

# AKTIV

## POULSBO, WASHINGTON



PERSPECTIVE FROM NORTH EAST

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AKTIV - MIXED USE

COVER

18681 STATE HWY 305 NE POULSBO, WA

08/30/24



SCALE: A-01

## PROJECT DESCRIPTION:

The Aktiv building will be a 4 story over basement mixed use structure of approximately 40,634 total square feet. The building will consist of basement parking, 1st floor commercial/short term lease units with 34 residential units throughout floors 2 - 4.

## SITE DATA

ADDRESS: 18681 STATE HWY 305  
POULSBO, WA. 98370

TAX PARCELS: 232601-1-093-2004  
232601-1-092-2005

SITE AREA: 28,617 SF (0.65 Acres)

ZONING: C-3, COMMERCIAL (SR 305 Corridor)

JURISDICTION: CITY OF POULSBO

OCCUPANCY CLASSIFICATIONS: R-1, R-2, S-2, A3

TYPE OF CONSTRUCTION: TYPE VA OVER TYPE IA PODIUM

SETBACKS: NORTH, EAST, SOUTH, WEST - 15'

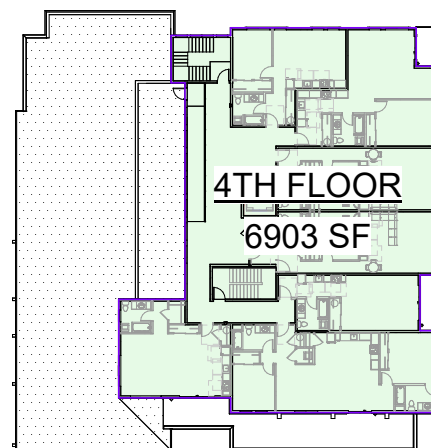
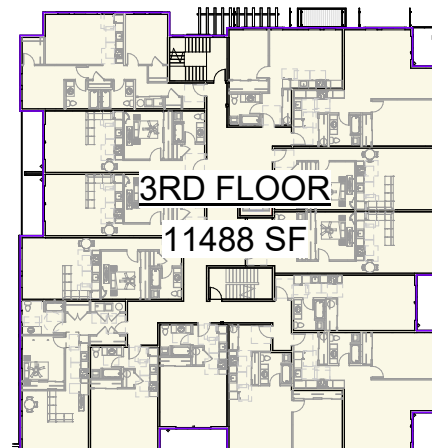
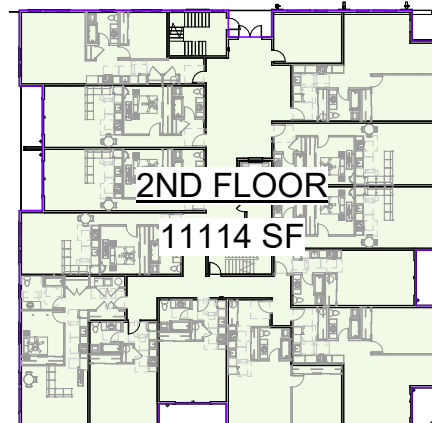
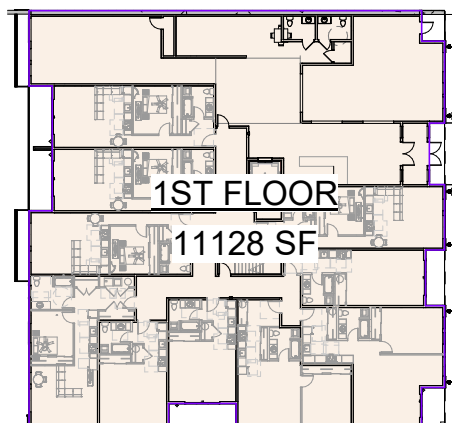
LOT COVERAGE (BLDG FOOTPRINT / SITE SF) (11,682 / 28,617 = 40.8 [MAX ALLOWED 50%]) 40.8%

ALLOWABLE BUILDING HEIGHT: 45 FT. (35' + 10' for underbuilding pkgng.)

PROPOSED BUILDING HEIGHT: 42.09 FT.

## LEGAL DESCRIPTION

LEGAL DESCRIPTION: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER IN SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, THENCE SOUTH 1°28'10" WEST 1945.33 FEET; THENCE SOUTH 88°57'12" EAST 204.50 FEET; THENCE NORTH 1°28'10" EAST 149.51 FEET TO POINT OF BEGINNING; THENCE SOUTH 1°28'10" WEST 149.50 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF HARRISON STREET; THENCE EASTERLY ALONG THE NORTHERLY MARGIN OF HARRISON STREET, 150.86 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF STATE HIGHWAY 21A; THENCE NORTH 0°42' EAST 149.93 FEET TO A POINT WHICH IS SOUTH 89°07'38" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°07'38"



## PARKING ANALYSIS

LODGING (HOTEL / SHORT-TERM STAY ROOMS):  
1 PER RM + 1 PER EMPLOYEE @ PEAK SHIFT  
10 ROOMS + 1 EMPLOYEE = **11 STALLS**

RESIDENTIAL:  
STUDIO / 1 BD = 1 SPACE PER UNIT 32 units  
2 BD OR MORE = 2 SPACES PER UNIT 2 units  
GUEST SPACES = 1 SPACE PER 10 UNIT 4 units  
32 (1 SPACE) + 2 (2 SPACES) = **40 STALLS**

**TOTAL PARKING REQUIRED: 51 STALLS**

**TOTAL PARKING PROVIDED: 51 STALLS**

### UNIT COUNTS

| UNIT TYPE | COUNT |
|-----------|-------|
|-----------|-------|

#### 1ST FLOOR

|          |    |
|----------|----|
| 1 BED    | 3  |
| STUDIO   | 3  |
| STUDIO + | 4  |
|          | 10 |

#### 2ND FLOOR

|          |    |
|----------|----|
| 1 BED    | 5  |
| STUDIO   | 3  |
| STUDIO + | 5  |
|          | 13 |

#### 3RD FLOOR

|          |    |
|----------|----|
| 1 BED    | 5  |
| 2 BED    | 1  |
| STUDIO   | 3  |
| STUDIO + | 5  |
|          | 14 |

#### 4TH FLOOR

|          |   |
|----------|---|
| 1 BED    | 2 |
| 2 BED    | 1 |
| STUDIO   | 2 |
| STUDIO + | 2 |
|          | 7 |

TOTAL UNITS 44

### BUILDING AREA

| LEVEL | AREA | % OF TOTAL |
|-------|------|------------|
|-------|------|------------|

|           |           |      |
|-----------|-----------|------|
| BASEMENT  | 11,236 SF | 22%  |
| 1ST FLOOR | 11,128 SF | 21%  |
| 2ND FLOOR | 11,114 SF | 21%  |
| 3RD FLOOR | 11,488 SF | 22%  |
| 4TH FLOOR | 6,903 SF  | 13%  |
| TOTAL SF: | 51,870 SF | 100% |

