



AGENDA
City of Gig Harbor Design Review Board
Meeting of February 22nd, 2024, at 5:30 pm

This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/89568206345> or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345.

This meeting may also be viewed live in the Council Chambers at the Civic Center. All participants will be engaging in the meeting via Zoom.

- I. **Call to Order:**
 - II. **Roll call:**
 - III. **Approval of Minutes:**
 - IV. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting
 1. **Harbor Christian Center, 3781 Rosedale St. NW, Gig Harbor, WA 98335:**
Harbor Christian Center (PL-DR-23-0052) Design Review Board Pre-Application Conference Request: The applicant requests to deviate from the retaining wall height limitation of 6 feet specified in 17.99.240.C GHMC. This project includes retaining walls, which are as high as 13 feet at the eastern property line (rear) of the lot and 9.2 feet on the northern property line (side). The applicant also requests to deviate from the fence material requirements in 17.99.340.A GHMC. A dark-toned vinyl-coated chain link fence is proposed on three sides of the subject site (rear and side). Additionally, the applicant requests to deviate from the requirement to limit chain link to non-visible areas in 17.99.340.B GHMC. The site is located at 10411 Harbor Hill Dr., on the east side of Harborview Dr., approximately 500 feet from the Harbor Hill and Sentinel Dr., Round-a-bout, parcel no. 4002470041.
- V. **Upcoming Meetings**

VI. Adjourn

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodation should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

DRAFT MINUTES
City of Gig Harbor Design Review Board
Meeting of November 9, 2023
Civic Center, 3510 Grandview Street
5:30 PM

This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/89568206345> or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comments.

This meeting may also be viewed live in the Council Chambers at the Civic Center. All participants will be engaged in the meeting via Zoom.

- I. **Call to order:** 5:32 pm
- II. **Roll call:** Chair, Darrin Filand, Joh Ashlock, Brianne Blackburn, Kristin Isberg,
Excused: Dean Wilder

Staff: Roxanne Robles, Cindy Andrews
- III. **Approval of Minutes:** **October 26, 2023**

MOTION: Move to approve the minutes of October 26, 2023, as written
Blackburn / Isberg All in favor – Motion carried.
- IV. **Agenda Items for Formal Review.** Review will be conducted in the following order for each item.
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - f. Applicant Introduction and Presentation
 - h. Public Comment (See Assistance Memo)
 - i. Discussion and Voting
1. **SEHMEL BUSINESS PARK LLC, 406 PORTER WAY, MILTON, WA 98354:**
Sehmel Business Park – Design Review Board Pre-Applicaiton (PL-DR-23-0045). The applicant is requesting a Pre-Application Conference before the Design Review Board. The current proposal is to redevelop the site in 2 phases with a Business Park as one phase (east site) and a Gas Station/Coffee Shop as another phase (west site). It is important to note that the Business Park is a use allowed by right and the Gas Station/Coffee Shop will require a conditional use permit submittal. The site is located along Burnham Dr. a 13.5-acre site that includes parcels 0122361067, 0122361068, 0122361001, 0122361013, 0122361009, 0122361008, and 0122361006.

Chair Filand opened the meeting, Roxanne Robles provided the staff presentation:

Applicant / DRB Members Discussion:

- East Side Development: Zone transition buffer for the storm pond, retaining walls, height, and length; site topography, building modulation and tree retention.
- West Side Development: Zone transition buffer, alternative landscape plans, site reconfiguration, (placing the buildings to the rear of the site with parking to the front). Building rooflines, minimizing canopy scale; site distance and landscape design for the corner area. Site navigation, retaining walls, driveway design standards and common space requirements. DRB members would like to see lighting details and views from the street.

DRB members discussed potential foot traffic, and will the development be seen from the existing park trail system. Members agree that the project is a nice fit for the site.

V. **Upcoming Meetings** - Meeting of November 23, 2023 - Cancelled

VI. **Adjourn:** at 6:30 pm

MOTION: Move to adjourn 6:30 pm at Aslock / Blackburn. All in favor – Motion carried.

Public comment is taken during the formal review portion of the agenda, specific to the application being considered. As a recommending body for project permits, the DRB acts in a quasi-judicial manner and, therefore, does not take general public comment.



"THE MARITIME CITY"

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DRB PRE-APPLICATION STAFF MEMO**

TO: Design Review Board
FROM: Planning Staff – Robin Bolster-Grant, Principal Planner
DATE: February 16, 2024

RE: Harbor Christian Center DRB PreApp (PL-DR-23-0052)
Meeting Date: February 22, 2024

I. GENERAL INFORMATION

- A. Owner:** Harbor Christian Center
Attn: Steve Brannon
3781 Rosedale St., Ste 200
Gig Harbor, WA 98335
- B. Agent:** Christ Spadafore
BCRA Design
2106 Pacific Avenue, Ste 300
Tacoma, WA 98402

II. PROJECT DESCRIPTION

This public meeting is for a pre-application review before the City of Gig Harbor Design Review Board (DRB). The applicant is requesting review of a proposal to construct a 29,239 square foot facility for church services and nine early education classes.

III. SITE DESCRIPTION

- A. Location:** 10411 Harbor Hill,
B. Assessor's Parcel Number: 4002470041

- B. Site Area/Acreage:** 6.18 acres
- C. Existing Site Characteristics:**
1. **Topography:** The site slopes approximately 10% from west (Harbor Hill Dr.) to east.
 2. **Vegetation:** The vacant site is vegetated with a mix of native and non-native trees and groundcover.
 3. **Wetlands and Critical Areas:** A mapped wetland area is located at the eastern and northeastern portions of the property. The proposed development appears to be located outside of the wetland buffer. The location will be verified as part of the project application review.
- D. Zoning:**
1. **Subject parcel:** PCD-BP – Planned Community Development – Business Park
 2. **Adjacent zoning:**
 - a. **North:** PCD-BP – Planned Community Development - Business Park
 - b. **East:** PCD-BP – Planned Community Development - Business Park
 - c. **South:** PCD-BP – Planned Community Development - Business Park
 - d. **West:** PCD-BP – Planned Community Development - Business Park
- E. Road Access/Utilities:** The site is accessed from Harbor Hill Drive/ City Water, City Sewer

IV. PERTINENT DESIGN REVIEW POLICIES

- A. Comprehensive Plan:** The site is designated as Planned Community Development – Business Park by the city’s Comprehensive Plan. The proposal is also subject to the Community Design Element of Comprehensive Plan contained in Chapter 4.
- B. Gig Harbor Municipal Code:** The Design Review process is outlined in chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of projects by the Design Review Board. Section 17.98.037 outlines the optional design review pre-application meeting. This section states that applicants for projects that will require design review may request a pre-application review by the Design Review Board (DRB) at a DRB meeting.

The purpose of the pre-application review is to allow the DRB to provide early input on potential development or redevelopment of a site during the early stages of design. This will allow the design review board to identify specific areas of concern and design opportunities related to the site for the applicant. The DRB's comments may help the applicant develop a design that conforms to design manual standards in a manner more sensitive to specific site conditions and to neighborhood concerns. No decisions will be made at this pre-application meeting. A formal DRB meeting may still be required at a later date for the project to progress.

GHMC 17.98.055 Design review board recommendation.

An applicant may request review by the DRB of an application or portions thereof which do not strictly conform to the specific requirements of Chapter 17.99, Design Manual. A request by the DRB for an alternative design shall be subject to the following criteria:

- a) whether the alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements; and
- b) whether the alternative design meets the intent of the general requirements of Chapter 17.99 Design Manual.

To best determine the general requirement's intent, the DRB shall consider the specific requirements as appropriate examples of compliance. General requirements include all bold and underlined text in the Design Manual. Specific standards include the more detailed text, which immediately follows general requirements.

V. REQUESTED DRB REVIEW AND ANALYSIS

The applicant has requested that the following items be reviewed by the DRB. See Exhibits A and B of this staff report for the project agent's narrative and project plans, respectively, discussing the proposed design. Planning staff has reviewed the materials submitted as Exhibits A and B to this memo and has the following comments.

