



AGENDA
City of Gig Harbor Design Review Board
Virtual Meeting of April 8, 2021 at 5:00 pm

NO PUBLIC COMMENT WILL BE ALLOWED AT THIS MEETING.

If you wish to submit any public comment please provide your input / questions to the Planning Department by Wednesday April 7, 2021. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Written comments will be read during the appropriate agenda item

Please click the link to join the webinar: <https://zoom.us/j/93038851602>

Or Telephone: |1 253 215 8782 | Webinar ID: 930 3885 1602

- 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. **Sweed Hill, LLC, P.O. Box 1693, Tacoma, WA 98401:**
CANTERWOOD COMMERCIAL CENTER: (PL-DRB-07-0013, PL-SPR-07-0004, PL-CUP-13-0002, PL-SEPA-07-0060) The applicant is proposing a design alternative to allow for removal of two (2) significant fir trees within the Canterwood Boulevard Enhancement Corridor. The overall project proposes the construction of 4 commercial buildings totaling approximately 28,278 square feet of office/retail space and a 9,000-square foot parking garage on an approximately 7.6 acre parcel. Drive-through facilities are proposed on 3 of the buildings. Access to the site will be at two points directly from Canterwood Blvd. The project also includes temporary and permanent wetland and wetland buffer impacts with related mitigation. The site is located at 10700 Canterwood Blvd.
2. **Bujacich LLC, Attn: Ward Johnson, 6102 N. 9th St., Suite 400, Tacoma, WA 98406:** **BUJACICH INDUSTRIAL BUILDING (PL-SPR-19-0004, PL-DR-19-0029, & PL-SEPA-19-0004)** The project is an 11,250 square foot building containing 8,967 square feet of warehouse space, 2,283 square feet of office space and 1,984 square feet of mezzanine office space. The industrial building is designed using the Industrial Building Exemption (IBE) of the Gig Harbor Design Manual. The applicant is seeking a design alternative recommendation from the DRB related to specific requirements of

Article III: Site Design. The site is located at XXX Bujacich Road.

I. Upcoming Meetings

March 22, 2021 - CANCELLED

II. Adjourn



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff – Kimberly Mahoney, Associate Planner
DATE: April 1, 2021

RE: Canterwood Commercial Center (PL-SPR-07-0004, PL-CUP-13-0002, PL-DRB-07-0013, PL-SEPA-07-0060)
Public Meeting Date: April 8, 2021

I. GENERAL INFORMATION

- A. Owner/Applicant:** Swede Hill, LLC
PO Box 1397
Tacoma, WA 98401
- B. Agent:** Halsan EF & P, LLC
PO Box 1447
Gig Harbor, WA 98335

II. PROJECT DESCRIPTION

The applicant proposes the construction of four commercial buildings totaling 28,278 square feet and a 9,000 square feet parking garage on a vacant parcel in the B-2 General Business Zoning District. The site is adjacent to Washington State Highway 16 on the west and Canterwood Blvd on the east, within the vicinity of St. Anthony's Hospital. The site contains steep slopes, wetlands and an unnamed stream. The project proposes significant fill to account for the extreme topography of the site and the filling of two category IV wetlands. Mitigation is proposed through the creation of on-site wetlands and the removal of an in-stream culvert. The project provides for two access points from Canterwood Boulevard. A parking garage under the northern-most building is proposed and drive-through facilities on the other three buildings are also proposed.

III. SITE DESCRIPTION

- A. **Location:** 10700 Canterwood Blvd. NW
Assessor's Parcel Number: 0122254090
- B. **Site Area/Acreage:** 7.6 acres
- C. **Existing Site Characteristics:**
1. **Topography:** The site ranges from hilly to steep slopes with the steepest being approximately 20%.
 2. **Vegetation:** The site is currently vacant and heavily forested.
 3. **Wetlands and Critical Areas:** Seven wetlands have been identified on site, one unnamed stream, and steep slopes.
- D. **Zoning:**
1. **Subject parcel:** B-2 General Business District
 2. **Adjacent zoning and current use:**
 - a. **North:** R-2 Medium-Density Residential – Undeveloped forest
 - b. **South:** SR-16 Right-of-way; existing detention pond
 - c. **East:** C-1 Commercial District – Hospital
 - d. **West:** SR-16 Right-of-way
- E. **Utilities / Road Access:** The site proposes access from Canterwood Blvd., a public road. No utilities currently exist on the site.

IV. PERTINENT DESIGN REVIEW POLICIES

- A. **Comprehensive Plan:** The site is designated as Commercial/Business. The Community Design Element is directly applicable (pgs. 4-1 – 4-19) while other elements are indirectly applicable.
- B. **Gig Harbor Municipal Code:** The subject parcel is zoned General Business District (B-2). Chapter 17.36 GHMC contains development and performance standards for this district. Other applicable chapters include, but are not limited to: 17.64 Conditional Uses, 17.72 Off-Street Parking and Loading Requirements, 17.78 Landscaping, 17.80 Sign Code, 17.96 Site Plans, 17.98 Design Standards and Review, 17.99 Design Manual. Title 18 contains the pertinent environmental provisions and Title 19 contains the administrative process provisions.
- C. **Design Manual:** 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 (DRB). This section states that after a public

meeting, the DRB will make a recommendation to the decision maker for approval or denial of the application.

The DRB shall review an application which does not strictly conform to the specific requirements of the Design Manual under 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 the 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 the general requirement.

V. BACKGROUND INFORMATION

The Canterwood Commercial Center was originally submitted in March of 2006. The application languished for a number of years and was re-vitalized through an updated application in January of 2014.

The applicant has brought several design alternatives before the DRB for review. Previous DRB meetings have been held on the following dates: October 23, 2014; December 8, 2016; June 28, 2017; July 26, 2018, and; September 13, 2018. The DRB issued a recommendation August 3, 2018 regarding six proposed design alternatives, one of which addressed the removal of the trees discussed in Section VI of this staff report. This recommendation is attached to this staff report as Exhibit C.

Since issuance of the formal DRB recommendation, the applicant has determined the need to propose an additional design alternative. This request is discussed in Section VI of this staff report and in the applicant's narrative included with this staff report as Exhibit A.

VI. DESIGN ALTERNATIVES AND ANALYSIS

The applicant has requested that the following item be reviewed by the DRB. See Exhibits A and B of this staff report for the project agent's narrative and landscape plan, respectively, discussing the proposed alternative design. Planning staff has reviewed the materials submitted as Exhibits A and B to this staff report and makes the following analysis, findings and recommendations on the specified Design Manual requirement.

Article II. NEIGHBORHOOD CONTEXT

A. 17.99.160(A) Enhancement Corridor Standards – Retain significant trees. Significant trees within 30 feet of the property line abutting the street rights-of-way or City of Tacoma Cushman transmission line properties within the enhancement corridor shall be retained.

1. **Applicant's Request:** The applicant is requesting the DRB review and recommend approval of its proposal to remove two (2) existing significant trees within the Canterwood Blvd. Enhancement Corridor (the location of these two trees is highlighted on Sheet L-6 of Exhibit B) due to grading in close proximity to the trees necessary for site development. The trees to which this request is subject are identified as Trees #416 and #417 on the applicant's landscape plans (Exhibit B). Tree #416 is a Douglas Fir (*Pseudotsuga menziesii*) tree measuring 18" in diameter, and Tree #417 is a Douglas Fir tree measuring 17" in diameter.

As an alternative to the requested removal of these two trees, the applicant is proposing to install 35 coniferous evergreen trees 6' tall at planting. The proposed planting schedule provides that these 35 trees will consist of Sitka Spruce (*Picea sitchensis*), Douglas Fir, and Western Red Cedar (*Thuja plicata*) trees. The replacement trees are proposed to be located on the west side of the parcel, separating Building D and the stormwater detention facility from State Route 16. Please see the highlighted area on Sheet L-1 of Exhibit B to reference the applicant's proposed location of the replacement trees and Exhibit A for the applicant's detailed narrative discussing the subject request.

2. **Staff Analysis:** The intent of this section of the Design Manual is to retain significant trees within 30 feet of the property line abutting an enhancement corridor.

The applicant is proposing to remove two (2) existing significant trees within the Canterwood Blvd. Enhancement Corridor and proposes to plant 35 coniferous evergreen trees 6' in height at planting near the western property line's frontage against SR-16.

A significant tree survey has been completed on the subject site which has identified 497 existing significant trees. Among the entirety of the site, the applicant is proposing to retain 207 of these trees, for a total retention of 41.6% of the existing significant trees, far exceeding the applicant's required compliance with GHMC 17.99.240(D), which requires the applicant to retain approximately 25% of existing significant trees among the site. The applicant is proposing to retain all significant trees with, and further enhance the landscaping, in the SR-16 Enhancement Corridor consistent with the applicable requirements of GHMC 17.78, Trees, Landscaping and Screening, and GHMC 17.99, Design Manual.

On Page 17-179 of the GHMC 17.99, Design Manual, Enhancement Corridors are described in the side panel, as follows:

Enhancement corridors are designed to:

- *Maintain the scenic beauty which characterizes travel across the Gig Harbor Peninsula.*
- *Maintain a more distinct city “edge.”*
- *Assure a stronger sense of arrival at visual interchange and activity nodes.*
- *Provide visual separation between districts.*

While trees #416 and #417 are significant trees in an enhancement corridor and are therefore required to be retained, the proposed planting of 35 evergreen trees which may exceed a height of 150-feet at maturity suggests that the proposed alternative design will achieve a superiorly landscaped site. In particular, the selected location of the replacement trees is adjacent to the 30-foot-wide SR-16 Enhancement Corridor and will therefore create an even denser screen along SR-16, reducing the site's visibility from highway motorists and preserving the natural appeal of the site's eastern frontage. In this manner, and given the applicant's rendering of the subject site's frontage along Canterwood Blvd. (see Exhibit D) exhibiting regard for Gig Harbor's scenic beauty intended by an Enhancement Corridor, the DRB may wish to consider the proposed alternative design as equivalent or superior to the specific requirement outlined in GHMC 17.99.160(A). As the DRB shall consider the specific requirement as an appropriate example of compliance with the intent of the provision's general requirement, the DRB may wish to consider the proposed alternative's equivalence to the provision's specific requirement as a de facto compliance with the intent of the general requirement.

If the Design Review Board agrees with the analysis above, staff suggests the DRB make the following findings and recommendation:

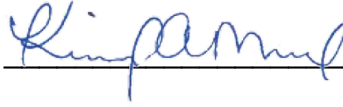
3. **Findings:** The DRB finds that the proposed design alternative meets the intent of the general requirements of GHMC 17.99.160(A) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.160(A).
4. **Recommendation:** The Design Review Board recommends the decision maker accept the proposed design alternative as compliant with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A).

VII. PUBLIC NOTICE

Legal notice of the meeting was published in The News Tribune and posted on the subject site on April 1, 2021. In addition, notice was mailed to all property

owners within 300 feet of the subject site on March 25, 2021. As of the date of this report, staff has received no public comments in response to the public meeting notice.

Project Planner: Kimberly Mahoney, Associate Planner



Date: April 1, 2021

cc: Owner/Applicant, Agent

The following documents pertinent to your review are enclosed:

- A. Applicant's Design Review Narrative, prepared by Jeff Varley of Barghausen Consulting Engineers, Inc., dated March 11, 2021
- B. Applicant's Landscape Plan Set, prepared by Barghausen Consulting Engineers, Inc., revised March 11, 2021
- C. Notice of Recommendation, Design Review Board (DRB), signed August 3, 2018 by the DRB Chair
- D. Sheet A403 of Applicant's Site Plan Set, prepared by Helix Design Group, Inc., dated May 20, 2020

Design Review Board
Canterwood Commercial Center
(PL-SPR-07-0004)

Exhibit A

March 11, 2021

KMahoney@gigharborwa.gov

Ms. Kim Mahoney, Associate Planner
Planning Division, Community Development Department
City of Gig Harbor
3510 Grandview Street,
Gig Harbor, WA 98335

RE: Canterwood Commercial Tree Preservation - Alternative Design Proposal
Gig Harbor, Washington
Our Job No. 16657

Dear Ms. Mahoney:

As part of the proposed Canterwood Commercial development and the associated alterations of the existing topography, it will be necessary to remove Trees #416 and #417, an 18" Douglas fir and a 17" Douglas Fir respectively. The two trees are in the immediate vicinity to Tree #418, which is also proposed to be removed.

Per GHMC 17.98.055(A), the board may recommend approval of alternative design solutions to specific requirements only if all the following criteria are met:

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

The proposed design solution provides for the replacement of Tree #416 (18" Douglas Fir) with the installation of eighteen (18) 6' height coniferous evergreen trees and the replacement of Tree #417 (17" Douglas Fir) with seventeen (17) 6' height coniferous evergreen trees. Ideally, the location of the thirty-five (35) replacement trees would be near the removed trees. However, the perimeter landscape buffer adjacent to the road will already have numerous evergreen trees. As such, the proposed location of the replacement trees will be in a landscape bed between Building D and the detention facility and State Route 16. The benefit of this location will be that the evergreen trees will provide additional screening from the highway.

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

In general, the tree species would be native coniferous trees, provide additional habitat, provide additional screening adjacent to State Route 16, and would be installed in locations where the trees would be able to grow to maturity without unnecessary pruning or skirting that might be necessary in order to maintain visibility into the site if the trees were planted adjacent to Canterwood Boulevard.

Ms. Kim Mahoney
Associate Planner
City of Gig Harbor

-2-

March 11, 2021

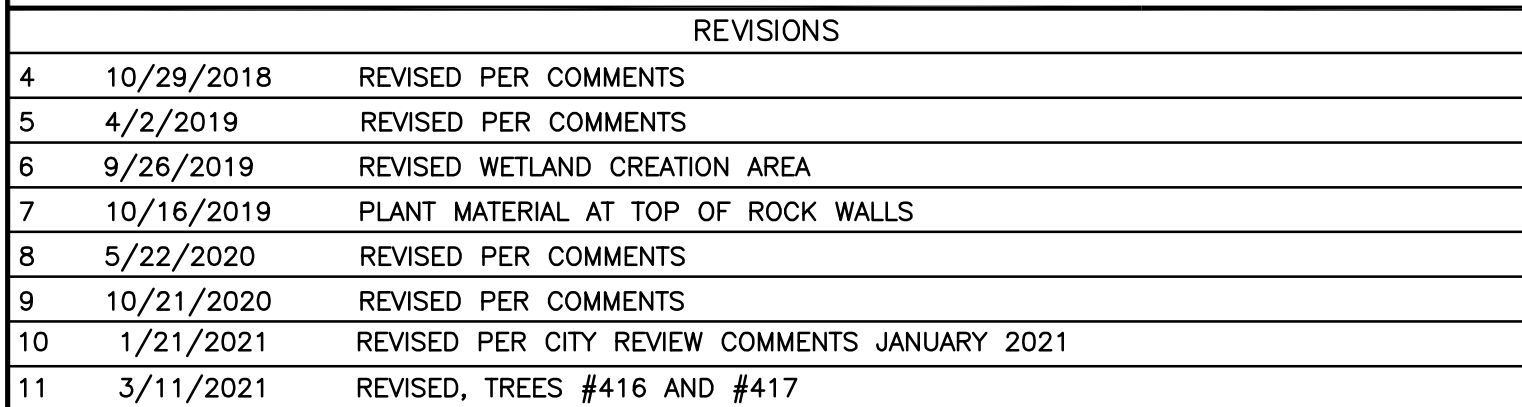
Please review this proposal at your earliest convenience. Should you have any questions or need additional information, I can be contacted at (425) 251-6222. Thank you.

Respectfully,

Jeff Varley
Senior Landscape Architect, RLA

JMV/ca
16657c.016.doc
cc: John Xitco, Swede Hill, LLC
Carl Halsan
Bruce McKean, Helix Design Group, Inc.
Travis Ness, Helix Design Group, Inc.
Jason Hubbell, Barghausen Consulting Engineers, Inc.