## VICINITY PLAN



## AVG BUILDING HEIGHT ANALYSIS

### Building Height Calculation - weighted average

| Segment                   | Height | Length | LxH      |
|---------------------------|--------|--------|----------|
| North Elev - west segment | 22.54  | 24.58  | 554.03   |
| North Elev - east segment | 34.46  | 83.42  | 2874.65  |
| East Elev - north segment | 44.41  | 98.13  | 4357.95  |
| East Elev - south segment | 32.06  | 9.87   | 316.43   |
| South Elev - east segment | 51.18  | 83.42  | 4269.44  |
| South Elev - west segment | 43.81  | 24.58  | 1076.85  |
| West Elev                 | 43.81  | 108.15 | 4738.05  |
|                           |        | 432.15 | 18187.41 |

AVERAGE BUILDING HEIGHT ((ΣLxH)/(ΣL)) = **42.09 feet**  
(45' height limit, therefore OK)

## AKTIV - MIXED USE

18681 STATE HWY 305 NE POULSBO, WA

## PROJECT DATA

08/30/24

SCALE: As indicated A-02

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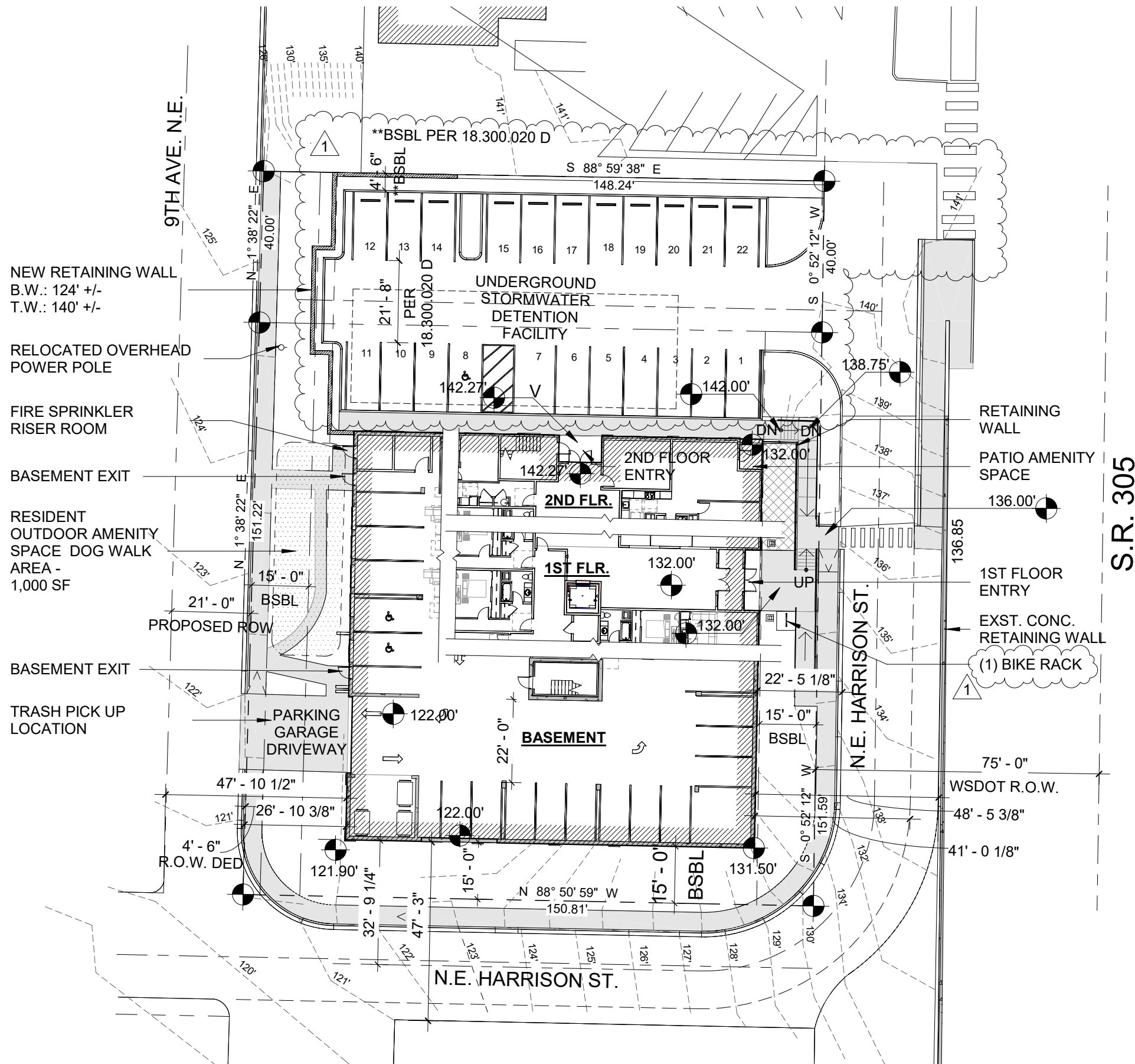
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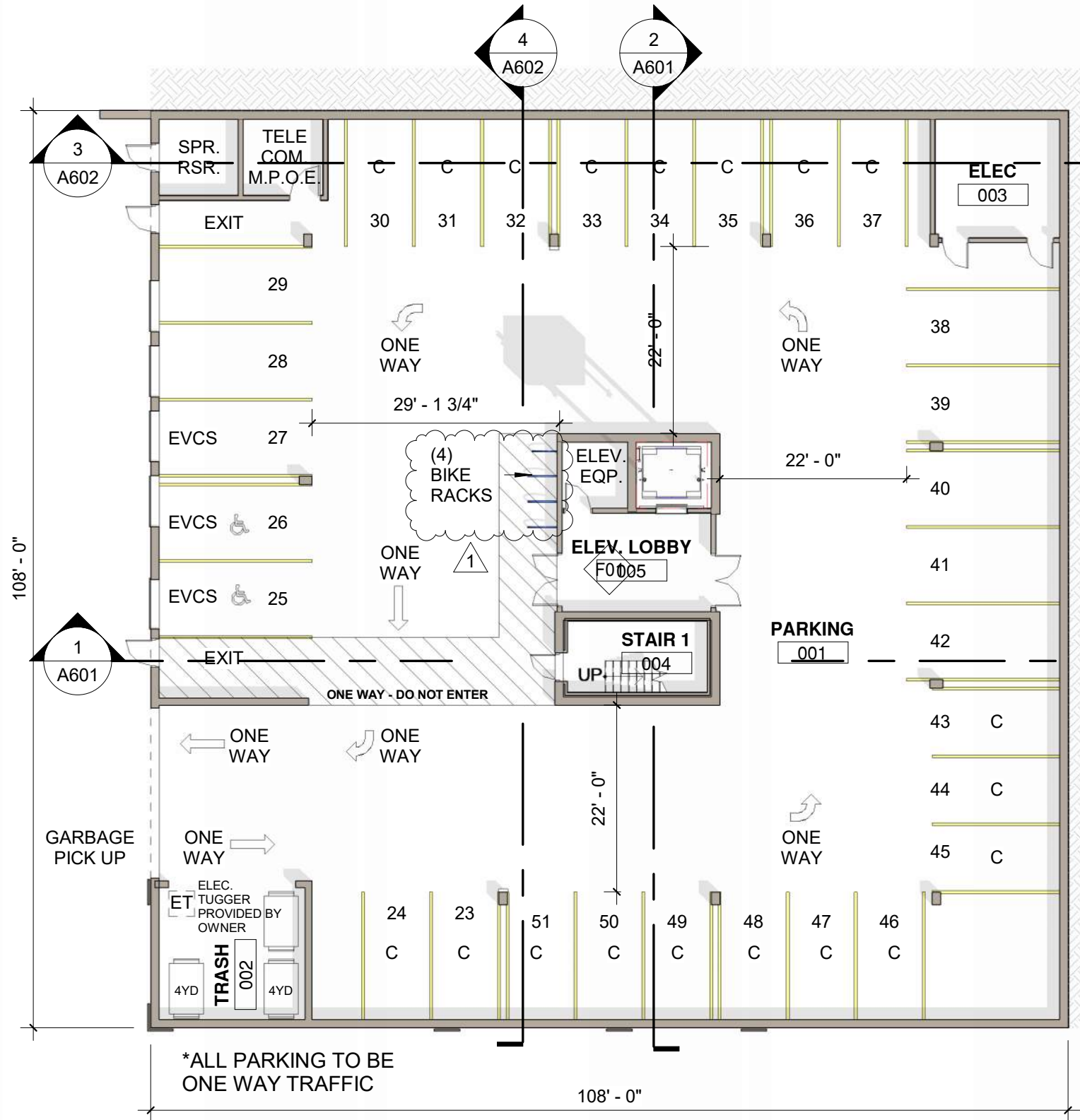
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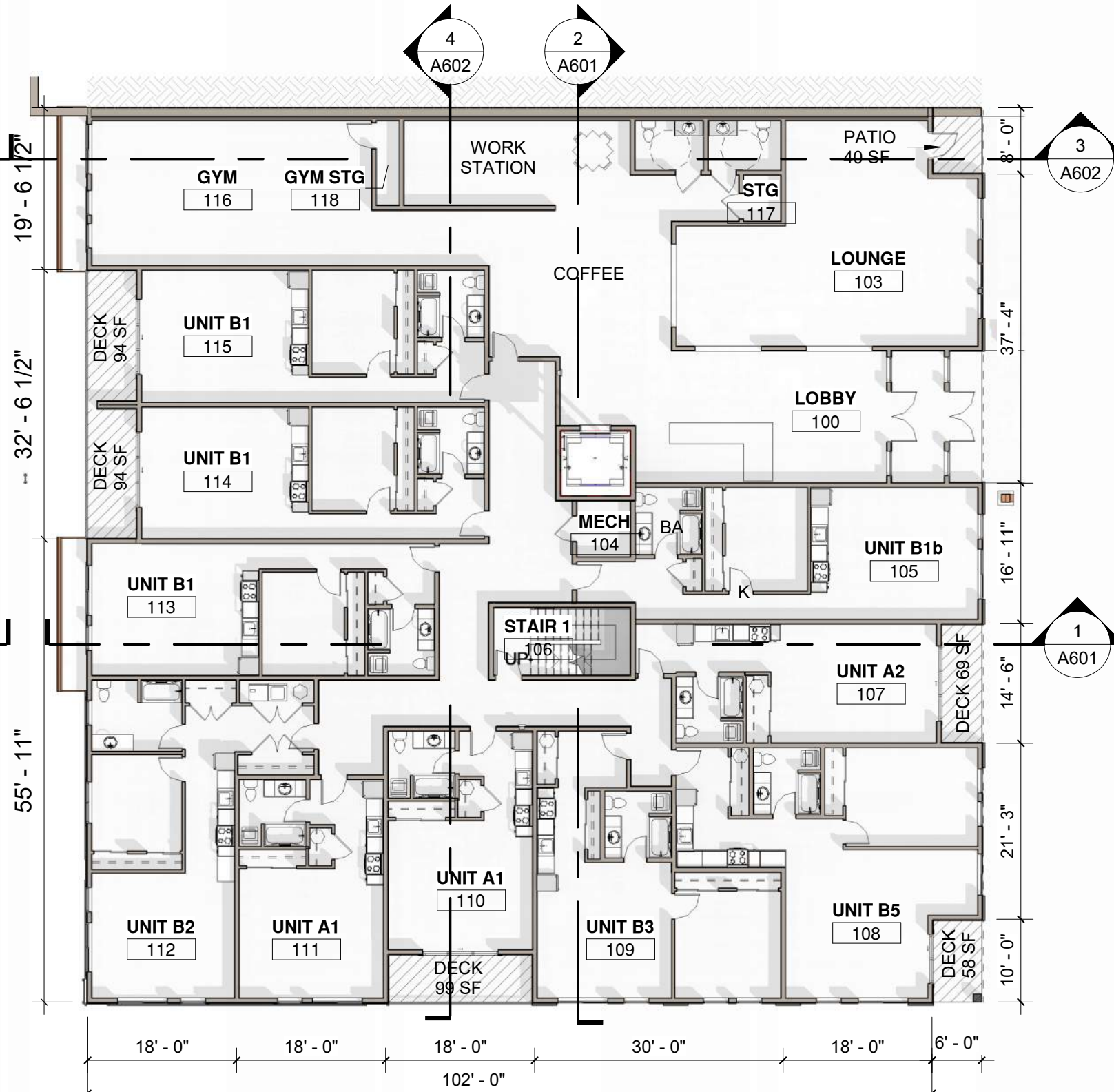
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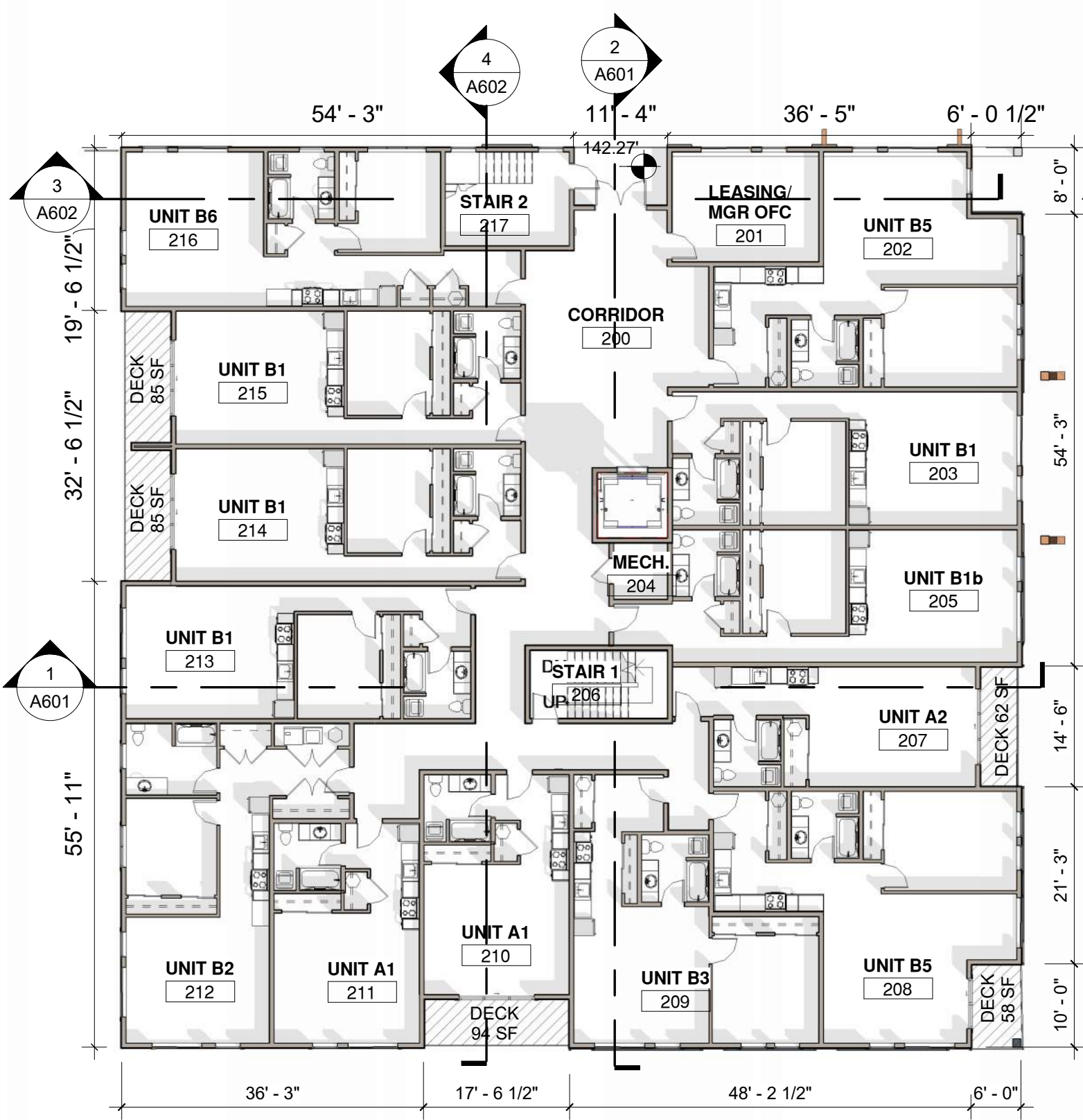