A. Applicant's Alternative Design Review Request

The applicant requests deviation from the following requirements:

1) 17.99.240 Natural site conditions.

C. Maintain natural topography.

Buildings and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.

The applicant requests to deviate from the retaining wall height limitation of 6 feet. The project includes retaining walls as high as 13 feet at the eastern portion of the site and 9.2 feet at the northern edge of the site.

2) 17.99.340 Fences.

A. Choose fence materials carefully (IBE).

Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood or composition sheeting as a fence material is not permitted.

The applicant requests deviation from the fence material requirements. A dark-toned vinyl-coated chain link fence is proposed on three sides of the subject site.

3) 17.99.340 Fences.

B. Limit chain link to nonvisible areas.

In areas outside of designated activity centers and not visible from any city right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned, coated chain link fencing with matching posts and rails are nonetheless encouraged.

The applicant wishes to deviate from the requirement to limit chain link fencing to nonvisible areas. The chain link fence referenced above would be potentially visible from at least two sides, including the right-of-way.

B. Findings:

Not applicable as this is a pre-application meeting.

C. Recommendation:

Not applicable as this is a pre-application meeting.

Project Planner: Robin Bolster-Grant, Principal Planner


A handwritten signature in dark ink, appearing to read 'R. Bolster-Grant', is written over a horizontal line.

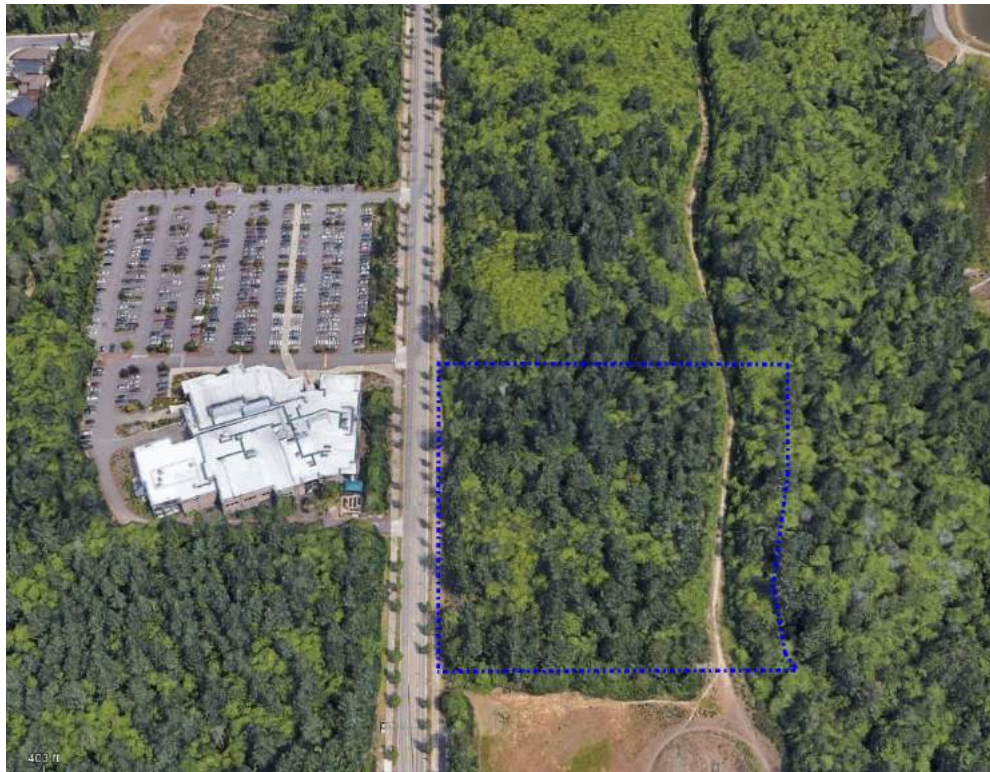
Date: February 16, 2024

cc: Owner/Applicant, Agent

The following documents pertinent to your review are enclosed:

- A. Applicant's Narrative, dated December 2023
- B. Preliminary plans, prepared by BCRA, dated November 30, 2023

Harbor Christian Center



December 2023



2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

bcradesign.com

Harbor Christian Center
PL-DR-23-0052
Design Review Preapp 02.22.2024
Exhibit A

Table of Contents

Narrative

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- II. Project Narrative
- III. Alternative Design Review Request
- IV. Response to Criteria for Approval



2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

bcradesign.com

Harbor Christian Center
PL-DR-23-0052
Design Review Preapp 02.22.2024
Exhibit A

Project Team

Owner & Applicant:

Harbor Christian Center

Attn: Steve Brannon

3781 Rosedale Street, Suite 200, Gig Harbor, WA 98335

Ph: (425) 870-3221

Email: brannonsteven@gmail.com

Architect:

BCRA Design

Attn: Chris Spadafore

2106 Pacific Avenue, Suite 300, Tacoma, WA 98402

Ph: (253) 227-7333

Email: cspadafore@bcradesign.com

I. Subject Site Information

Parcel ID:	4002470041
Address:	10411 Harbor Hill, Gig Harbor, WA 98332
Frontage:	Harbor Hill Drive
Jurisdiction:	City of Gig Harbor
Zone:	Planned Community Development Business Park District (PCD-BP)
Overlays:	Gig Harbor North Activity Center Harbor Hill Drive Parkway
Land Use Design.:	Planned Community Development Business Park District (PCD-BP)
Site Area:	Approximately 269,201 square feet
Proposed Building:	29,239 square feet

II. Project Narrative

Harbor Hill Christian Center proposes a new facility for church services and nine early education classrooms for up to 148 students. The new 29,239 square foot building is proposed on undeveloped parcel 4002470041, which is zoned Planned Community Development Business Park (PCD-BP). The subject site is also located in the Gig Harbor North Activity Center and along Harbor Hill drive, which is a minor arterial in the Harbor Hill Drive Parkway.

This facility is defined as a “house of religious worship” according to 17.04.696 GHMC:

“House of religious worship’ means a structure or structures of which the principal purpose is religious worship and for which the principal building or other structure contains a sanctuary or principal place of worship. Included within this definition is the term “church”, and accessory uses in separate buildings or structures including religious educational classrooms, assembly rooms, kitchen, library room or reading room, recreation hall and one single-family dwelling unit, but excluding facilities for residence or for training of religious orders.”

In the Planned Community Development Business Park (PCD-BP) zone a house of religious worship is a conditional use, according to 17.54.020 and 17.14 GHMC:

“17.54.020 Permitted and conditional uses.

Refer to Chapter 17.14.020 GHMC for uses permitted and conditionally permitted in the PCD-BP district.”

“17.14.020 Land use matrix.

Uses	PCD-BP
Religious worship, house of	C

“

This zone outlines performance standards in 17.54.030 GHMC, which includes compliance with design and development standards.

“M. Design. Development in the PCD-BP district shall conform to the design and development standards contained in Chapter 17.99 GHMC.”

III. Alternative Design Review Request

The applicant respectfully requests to deviate from the following design requirements:

“17.99.240 Natural site conditions.

C. Maintain natural topography.

Buildings and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.”

“17.99.340 Fences.

A. Choose fence materials carefully (IBE).

Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood or composition sheeting as a fence material is not permitted.”

“17.99.340 Fences.

B. Limit chain link to nonvisible areas.

In areas outside of designated activity centers and not visible from any city right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned, coated chain link fencing with matching posts and rails are nonetheless encouraged.”

IV. Response to Criteria for Approval

GHMC 17.98.055 Design review board recommendation.