Exhibit B



18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

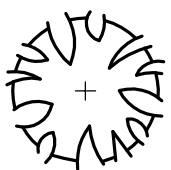
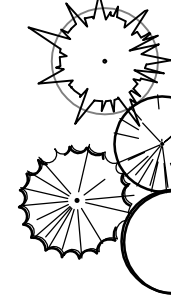
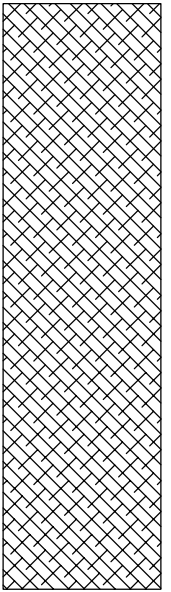
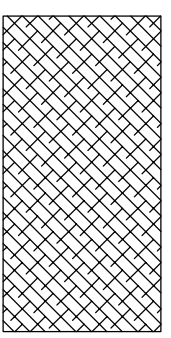
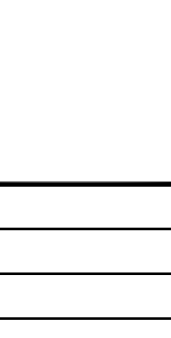
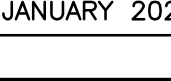
DESIGNED BY:	JMV
DRAWN BY:	JMV
CHECKED BY:	KEH
APPROVED BY:	JGH
SCALE:	
OTHER:	

**SWEDE HILL, LLC
P.O. BOX 1397
TACOMA, WA 98401**

CANTERWOOD COMMERCIAL
CENTER
GIG HARBOR

SHEET OF
L-1 8



STREET TREE AND LANDSCAPE STRIP PLANT SCHEDULE						PARKING LOT AND BUILDING LANDSCAPE PLANT MATERIAL LEGEND						PLANT SCHEDULE FOR 'ENHANCEMENT CORRIDOR' BUFFER					
SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS	SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS	SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	STREET TREES: PARROTTIA PERSICA 'VANESSA' / PERSIAN IRONWOOD PROPOSED STREET TREE SPECIES LISTED AS ALLOWED FOR LANDSCAPE STRIPS 5' WIDTH GROUNDCOVER: LAWN, SEED OR SOD	2" CAL. B & B	35' O.C.	24	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'												
	TREES: PICEA SITCHENSIS / SITKA SPRUCE PSEUDOTSUGA MENZIESII / DOUGLAS FIR PINUS CONTORTA / SHORE PINE THUJA PLICATA / WESTERN RED CEDAR ACER CIRCINATUM / VINE MAPLE PRUNUS EMARGINATA / BITTER CHERRY FRAXINUS LATIFOLIA / OREGON ASH 100% OF SPECIES ARE FROM THE 'PREFERRED SPECIES LIST' MINIMUM 40% OF TREES TO BE EVERGREEN, 6' HEIGHT AT TIME OF INSTALLATION ADJUSTMENTS MADE TO REQUIRED QUANTITIES TO AVOID CONFLICT WITH THE ROOT SYSTEMS OF EXISTING TREES PROPOSED TO BE RETAINED SHRUBS: CORNUS SERICA V. STOLONIFERA / RED-OSIER DOGWOOD MAHONIA AQUIFOLIUM / TALL OREGON-GRAPE RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON MAHONIA NERVOSA / DULL OREGON-GRAPE MYRICALIFORNICA / PACIFIC WAX-MYRTLE ROSA NUTKANA / NOOTKA ROSE GAULTHERIA SHALLOON / SALAL RUBUS SPECTABILIS / SALMONBERRY VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY 100% OF SPECIES ARE FROM THE 'PREFERRED SPECIES LIST' GROUNDCOVERS: ARCTOSTAPHYLOS UVA-URSI / BEARBERRY KINKKINICK FRAGARIA CHILDENSIIS / DUNE STRAWBERRY BLECHNIUM SPICANT / DEER FERN MAHONIA REPENS / CREEPING MAHONIA POLYSTICHUM MUNITUM / WESTERN SWORD FERN 100% OF SPECIES ARE FROM THE 'PREFERRED SPECIES LIST' PER GHMC 17.99.590: 1. A MINIMUM OF ONE ROW OF EVERGREEN PLANTINGS FOR EVERY 10' OF BUFFER DEPTH, WITH EACH ROW INCLUDING: a. ONE FIVE-GALLON EVERGREEN SHRUB FOR EVERY FIVE FEET OF LOT LINE, OF A TYPE THAT WILL GROW UP TO SIX FEET AT MATURITY; AND b. ONE EVERGREEN TREE FOR EVERY 10' OF LOT LINE, WITH AT LEAST 50 PERCENT OF SAID TREES BEING 12' OR TALLER, AND THE REMAINING TREES BEING AT LEAST SIX FEET 2. ONE TWO-INCH MINIMUM CALIPER DECIDUOUS TREE PER 20 FEET OF LOT LINE AND FOR EVERY 40 FEET OF BUFFER WIDTH. 3. EVERGREEN GROUNDCOVER THAT WILL COVER 75 PERCENT OF THE GROUND AREA WITHIN THREE GROWING SEASONS. 4. PLANTING ROWS THAT ARE OFFSET FROM EACH OTHER OR STAGGERED IN A RANDOM FASHION IN A MANNER THAT PROVIDES FULL, CONSISTENT COVERAGE THROUGHOUT THE ENTIRE BUFFER AREA. PER GHMC 17.78.070(2)(b)(iv): 5. PROVIDE MINIMUM THREE (3) SHRUBS FOR EVERY 200 SQUARE FEET OF ENHANCEMENT PERIMETERS AND WILL ATTAIN A HEIGHT OF THREE AND ONE-HALF FEET WITHIN THREE YEARS OF PLANTING	6'-7" HT. & 12' HT. B & B			STAKE & GUY ONE GROWING SEASON; FULL AND MATCHING; EVERGREEN TREES TO HAVE SINGLE UN-CUT LEADER 417 LINEAL FEET OF LOT LINE ALONG NORTH FOUR ROWS OF 42 EVERGREEN TREES EACH. MIN. 50% 12' HEIGHT TWENTY-ONE 2" CALIPER DECIDUOUS TREES, 83 EVERGREEN SHRUBS PER 10' BUFFER DEPTH GROUND COVER THROUGHOUT NOTE: VINE MAPLE AND SHORE PINE ARE ONLY APPROVED IN HEIGHT RESTRICTED AREAS OR UNDER POWER LINES. FINAL TREE LOCATIONS TO BE DETERMINED ONCE UTILITY LOCATIONS HAVE BEEN DETERMINED	TOTAL 168 EVERGRN.	TOTAL 21 DECID.	TOTAL 333	FULL AND BUSHY								
		MIN. 5 GAL.	5' O.C.														
		1 GALLON			FULL AND BUSHY. SPACING OF GROUND COVER TO COVER 75% OF AREA WITHIN THREE YEARS												
																	
																	
																	
																	

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

- A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- B) TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT. AT MINIMUM, TOPSOIL PRODUCTS BROUGHT ON SITE TO CONTAIN AMENDMENTS AS LISTED IN "C".
- C) TOPSOIL TO INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY:
THE FOLLOWING AMOUNT PER 1,000 SQUARE FEET:
1. 6-CUBIC YARDS ORGANIC COMPOST. COMPOST TO BE FREE OR NON-FARM ANIMAL SOURCES, NOR TO BE FROM SOURCES CONTAINING REDWOOD OF CEDAR PRODUCTS.
2. 30-POUNDS NITROFORM (38-0-0)
3. 5-POUNDS AMMONIUM SULFATE
4. 40-POUNDS CALCIUM CARBONATE LESTONE
5. 40-POUNDS DOLOMITE LESTONE
6. 5-OUNES BORON (AS BORAX)
ALL AMENDMENTS TO BE THOROUGHLY MIXED PRIOR TO INCORPORATION INTO TOPSOIL.

- D) PLANTING BACKFILL FOR ALL TREES, SHRUBS, AND GROUNDCOVERS:
1. 0.6-CUBIC YARDS PER VOLUME TOPSOIL
2. 0.4-CUBIC YARDS ORGANIC COMPOST.
3. 3-POUNDS NITROFORM (38-0-0)
4. 1-POUNDS AMMONIUM SULFATE
5. 2-POUNDS CALCIUM CARBONATE LESTONE
6. 2-POUNDS DOLOMITE LESTONE
- E) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SUBGRADES TO -7 INCHES IN LANDSCAPE AREAS AND -18/24 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AND MULCH.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
6. PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.
- F) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL, IN ALL LANDSCAPE AREAS AND A MINIMUM 12 INCH LIFT IN ALL PARKING LOT ISLANDS, FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

BARK MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), I.E., "FINE," HEMLOCK/FIR BARK.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

LOW GROW TRUF AND SORAGE SLOPE MIX:
COMMERCIAL SEED AS NOTED ON PLAN.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY TURF/SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

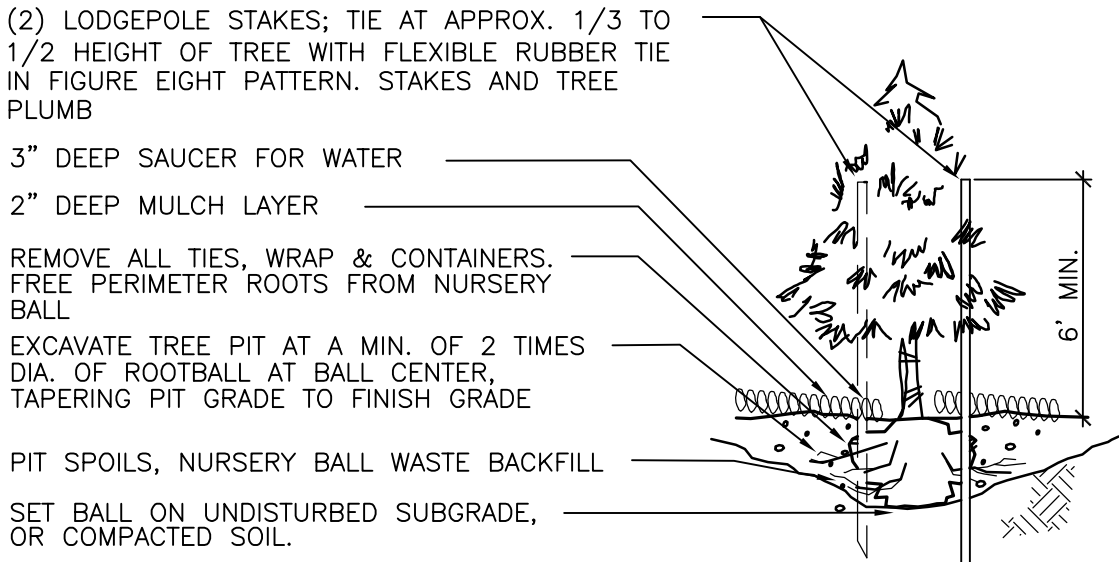
UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING TURF MONTHLY AFTER TURF ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

- SIGHT DISTANCE TRIANGLE NOTES:
1. STREET TREES AT INTERSECTIONS WITHIN SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO A HEIGHT OF 10' ABOVE STREET LEVEL.
2. TREES (EXCLUDING STREET TREES) SHALL NOT BE PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE.
3. SHRUBS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL HAVE A MATURE HEIGHT OF LESS THAN 3' TALL.

IN ORDER FOR PROPER TREE REMOVAL TO OCCUR, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING STEPS FOR CLEARING ACTIVITIES:
A. SURVEYOR SHALL STAKE THE CLEARING LIMITS;
B. A RUBBER-TRACKED BACK-HOE REMOVES THE UNDERSTORY AND BRUSH TO ALLOW VISUAL AND PHYSICAL ACCESS FOR THE REVIEW OF TREES TO BE REMOVED AND/OR TREE PROTECTION ALTERNATIVES BY OWNER AND CITY PLANNING STAFF;
C. OWNER REPRESENTATIVE, OWNER'S ARBORIST AND CITY PLANNER TO REVIEW TREES SCHEDULED FOR REMOVAL OR PROTECTION WITHIN TREE RETENTION AREAS;
D. CONTRACTOR SHALL PLACE TREE PROTECTION FENCING AS DIRECTED BY PLANNING STAFF;
E. PLANNING STAFF SHALL INSPECT FENCE PRIOR TO COMMENCEMENT OF CLEARING ACTIVITY; AND,
F. PRIOR TO PLANNING DEPARTMENT APPROVAL OF OCCUPANCY PERMITS FOR THE DEVELOPMENT, THE OWNER'S ARBORIST SHALL REVISIT THE SITE TO INSPECT ALL RETAINED TREES TO ASSESS ANY IMPACTS TO THEM FROM THE DEVELOPMENT.



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.
WORK PERIMETER ROOTS FREE OF NURSERY BALL. BALL & PIT TO BE COARSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE

PRUNE DAMAGED TWIGS AFTER PLANTING

PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY.
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING
TURF PLANTING; PROVIDE 3'x8" "NO GRASS" TREE RING AND 3" MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"
FINISH GRADE

PREPARE PLANTING BED PER SPEC'S; AT MIN., LOSSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

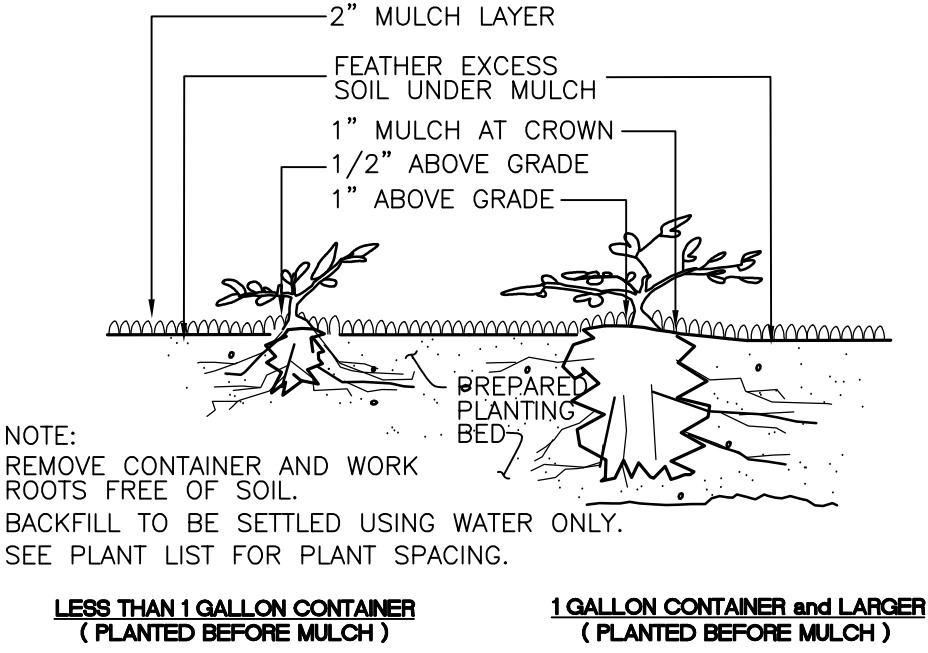
REMOVE ALL WRAP, TIES, AND CONTAINERS
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE (+) 24"

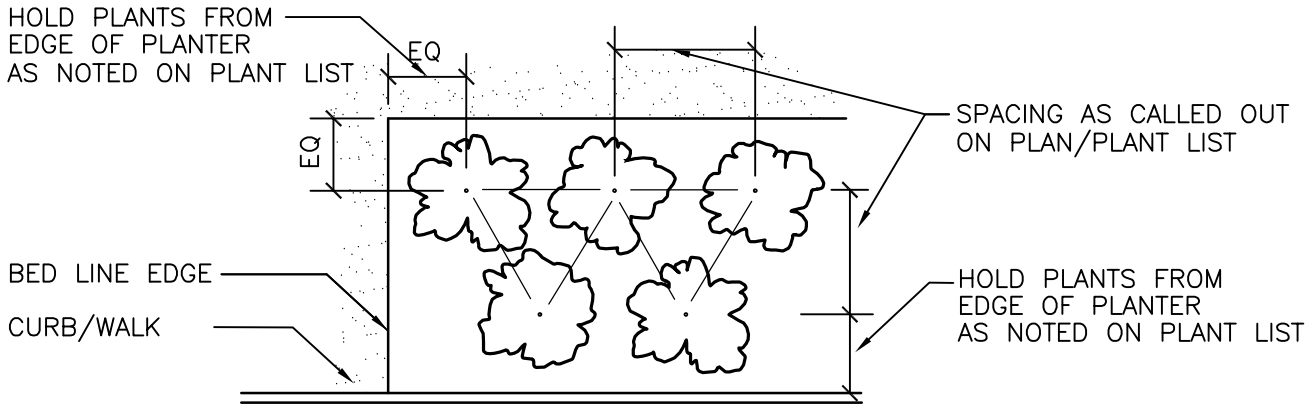
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