**BASEMENT**  
1/16" = 1'-0"



3 MONTH RENT LIMIT  
1ST FL OPEN SPACE: 454 SF

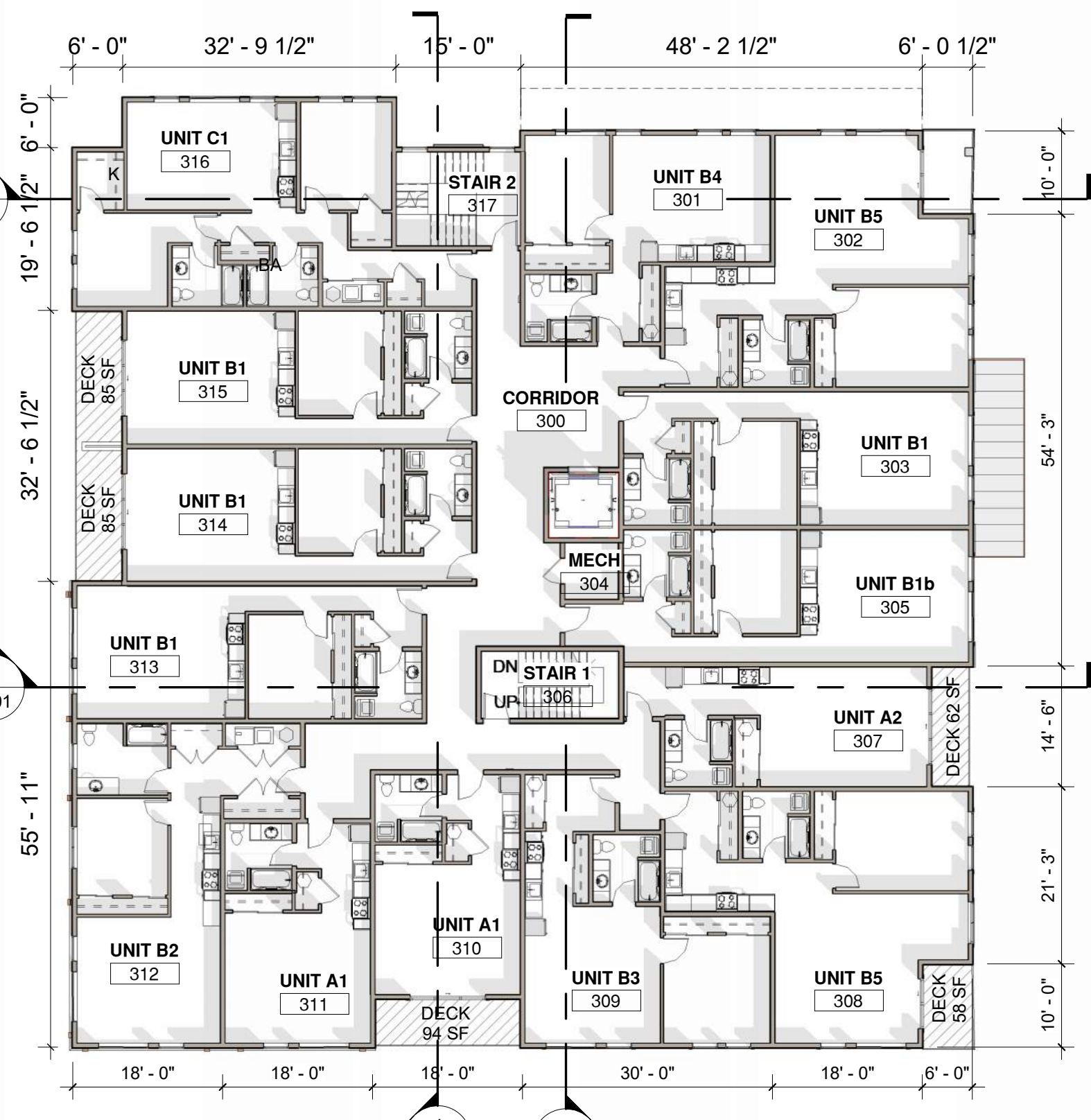
**1ST FLOOR**  
1/16" = 1'-0"