An applicant may request review by the design review board (DRB) of an application or portions thereof which do not strictly conform to the specific requirements of Chapter 17.99 GHMC, Design Manual. A request for review by the DRB for an alternative design shall be processed as follows:

A. The board may recommend approval of alternative design solutions to specific requirements only if all of the following criteria are met:

1. The alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements; and

Response:

The applicant requests to deviate from the retaining wall height limitation of 6 feet specified in 17.99.240.C GHMC. This project includes retaining walls, which are as high as 13 feet at the eastern property line (rear) of the lot and 9.2 feet on the northern property line (side). In these areas, it is not feasible to implement terracing due to the steep slope. The proposed retaining wall height also allows preservation of significant trees on site. Site design is limited by existing trail and utility easements.

The applicant also requests to deviate from the fence material requirements in 17.99.340.A GHMC. A dark-toned vinyl-coated chain link fence is proposed on three sides of the subject site (rear and side). Trees border the length of the fence, with the exception of a small portion along the northern property line. This small portion cannot accommodate this landscaping due to spatial requirements for site access.

The applicant also requests to deviate from the requirement to limit chain link to non-visible areas in 17.99.340.B GHMC. The subject site is within the Gig Harbor North Activity Center. However, the proposed dark-toned vinyl-coated chain link fence will not be prominently visible from the right-of-way because it is not located at the front of the subject site. As mentioned previously, trees border most of the proposed fence. A small portion of the fence cannot be bordered with trees due to spatial requirements for site access. The fence is located along the retaining wall for safety.

2. The alternative design meets the intent of the general requirements of Chapter 17.99 GHMC, Design Manual.

Response: The intent of the general requirement of Chapter 17.99 GHMC, Design Manual are specified in 17.99.020 GHMC, below. The proposed alternative design compliments the neighborhood by maintaining safety. The subject site's topography includes slopes which require fences that will not decay easily and create safety hazards. The site will be regularly used by families with small children. The retaining wall with chain-link fences on top will provide a sturdy fence that protects the public from the danger of these slopes. The pedestrian environment is maintained in a similar manner, with proposed fencing remaining in the rear and side yards. The chain link fence is mostly screened from view by a perimeter of trees.

"17.99.020 Overview.

The design standards of this chapter shall be reviewed, applied and processed under the provisions of Chapter 17.98 GHMC. The definitions applicable to this chapter are in the glossary at the end of this chapter, GHMC 17.99.590, and additional definitions appear in Chapter 17.04 GHMC.

The design standards of this chapter are intended to:

- A. Encourage building design and site planning to:
 - Compliment the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located.
 - Relate visually and physically to surrounding development.
 - Promote pedestrian usage.
- B. Provide options that allow for diversity and creativity in project design.
- C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.
- D. Increase public awareness of design issues and design options.
- E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.
- F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met."

An architectural rendering of a proposed new building. The structure is a long, single-story building with a dark, possibly black, exterior finish. It features a series of large, floor-to-ceiling glass windows along its length, which are illuminated from within, showing a bright interior. The roofline is flat with a slight overhang. On the right side of the building, there is a section with a gabled roof and a small, dark, rectangular sign or entrance area. The building is set against a plain, light gray background.

Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B



ARCHITECTURAL

A-121	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS

SITE ADDRESS	10411 HARBOR HILL DR GIG HARBOR, WA 98332
PARCEL NUMBERS	4002470041
ZONING	PLANNED COMMUNITY DEVELOPMENT BUSINESS PARK (PCD-BP)
ASSESSMENT USE CODE	9170-COMMERCIAL VACANT LAND
PROJECT SITE AREA	6.18 ACRES / 269,201 SQUARE FEET
SCOPE OF WORK	CONSTRUCT NEW EARLY LEARNING CENTER
UTILITY PURVEYORS	SEWER — TBD WATER — TBD ELECTRIC — TBD
PROJECT SITE ACCESS	WEST: NEW DRIVE ENTRIES FROM HARBOR HILL DRIVE

CIVIL
BCRA, INC
2106 PACIFIC AVENUE
SUITE 300
TACOMA, WA 98402
CONTACT: BEN DORT
PHONE: 253.627.4367

PROJECT
HARBOR CHRISTIAN
HCC COMMUNITY CENTER
10411 HARBOR HILL DRIVE
GIG HARBOR, WASHINGTON 98332

bcra
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SIGN REVIEW



DATE
11.30.2023

BORA NO.
21166.00.00

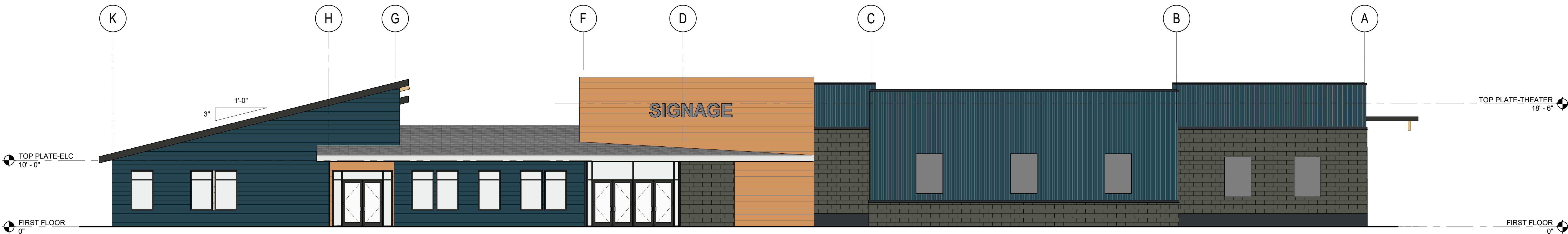
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REVIEWED BY:

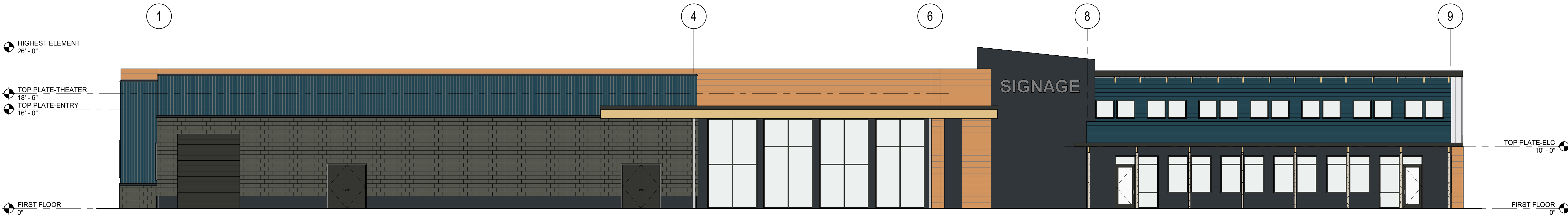
SHEET TITLE
EXTERIOR
ELEVATIONS

REVISIONS	

DATE	11.30.2023
BCRA NO.	21166.00.00
DRAWN BY:	
REVIEWED BY:	
SHEET TITLE	EXTERIOR ELEVATIONS



② EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



① EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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



NOTE::: EXISTING TREES OMITTED FROM UPHILL SIDE OF RETAINING WALL (IN FRONT OF BUILDING ELEVATION) IN ORDER TO SHOW RETAINING WALL RELATIONSHIP TO PROPOSED BUILDING



② ELEVATION FROM EAST PROPERTY LINE - WITH TREES
1" = 20'-0"