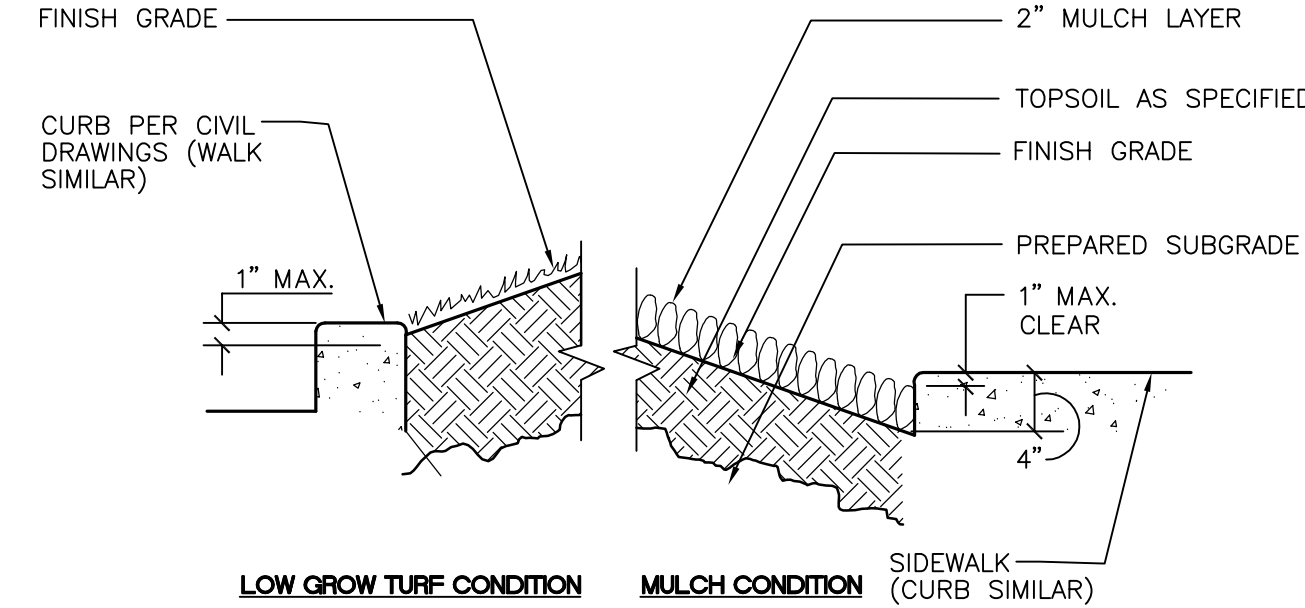
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



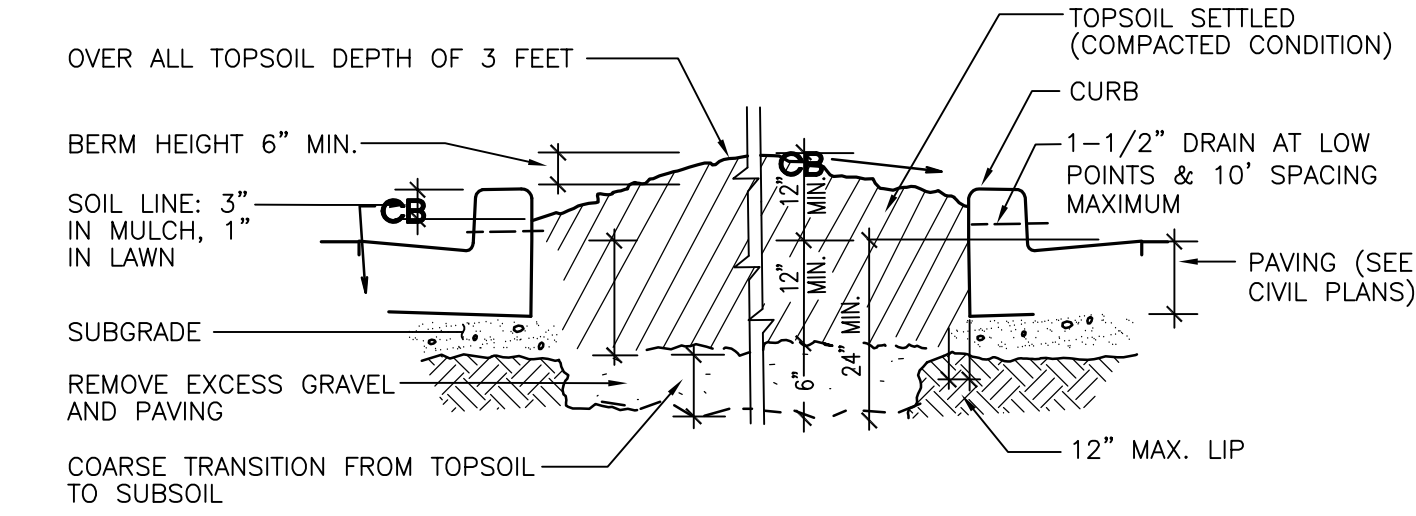
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

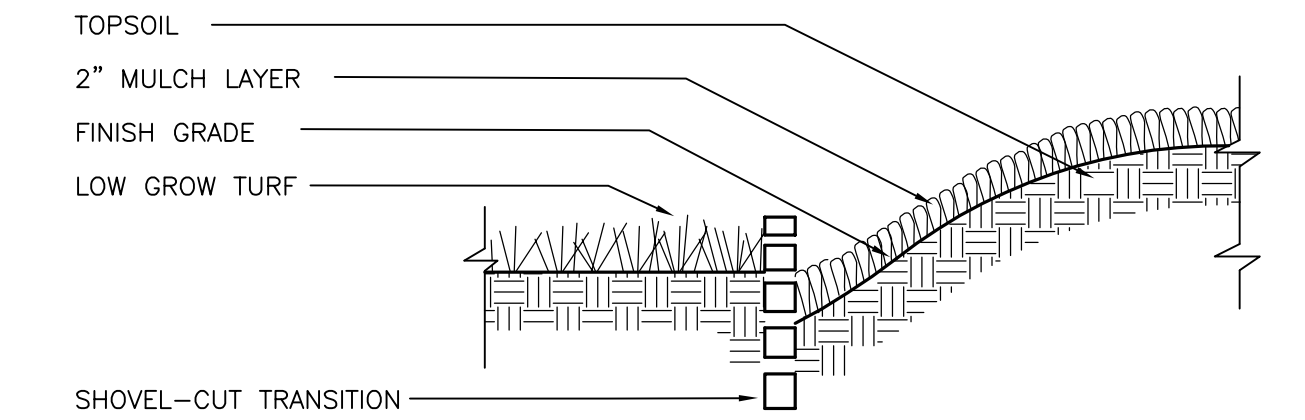
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NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

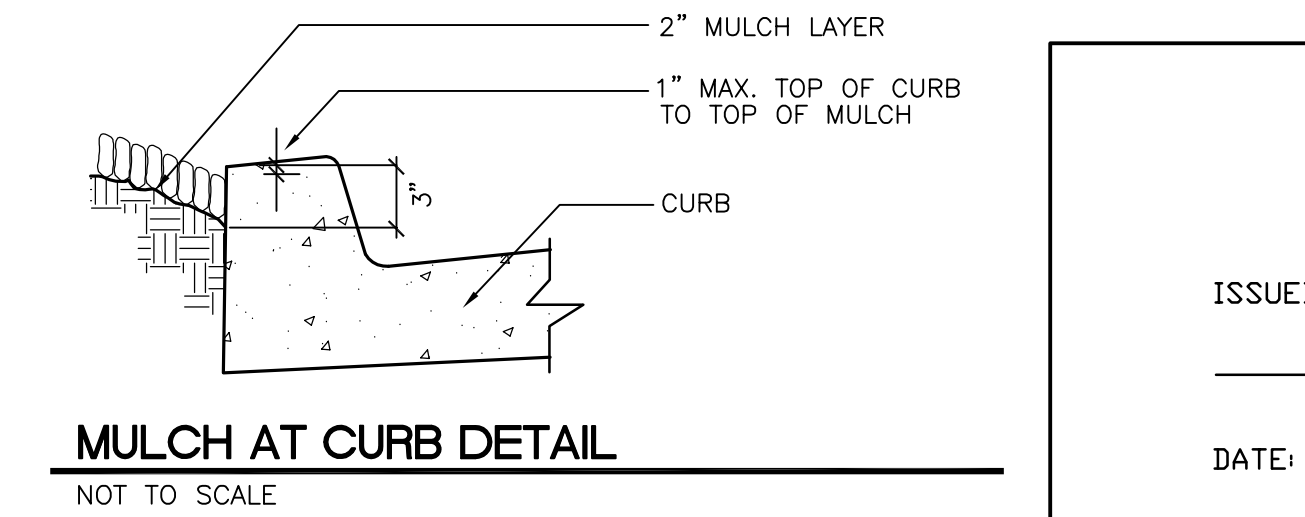
GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE



PLANTING BED ADJACENT TO LAWN DETAIL

NOT TO SCALE





ISSUED FOR CONSTRUCTION

DATE: _____

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11	3/11/2021	REVISED, TREES #416 AND #417



BARGHAUSEN CONSULTING ENGINEERS INC.

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(425)251-8782 FAX

DESIGNED BY:	JMV
DRAWN BY:	JMV
CHECKED BY:	KEH
APPROVED BY:	JGH
SCALE:	
OTHER:	

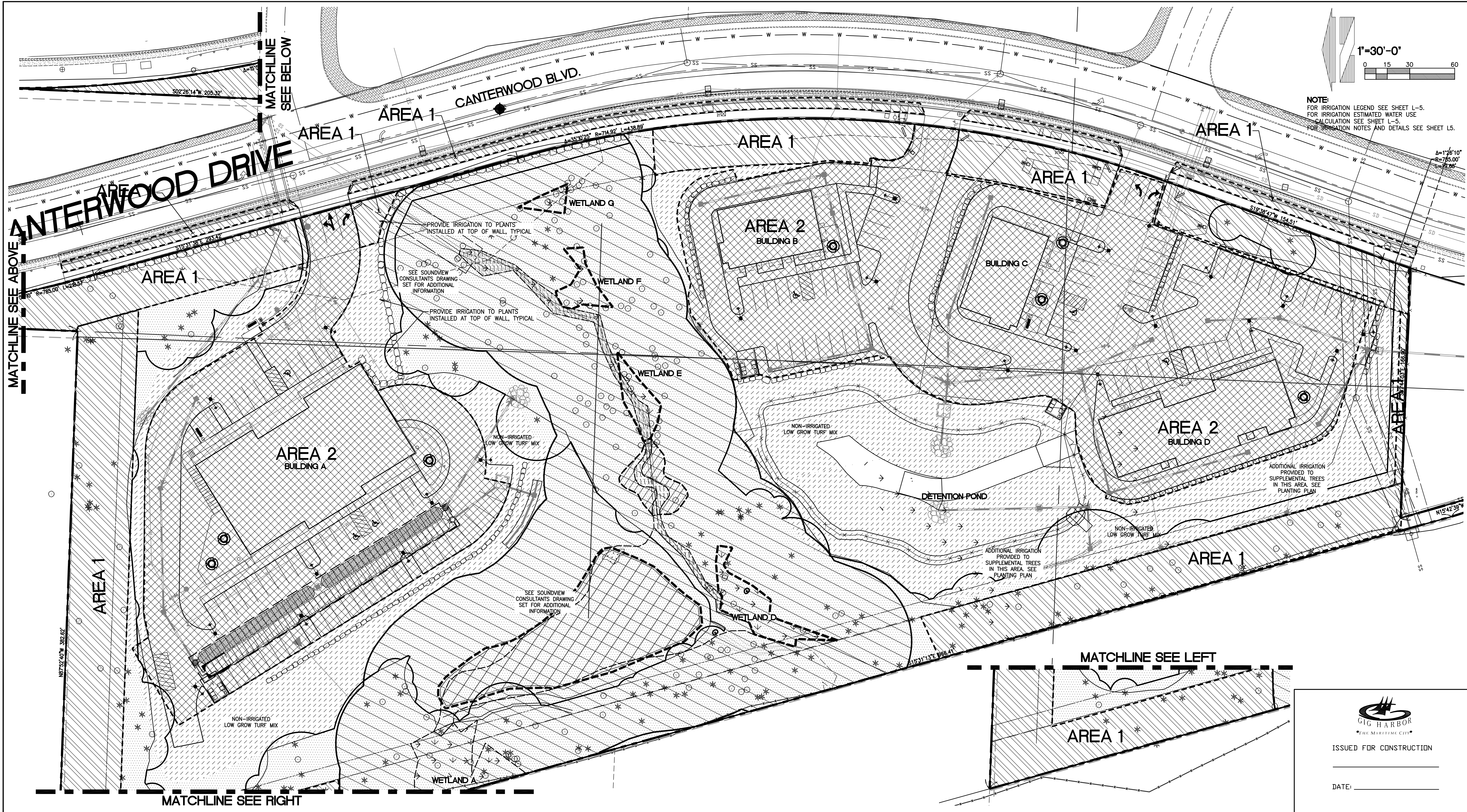
SWEDE HILL, LLC
P.O. BOX 1397
TACOMA, WA 98401

PRELIMINARY LANDSCAPE NOTES AND DETAILS

CANTERWOOD COMMERCIAL
CENTER
GIG HARBOR

PERMIT NO.	
DRAWING NO.	
SHEET	OF
L-3	8





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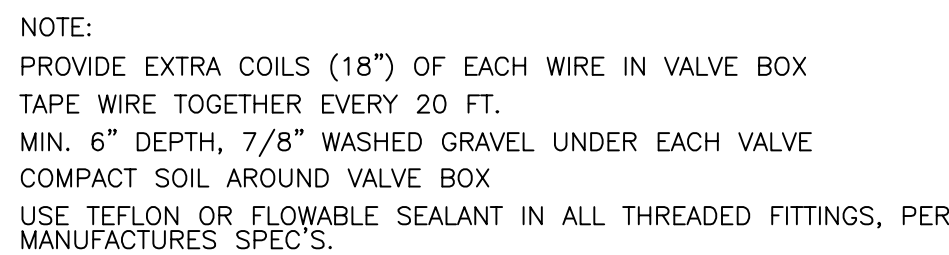
PRELIMINARY IRRIGATION PLAN	
CANTERWOOD COMMERCIAL CENTER GIG HARBOR	

PERMIT NO.	
DRAWING NO.	
SHEET	OF
L-4	8



1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - A. INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - B. INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISHED GRADE.
 - C. VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - D. INSTALLATION OF SLEEVING.
2. LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE FOR PROPOSED IRRIGATION SYSTEM AND PROVIDE WRITTEN TEST RESULTS PRIOR TO BEGINNING ANY WORK.
3. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
4. ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS.
5. MAINLINE PIPE TO BE BURIED 18 INCHES AND LATERALS 12 INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
6. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR ADEQUATE COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
7. PROVIDE OWNER WITH TWO (2) SETS "AS-BUILT" DRAWINGS AND OPERATOR'S MANUAL UPON COMPLETION. INSTRUCT OWNER AS TO PROPER WINTERIZATION OF IRRIGATION SYSTEM (BLOW OUT).
8. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
9. SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
10. RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
11. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
12. EACH VALVE BOX TO CONTAIN A MINIMUM OF ONE (1) SPARE ORANGE CONTROL WIRE FOR JACKETED WIRE. ROUTE ONE SPARE WIRE FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE WITH SPARE WIRE TO BE YELLOW.
13. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
14. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
15. CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPIATION CONDITIONS DETERMINE SERVICE NEEDED.
16. IRRIGATION SCHEDULING:

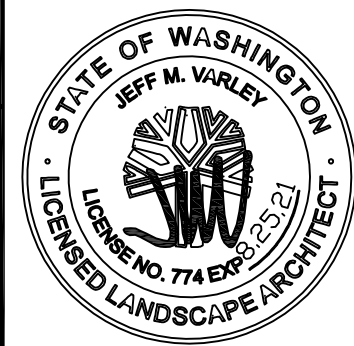
THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ET₀ WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ET₀ ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
17. SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
18. ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.