2ND FL OPEN SPACE: 384 SF

2ND FLOOR

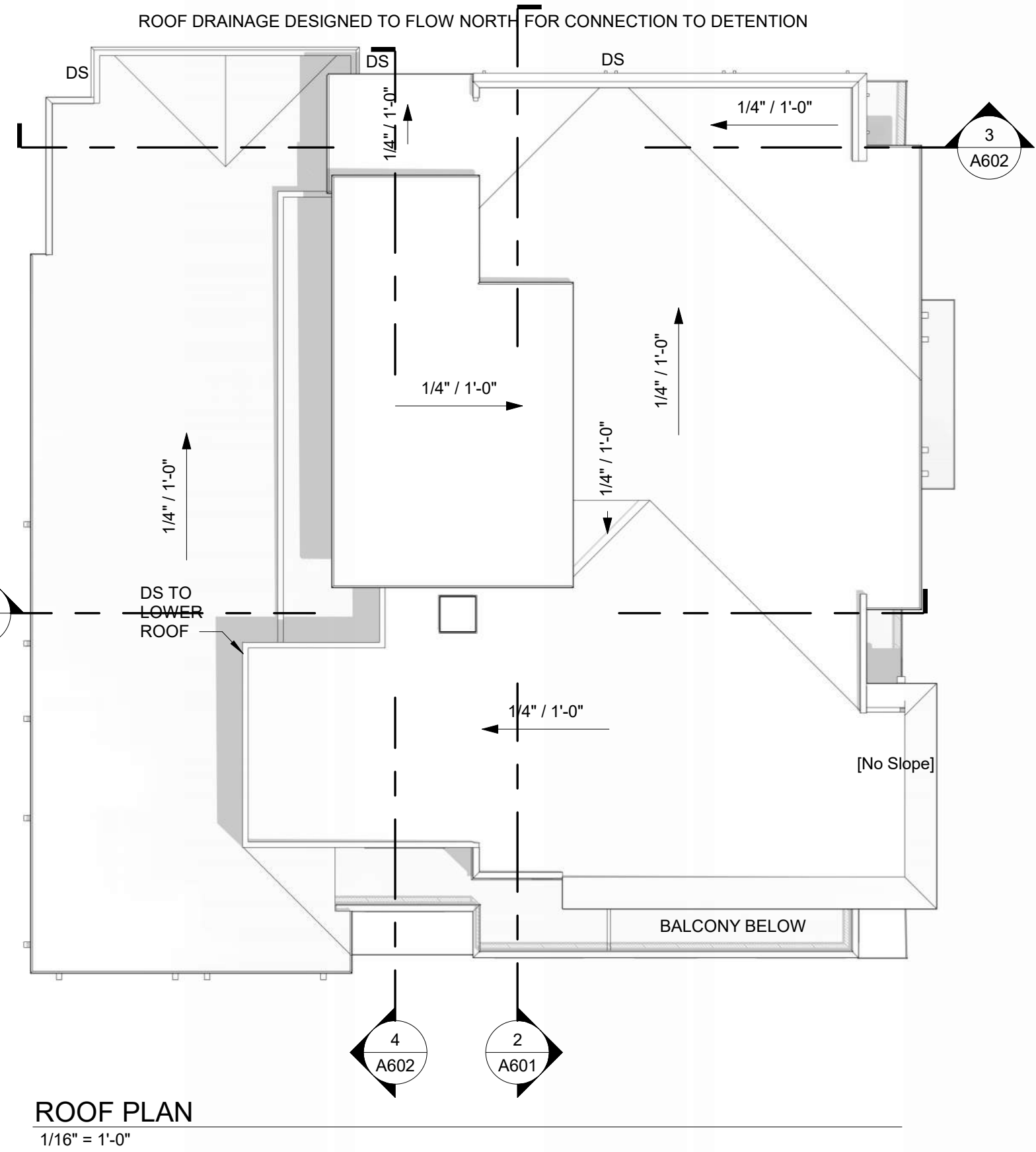
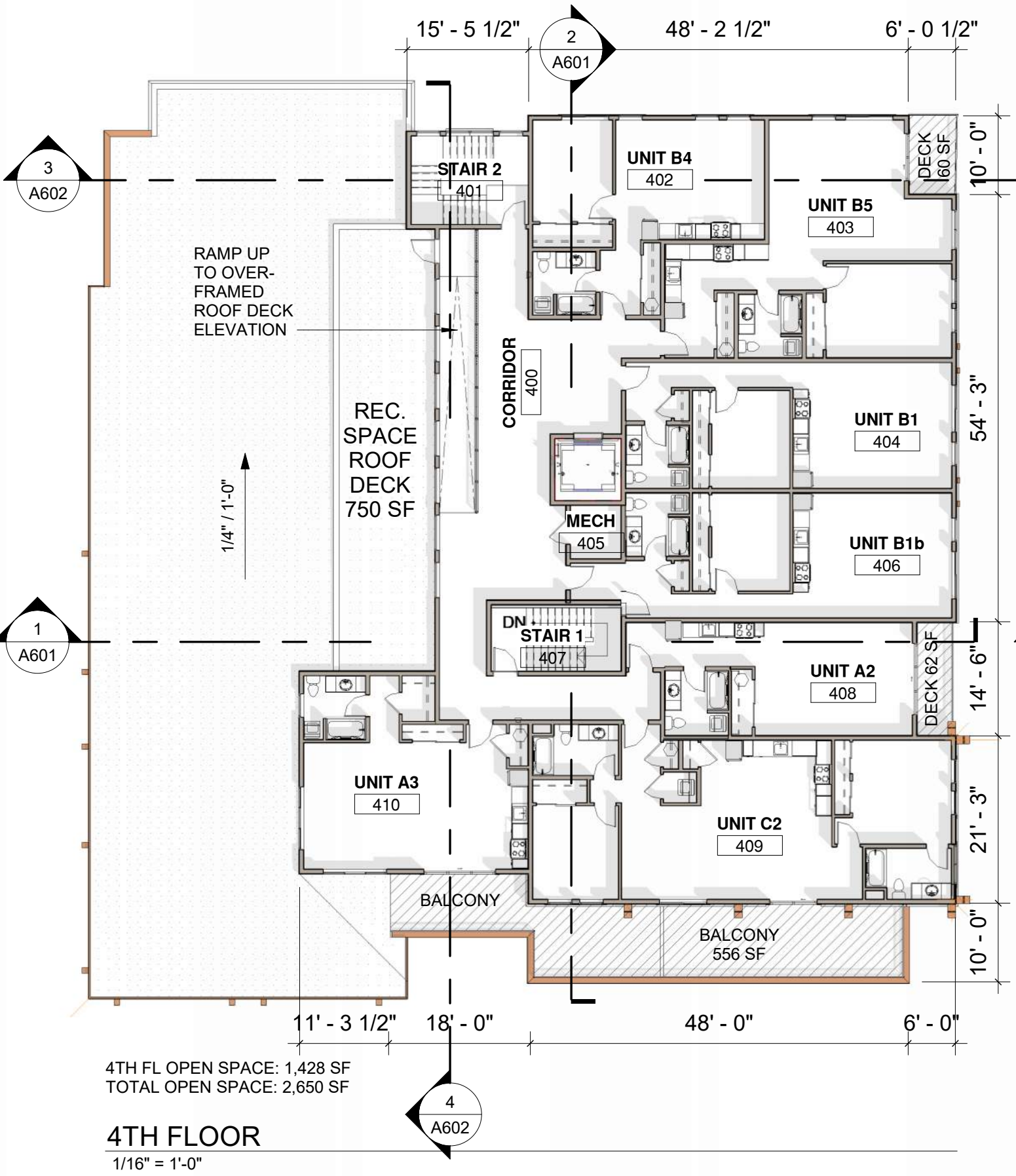
1/16" = 1'-0"



3RD FL OPEN SPACE: 384 SF

3RD FLOOR

1/16" = 1'-0"





**NORTH ELEVATION**








3/32" = 1'-0"






**MATERIALS**

**MATERIALS**

**FINISH COLORS**

**TRIM & DETAILS**

-  EXPOSED C.I.P. CONCRETE
-  FIBER CEMENT LAP - 6" EXPOSURE  
SELECT CEDARMILL, PAINTED FINISH
-  FIBER CEMENT LAP - 4" EXPOSURE  
SELECT CEDARMILL, PAINTED FINISH
-  FIBER CEMENT LAP - SHINGLE  
SELECT CEDARMILL, PAINTED FINISH
-  ADHERED MANUFACTURED STONE VENEER  
EL DORADO STONE - 'CLIFFSTONE, WHITE BARK'
-  TPO LOW SLOPE ROOF
-  STANDING SEAM METAL ROOF