NOTE::: EXISTING TREES OMITTED FROM DOWNHILL SIDE OF RETAINING WALL IN ORDER TO SHOW RETAINING WALL ELEVATION



NOTE::: APPROXIMATE VIEW ELEVATION 5'-6" AFF

Material Palette

DESIGN

Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

01 AEP Flex Series Metal Siding



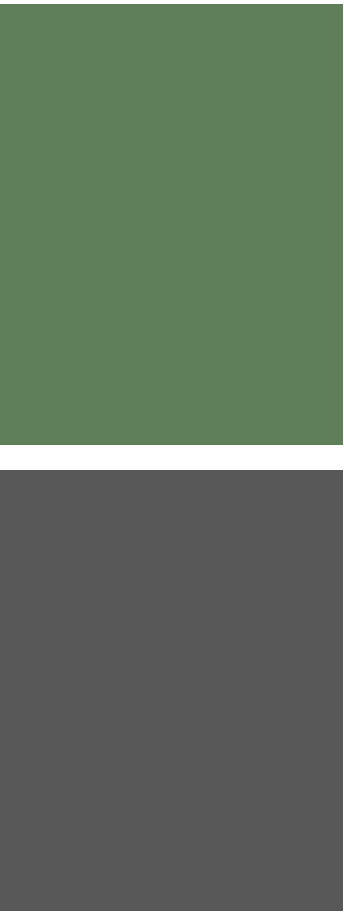
03 Fiber Cement Lap Siding



05 Primary Exterior Colors



06 Accent Colors



07 Sheet Metal Flashing

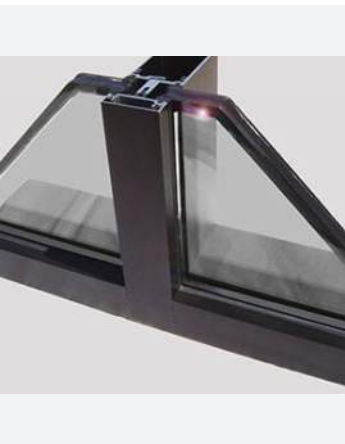


08 Asphalt Shingle Roofing



09 Wood Paneling

10 Aluminum Storefront Windows



11 Vinyl Windows

02 Mutual Materials CMU Smooth Face



04 Brick



Exterior Perspectives

DESIGN



Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

SOUTHEAST (MAIN ENTRANCE FROM COURTYARD)



NORTHEAST (ELC FROM DRIVEWAY)

Exterior Perspectives (cont.)

DESIGN



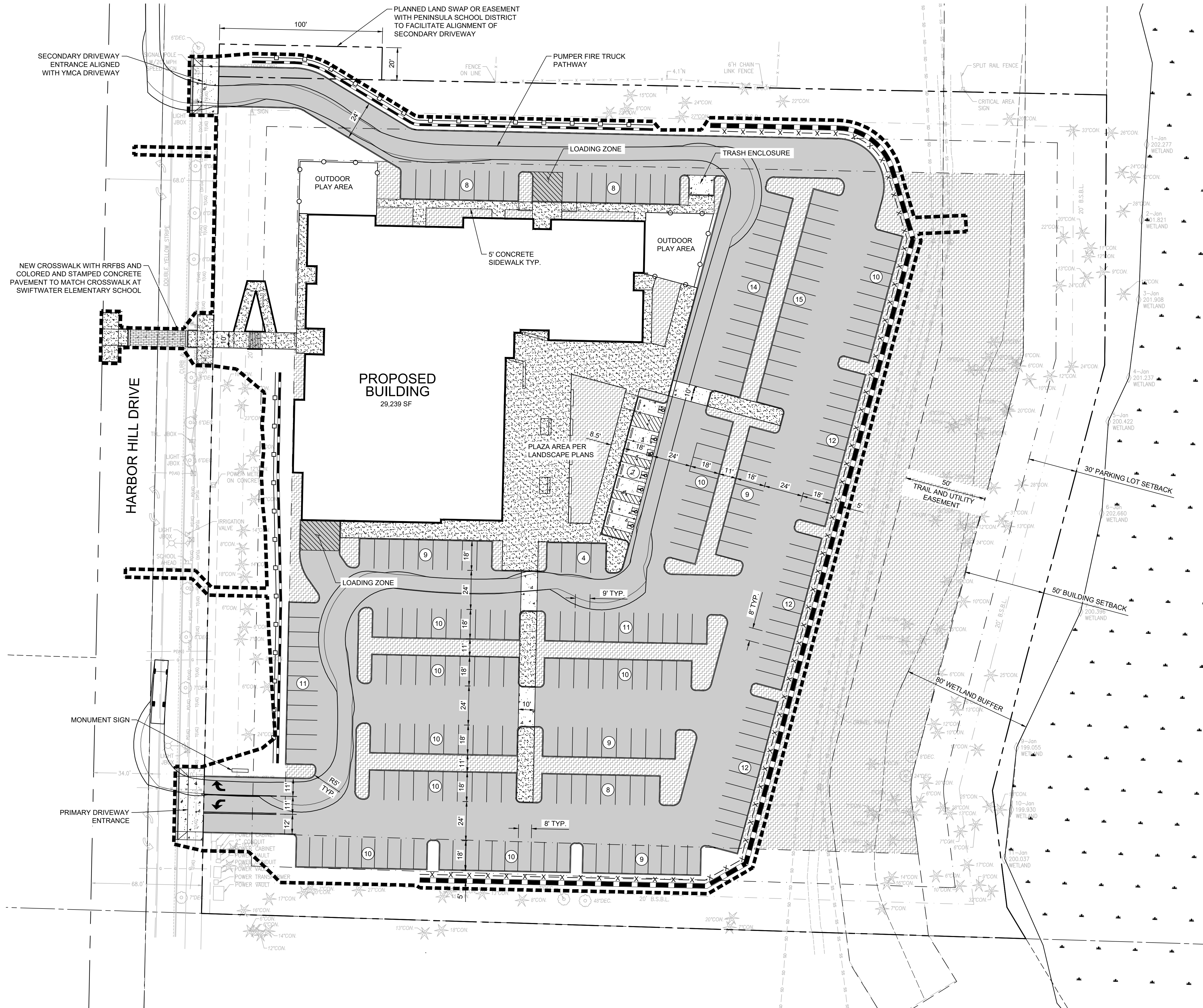
Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

NORTHWEST (SOUTHBOUND ON HARBOR HILL DRIVE)



SOUTHWEST (NORTHBOUND ON HARBOR HILL DRIVE)

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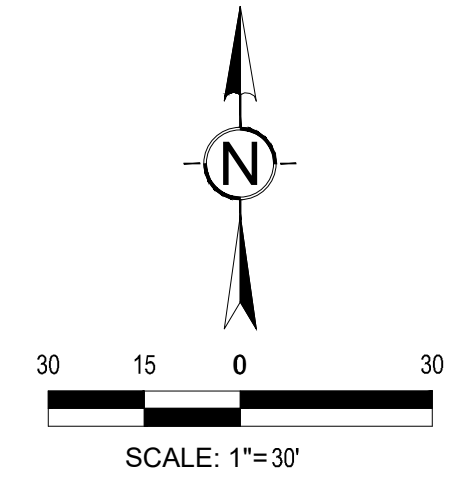


Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

- SITE PLAN LEGEND**
- PROPERTY/BOUNDARY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - BUILDING FOOTPRINT
 - HMA PAVEMENT
 - CEMENT CONCRETE SIDEWALK / PLAZA
 - CEMENT CONCRETE PAVEMENT
 - RETAINING WALL
 - PRECAST CONCRETE WHEELSTOP
 - (55) NUMBER OF PARKING STALLS PER ROW
 - X-X-X 42" BLACK COATED CHAIN LINK FENCE
 - - - 42" WOOD FENCE
 - 72" WROUGHT IRON FENCE

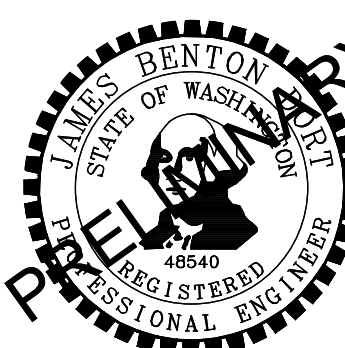
- OPEN SPACE NOTES**
- 175,102 SF TOTAL WITHIN BUILDING SETBACK AREA
 - 51,942 SF OPEN SPACE WITHIN BUILDING SETBACK AREA
 - 29.7% OPEN SPACE PROVIDED
- OPEN SPACE AREA

- PARKING NOTES**
- REQUIRED PARKING:**
- 6,269 SF ASSEMBLY SPACE
 - 7 SF PER OCCUPANT = 896 OCCUPANTS
 - 4 OCCUPANTS PER PARKING SPACE = 224 SPACES REQUIRED
- PROVIDED PARKING:**
- 2 VAN ACCESSIBLE SPACES
 - 5 ACCESSIBLE SPACES
 - 241 STANDARD SPACES
 - 248 SPACES PROVIDED