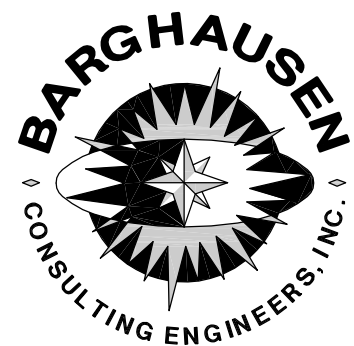
NOT TO SCALE



NON-IRRIGATED NATIVE
AREAS AND HYDROSEED
LOW GROW SEED MIX
(79,200 SF)



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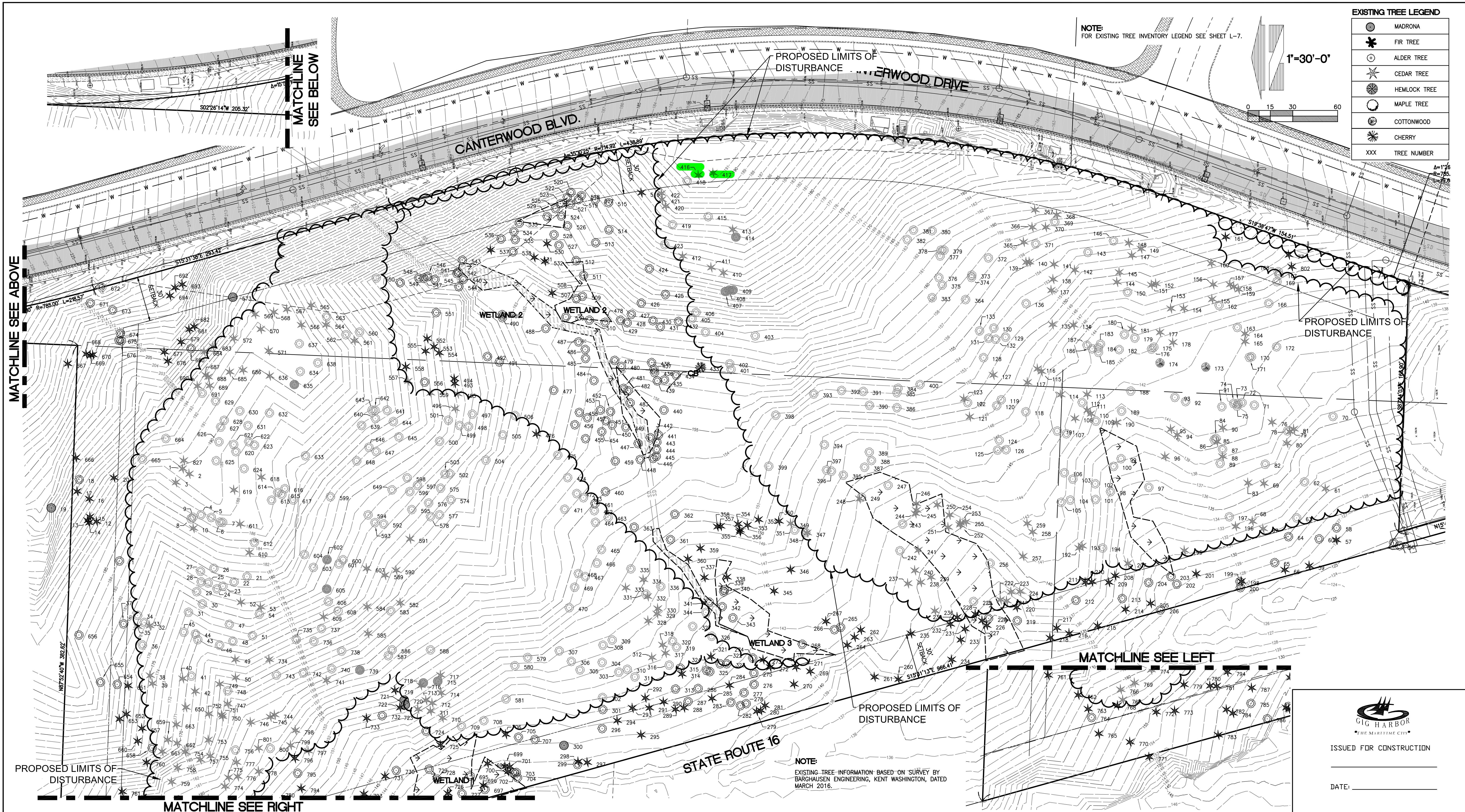
**SWEDE HILL, LLC
P.O. BOX 1397
TACOMA, WA 98401**

PRELIMINARY IRRIGATION LEGEND
CANTERWOOD COMMERCIAL CENTER GIG HARBOR

PERMIT NO.

DRAWING NO

SHEET	OF
L-5	8



EXISTING TREE LEGEND	
	MADRONE
	FIR TREE
	ALDER TREE
	CEDAR TREE
	HEMLOCK TREE
	MAPLE TREE
	COTTONWOOD
	CHERRY
XXX	TREE NUMBER

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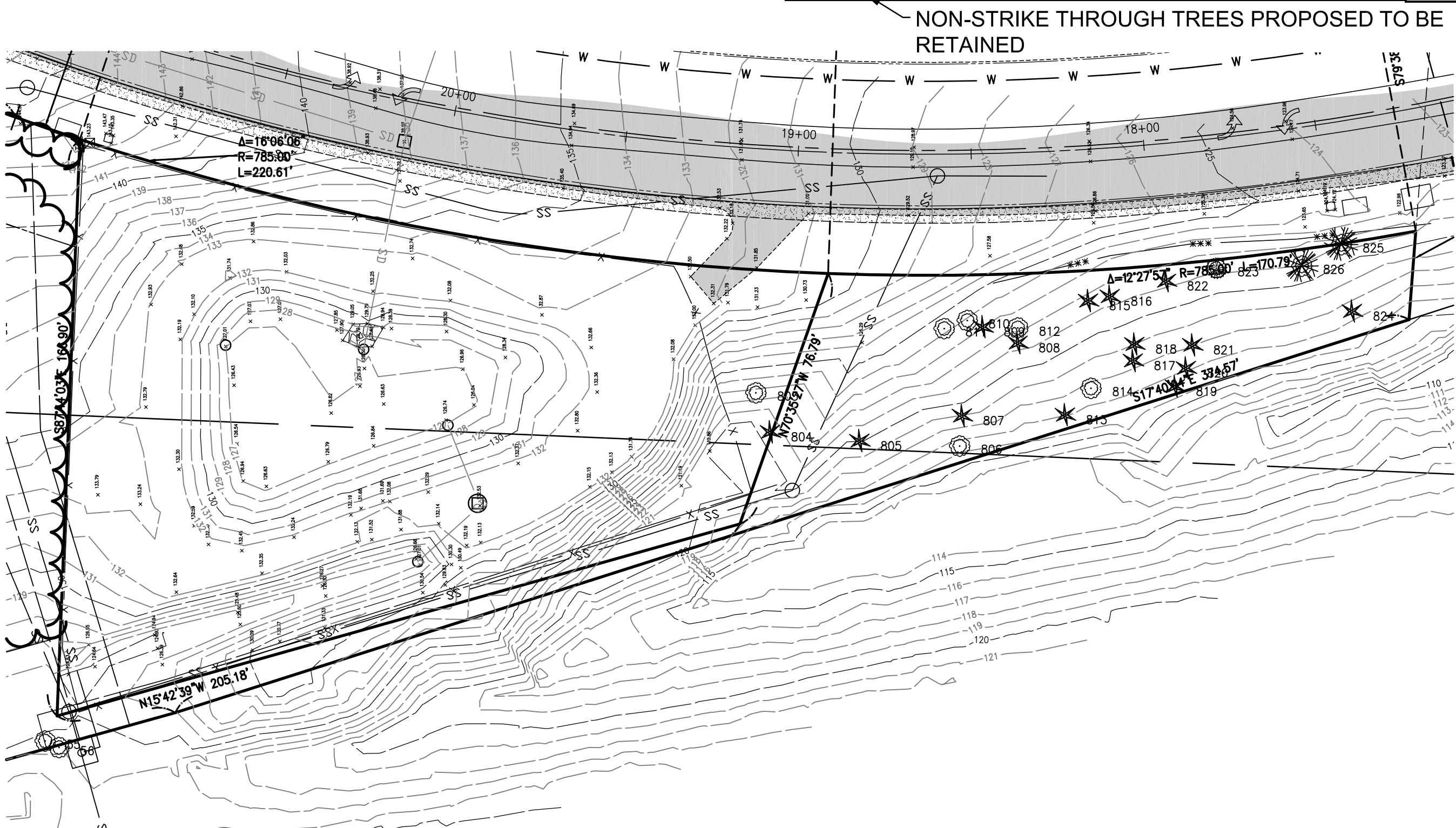
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EXISTING TREE INVENTORY PLAN	
CANTERWOOD COMMERCIAL CENTER GIG HARBOR	
PERMIT NO.	
DRAWING NO.	
SHEET	OF
L-6	8



TREE NUMBER	TYPE	SIZE (INCHES)	46	ALDER	10	92	CHERRY	8	140	FIR	26	187	ALDER	9	234	CEDAR	11	281	FIR	8	328	FIR	10	375	ALDER	9	422	HEMLOCK	11
			47	MAPLE	9	94	FIR	30	141	FIR	18	188	ALDER	8	235	CEDAR	24	282	ALDER	20	329	FIR	9	376	ALDER	6	423	MAPLE	16,6
1	CEDAR	7	48	ALDER	6	95	HEMLOCK	18	142	CEDAR	30	189	MAPLE	19	236	FIR	50	283	ALDER	7	330	FIR	9	377	ALDER	6	424	MAPLE	16
2	FIR	20	49	FIR	14	96	FIR	24	143	MAPLE	18	190	CEDAR	28	237	FIR	36	284	FIR	17	331	ALDER	7	378	ALDER	7	425	ALDER	7
3	FIR	24	50	FIR	19	97	ALDER	9,18	144	CEDAR	15	191	MAPLE	14	238	CEDAR	27	285	FIR	15	332	CEDAR	12	379	ALDER	7	426	MAPLE	22
4	MAPLE	11	51	MAPLE	11	98	ALDER	9	145	CEDAR	20	192	CEDAR	12	239	CEDAR	11	286	ALDER	7	333	CEDAR	15	380	ALDER	7	427	ALDER	9
5	MAPLE	10	52	HEMLOCK	22	99	ALDER	11	146	MAPLE	19	193	CEDAR	36	240	CEDAR	27	287	ALDER	7,7	334	FIR	40	381	ALDER	6	428	ALDER	7
6	MAPLE	15	53	FIR	26	100	ALDER	15	147	CEDAR	15	194	ALDER	6	241	CEDAR	24	288	FIR	17	335	ALDER	11	382	ALDER	7	429	ALDER	7
7	MAPLE	11	54	MAPLE	15	101	ALDER	6	148	FIR	12	195	CEDAR	24	242	MAPLE	15	289	FIR	17	336	ALDER	7	383	ALDER	6	430	ALDER	10
8	MAPLE	15,20	55	ALDER	10	102	ALDER	6	149	FIR	12	196	CEDAR	28	243	MAPLE	12	290	FIR	9	337	FIR	24	384	ALDER	10	431	ALDER	6
9	MAPLE	6	56	ALDER	7	103	ALDER	6	150	MAPLE	24	197	ALDER	12	244	CEDAR	19	291	FIR	16	338	FIR	24	385	ALDER	6	432	ALDER	6
10	FIR	24	57	HEMLOCK	22	104	ALDER	13	151	FIR	12	198	FIR	10	245	CEDAR	6	292	FIR	13,7	339	ALDER	9	386	ALDER	7	433	CHERRY	11
11	ALDER	18	58	ALDER	20	105	ALDER	6	152	FIR	23	199	ALDER	9	246	CEDAR	27	293	FIR	15	340	ALDER	9	387	ALDER	7	434	MAPLE	6,7,15
12	CEDAR	11	59	HEMLOCK	20	106	ALDER	7	153	FIR	20	200	ALDER	10	247	MAPLE	15	294	FIR	10	341	ALDER	10	388	ALDER	6	435	MAPLE	12
13	CEDAR	6	60	MAPLE	18	107	MAPLE	16	154	FIR	19	201	FIR	36	248	HEMLOCK	22	295	FIR	20	342	ALDER	10	389	ALDER	6	436	ALDER	9
14	CEDAR	6	61	FIR	30	108	CEDAR	22	155	FIR	17	202	ALDER	6	249	MAPLE	11	296	MAPLE	10,9	343	ALDER	12	390	ALDER	7	437	ALDER	10
15	FIR	24	62	ALDER	10	109	MAPLE	14	156	CEDAR	36	203	ALDER	11	250	CEDAR	48	297	HEMLOCK	10	344	ALDER	10	391	ALDER	7	438	ALDER	6
16	FIR	20	63	ALDER	7	110	CEDAR	15	157	FIR	15	204	ALDER	11	251	CEDAR	26	298	CEDAR	12	345	FIR	32	392	ALDER	8	439	MAPLE	5,9,10
17	FIR	16	64	ALDER	9	111	CEDAR	28	158	FIR	27	205	CEDAR	15,6	252	CEDAR	6	299	ALDER	9	346	FIR	34	393	ALDER	7	440	MAPLE	18
18	MAPLE	37	65	ALDER	17	112	ALDER	15	159	CEDAR	15	206	ALDER	11	253	FIR	21	300	MADRONA	22	347	HEMLOCK	16	394	ALDER	7	441	ALDER	7
19	MADRONA	15,18	66	HEMLOCK	20	113	CEDAR	24	160	FIR	16	207	HEMLOCK	24	254	CEDAR	17	301	ALDER	9	348	ALDER	9	395	ALDER	7	442	ALDER	7
20	FIR	22	67	FIR	30	114	CEDAR	6	161	FIR	16	208	HEMLOCK	20	255	CEDAR	6	302	ALDER	6	349	FIR	10	396	ALDER	10	443	ALDER	8
21	MAPLE	10,6	68	FIR	30	115	CEDAR	10	162	ALDER	9	209	CEDAR	24	256	ALDER	6	303	ALDER	7	350	HEMLOCK	10	397	ALDER	8	444	ALDER	6
22	ALDER	10	69	HEMLOCK	16	116	CEDAR	30	163	ALDER	6	210	CEDAR	52	257	CEDAR	20	304	ALDER	14	351	ALDER	11	398	ALDER	7	445	ALDER	6
23	ALDER	9	70	ALDER	14	117	CEDAR	24	164	FIR	26	211	FIR	27	258	CEDAR	32	305	ALDER	14	352	FIR	15	399	ALDER	7	446	ALDER	7
24	ALDER	8	71	ALDER	6	118	MAPLE	6	165	FIR	20	212	ALDER	11	259	CEDAR	17	306	MAPLE	22	353	HEMLOCK	12	400	ALDER	7	447	ALDER	7
25	ALDER	8	72	ALDER	6	119	ALDER	14	166	ALDER	9	213	ALDER	12	260	CEDAR	36	307	MAPLE	27	354	HEMLOCK	12	401	CHERRY	10	448	ALDER	7
26	ALDER	8	73	ALDER	7	120	ALDER	9	167	ALDER	10	214	CEDAR	15,15	261	FIR	48	308	ALDER	7,7	355	CEDAR	6	402	ALDER	8	449	MAPLE	12
27	ALDER	8	74	ALDER	7	121	FIR	22	168	ALDER	6	215	FIR	12	262	HEMLOCK	16	309	MAPLE	14	356	CEDAR	14	403	ALDER	10	450	ALDER	7
28	ALDER	8	75	ALDER	7	122	ALDER	6	169	ALDER	6	216	FIR	27	263	CEDAR	9	310	MAPLE	9	357	CEDAR	12	404	ALDER	7	451	ALDER	10
29	ALDER	10	76	CEDAR	10	123	FIR	24	170	CHERRY	8	217	CEDAR	19	264	CEDAR	6	311	ALDER	7	358	FIR	26	405	ALDER	7	452	MAPLE	10,6,6
30	ALDER	8	77	FIR	19	124	ALDER	11	171	CHERRY	6	218	CEDAR	32	265	ALDER	10	312	FIR	13	359	FIR	24	406	ALDER	7	453	ALDER	10
31	ALDER	9	78	MAPLE	26	125	ALDER	11	172	ALDER	12	219	ALDER	12	266	ALDER	10	313	ALDER	11	360	CEDAR	40	407	MADRONA	12	454	ALDER	9
32	FIR	21	79	FIR	24	126	ALDER	7	173	COTTONWOOD	6	220	CEDAR	19	267	CEDAR	6	314	FIR	15	361	ALDER	14	408	MADRONA	6	455	ALDER	7
33	ALDER	22	80	CEDAR	12	127	HEMLOCK	16	174	COTTONWOOD	11	221	CEDAR	24	268	ALDER	7	315	ALDER	6	362	ALDER	7	409	MADRONA	7	456	ALDER	7
34	MAPLE	11	81	CEDAR	7	128	ALDER	6	175	CHERRY	6	222	CEDAR	15,18,6	269	CEDAR	36	316	ALDER	8	363	MAPLE	17	410	FIR	29	457	ALDER	6
35	HEMLOCK	9	82	ALDER	13	129	ALDER	7	176	ALDER	6	223	CEDAR	19	270	CEDAR	10	317	FIR	7	364	ALDER	7	411	FIR	29	458	MAPLE	27
36	MAPLE	22	83	FIR	10	130	MAPLE	12	177	CEDAR	10	224	CEDAR	20	271	CEDAR	29	318	FIR	6	365	FIR	19	412	FIR	37	459	ALDER	6
37	MAPLE	14	84	ALDER	12	131	ALDER	6	178	FIR	22	225	MAPLE	12	272	CEDAR	30	319	ALDER	8	366	FIR	18	413	HEMLOCK	16	460	ALDER	7
38	FIR	22	85	ALDER	8	132	ALDER	6	179	ALDER	10	226	CEDAR	12	273	CEDAR	38	320	ALDER	7	367	FIR	19	414	MADRONA	7	461	ALDER	6
39	CEDAR	10	86	FIR	8	133	ALDER	10	180	ALDER	6,7	227	CEDAR	21	274	ALDER	14	321	FIR	15	368	HEMLOCK	22	415	MAPLE	9,12,17	462	ALDER	6
40	FIR	15	87	ALDER	10	134	CEDAR	34	181	FIR	23	228	CEDAR	24	275	ALDER	6,7	322	ALDER	8	369	MAPLE	18	416	FIR	18	463	ALDER	7
41	MAPLE	28	88	FIR	8	135	CEDAR	8	182	ALDER	6	229	ALDER	15	276	ALDER	8	323	ALDER	6	370	FIR	7	417	FIR	17	464	ALDER	8
42	CEDAR	11	89	ALDER	8	136	MAPLE	12	183	ALDER	6	230	CEDAR	14	277	ALDER	10	324	ALDER	7	371	ALDER	10	418	MAPLE	9	465	ALDER	7
43	ALDER	9	90	HEMLOCK	20	137	CEDAR	15	184	ALDER	6	231	CEDAR	19	278	ALDER	12	325	ALDER	7	372	ALDER	6	419	MAPLE	36	466	ALDER	7
44	ALDER	7	91	ALDER	6	138	FIR	26	185	ALDER	8	232	CEDAR	19	279	FIR	18	326	ALDER	8	373	ALDER	6	420	HEMLOCK	12	467	ALDER	8
45	ALDER	6	92	ALDER	9	139	CEDAR	15	186	ALDER	7	233	CEDAR	16,16,12	280	FIR	9	327	ALDER	6,6	374	ALDER	6	421	CEDAR	10	468	ALDER	13



TREE RETENTION CALCULATIONS

ALDER AND COTTONWOOD TREES ARE NOT CONSIDERED SIGNIFICANT SO ARE NOT INCLUDED IN THE SIGNIFICANT TREE CALCULATIONS.