-  LIGHT BODY COLOR:  
COLOR: SW7035 AESTHETIC WHITE
-  MEDIUM BODY COLOR:  
COLOR: SW6234 UNCERTAIN GRAY
-  ACCENT BODY COLOR:  
COLOR: SW6228 REFUGE
-  BASE COLOR:  
COLOR: SW6992 INKWELL
-  FASCIA & GUTTER COLOR:  
COLOR: SW7523 BURNISHED BRANDY

- 1) BUILT UP WIDE FASCIA
- 2) BUILT UP FASCIA
- 3) ALUMINUM GUTTER/DOWNSPOUT
- 4) METAL COPING OVER WOOD TRIM
- 5) HARDI BUILT UP TRIM BELLY BAND
- 6) BELT COURSE
- 7) CORNICE
- 8) WINDOW & DOOR TRIM
- 9) 1X6 FLAT TRIM
- 10) METAL & SCREENING
- 9) SMALL TIMBER ROOF BRACKETS
- 10) DETAIL TIMBER BRACKETS
- 11) TIMBER CORBELS
- 12) DECK RAILING
- 13) ENTRY TIMBER POSTS & BRACKETS
- 14) LARGE TIMBER BRACKETS
- 15) UPPER TIMBER BRACKETS
- 16) VERTICAL BELT COURSE
- 17) CANOPY W/ CABLE TIE BACKS
- 18) DECORATIVE LIGHTING
- 19) TIMBER KNEE BRACES
- 20) STANDING SEAM METAL ROOF



**EAST ELEVATION**  
3/32" = 1'-0"

| MATERIALS |   | MATERIALS |                          | FINISH COLORS |  | TRIM & DETAILS                    |                                   |
|-----------|---|-----------|--------------------------|---------------|--|-----------------------------------|-----------------------------------|
|           | EXPOSED C.I.P. CONCRETE   |           | STANDING SEAM METAL ROOF |               | LIGHT BODY COLOR:<br>COLOR: SW7035 AESTHETIC WHITE       | 1) BUILT UP WIDE FASCIA           | 9) 1X6 FLAT TRIM                  |
|           | FIBER CEMENT LAP - 6" EXPOSURE<br>SELECT CEDARMILL, PAINTED FINISH              |           |                          |               | MEDIUM BODY COLOR:<br>COLOR: SW6234 UNCERTAIN GRAY       | 2) BUILT UP FASCIA                | 10) METAL & SCREENING             |
|           | FIBER CEMENT LAP - 4" EXPOSURE<br>SELECT CEDARMILL, PAINTED FINISH              |           |                          |               | ACCENT BODY COLOR:<br>COLOR: SW6228 REFUGE               | 3) ALUMINUM GUTTER/DOWNSPOUT      | 9) SMALL TIMBER ROOF BRACKETS     |
|           | FIBER CEMENT LAP - SHINGLE<br>SELECT CEDARMILL, PAINTED FINISH                  |           |                          |               | BASE COLOR:<br>COLOR: SW6992 INKWELL                     | 4) METAL COPING OVER WOOD TRIM    | 10) DETAIL TIMBER BRACKETS        |
|           | ADHERED MANUFACTURED STONE VENEER<br>EL DORADO STONE - 'CLIFFSTONE, WHITE BARK' |           |                          |               | FASCIA & GUTTER COLOR:<br>COLOR: SW7523 BURNISHED BRANDY | 5) HARDI BUILT UP TRIM BELLY BAND | 11) TIMBER CORBELS                |
|           | TPO LOW SLOPE ROOF  |           |                          |               |  | 6) BELT COURSE                    | 12) DECK RAILING                  |
|           |   |           |                          |               |  | 7) CORNICE                        | 13) ENTRY TIMBER POSTS & BRACKETS |
|           |   |           |                          |               |  | 8) WINDOW & DOOR TRIM             | 14) LARGE TIMBER BRACKETS         |
|           |   |           |                          |               |  |                                   | 15) UPPER TIMBER BRACKETS         |
|           |   |           |                          |               |  |                                   | 16) VERTICAL BELT COURSE          |
|           |   |           |                          |               |  |                                   | 17) CANOPY W/ CABLE TIE BACKS     |
|           |   |           |                          |               |  |                                   | 18) DECORATIVE LIGHTING           |
|           |   |           |                          |               |  |                                   | 19) TIMBER KNEE BRACES            |
|           |   |           |                          |               |  |                                   | 20) STANDING SEAM METAL ROOF      |







| MATERIALS   | MATERIALS                | FINISH COLORS  | TRIM & DETAILS                    | TRIM & DETAILS                    | TRIM & DETAILS                |
|---|--------------------------|--|-----------------------------------|-----------------------------------|-------------------------------|
| EXPOSED C.I.P. CONCRETE   | STANDING SEAM METAL ROOF | LIGHT BODY COLOR:<br>COLOR: SW7035 AESTHETIC WHITE       | 1) BUILT UP WIDE FASCIA           | 9) 1X6 FLAT TRIM                  | 15) UPPER TIMBER BRACKETS     |
| FIBER CEMENT LAP - 6" EXPOSURE<br>SELECT CEDARMILL, PAINTED FINISH              |                          | MEDIUM BODY COLOR:<br>COLOR: SW6234 UNCERTAIN GRAY       | 2) BUILT UP FASCIA                | 10) METAL & SCREENING             | 16) VERTICAL BELT COURSE      |
| FIBER CEMENT LAP - 4" EXPOSURE<br>SELECT CEDARMILL, PAINTED FINISH              |                          | ACCENT BODY COLOR:<br>COLOR: SW6228 REFUGE               | 3) ALUMINUM GUTTER/DOWNSPOUT      | 9) SMALL TIMBER ROOF BRACKETS     | 17) CANOPY W/ CABLE TIE BACKS |
| FIBER CEMENT LAP - SHINGLE<br>SELECT CEDARMILL, PAINTED FINISH                  |                          | BASE COLOR:<br>COLOR: SW6992 INKWELL                     | 4) METAL COPING OVER WOOD TRIM    | 10) DETAIL TIMBER BRACKETS        | 18) DECORATIVE LIGHTING       |
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| TPO LOW SLOPE ROOF  |                          |  | 6) BELT COURSE                    | 12) DECK RAILING                  | 20) STANDING SEAM METAL ROOF  |
|   |                          |  | 7) CORNICE                        | 13) ENTRY TIMBER POSTS & BRACKETS |                               |
|   |                          |  | 8) WINDOW & DOOR TRIM             | 14) LARGE TIMBER BRACKETS         |                               |