T: 253.827.4387 F: 253.827.4395 WWW.BCRADISEIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402



PROJECT:
COMMUNITY CENTER
HARBOR CHRISTIAN CENTER
105XX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

NO.	DESCRIPTION	DATE

DATE
11.28.2023

BCRA NO.
21166

DRAWN BY: RJB DESIGNED BY: JBD

REVIEWED BY: JBD

SHEET TITLE
SITE PLAN



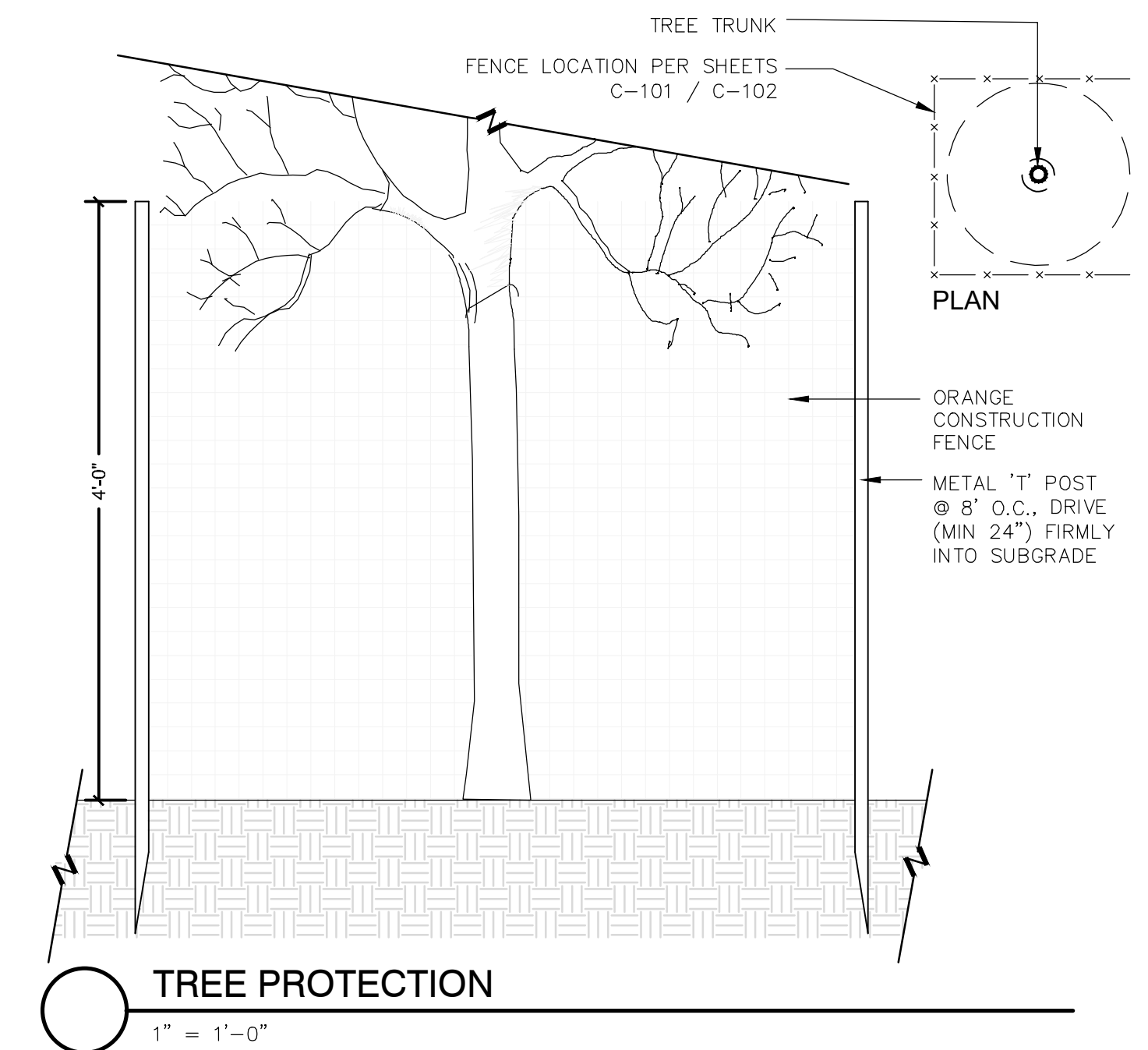
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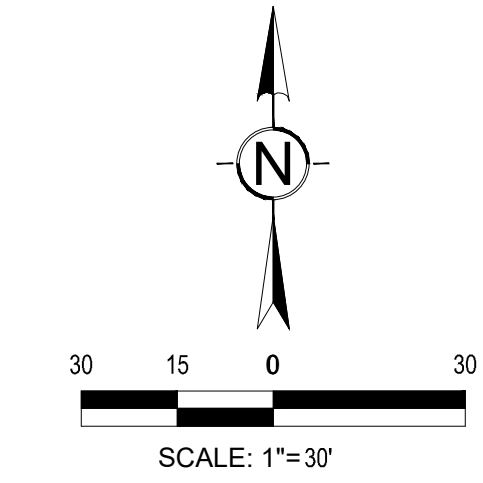
C-101

DESIGN REVIEW SET



RETAINED TREE





Aesthetics & Attitude - Landscape

DESIGN



Douglas Fir



Evergreen Huckleberry



Red Flowering Currant



Little Devil Ninebark



Dogwood



Red Twig Dogwood



Privet Honeysuckle



Red Maple



Heavenly Bamboo



Spring Bouquet Viburnum



Oregon Grape

Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

Aesthetics & Attitude - Landscape (cont.)

DESIGN



Concrete Seatwall with Wood Accent



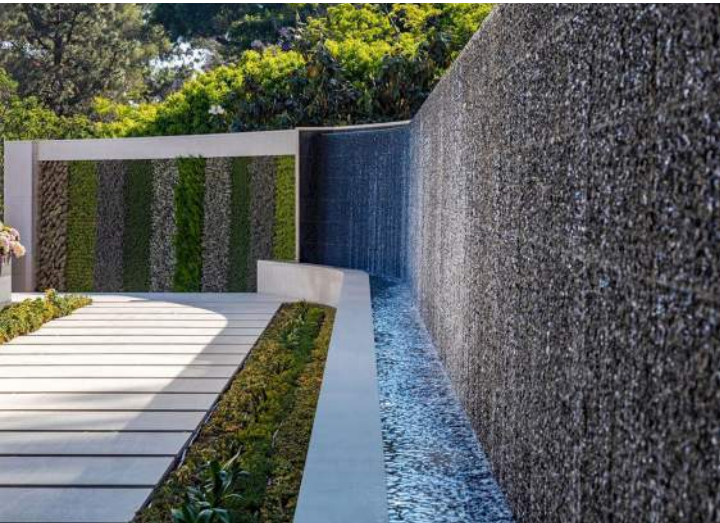
Concrete Plank Pavers



Bike Rack



Integral Color Concrete



Water Feature



Trash Receptacle



Lit Bollard



Retaining Wall



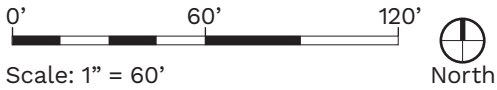
Retaining Wall - With Fencing

Site Plan

DESIGN

Legend

- 01 Perimeter Landscaping for Non-residential Development per GHMC 17.78.070
- 02 Parking Lot and Service Area Landscaping and Screening per GHMC 17.78.080
- 03 Outdoor Play Area (1,522 sf)
- 04 Outdoor Play Area (1,513 sf)
- 05 Existing Vegetation to Remain
- 06 Existing Sidewalk to Remain
- 07 Asphalt Paving, typ.
- 08 Concrete Paving, typ.
- 09 Wetland
- 10 Existing Tree to Remain, typ.
- 11 Retaining Wall, Refer to Civil Plans
- 12 Bicycle Racks
- 13 Trash Receptacle
- 14 Lit Bollard, Typ.
- 15 Parking Lot Lighting, Typ.
- 16 Monument Sign

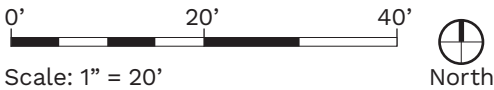


Site Plan (cont.)

