORTH PROPERTY DEVELOPMENT

POULSBO OLD CITY HALL APARTMENTS



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 WAY TRAFFIC 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 ELIMINATED, 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.



RESERVED PARKING SIGN

- SEPARATE SUBMITTALS**
- MECHANICAL PERMIT
 - FIRE ALARM PERMIT
 - PLUMBING PERMIT
 - ELECTRICAL PERMIT
 - FIRE SPRINKLER 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.

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

PARKING REQUIRED:

COMMERCIAL SPACE: 6,814 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

ADJUSTED SPACES REQUIRED: 109 - 2 = 107 SPACES

PARKING PROVIDED:
 LEVEL P1: 65 SPACES
 LEVEL 1: 31 SPACES
 SURFACE: 11 SPACES

TOTAL PARKING PROVIDED: 65 + 31 + 11 = 107 SPACES

PARKING STALLS BREAKDOWN:
 HANDICAPPED ACCESSIBLE STALLS: 7 (2 VAN STALLS)
 STANDARD STALLS: 57
 COMPACT STALLS: 43 (43 STALLS = 40% OF 107 STALLS PROVIDED)

SITE ADDRESS: 19050 JENSEN WAY NE
 POULSBO, 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

OWNER:
 BLUE NORTH PROPERTY DEVELOPMENT
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 CONTACT: MIKE BURNS
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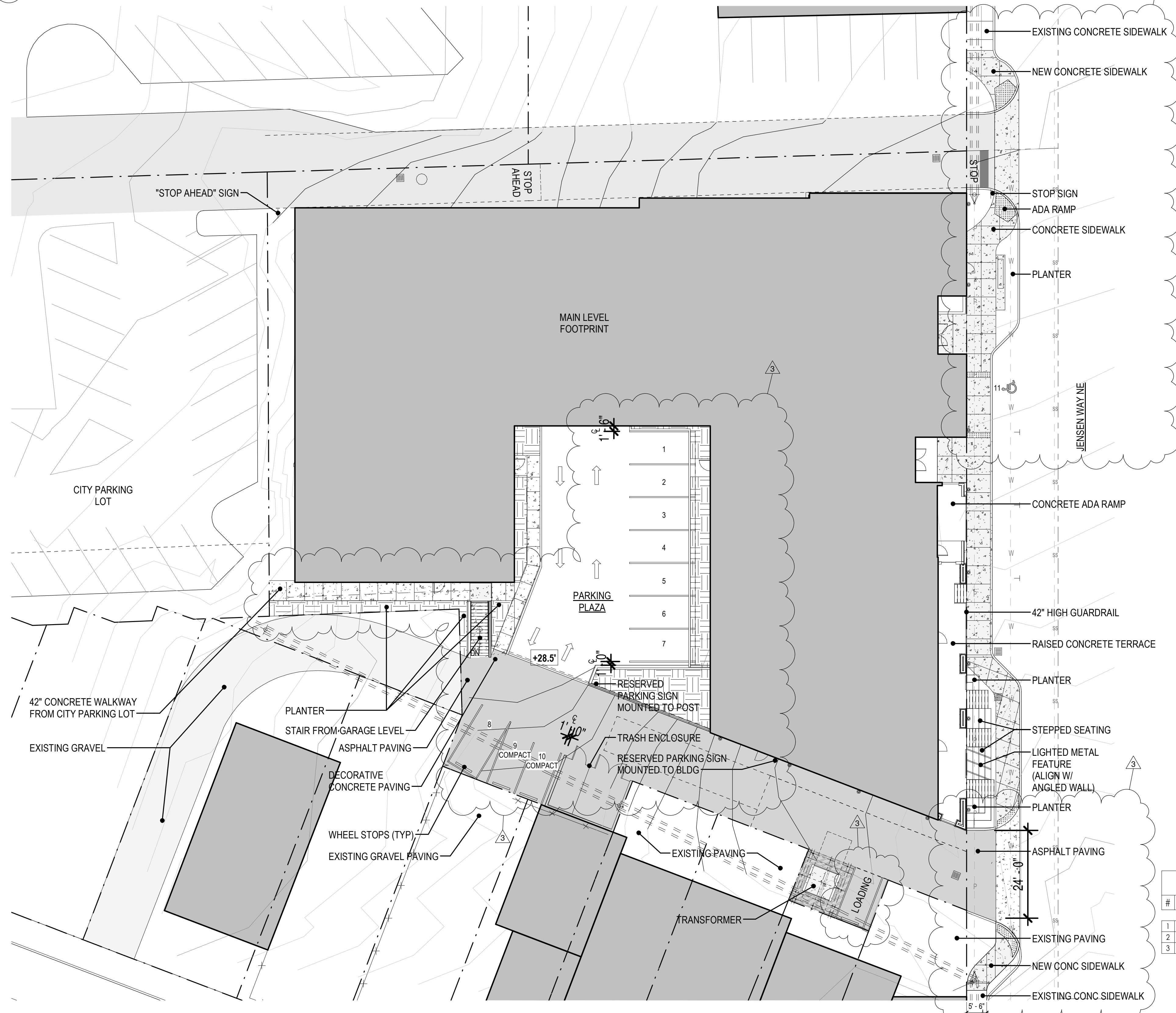
LANDSCAPE:
 EMILY RUSSELL LANDSCAPE ARCHITECTURE
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CONTACT: EMILY RUSSELL
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CONTACT: THOMAS CHILDS

PROJECT TEAM



OLD CITY HALL APARTMENTS
 POULSBO, WA

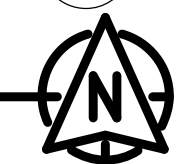
07/17/2018

REVISION SCHEDULE		
#	DESCRIPTION	DATE
1	COMMENT RESPONSE 1	7/17/2018
2	COMMENT RESPONSE 2	10/30/2018
3	COMMENT RESPONSE 3	02/28/2019

DRB ZONING NOTES

NTS

SITE PLAN
 1/16" = 1'-0"



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