MINIMUM 25% OF EXISTING SIGNIFICANT TREES REQUIRED TO BE RETAINED
497 TOTAL EXISTING SIGNIFICANT TREES
290 TREES PROPOSED TO BE REMOVED
207 TREES PROPOSED TO BE RETAINED

207 / 497 = 41.6% OF EXISTING TREES PROPOSED TO BE RETAINED



ISSUED FOR CONSTRUCTION

DATE: _____



BARGHAUSEN CONSULTING ENGINEERS INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

DESIGNED BY: JMV

DRAWN BY: JMV

CHECKED BY: KEH

APPROVED BY: JGH

SCALE:

OTHER:

SWEDE HILL, LLC
P.O. BOX 1397
TACOMA, WA 98401

EXISTING TREE INVENTORY LEGEND

CANTERWOOD COMMERCIAL
CENTER
GIG HARBOR

PERMIT NO.

DRAWING NO.

SHEET OF
L-7 8



REVISIONS		
4	10/29/2018	REVISED PER COMMENTS
5	4/2/2019	REVISED PER COMMENTS
6	9/26/2019	REVISED WETLAND CREATION AREA
7	10/16/2019	PLANT MATERIAL AT TOP OF ROCK WALLS
8	5/22/2020	REVISED PER COMMENTS
9	10/21/2020	REVISED PER COMMENTS
10	1/21/2021	REVISED PER CITY REVIEW COMMENTS JANUARY 2021
11	3/11/2021	REVISED, TREES #416 AND #417

469	ALDER	8	516	FIR	12	563	MAPLE	6	610	FIR-	26	657	FIR	29	704	ALDER	11	751	FIR-	11	798	FIR-	24
470	ALDER	9	517	MAPLE	10	564	FIR-	26	611	FIR-	25	658	MAPLE	15	705	ALDER	9	752	CEDAR	10	799	FIR-	19
471	ALDER	13	518	ALDER	6	565	FIR-	20	612	MAPLE	6	659	FIR-	11	706	CEDAR	34	753	FIR-	24	800	MAPLE	12
472	ALDER	9	519	ALDER	6	566	FIR-	16	613	MAPLE	6	660	FIR	12	707	ALDER	6	754	FIR-	17	801	FIR-	26
473	ALDER	7	520	ALDER	11	567	FIR-	19	614	MAPLE	8	661	FIR-	30	708	MAPLE	9	755	FIR-	6	802	FIR	20
474	ALDER	7	521	ALDER	11	568	HEMLOCK	13	615	MAPLE	7	662	FIR-	26	709	ALDER	19	756	MAPLE	11	803	ALDER	18
475	ALDER	7	522	ALDER	12	569	FIR-	24	616	CHERRY	14	663	FIR-	19	710	FIR-	22	757	FIR-	32	804	FIR	21
476	CEDAR	36	523	ALDER	7	570	FIR-	16	617	CHERRY	6	664	ALDER	6	711	FIR-	8	758	FIR-	26	805	FIR	36
477	MAPLE	22, 9	524	ALDER	8	571	FIR-	19	618	HEMLOCK	18	665	MAPLE	6, 8, 9, 26	712	FIR-	13	759	FIR-	6	806	ALDER	7, 11
478	ALDER	7	525	ALDER	9	572	CEDAR	6	619	FIR-	27	666	FIR	13	713	FIR-	48	760	FIR	19	807	FIR	21
479	ALDER	8	526	ALDER	7	573	MADRONA	29	620	MAPLE	6	667	HEMLOCK	7	714	FIR-	7	761	FIR	20	808	FIR	9
480	ALDER	9	527	ALDER	8	574	ALDER	6	621	ALDER	6	668	CEDAR	11	715	MADRONA	23	762	FIR	13	809	FIR	11
481	ALDER	6	528	ALDER	11	575	ALDER	8	622	ALDER	6	669	CEDAR	9	716	MADRONA	16	763	FIR	15	810	ALDER	6
482	ALDER	9	529	ALDER	7	576	ALDER	7	623	ALDER	6	670	CEDAR	6	717	FIR-	26	764	MAPLE	9	811	MAPLE	13, 9
483	ALDER	7	530	HEMLOCK	28	577	ALDER	10	624	ALDER	6	671	ALDER	18	718	FIR-	7	765	CEDAR	17	812	MAPLE	6
484	ALDER	6	531	HEMLOCK	9	578	ALDER	7	625	ALDER	6	672	ALDER	10, 11	719	FIR	16	766	FIR-	26	813	CEDAR	17, 18
485	ALDER	10	532	CEDAR	9	579	ALDER	24	626	ALDER	6	673	ALDER	7	720	MADRONA	15	767	CEDAR	11	814	MAPLE	24
486	ALDER	8	533	ALDER	12	580	ALDER	18	627	ALDER	7	674	ALDER	6	721	MADRONA	8	768	HEMLOCK	13	815	FIR	10
487	ALDER	11	534	ALDER	9	581	ALDER	17	628	MAPLE	6, 6	675	ALDER	6	722	FIR	6	769	FIR-	24	816	FIR	7
488	ALDER	11	535	ALDER	9	582	FIR	23	629	ALDER	7	676	ALDER	6	723	FIR-	10	770	FIR	15	817	FIR	6
489	MAPLE	19	536	ALDER	16	583	ALDER	8	630	ALDER	6	677	CEDAR	6	724	ALDER	12	771	FIR	18	818	CEDAR	24
490	ALDER	6, 6	537	CEDAR	36	584	FIR-	19	631	ALDER	7	678	CEDAR	20, 6	725	FIR	19	772	FIR	12	819	FIR	23
491	MAPLE	19	538	ALDER	12	585	CEDAR	6	632	CHERRY	11	679	CEDAR	7	726	CEDAR	19	773	FIR	19	820	FIR	23
492	MAPLE	12, 13, 18	539	ALDER	7	586	ALDER	7	633	MAPLE	48	680	MAPLE	9, 21	727	ALDER	15	774	FIR-	23	821	FIR	6
493	FIR	24	540	ALDER	6	587	ALDER	7	634	MAPLE	9, 12, 13	681	CEDAR	8	728	ALDER	14	775	FIR-	23	822	CEDAR	6
494	FIR	17	541	ALDER	8	588	ALDER	8	635	MADRONA	12	682	CEDAR	18	729	ALDER	11	776	FIR-	11	823	COTTONWOOD	14
495	FIR-	15	542	ALDER	7	589	FIR-	16	636	HEMLOCK	14	683	CEDAR	6	730	ALDER	11	777	FIR-	19	824	FIR	13
496	FIR-	18	543	ALDER	9	590	FIR-	23	637	MAPLE	8	684	HEMLOCK	13	731	FIR	30	778	FIR-	9	825	CHERRY	6
497	MAPLE	6	544	ALDER	9	591	FIR-	32	638	MAPLE	11	685	CEDAR	6, 14	732	MAPLE	21	779	FIR	11	826	CHERRY	6
498	ALDER	8	545	ALDER	8, 7	592	MAPLE	11	639	ALDER	6	686	CEDAR	22	733	FIR	13	780	FIR	8			
499	MAPLE	7	546	ALDER	8	593	ALDER	11	640	ALDER	7	687	CEDAR	6	734	FIR-	14	781	CEDAR	36			
500	ALDER	7	547	ALDER	7	594	ALDER	10	641	ALDER	8	688	CEDAR	6	735	ALDER	6	782	FIR	22			
501	CHERRY	6	548	ALDER	8	595	ALDER	6	642	ALDER	7	689	CEDAR	8	736	ALDER	7	783	FIR	36			
502	ALDER	9	549	ALDER	10	596	ALDER	10	643	ALDER	10	690	FIR-	14	737	ALDER	6	784	FIR	8			
503	ALDER	6	550	ALDER	6	597	ALDER	8	644	ALDER	7	691	MAPLE	9	738	ALDER	8	785	MAPLE	7			
504	MAPLE	7, 9	551	ALDER	10	598	MAPLE	9	645	ALDER	6	692	HEMLOCK	15	739	MADRONA	19	786	MAPLE	15			
505	MAPLE	9	552	FIR	24	599	CHERRY	10	646	MAPLE	7	693	HEMLOCK	22	740	ALDER	8	787	FIR	8			
506	MAPLE	6	553	HEMLOCK	10	600	MAPLE	14	647	MAPLE	11, 7	694	FIR	26	741	FIR-	24	788	FIR	8			
507	CEDAR	56	554	FIR	24	601	MAPLE	11, 6	648	MAPLE	14	695	ALDER	11	742	MAPLE	11	789	FIR	8			
508	MAPLE	6	555	FIR	8	602	MADRONA	11	649	ALDER	8	696	CEDAR	29	743	MAPLE	19	790	FIR	8			
509	MAPLE	17	556	ALDER	7	603	MAPLE	8, 8	650	CEDAR	6	697	ALDER	9	744	FIR-	14	791	FIR	8			
510	ALDER	7	557	FIR-	19	604	ALDER	7	651	CEDAR	14	698	HEMLOCK	19	745	FIR-	32	792	MAPLE	19			
511	MAPLE	13	558	FIR	19	605	MADRONA	12, 8	652	FIR	21	699	CEDAR	13	746	FIR-	28	793	FIR	32			
512	ALDER	12	559	FIR-	20	606	MAPLE	6	653	HEMLOCK	13	700	CEDAR	6, 17, 36	747	FIR-	11	794	FIR	38			
513	ALDER	15	560	MAPLE	16	607	FIR-	21	654	MAPLE	11	701	CEDAR	6	748	ALDER	8	795	MAPLE	14			
514	MAPLE	36, 16	561	FIR-	23	608	CHERRY	9	655	MAPLE	17	702	ALDER	11	749	FIR-	16	796	FIR	10			
515	ALDER	7	562	MAPLE	40	609	FIR-	22	656	MAPLE	30, 15	703	MAPLE	48	750	FIR-	26	797	FIR-	15			

STRIKE THROUGH TREES PROPOSED
TO BE REMOVED

NON-STRIKE THROUGH TREES PROPOSED TO BE
RETAINED

REVISIONS		
4	10/29/2018	REVISED PER COMMENTS
5	4/2/2019	REVISED PER COMMENTS
6	9/26/2019	REVISED WETLAND CREATION AREA
7	10/16/2019	PLANT MATERIAL AT TOP OF ROCK WALLS
8	5/22/2020	REVISED PER COMMENTS
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11	3/11/2021	REVISED, TREES #416 AND #417



BARGHAUSEN CONSULTING
ENGINEERS INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

DESIGNED BY:	JMV
DRAWN BY:	JMV
CHECKED BY:	KEH
APPROVED BY:	JGH
SCALE:	
OTHER:	

SWEDE HILL, LLC
P.O. BOX 1397
TACOMA, WA 98401

EXISTING TREE INVENTORY LEGEND	
CANTERWOOD COMMERCIAL CENTER GIG HARBOR	

PERMIT NO.	
DRAWING NO.	
SHEET	OF
L-8	8



ISSUED FOR CONSTRUCTION

DATE: _____



NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD

TO: Swede Hill, LLC
PO Box 1397
Tacoma, WA 98401
Barghausen Consulting Engineers
Attn: Jason Hubbell
18215 72nd Ave S
Kent, WA 98032

FROM: Carl de Simas, Associate Planner

DATE: August 3, 2018

RE: PL-DRB-07-0013 – Canterwood Commercial Center

The applicant has requested Design Review Board review of 9 proposed design alternatives. The applicant seeks site plan approval of 4 commercial buildings and related infrastructure on a site including one parcel with a total land area of approximately 7.6 acres. The parcels will be combined through a Boundary Line Adjustment.

Having reviewed the application materials at its meeting of July 26, 2018, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendations relative to the cited specific requirements of the City of Gig Harbor Design Manual:

1. 17.99.160(A) Retain significant trees.

Findings: Four trees within the Canterwood Blvd. Enhancement Corridor were proposed for removal due to grading for the building pad and drive-through for Building B. The trees include three firs and one maple. Originally, it was thought that only three of the four were impacted by the grading, but upon further review by the applicant, all four were found to be within the grading limits. The DRB asked that the applicant try to find a way to save the trees as their location would appear to assist in beautifying the streetscape along Canterwood Blvd. while providing extra added screening benefit. The applicant was able to commit to limbing up and saving all three of the fir trees but found that the maple was not worth saving as it has many limbs coming from it and won't complement streetscape. The DRB felt that saving

three viable trees and removing one that may not be as pleasing to the eye was a superior result to that which would otherwise be achieved by rigidly applying the specific requirement and meets the intent of the general requirement. The DRB finds that revising the site plan to save the three firs will represent a superior result to that which would otherwise be required and will better meet the intent of the general provision.

Recommendation: The DRB recommends the Director accept the proposed removal of one significant tree, a 9-inch diameter maple, within the 30-foot Canterwood Blvd. Enhancement Corridor. The applicant shall provide a revised clear and grade plan and site plan to the City which represents the change in grading for the area at issue and provide a replacement value for the removed tree in accordance with the applicable provisions of the GHMC.

2. 17.99.240(C) Maintain natural topography.

Findings: The applicant had originally proposed several walls over 6 feet throughout the site, however returned to the DRB with just one wall over the 6-foot threshold – Wall #15 at approximately 10-feet and located north of the Building B parking lot. The DRB asked that the applicant consider the materials used for walls over 6-feet and those that might help soften the visual effect of those walls. The applicant stated they will use a textured block wall that will be more visually pleasing. The DRB finds that given the location of this wall, abutting the critical area buffer and below the parking lot area, utilizing a textured material to construct the wall, as opposed to a tiered wall or additional vegetation for screening, would result in a superior design to that which would otherwise be achieved by rigidly applying the specific requirement and further will meet the intent of the general requirement.

Recommendation: The DRB recommends the Director accept the proposed design alternative to allow the construction of Wall #15, or as otherwise numbered on subsequent plans, over the 6-foot threshold allowed by code and up to 10 feet. The wall shall be a textured block wall.

3. 17.99.270(A) Link each building with walkways.

Findings: The DRB finds that the site's topography and critical area location dictates what can reasonably be described as convenient movement between structures. Therefore, utilizing the public right-of-way for the secondary walkway is a superior result to that which would otherwise be achieved by rigidly applying the specific requirements and meets the intent of the general requirement.

Recommendation: The DRB recommends the Director accept the design alternative, as proposed, to utilize the public right-of-way between the three site entrances as the secondary walkway.

4. 17.99.300(B) Locate structures near front setback line.

Findings: The DRB finds that due to the enhancement corridor and the requirement to retain significant vegetation within the prescribed 30-feet therein, it is appropriate to set these buildings further back from the front setback line. The DRB further finds that additional plantings are unnecessary to support this alternative as what is proposed appears to be sufficient. Overall, the DRB finds that the proposed design alternative to set the buildings back from the front setback line is a superior result to that which would otherwise be achieved by rigidly applying the specific requirement and meets the intent of the general requirement.

Recommendation: The DRB recommends the Director accept the design alternative, as proposed, to locate buildings further back from the front setback line of the Canterwood Blvd. Enhancement Corridor.

5. 17.99.330(E) Minimize parking in front of buildings.

17.99.330(F) Avoid parking in front of building entrance.

Findings: The DRB finds that due to site constraints, parking in front of buildings and building entrances will result in a superior design that which would otherwise be achieved by rigidly applying the specific requirements and meets the intent of the general requirements.

Recommendation: The DRB recommends the Director accept the design alternative, as proposed, to provide parking in front of buildings and building entrances.

6. 17.99.380(C) Avoid a false-front look on building exterior.

17.99.380(D) Provide visual terminus to tops of buildings.

17.99.380(E) Avoid unusual or atypical roof forms on all structures.

Findings: The DRB finds that Buildings B, C and D, as represented on the “Building B/C Elevations and Sections” received July 13, 2018 for Buildings B and C and on page 3 of the “Elevation (Color) Plan Set” dated January 15, 2018 for Building D (see Exhibits), represent a superior result to that which would otherwise be achieved by rigidly applying the specific requirements and meets the intent of the general requirements. The DRB further finds that Building A would benefit from a revised roofline, possibly removing the shed roof altogether and utilizing a more traditional flat roof in compliance with the specific requirement.