DESIGN

Legend

- 01 Main Entrance
- 02 Concrete Plank Pavers
- 03 Seatwall
- 04 Water Feature with Seatwall
- 05 Integral Color Concrete With Decorative Scoring Pattern, Typ.
- 06 Overhead Doors
- 07 Building Overhang, Typ.
- 08 ADA Parking Stalls
- 09 Indoor-outdoor Fireplace, Refer to Architecture Plans
- 10 Bicycle Racks
- 11 Trash Receptacle
- 12 Lit Bollard, Typ.
- 13 Parking Lot Lighting



Parking Lot Lighting

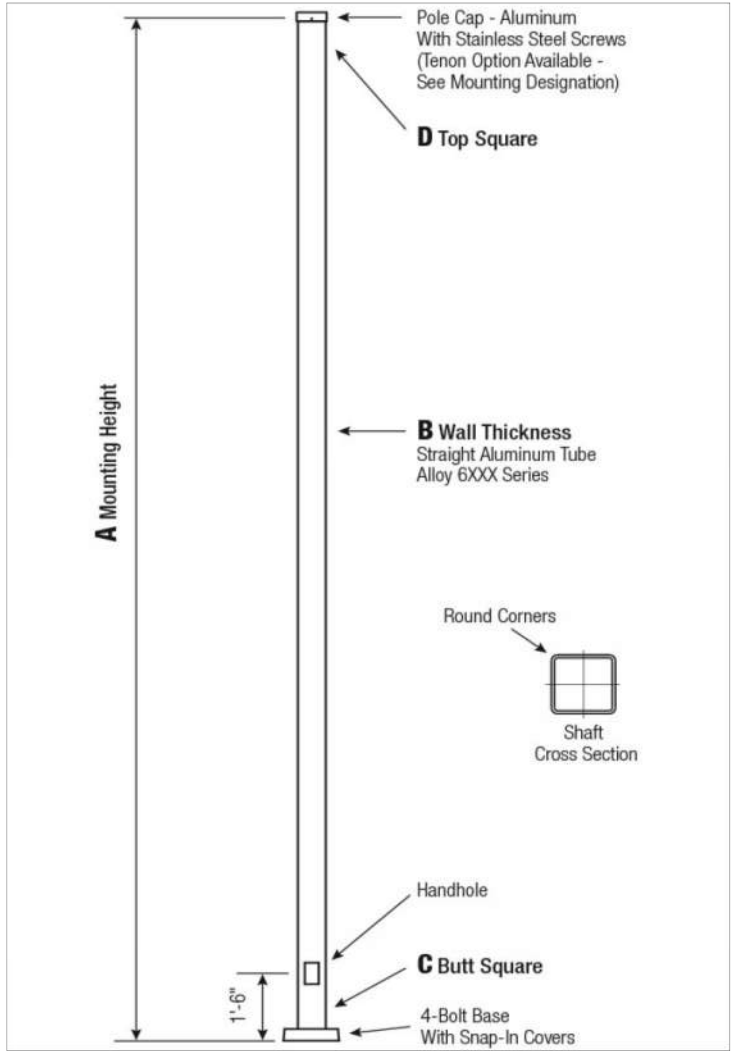
DESIGN



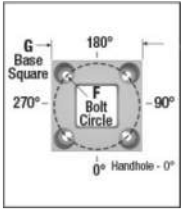
SSA18F4-4-**

SSA - Square Straight Aluminum Pole

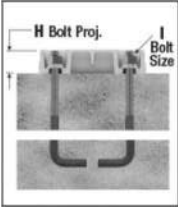
18' - .250" - 4" Square Aluminum Pole
Finish (**): To Be Determined



4-Bolt Anchor Base
Snap-in Bolt Covers



Anchorage
Anchor Base



Anchor Bolts
Projection & Size



Handhole
Reinforced 2" x 4"
With Grounding

If determined necessary by Hapco, or if specified by the customer, a first and/or second mode vibration damper will be provided.

Specifications	
A - Mounting Height:	18'
B - Wall Thickness:	.250"
C - Butt Diameter:	4"
D - Top Diameter:	4"
F - Bolt Circle Range:	8.5"-9.5"
G - Base Square:	9.88"
H - Bolt Proj:	9999"
I - Bolt Size:	0.75" x 17" x 3"

Customer Name:	
Dealer:	Qty: 1
Project:	Location:
Notes:	

SSA18F4-4-**

Webpole_052621_2pg

BLX-II ARRAY LED Specifications

BLX-II-4 shown with Arm Mount and optional Decorative Shroud



Control Number: AREA-BLX-II-AR-07_20_2022
Project Name: Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B

Catalog Number:

Type:
P5

The new **BOW LX II Array LED** Series continues the unique contemporary design inspired by the sleek styling of the BOW family. Separating the extruded aluminum driver housing and the individual die-cast aluminum linear LED engines: optimize the life of the LEDs and the Driver(s); and maximizes the lumen output of the fixture. The adjustable knuckle allows for up to 50° degrees of vertical adjustment for putting the light exactly where you need it.

The BLX-II Array LED fixture is offered with lumen packages ranging from 20,000 - 145,000. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs. A unique Type 4-A automotive distribution pattern is available for the front rows of Auto Dealerships..

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **BOW LX II Array LED** series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general area lighting.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	MOUNTING	FINISH	OPTIONS	OPTIONS
BLX II 3	T3	30L	3K	UNV	BOA				
BLX-II-3	T1 Type 1	20L	3K 3000K	UNV 120-277V	PT Post Top	WM Wall Mount BLX-II-3 & BLX-II-4 Only	GY Grey	PCR-120 PCR-208 PCR-240 PCR-277	WSC-8 Motion Sensor 8' Mounting Height
	T2 Type 2	25L	4K 4000K	8 347V	MA Mast Arm Fitter		SL Silver Metallic	PCR-347 PCR-480 Photoceill & Receptacle	WSC-20 Motion Sensor 9-20' Mounting Height
	T3 Type 3	35L	5K 5000K	5 480V	KM Knuckle Mount	AWM Adjustable Wall Mount BLX-II-3 & BLX-II-4 Only	BK Black		
	T3L Type 3 Long	40L			BOA Bolt-On Arm				
BLX-II-4	T4 Type 4	45L			AM Arm Mount Extended arm is needed for the BLX-II-8 & BLX-II-8 In D9, T9, T120 & QD configuration s *extended arm sold separately	BAWP Bolt-On Arm Wall Plate *BLX-3 & BLX-4 only	SBK Smooth Black	PER 3 Pin Photo Receptacle w/shorting cap	WSC-40 Motion Sensor 21-40' Mounting Height This option will require (1) FSLR 100 remote for programming
	T4L Type 4 Long	50L				BAWP-XL Bolt-On Arm Wall Plate-XL *BLX-6 & BLX-8 only	WH White	5PINPER 7PINPER 5 OR 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	DS Decorative Shroud
	T4A Type 4 Automotive	55L				UPMA-S Universal Square Pole Mount Adaptor *Not available with BLX-II-8	BZ Bronze		VWC Visionaire Wireless Controls *Consult Factory
	T5SR Type 5 Short Round	60L			TM Trunnion Mount		GP Graphite		
BLX-II-6	T5LR Type 5 Long Round	65L					CC Custom Color	ROT-R Rotated Optics Right Side	DIM 0-10v Dimming Driver *No Controls
		70L						ROT-L Rotated Optics Left Side	RPP Round Pole Plate Adaptor For 3"Ø - 5"Ø Pole
BLX-II-8		80L							
		90L							
		100L							
BLX-II-8		110L							
		120L							
		130L							
	T5LS Type Long Square	145L							