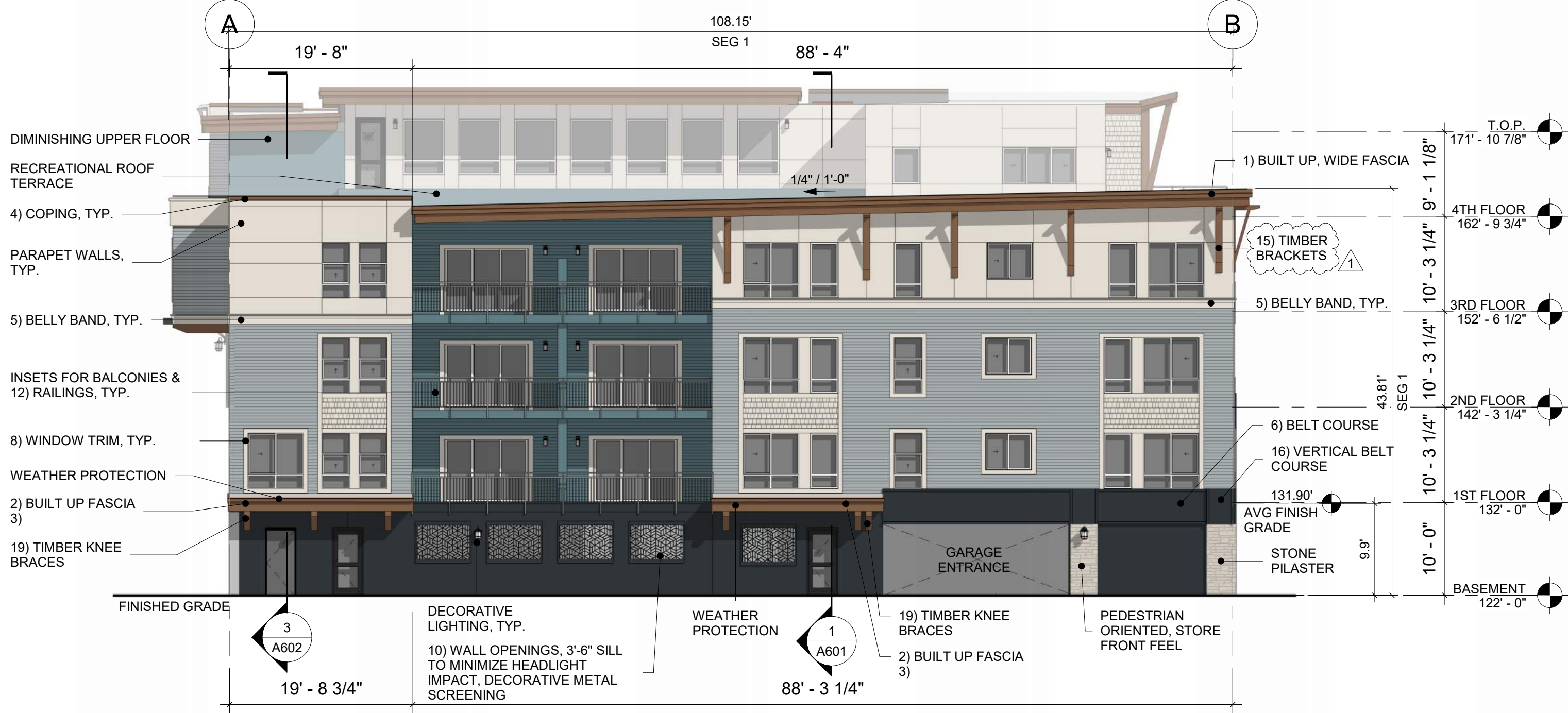
**AKTIV - MIXED USE**

**SOUTH ELEVATION**

18681 STATE HWY 305 NE POULSBO, WA

08/30/24

SCALE: As indicated A-09



**MATERIALS**

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**AKTIV - MIXED USE**

**WEST ELEVATION**



**NORTH ELEVATION**  
2ND FL ENTRY



**EAST ELEVATION**  
LOBBY ENTRY



**SOUTH ELEVATION**



**WEST ELEVATION**  
GARAGE ENTRY

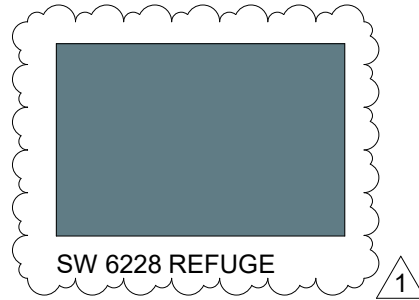
**PAINT COLORS FOR FIBER CEMENT LAP & PANEL**



SW 7035 AESTHETIC WHITE



SW 6234 UNCERTAIN GRAY



SW 6228 REFUGE



COLOR INSPIRATION  
FRONT STREET - EARTH & WATER TONES



Capital Creekside  
18 1/2" High Black Outdoor Wall Light  
13 1/4" High Black Outdoor Wall Light

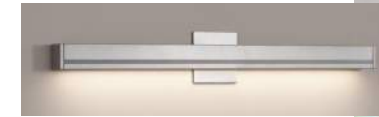
**INSPIRATIONAL IMAGERY**



DEFINED BASE: BELT COURSE, STONE PILASTERS  
STORE FRONT VIBE

1 **Visa Lighting**

Passage Outdoor  
Linear Egress Lighting  
Finish: Bronze Matte



1 **RETAINING WALL INSPIRATION**  
COLOR STRIPING



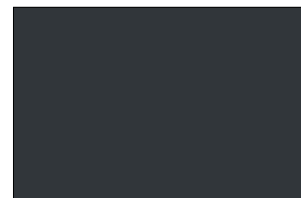
COLOR PATTERNS HELP BREAK UP LARGE SCALE WALL



SCALE: LARGE SCALE STONES ON THE BOTTOM OF WALL  
SMALL SCALE, VARIOUS PATTERN ON TOP OF WALL

RETAINING WALL DETAILS TO ADD VISUAL INTEREST:

- LOCK & LOAD MODULAR, PER CONTRACTOR
- LARGE SCALE SIZE ON BOTTOM OF WALL
- SMALLER SCALE SIZE ON TOP OF WALL
- COLOR PATTERN TO ADD VISUAL INTEREST
- COLOR STRIPING AT TOP OF WALL