Recommendation: The DRB recommends the Director accept the proposed design alternatives to the roof forms of Buildings B, C and D as represented on the color elevations noted in the findings above. The DRB further recommends that the Director work with the applicant to find a code compliant design solution for the roofline of Building A.

Rick Gagliano, Chairman
Design Review Board



Date 8/3/2018.

Exhibits

- Planning Department Staff Report and Referenced Exhibits dated July 19, 2018
- Building B/C Elevations and Sections received July 13, 2018
- Page 3 of Elevation (Color) Plan Set dated January 15, 2018
- Agenda and Sign-in Sheet dated July 26, 2018
- Notice of Public Meeting dated July 19, 2018

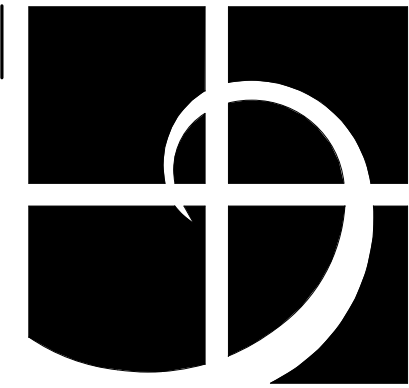
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 FILE PATH: C:\Users\Helix\Desktop\Revit 2020 Projects\4B-126-Canterwood Off. Retail-SITE_r20.dia.rvt

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7A STREET SECTION ALONG CANTERWOOD BLVD.
 1" = 30'-0"

Design Review Board
 Canterwood Commercial Center
 (PL-SPR-07-0004)
 Exhibit D



Helix
 design group



AMERICAN INSTITUTE OF ARCHITECTS

NOT FOR
 CONSTRUCTION

HELIX DESIGN GROUP, INC

STREET SECTION

CANTERWOOD
 OFFICE-RETAIL

GIG HARBOR, WASHINGTON

REVISION	DATE
DATE	JOB NO.
05.20.20	a13-126

DRB REVIEW

A403

DRAWING NO.

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**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff – Kimberly Mahoney, Associate Planner
DATE: April 1, 2021

RE: Bujacich Industrial Building (PL-SPR-19-0004, PL-DR-19-0029)
Public Meeting Date: April 8, 2021

I. GENERAL INFORMATION

- A. Applicant:** Bujacich, LLC, Attn: Ward Johnson
6102 N. 9th St., Suite 400, Tacoma, WA 98406
- B. Owner:** Same as Applicant
- C. Agent:** James Guerrero Architects, Inc., c/o James Guerrero
7520 Bridgeport Way, Lakewood, WA 98499

II. PROJECT DESCRIPTION

The project is an 11,250 square foot building containing 8,967 square feet of warehouse space, 2,283 square feet of office space and 1,984 square feet of mezzanine office space. The proposed site work includes onsite parking and landscaping, septic system, stormwater detention facility, and frontage improvements along Bujacich Road.

The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article IV: Architecture and seeking design exceptions related to specific requirements of Article III: Site Design and Article IV: Architecture. The requests are listed in Section VI of this staff report.

III. SITE DESCRIPTION

- A. Location:** XXX Bujacich Road
Assessor's Parcel # 0221066014

B. Site Area/Acreage: 1.46 acres

C. Existing Site Characteristics:

- 1. Topography:** The site generally slopes northwest with approximately 3-10% slopes. The eastern property boundary slopes down to Bujacich Road at about 30-32%.
- 2. Vegetation:** The undeveloped site contains existing sapling deciduous trees, herbs, and greases, along with invasive blackberries, scots broom thickets.
- 3. Wetlands and Critical Areas:** No critical areas were identified on the subject site; however, there is one off-site wetland within 300 feet of the site. The Critical Areas Assessment Report, prepared by Habitat Technologies, added October 28, 2018 categorizes the wetland as a Category III. The required 150-foot buffer does not extend onto the site.

D. Zoning:

- 1. Subject Parcel:** Employment District (ED)
- 2. Adjacent zoning and current uses:**
 - i. **North:** Employment District (ED) – vacant city property
 - ii. **East:** State Route 16 Right-of-Way
 - iii. **West:** Employment District (ED) – vacant city property
 - iv. **South:** Employment District (ED) – vacant (mini storage proposed)

E. Road Access: The site is accessed off 89th Street (private road) via Bujacich Road (public right-of-way).

IV. PERTINENT DESIGN REVIEW POLICIES

A. Comprehensive Plan: See the Land Use Element of the Gig Harbor Comprehensive Plan: Pages 2-1 through 2-18.

The site is designated as Employment Center by the City's Land Use Map. This designation broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consists of: 1) Wholesale distribution facilities, 2) Manufacturing and assembly, 3) Warehousing/storage, 4) Business offices/business complexes, 5) Medical facilities/hospitals, 6) Telecommunication services, 7) Transportation services and facilities, 8) Conditional allowances of commercial facilities which are subordinate to the supportive of employment activities.

The Community Design Element of the Gig Harbor Comprehensive Plan (Pages 4-1 through 4-19), describes various neighborhoods which, over time, have established their own design characteristic

that should be maintained to preserve the character of the City. The Bujacich Road / NW Industrial neighborhood design area includes the employment districts and public/institutional districts along Bujacich Road.

The area is intended to meet the long-term employment needs of the community and provide areas for large-scale essential public facilities. Design standards should reflect the functional needs of these type of industrial and government uses.

- B. Gig Harbor Municipal Code:** The Design Review process is outlined in GHMC Chapter 17.98. Subsection 17.98.055 outlines the process for review of projects by the Design Review Board (DRB). This section states that the DRB shall hold a public meeting and following that, make a recommendation to the Community Development Director for approval or denial of the application.

The Design Review Board shall review an application which does not strictly conform to the specific requirements of the Design Manual under 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.

The design exemption process is outlined in subsection 17.98.060 and follows the procedures outlined in GHMC 17.98.0055. An exception is used in those situations in which an applicant does not provide an alternative design to the requirements of Chapter 17.99, Design Manual. The Design Review Board shall review an application for design exemption where the following circumstances must be shown to exist:

1. Special conditions and circumstances exist which render a specific requirement of Chapter 17.99 GHMC, Design Manual, unnecessary, given the location and intended use of the proposed development;
2. The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant;

3. The special conditions and circumstances are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district;
4. The requested exception is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences;
5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities; and
6. The requested exception will not result in a project which is inconsistent with the intent and general scope of the standards of Chapter 17.99 GHMC, Design Manual.

V. BACKGROUND INFORMATION

This project was preliminarily reviewed by staff for during a pre-application meeting with the applicant on February 14, 2018. During the pre-application review, the site and proposed building was reviewed for eligibility for the Industrial Building Exemption (IBE) codified in GHMC 17.99.040. There are numerous standards throughout the Design Manual that are not practical for industrial development within defined areas of the city. Accordingly, any building, structure or site that is principally use for industrial development are eligible for the IBE, only if certain requirements are true for the site or proposed building.

The subject site is located outside of the Historic District but within the Employment District (ED); therefore, must be either 800 feet from a parkway or the defined right-of-way (ROW) in an enhancement corridor, or if within 800 feet, must not be visible from such ROW. The subject site and proposed building are within 800 feet from the SR 16 ROW. SR 16 is a defined enhancement corridor; therefore, to be eligible for the IBE, the building or site cannot be visible from the ROW.

The applicant formally submitted for Major Site Plan and Administrative Design Review on March 3, 2019. The applicant designed the proposed building using the IBE in the Design Manual. Because the site and proposed building face SR 16, the applicant proposed a significant amount of vegetation, both evergreen and deciduous trees and shrubs, to screen the proposed building. The idea was that the proposed vegetation would screen the building when fully matured, approximately 10 years. Staff reviewed the project and determined that to be eligible for the IBE, the building, structure or site, cannot be visible from the SR 16 Enhancement Corridor at the time of construction

As a result of staff's review, the applicant is previously sought a recommendation from the DRB for design alternatives and exceptions at the DRB's November 14, 2019 public meeting. The DRB issued a Notice of Recommendation to this request on January 9, 2020; this Recommendation is included with this staff report as Exhibit E.

The applicant has since amended the design of the site which created an inconsistency in the site's design with the one Design Manual provision. The applicant has elected to propose an alternative design for relief from strict adherence to this provision; staff's analysis of this request is discussed in further detail in Section VI of this staff report.

VI. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

The applicant has requested that the following item be reviewed by the DRB. See Exhibit A of this staff report for the project agent's narrative discussing the proposed alternative design. Planning staff has reviewed the applicant's materials submitted as Exhibits A through D to this staff report and makes the following analysis, findings and recommendations on the specified Design Manual requirement.

Article III. Site Design

A. GHMC Section 17.99.240(D): Natural site conditions – Incorporate approximately 25 percent of significant trees into the project.

- 1. Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of the proposed alternative to the required retention of approximately 25 percent of significant trees on the site; see further discussion of this request in the agent's narrative (Exhibit A).
- 2. Staff Analysis:** The Design Manual requires nonresidential development to incorporate at least 25 percent of significant trees into required landscaping which shall be retained indefinitely.

A significant tree survey has been submitted to staff which has identified 49 existing significant trees. Of these 49 trees, 48 trees are a variety of deciduous tree species, to include Bitter Cherry (*Prunus emarginata*), Big Leaf Maple (*Acer macrophyllum*), and Scouler's Willow (*Salix scouleriana*), to name a few. One (1) existing Madrone (*Arbutus menziesii*) tree is proposed to be retained. To comply with GHMC 17.99.240(D), the applicant needs to retain approximately 13 of the existing 49 significant trees. The applicant is proposing instead to retain only seven (7) of these trees. As an alternative to the retention of six (6) additional existing significant trees, the applicant is proposing to

landscape the site with 30 additional trees than would be required through strict adherence with the landscaping requirements set forth in GHMC Chapter 17.78, Trees, Landscaping and Screening. These 30 proposed new trees consist of both deciduous and evergreen species; see Exhibit B included with this staff report to review the applicant's proposed Landscape Plan. Staff calculates that six (6) evergreen trees and 24 deciduous trees comprise the 30 new trees proposed for planting by the applicant; the evergreen trees are proposed to be planted at a height of 6-feet and the deciduous trees are proposed to be planted at a minimum of 2-inch caliper in size. All proposed new trees are of species which are native to the Pacific Northwest region and are listed on the Director's Preferred Species for Planting.

Given that the applicant's proposed alternative includes the installation of 30 new trees in place of the requirement to retain an additional six (6) existing significant trees, the DRB may wish to consider the sheer volume of plantings as meeting the intent of GHMC 17.99.240(D) and as achieving an equivalent or superior design solution that would be achieved through strict adherence to this Design Manual provision, particularly considering the mature size and codified preference of the selected native species. The DRB may further wish to consider the site's natural conditions as being predominantly dominated by deciduous significant tree species, and may find that the applicant's proposed alternative design incorporates a majority of deciduous tree species for installation, thereby respecting the natural conditions of the site.

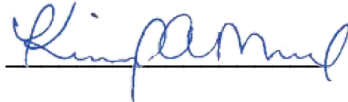
If the Design Review Board agrees with the analysis above, staff suggests the DRB make the following findings and recommendation:

- 3. Findings:** The DRB finds that the proposed design alternative meets the intent of the general requirements of GHMC 17.99.240(D) and represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements of GHMC 17.99.240(D).
- 4. Recommendation:** The Design Review Board recommends that the decision maker accept the proposed design alternative as compliant with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A).

VII. PUBLIC NOTICE:

Legal notice of the meeting was published in The News Tribune and posted on the subject site on April 1, 2021. In addition, notice was mailed to all property owners within 300 feet of the subject site on March 25, 2021. As of the date of this report, staff has received no public comments in response to the public meeting notice.

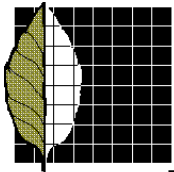
Project Planner: Kimberly Mahoney, Associate Planner



Date: April 1, 2021

The following documents pertinent to your review are enclosed:

- A. Applicant's Design Review Narrative, prepared by James Guerrero Architects, Inc., dated February 17, 2021
- B. Sheet L1.0 of the Applicant's Site Plan Set, prepared by James Guerrero Architects, Inc., dated February 17, 2021
- C. Sheet A0.3 of the Applicant's Site Plan Set, prepared by James Guerrero Architects, Inc., dated February 17, 2021
- D. Sheet A0.2 of the Applicant's Site Plan Set, prepared by James Guerrero Architects, Inc., dated February 5, 2021
- E. DRB Notice of Recommendation, PL-DR-19-0029, signed by DRB Chair on January 9, 2020



James Guerrero
Architects, INC

City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

RECEIVED

By CA at 11:31 am, Feb 22, 2021

February 17, 2021

Design Review Board
Bujacich Industrial Building
(PL-DR-19-0029)

Exhibit A

RE: Bujacich Industrial Building

Design Standards Alternate Design Proposal for 17.99.240D

Code Excerpt 17.99.240D: Incorporate approximately 25 percent of significant trees into the project or approximately 15 percent for short plats. On nonresidential, multifamily sites, and residential subdivisions at least 25 percent of significant trees shall be incorporated into required landscaping and retained indefinitely. In short plats, at least 15 percent of significant trees shall be retained indefinitely. The percent calculation shall be based upon significant trees currently on the site and which have been cleared from the site within the past five years. All significant trees on site shall be identified and shown on a tree survey. In conjunction with the percent retention requirement, the following options may be applied to other landscaping requirements of this chapter.

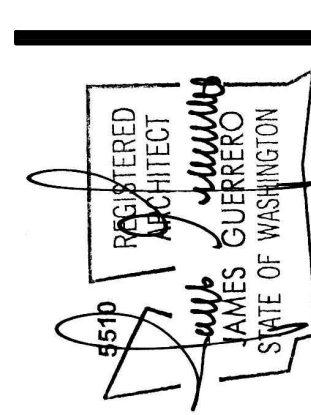
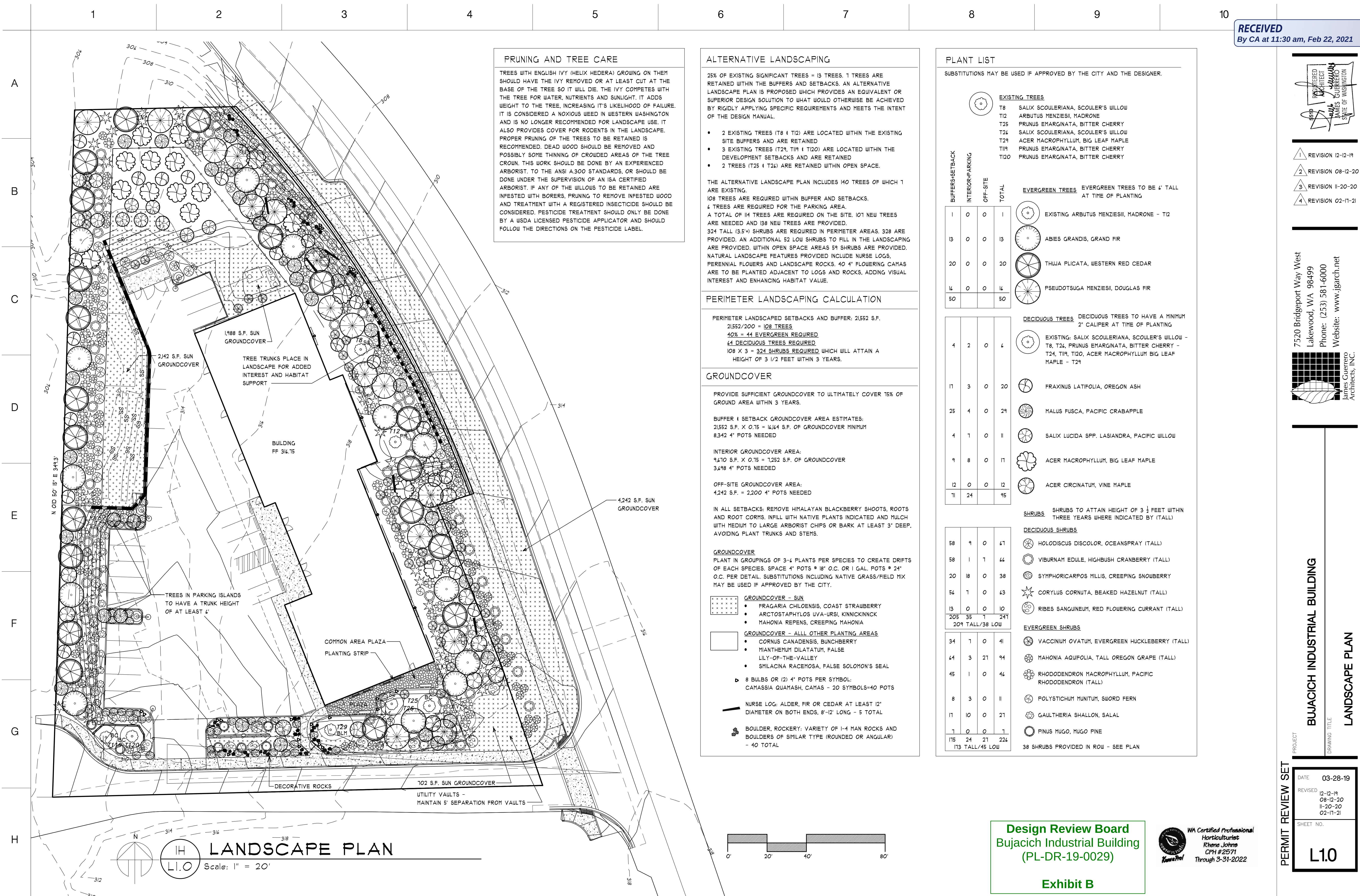
Review Criteria:

1. The alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements; and
2. The alternative design meets the intent of the general requirements of Chapter 17.99 GHMC, Design Manual.