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER RUBRUM / RED MAPLE
	CORNUS FLORIDA RUBRA / PINK FLOWERING DOGWOOD
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR

CONCEPT PLANT SCHEDULE

	EVERGREEN LANDSCAPE BUFFER TREE (MIX BY PROPORTION) PSEUDOTSUGA MENZIESII / DOUGLAS FIR ABIES GRANDIS / GRAND FIR ARBUTUS MENZIESII / PACIFIC MADRONE PICEA SITCHENSIS / SITKA SPRUCE TSUGA HETEROPHYLLA / WESTERN HEMLOCK THUJA PLICATA / WESTERN RED CEDAR PINUS MONTICOLA / WESTERN WHITE PINE
--	---

	DECIDUOUS LANDSCAPE BUFFER TREE (MIX BY PROPORTION) ACER MACROPHYLLUM / BIG LEAF MAPLE PRUNUS EMARGINATA MOLLIS / BITTER CHERRY FRAXINUS LATIFOLIA / OREGON ASH CORNUS NUTTALLII / PACIFIC DOGWOOD
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ORNAMENTAL SITE LANDSCAPING PER GHMC 17.78

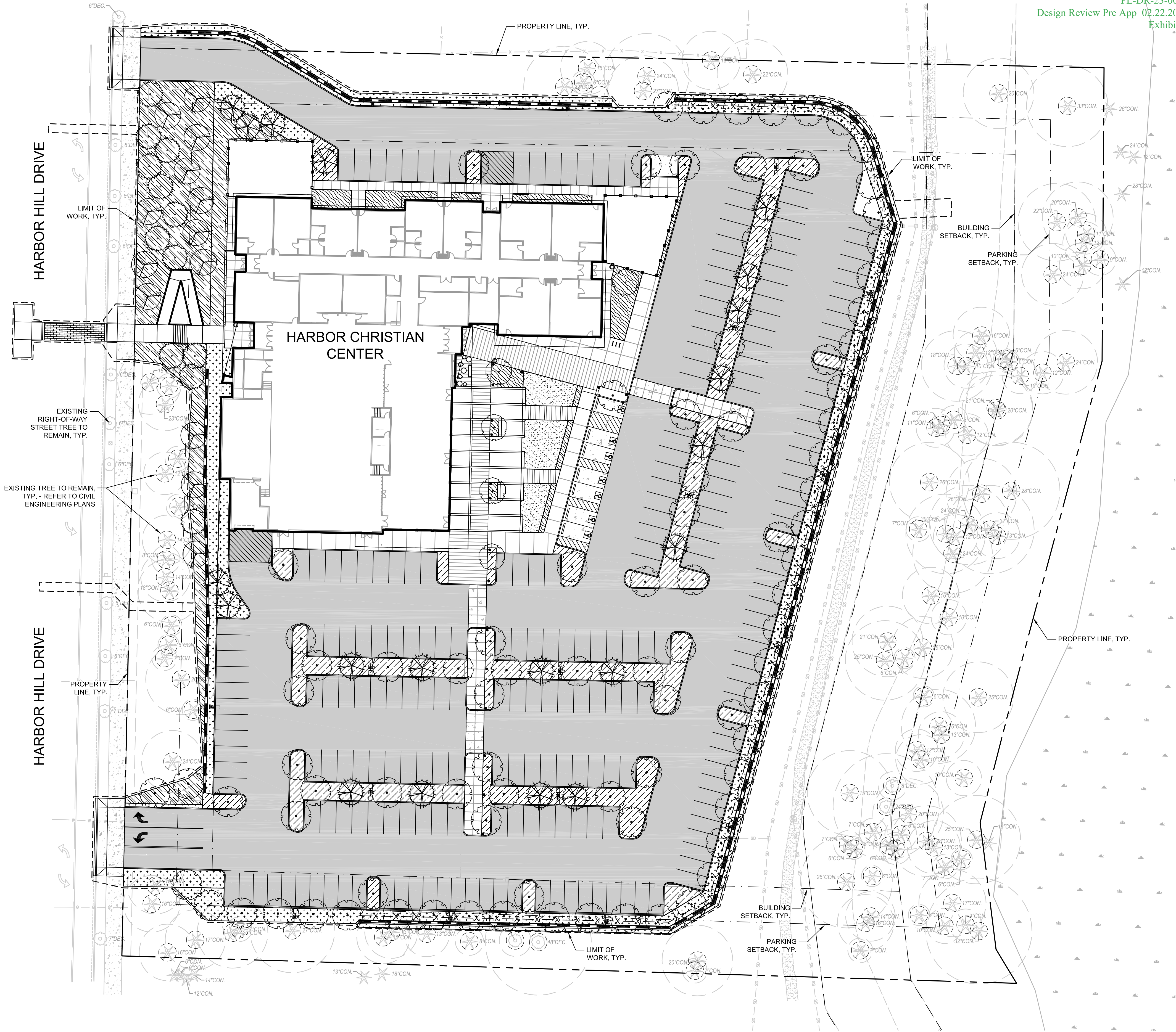
TURF-HYDROSEED DROUGHT TOLERANT FESCUE BLEND

PERIMETER LANDSCAPING PER GHMC 17.78.070.A.
(MIX BY PROPORTION)
LAY OUT PLANTS IN A RANDOM PATTERN, DISTRIBUTED EQUALLY THROUGHOUT THE DESIGNATED PLANTING AREA.
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
3 PER 200 SF
OESMLERIA CERASOFORMIS / INDIAN PLUM
3 PER 200 SF
MAHONIA AQUIFOLIUM / OREGON GRAPE
3 PER 200 SF
MAHONIA NERVOSA / OREGON GRAPE
3 PER 200 SF
RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
3 PER 200 SF
GAULTHERIA SHALLON / SALAL
3 PER 200 SF
RUBUS SPECTABILIS / SALMONBERRY
3 PER 200 SF
CORYLUS CORNUTA / WESTERN HAZELNUT
3 PER 200 SF
PHILADELPHUS LEWISII / WILD MOCKORANGE
3 PER 200 SF
ROSA GYMNOCARPA / WOOD ROSE
3 PER 200 SF

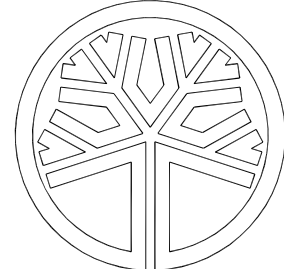
INTERIOR PARKING LOT LANDSCAPING PER GHMC 17.78.080.B.
FRAGARIA CHILOENSIS / BEACH STRAWBERRY
RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY
NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO
SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
LONICERA PILEATA / PRIVET HONEYSUCKLE

PERIMETER PARKING LOT LANDSCAPING PER GHMC 17.78.080.A.
FRAGARIA CHILOENSIS / BEACH STRAWBERRY
RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY
NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS

NOTE: SEE SHEET L-390 FOR PLANT SIZES, SPACING AND QUANTITIES.