SW 6992 INKWELL

**MASONRY VENEER**



EL DORADO STONE  
CLIFFSTONE - WHITEBARK



STONE INSPIRATION  
CLIFFSTONE, WHITE BARK



**SOUTH EAST CORNER**  
LOBBY ENTRY



**NORTH EAST CORNER**  
2ND FL ENTRY



**WEST**  
GARAGE ENTRY



**NORTH WEST BIRDS EYE**  
PARKING & ROOF TOP



PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM SOUTHEAST



AERIAL PERSPECTIVE FROM SOUTHWEST

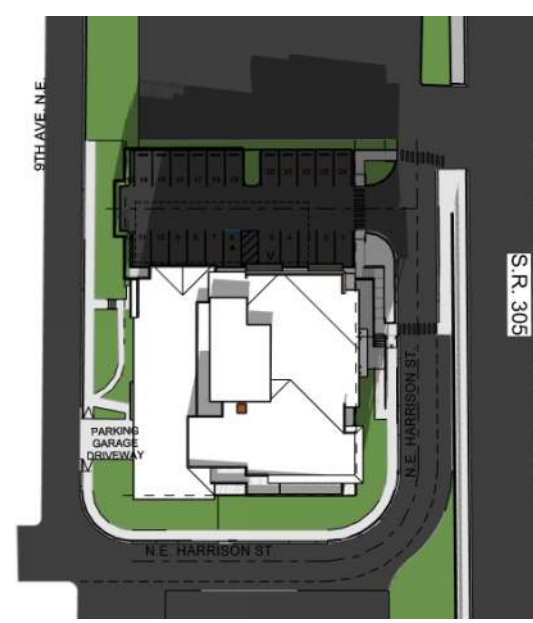


AERIAL PERSPECTIVE FROM SOUTHEAST

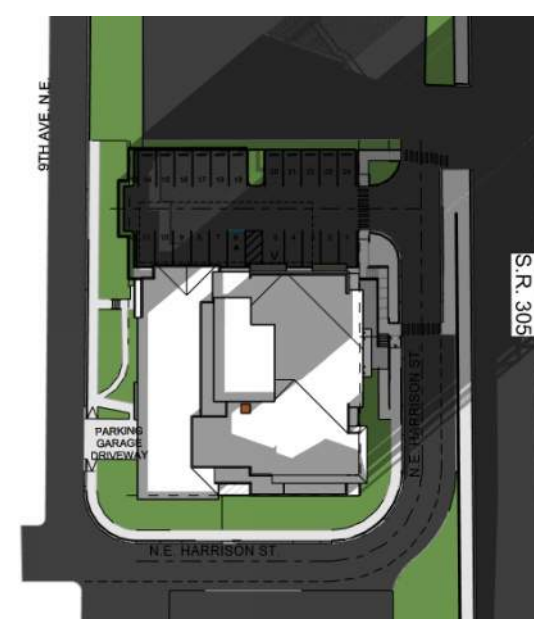
WINTER SOLSTICE  
12/21 | 10 AM



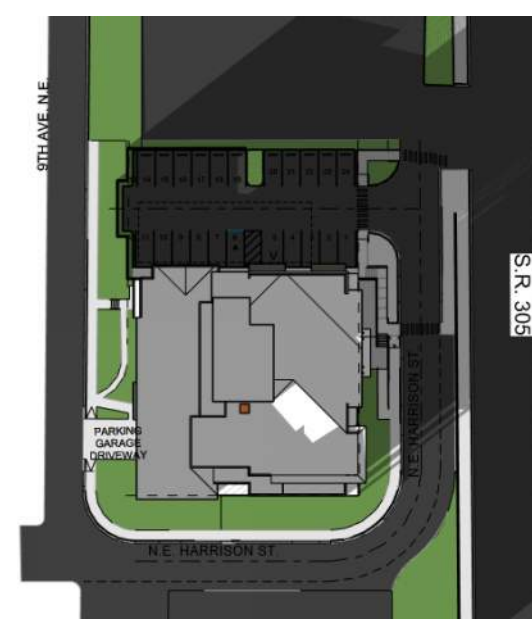
WINTER SOLSTICE  
12/21 | 1 PM



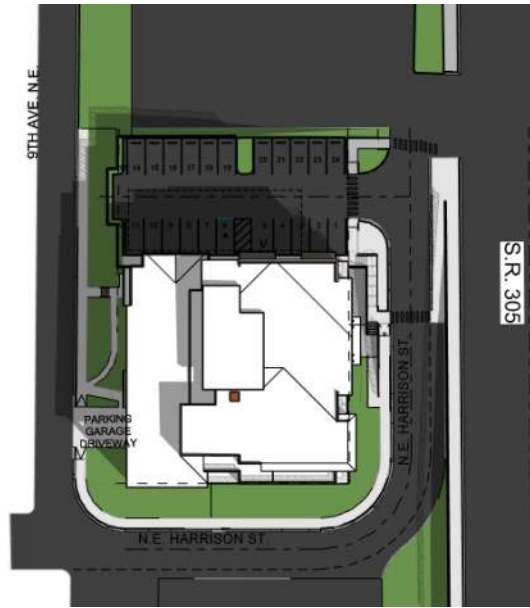
WINTER SOLSTICE  
12/21 | 4 PM



WINTER SOLSTICE  
12/21 | 7 PM



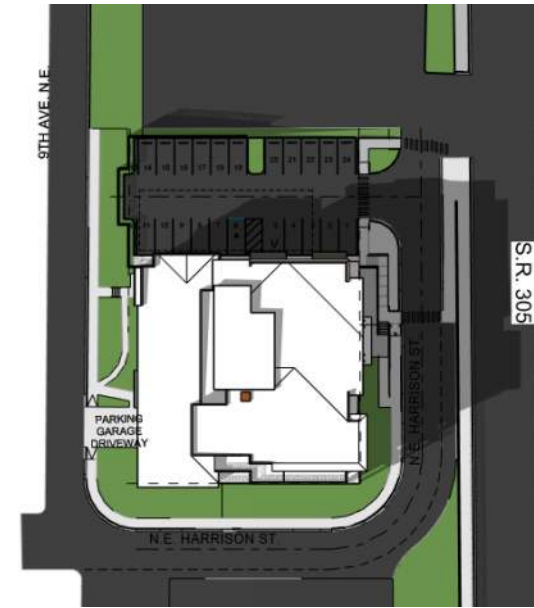
SPRING | FALL EQUINOX  
10 AM



SPRING | FALL EQUINOX  
1 PM



SPRING | FALL EQUINOX  
4 PM



SPRING | FALL EQUINOX  
12/21 | 7 PM



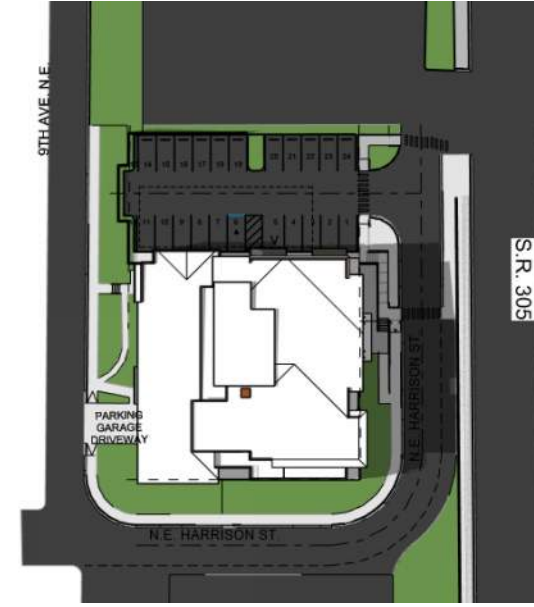
SUMMER SOLSTICE  
06/20 | 10 AM



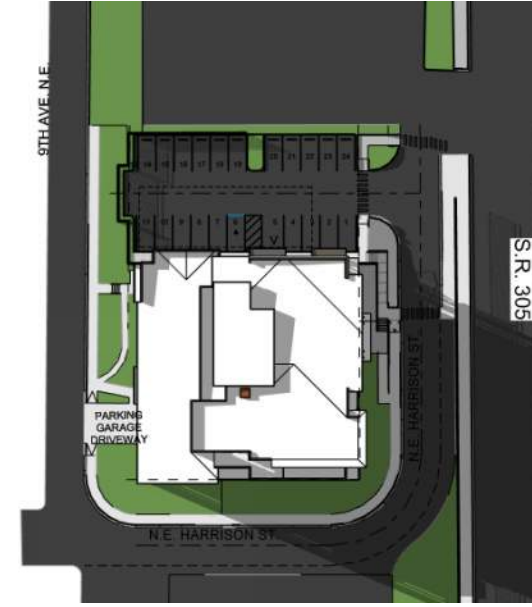
SUMMER SOLSTICE  
06/20 | 1 PM



SUMMER SOLSTICE  
06/20 | 4 PM



SUMMER SOLSTICE  
06/20 | 7 PM



AKTIV - MIXED USE

SHADE STUDY