Narrative:

The alternate landscape design represents an equivalent or superior design solution by providing more trees, shrubs and landscape amendments than are required. 108 trees are required within buffer and setback areas. 6 trees are required in the parking area. A total of 114 trees are required for the site. 7 significant trees remain so 107 new trees are needed. 138 new trees are provided. 324 tall shrubs are required in perimeter areas. 328 tall shrubs are provided in the perimeter areas and 52 low shrubs are also provided to fill in the landscape. An additional 59 shrubs are provided in open space areas to add interest and variety. 38 additional shrubs are provided in the ROW. Landscape amendments include nurse logs, flowering perennials and landscape rocks. Elegant blue camas flowers are to be planted adjacent to logs and rocks, adding visual interest and enhancing habitat value.

The alternative design meets the intent of the general requirements of the Design Manual by enhancing the natural appearance of the site from public ways, softening and partially screening the building and maintaining the Gig Harbor aesthetic of thoughtful building design coupled with regional forest plants to maintain a unique sense of place in this beautiful part of the world.



- 1 REVISION 12-12-19
- 2 REVISION 08-12-20
- 3 REVISION 11-20-20
- 4 REVISION 02-17-21

7520 Bridgeport Way West
Lakewood, WA 98499
Phone: (253) 581-6000
Website: www.jgarch.net

James Guerrero
Architects, INC.

BUJACICH INDUSTRIAL BUILDING

LANDSCAPE PLAN

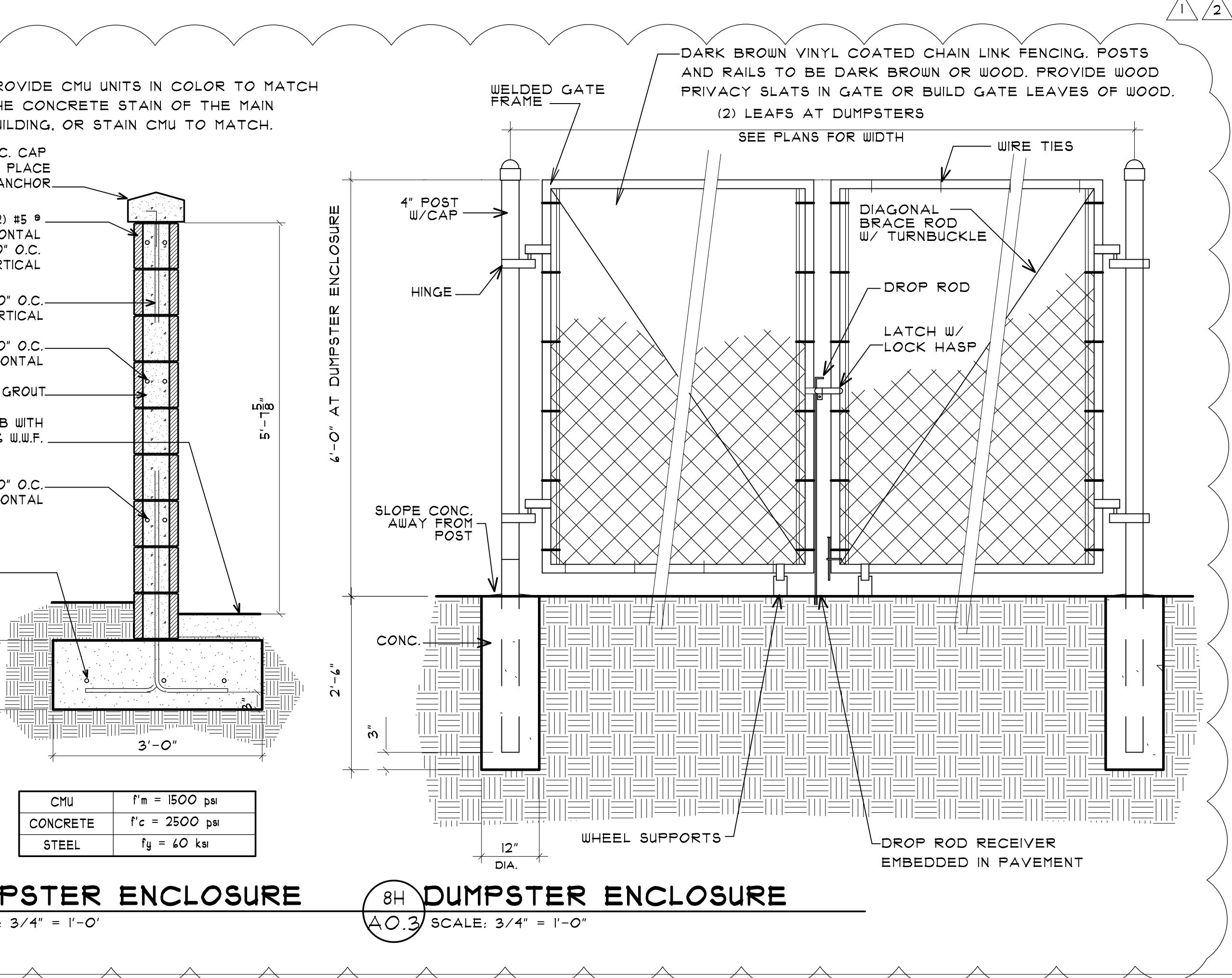
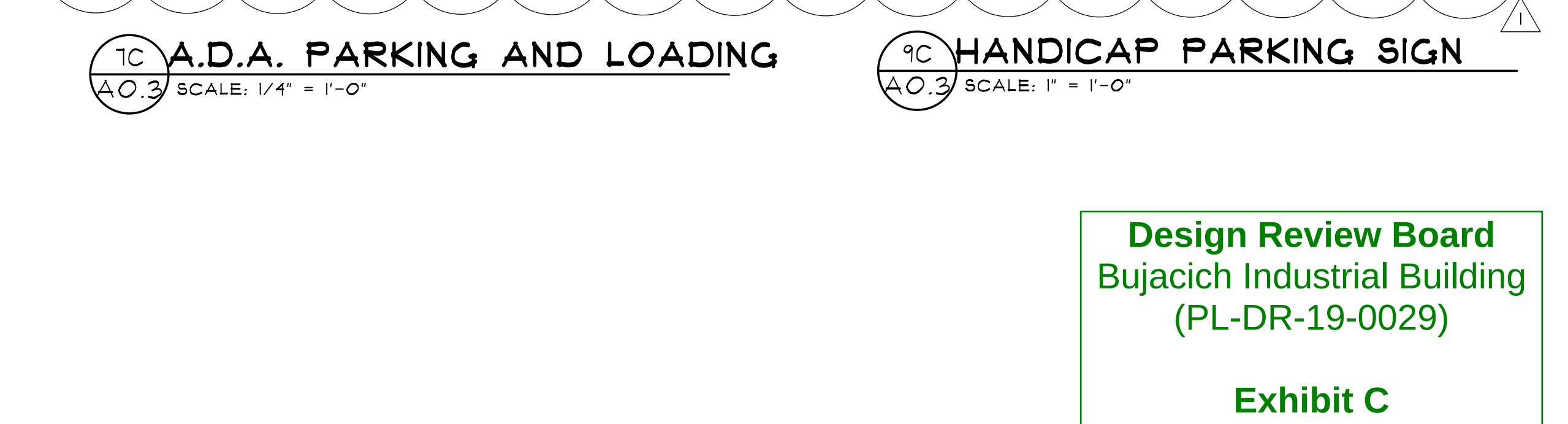
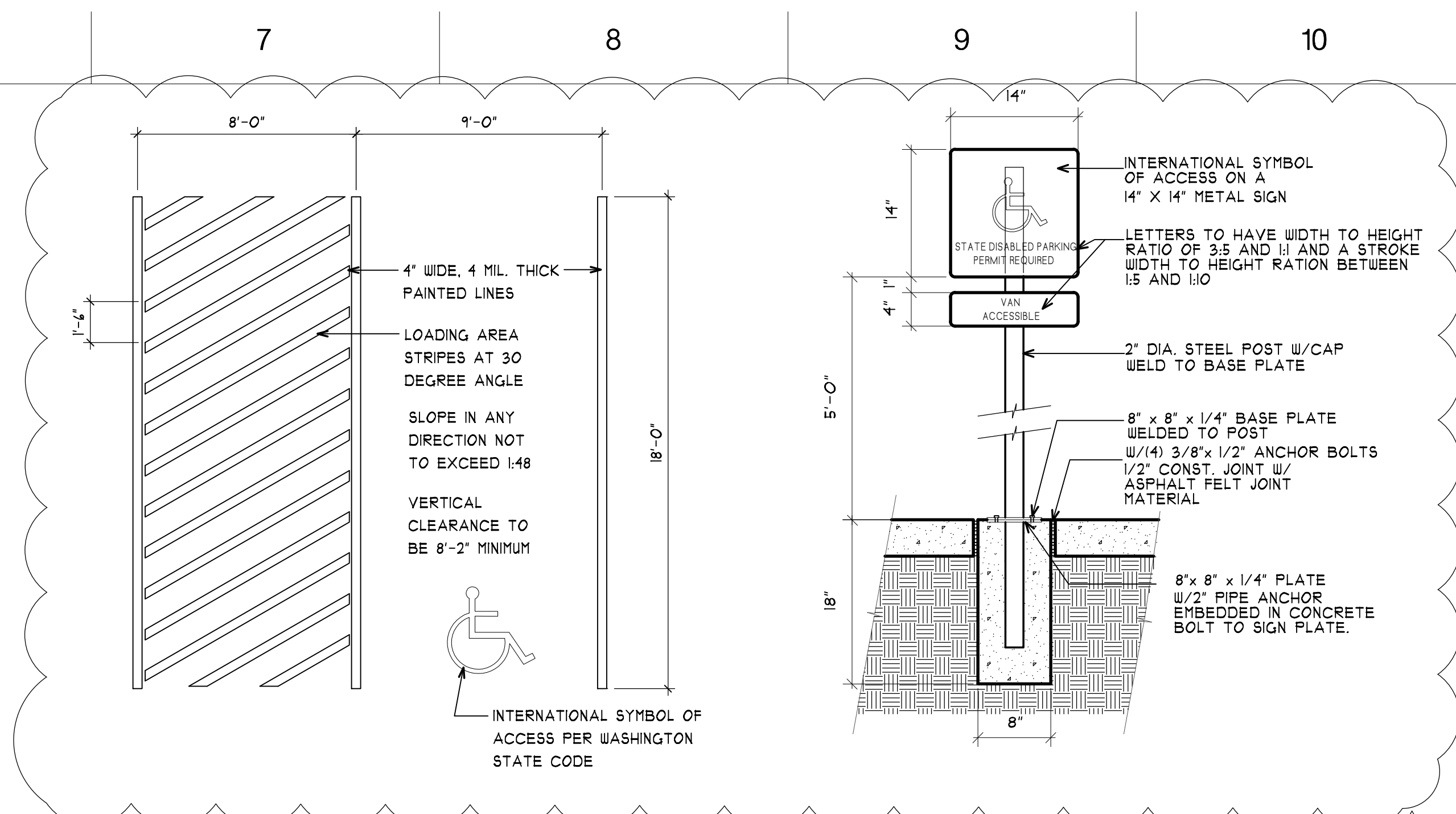
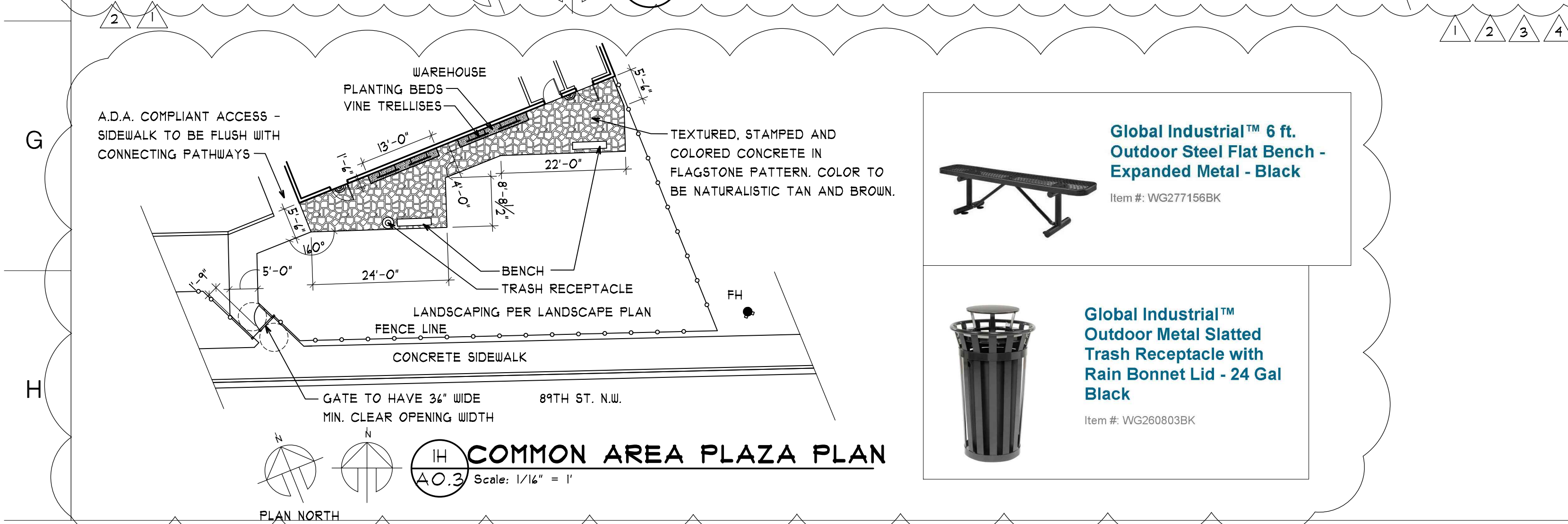
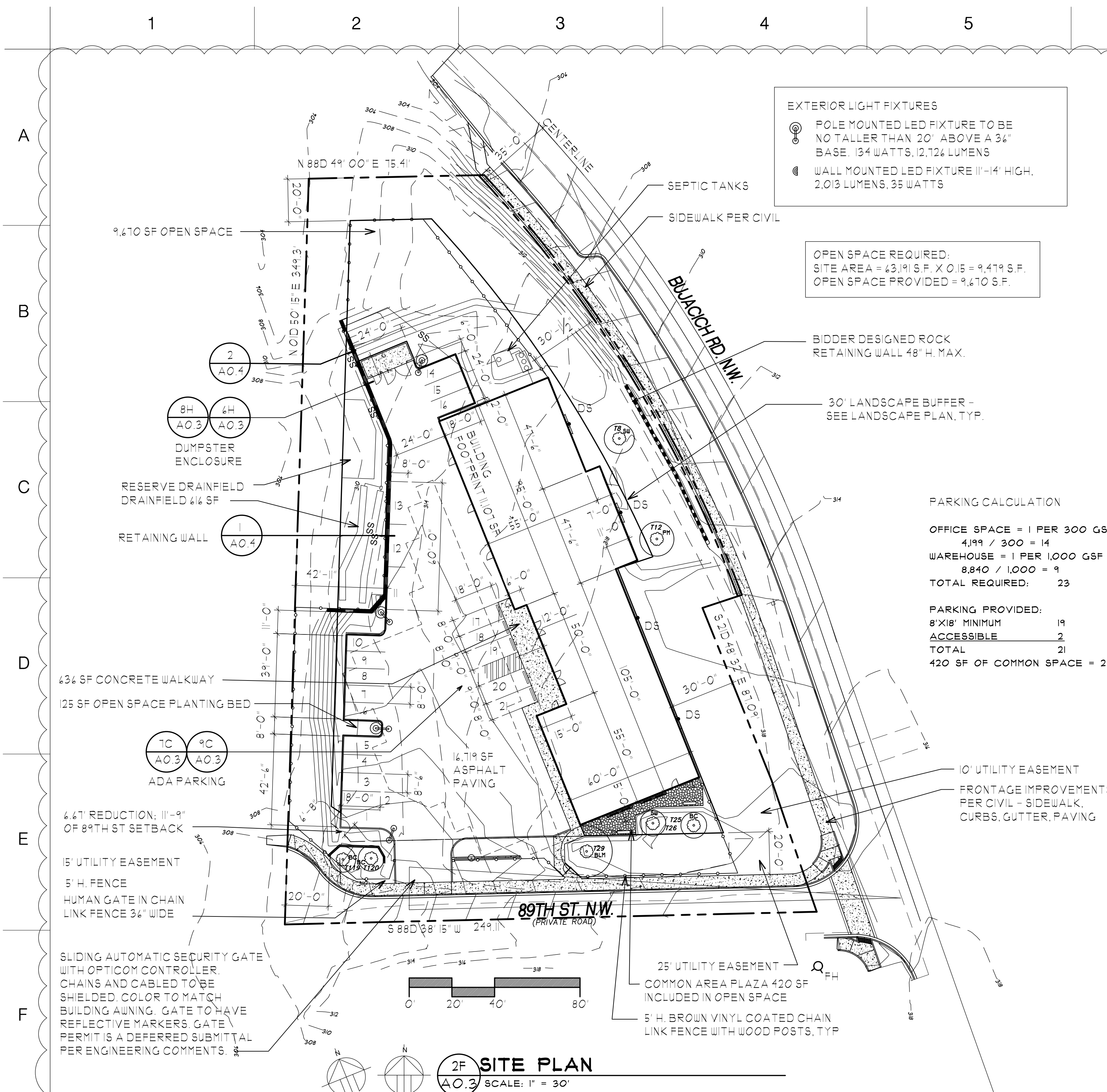
PERMIT REVIEW SET

DATE	03-28-19
REVISED	12-12-19 08-12-20 11-20-20 02-17-21
SHEET NO.	L1.0

Design Review Board
Bujacich Industrial Building
(PL-DR-19-0029)

Exhibit B

WA Certified Professional
Horticulturist
Rhene Johns
CPH #2571
Through 3-31-2022



PERMITTED ARCHITECT
 JAMES GUERRERO
 STATE OF WASHINGTON
 #518

1 REVISION 12-12-19
 2 REVISION 08-12-20
 3 REVISION 11-12-20
 4 REVISION 02-11-21

7520 Bridgeport Way West
 Lakewood, WA 98499
 Phone: (253) 581-6000
 Website: www.jgarch.net

JAMES GUERRERO ARCHITECTS, INC.