Harbor Christian Center
PL-DR-23-0052
Design Review Pre App 02.22.2024
Exhibit B



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

ERIC JOHN STREEBY

LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT:
COMMUNITY CENTER
HARBOR CHRISTIAN CENTER
105XX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

NO.	DESCRIPTION

DATE
11.7.2023

BCRA NO.
21166.00.00

DRAWN BY: MT/ES DESIGNED BY: MT/ES

REVIEWED BY: ES

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN



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SHEET

L-310

DESIGN REVIEW SET

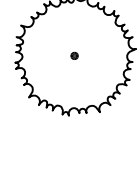
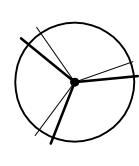
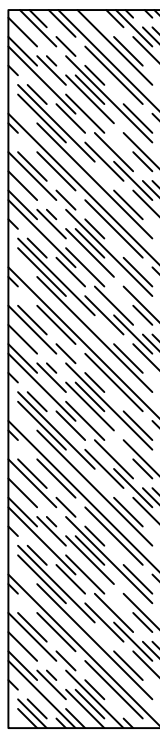
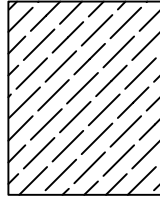
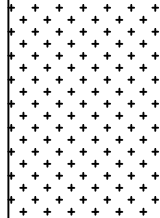
PLANTING NOTES

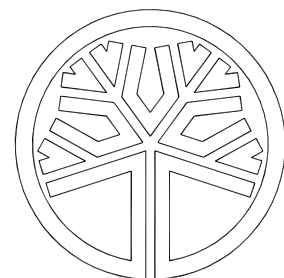
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ADJUSTING IN WRITING TO REFLECT ANY DISCREPANCIES OR CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITY BETWEEN THE TWO.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND
4. MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINISH ACCEPTANCE. INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A REMOVED AREA TO PREVENT MOISTURE, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF 8&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
- 6) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTRIVATING, REGRADING PLANTS TO PROPER GRADES OR POSITION RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
- B) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROMOTE GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
5. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
6. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE MATERIALS.
7. ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.

TREE SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	ACER RUBRUM / RED MAPLE	B & B	2" CAL MIN.	90
	CORNUS FLORIDA RUBRA / PINK FLOWERING DOGWOOD	B & B	2" CAL MIN.	5
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6" MIN. HT.		20

CONCEPT PLANT SCHEDULE

	EVERGREEN LANDSCAPE BUFFER TREE (MIX BY PROPORTION)	12		
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR		B & B, 6' MIN. HT	65%
	ABIES GRANDIS / GRAND FIR		B & B, 6' MIN. HT	4%
	ARBUTUS MENZIESII / PACIFIC MADRONE		B & B, 6' MIN. HT	4%
	PICEA SITCHENSIS / SITKA SPRUCE		B & B, 6' MIN. HT	4%
	TSUGA HETEROPHYLLA / WESTERN HEMLOCK		B & B, 6' MIN. HT	4%
	THUJA PLICATA / WESTERN RED CEDAR		B & B, 6' MIN. HT	15%
	PINUS MONTICOLA / WESTERN WHITE PINE		B & B, 6' MIN. HT	4%
	DECIDUOUS LANDSCAPE BUFFER TREE (MIX BY PROPORTION)	13		
	ACER MACROPHYLLUM / BIG LEAF MAPLE		B & B, 2" CAL	65%
	PRUNUS EMARGINATA MOLLIS / BITTER CHERRY		B & B, 2" CAL	10%
	FRAXINUS LATIFOLIA / OREGON ASH		B & B, 2" CAL	15%
	CORNUS NUTTALLII / PACIFIC DOGWOOD		B & B, 2" CAL	10%
	ORNAMENTAL SITE LANDSCAPING PER GHMC 17.78	2,023 SF		
	TURF-HYDROSEED DROUGHT TOLERANT FESCUE BLEND	1,410 SF		
	PERIMETER LANDSCAPING PER GHMC 17.78.070.A. (MIX BY PROPORTION)	9,131 SF		
	LAY OUT PLANTS IN A RANDOM PATTERN, DISTRIBUTED EQUALLY THROUGHOUT THE DESIGNATED PLANTING AREA			
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	913 SF	3 GAL	10%
	3 PER 200 SF			
	OEMLERIA CERASOFORMIS / INDIAN PLUM	913 SF	3 GAL	10%
	3 PER 200 SF			
	MAHONIA AQUIFOLIUM / OREGON GRAPE	913 SF	3 GAL	10%
	3 PER 200 SF			
	MAHONIA NERVOSA / OREGON GRAPE	913 SF	3 GAL	10%
	3 PER 200 SF			
	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON	913 SF	5 GAL	10%
	3 PER 200 SF			
	GAULTHERIA SHALLON / SALAL	913 SF	3 GAL	10%
	3 PER 200 SF			
	RUBUS SPECTABILIS / SALMONBERRY	913 SF	3 GAL	10%
	3 PER 200 SF			
	CORYLUS CORNUTA / WESTERN HAZELNUT	913 SF	3 GAL	10%
	3 PER 200 SF			
	PHILADELPHUS LEWISII / WILD MOCKORANGE	913 SF	3 GAL	10%
	3 PER 200 SF			
	ROSA GYMNOCARPA / WOOD ROSE	913 SF	3 GAL	10%
	3 PER 200 SF			
	INTERIOR PARKING LOT LANDSCAPING PER GHMC 17.78.080.B.	11,379 SF		
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	5,554	1 GAL	18"
	RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	5,256	1 GAL	18"
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	1,314	3 GAL	36"
	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	1,314	3 GAL	36"
	LONICERA PILEATA / PRIVET HONEYSUCKLE	474	3 GAL	60"
	PERIMETER PARKING LOT LANDSCAPING PER GHMC 17.78.080.A.	12,024 SF		
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	5,554	1 GAL	18"
	RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	5,554	1 GAL	18"
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	1,390	3 GAL	36"
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3,128	3 GAL	24"
	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	1,390	3 GAL	36"
	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	783	3 GAL	48"



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT


ERIC JOHN STREEBY

LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT _____
COMMUNITY CENTER
HARBOR CHRISTIAN CENTER
105XX HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

[illegible]

DATE _____

11.7.2023

BCRA NO.

21166.00.00

DRAWN BY: MT/ES DESIGNED BY: MT/ES

REVIEWED BY: ES

SHEET TITL

SCHEMATIC
LANDSCAPE PLAN
SCHEDULE AND NOTES



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SHEET

L-390

DESIGN REVIEW SET

SYMBOL	DESCRIPTION
	SHRUB SPRAY AREA 4" x 15" RADIUS (1.2M-4.6M), TRIANGULAR SPACED, HEAD TO BE RAIN BIRD.
	TURF SPRAY AREA 4" x 15" RADIUS (1.2M-4.6M), TRIANGULAR SPACED, HEAD TO BE RAIN BIRD.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	WATER METER 1"
	IRRIGATION MAINLINE: CPVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

1. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE 100% COVERAGE FOR ALL LANDSCAPED AREAS.
2. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
3. MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND USE/SALES TAXES APPLICABLE TO THIS PROJECT.
5. VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
6. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY INSTALLATION OF IRRIGATION SYSTEM.
7. CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND LANDSCAPE MATERIAL, EDGING, ETC.
8. TAP LOCATION ON PLAN IS SCHEMATIC. CONTRACTOR IS TO VERIFY LOCATION AND COORDINATE WITH OWNER AND ALL OTHER DISCIPLINES.
9. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTEAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
10. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK, CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
11. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS TO ALLOW FOR SYSTEM WINTERIZATION.
12. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH BUILDING CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALLED SLEEVING AS PER DETAIL AND SPECIFICATIONS. ALL SLEEVING TO BE TWICE THE SIZE OF PIPING ROUTED THROUGH SLEEVE.
13. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DETAILS. ALL CAP ENDS HAND TIGHT FOR TO BACKFILL USE PVC SCHEDULE 40 PIPE FOR ALL NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS.
14. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. COORDINATE LOCATION WITH OWNER/LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL EXTEND SPARE CONTROL WIRES FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER. SEE DETAILS AND SPECIFICATIONS FOR NUMBER OF SPARE WIRES AND INSTALLATION REQ.
16. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFON TUBE OR TEFON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
17. ALL TRENCHES TO BE COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL.
18. CONTRACTOR TO PERFORM IRRIGATION AUDIT FOR IRRIGATION ZONES AS PART OF FINAL IRRIGATION ACCEPTANCE.
20. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND 5'-0" FROM THE CENTERLINE OF ANY DRAINAGE SLOVES.
21. IF PROPOSED IRRIGATION SYSTEM IS CONNECTING TO AN EXISTING SYSTEM, CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING BOTH EXISTING AND NEW IRRIGATION SYSTEMS PROVIDE 100% COVERAGE.