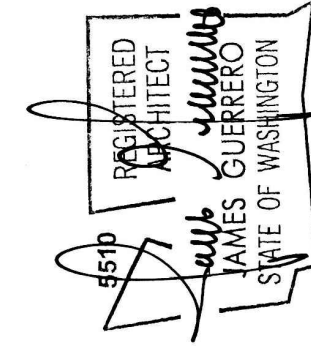
PROJECT
BUJACICH INDUSTRIAL BUILDING

DRAWING TITLE
SITE PLAN

PERMIT REVIEW SET

DATE 03-28-19
 REVISED 12-12-19
 08-12-20
 11-20-20
 02-11-21
 SHEET NO.

A0.3



1	REVISION 12-12-19
2	REVISION 08-12-20
3	REVISION 11-20-20
4	REVISION 02-05-21

7520 Bridgeport Way West
Lakewood, WA 98499
Phone: (253) 581-6000
Website: www.jgarch.net

James Guerrero
Architects, INC.

PROJECT

BUJACICH INDUSTRIAL BUILDING

DRAWING TITLE

TREE RETENTION PLAN

DATE	03-28-19
REVISED	08-12-20 11-20-20 02-05-21
SHEET NO.	A0.2

PERMIT REVIEW SET

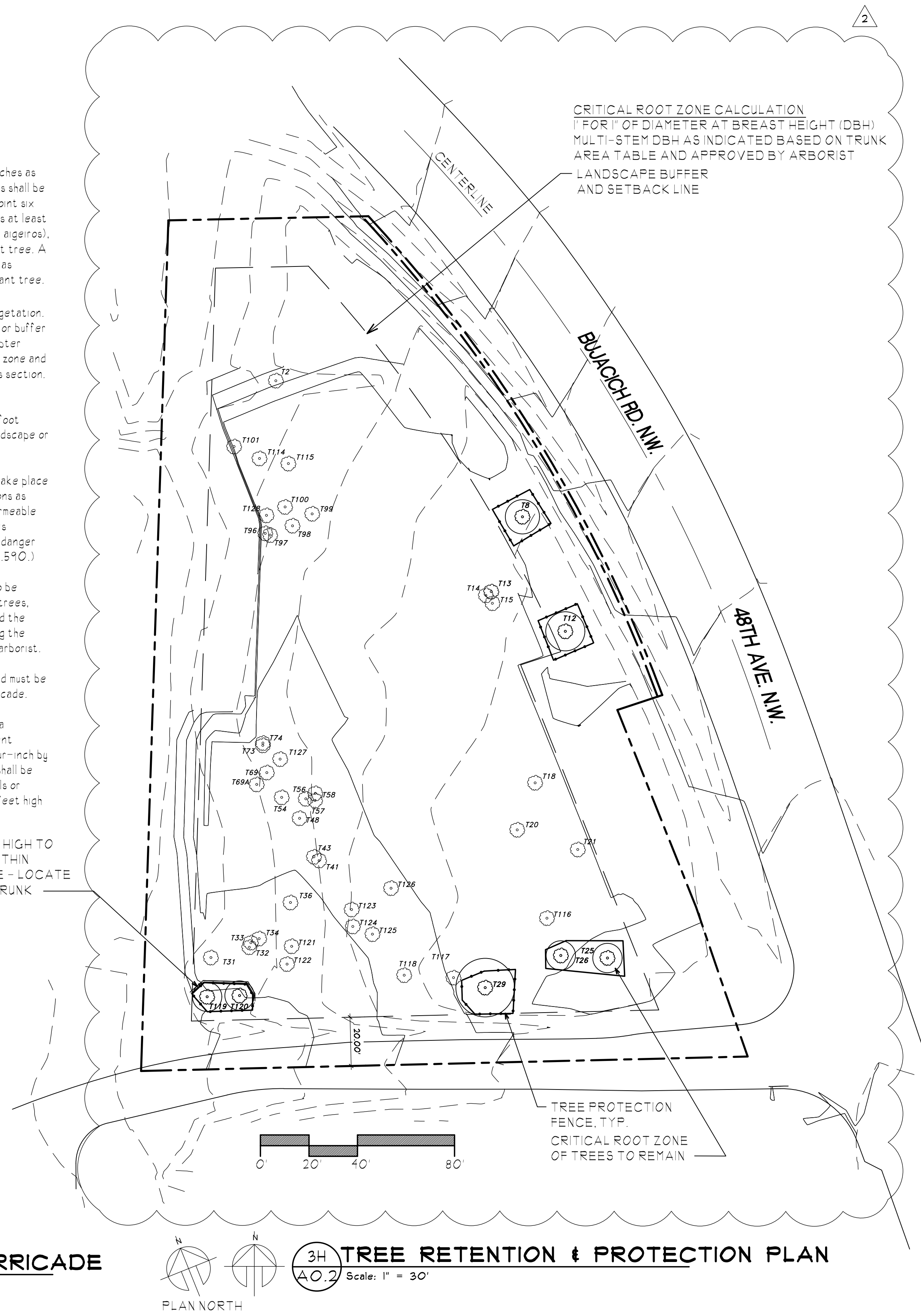
Design Review Board

Bujacich Industrial Building

(PL-DR-19-0029)

Exhibit D

WA Certified Professional
Horticulturist
Rhene Johns
CPH #2571
Through 3-31-2022



Significant Trees A tree having a trunk diameter of at least six inches as measured 54 inches above grade. A tree growing with multiple stems shall be considered significant if at least one of the stems, measured at a point six inches from the point where the stems digress from the main trunk, is at least four inches in diameter. Alders (*Alnus rubra*), Cottonwood (*Populus algerios*), and trees in the Poplar species shall not be considered a significant tree. A dead tree or a tree that has been identified by a qualified arborist as substantially diseased or damaged shall not be considered a significant tree.

17.18.092 Protection of significant trees and existing native vegetation. A. Areas of native vegetation which are designated as landscape or buffer areas, or which are otherwise retained under the provisions of Chapter 17.99 GHMC, shall be subject to a 10-foot-wide no-construction zone and shall be protected by a barricade as defined in subsection D of this section. Clearing, grading or contour alteration is not permitted within this no-construction area unless a qualified arborist provides written documentation that proposed construction activity within the 10-foot setback will not harm existing vegetation within the designated landscape or buffer area.

B. Encroachment into Drip Line. No construction activities shall take place within the drip line of a tree to be retained without extra precautions as recommended by a qualified arborist. The applicant may install impermeable or compactible surface within the area defined by the drip line if it is demonstrated by a qualified arborist that such activities will not endanger the tree or trees. (See the definition of "drip line" in GHMC 17.99.590.)

C. Grading. If the grade level adjoining a tree to be retained is to be altered to a degree that would endanger the viability of a tree or trees, then the applicant shall construct a dry rock wall or rock well around the tree. The diameter of this wall or well must be capable of protecting the tree beyond a no-construction zone or as approved by a qualified arborist.

D. Tree Protection Barricade. All significant trees to be retained must be protected during construction by installation of a protective barricade. This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade before major excavation with heavy equipment begins. The barricade must be made of cylindrical steel posts or four-inch by four-inch wood posts with chain link fence attached. Fence posts shall be eight feet on center connected with two-inch by four-inch top rails or equivalent support system. Fence height must be a minimum of four feet high

ROCK RETAINING WALL 12"-18" HIGH TO MAINTAIN EXISTING GRADE WITHIN TREE'S CRITICAL ROOT ZONE - LOCATE AT LEAST 4'-6" FROM TREE TRUNK

1H TREE PROTECTION BARRICADE
A0.2 N.T.S.

3H TREE RETENTION & PROTECTION PLAN
A0.2 Scale: 1" = 30'

1 2 3

LIST OF SIGNIFICANT TREES
TREES TO BE RETAINED ARE UNDERLINED

- T2 - 9", 9", 4" - DL Salix scouleriana, Scouler's Willow
- T8 - 1" - Salix scouleriana, Scouler's Willow CRZ=1'
- T12 - 8" - Arbutus menziesii, Pacific Madrone CRZ=8'
- T13 - 7" - Prunus emarginata, Bitter Cherry
- T14 - 7", 7" - Prunus emarginata, Bitter Cherry
- T15 - 6" - Prunus emarginata, Bitter Cherry
- T18 - 7", 6", 6" - Salix scouleriana, Scouler's Willow
- T20 - 14", 7", 12" - Acer macrophyllum, Big Leaf Maple
- T21 - 7" - Prunus emarginata, Bitter Cherry
- T25 - 6" - Prunus emarginata, Bitter Cherry CRZ=6'
- T26 - 6" - Salix scouleriana, Scouler's Willow CRZ=6'
- T29 - 7", 6", 5", 5" - Acer macrophyllum, Big Leaf Maple CRZ=12'
- T31 - 6", 6", 5" - Prunus emarginata, Bitter Cherry
- T32 - 6" - Salix scouleriana, Scouler's Willow
- T33 - 6" - Salix scouleriana, Scouler's Willow
- T34 - 8", 11" - Salix scouleriana, Scouler's Willow
- T36 - 6", 6" - Prunus emarginata, Bitter Cherry
- T41 - 7" - Prunus emarginata, Bitter Cherry
- T43 - 7" - Prunus emarginata, Bitter Cherry
- T48 - 6", 5" - Prunus emarginata, Bitter Cherry
- T54 - 6" - Prunus emarginata, Bitter Cherry
- T56 - 5", 5" - Prunus emarginata, Bitter Cherry
- T57 - 6" - Prunus emarginata, Bitter Cherry
- T58 - 7" - Prunus emarginata, Bitter Cherry
- T69 - 6", 8", 8" - Robinia pseudoacacia, Black Locust
- T69A - 6" - Robinia pseudoacacia, Black Locust
- T13 - 18" - Robinia pseudoacacia, Black Locust
- T14 - 6" - Robinia pseudoacacia, Black Locust
- T96 - 8" - Robinia pseudoacacia, Black Locust
- T97 - 9" - Robinia pseudoacacia, Black Locust
- T98 - 7" - Robinia pseudoacacia, Black Locust
- T99 - 8", 6", 6" - Robinia pseudoacacia, Black Locust
- T100 - 11" - Robinia pseudoacacia, Black Locust
- T101 - 6" - Salix scouleriana, Scouler's Willow
- T114 - 6" - Prunus emarginata, Bitter Cherry
- T115 - 6" - Prunus emarginata, Bitter Cherry
- T116 - 6" - Prunus emarginata, Bitter Cherry
- T117 - 7", 4" - Salix scouleriana, Scouler's Willow CRZ=8'
- T118 - 6", 5", 3", 3" - Acer macrophyllum, Big Leaf Maple CRZ=8'
- T119 - 6" - Prunus emarginata, Bitter Cherry
- T120 - 6" - Prunus emarginata, Bitter Cherry
- T121 - 6" - Prunus emarginata, Bitter Cherry
- T122 - 5", 5" - Prunus emarginata, Bitter Cherry
- T123 - 6" - Prunus emarginata, Bitter Cherry
- T124 - 6" - Prunus emarginata, Bitter Cherry
- T125 - 4", 5" - Prunus emarginata, Bitter Cherry
- T126 - 6" - Prunus emarginata, Bitter Cherry
- T127 - 9", 8" - Robinia pseudoacacia, Black Locust
- T128 - 6" - Robinia pseudoacacia, Black Locust

334/49=6.8" AVG. SIZE

3 4

49 SIGNIFICANT TREES MAPPED
25% OF 49 = 13 TREES

1 TREES RETAINED; ALTERNATIVE LANDSCAPE PLAN PROPOSED
CONSULT ARBORIST REPORT PRIOR TO PERFORMING WORK

IN ORDER FOR PROPER TREE REMOVAL TO OCCUR, THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING STTEPS FOR CLEARING ACTIVITIES:

- A. SURVEYOR SHALL STAKE THE CLEARING LIMITS;
- B. A RUBBER-TRACKED BACK HOE REMOVES THE UNDERSTORY AND BRUSH TO ALLOW VISUAL AND PHYSICAL ACCESS FOR THE REVIEW OF TREES TO BE REMOVED AND/OR TREE PROTECTION ALTERNATIVES BY OWNER AND CITY PLANNING STAFF;
- C. OWNER REPRESENTATIVE, OWNER'S ABORIST AND CITY PLANNER TO REVIEW TREES SCHEDULED FOR REMOVAL OR PROTECTION WITHIN TREE RETENTION AREAS;
- D. CONTRACTOR SHALL PLACE TREE PROTECTION FENCING AS DIRECTED BY PLANNING STAFF;
- E. PLANNING STAFF SHALL INSPECT FENCE PRIOR TO COMMENCEMENT OF CLEARING ACTIVITY; AND;
- F. PRIOR TO PLANNING DEPARTMENT APPROVAL OF OCCUPANCY PERMITS FOR THE DEVELOPMENT, THE OWNER'S ARBORIST SHALL REVISIT THE SITE TO INSPECT ALL RETAINED TREES TO ASSESS ANY IMPACTS TO THEM FROM THE DEVELOPMENT.



DEVELOPMENT SERVICES

Design Review Board
Bujacich Industrial Building
(PL-DR-19-0029)

Exhibit E

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-19-0029

TO: Bujacich, LLC, c/o Ward Johnson, 6102 N. 9th St., Suite 400,
Tacoma, WA 98406

FROM: Planning Staff

DATE: December 12, 2019

RE: PL-DR-19-0029 – Bujacich Industrial Building

Having reviewed the above referenced application at its meeting on November 14, 2019, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendation to the Gig Harbor Community Development Director for the following specific requirements of the Design Manual:

Design Exceptions:

Article III. Site Design

1. GHMC Section 17.99.260: Primary Walkway Standards
 - A. Link nonresidential buildings to their fronting street with primary walkways.
 - B. Assure that primary walkway width is proportionate to the scale of the project.
 - C. Differentiate walkway surfaces.
 - D. Accent walkways with significant landscaping.
 - E. Accent primary walkways with lighting and seating.
2. GHMC Section 17.99.330(F): Parking lot standards – Avoid parking in front of building's entrance.
3. GHMC Section 17.99.340(C): Fences – Limit height of fences.

Article IV. Architecture

4. GHMC Section 17.99.380(A): Mass and Scale – Avoid long, low wall planes.
5. GHMC Section 17.99.410(B): Windows and Doors – Conform to solid/void ration requirements.

Findings:

1. Special conditions and circumstances exist which render a specific requirement of Chapter 17.99 GHMC, Design Manual, unnecessary, given the location and intended use of the proposed development. The DRB finds that, in this instance, special conditions and circumstances exist which render the above design manual requirements unnecessary. The proposed industrial building is not a retail structure, which would benefit from having a pedestrian access from the right-of-way and high visibility of the entrance. The building is within the Employment District zone and the warehousing use will primarily be for employees and clients, rather than retail foot-traffic.

With regard to the fencing height, the applicant is requesting an exception to the requirement that limits fencing height to 3 feet along the front of the property. The applicant is proposing a 5-foot high fence in order to help screen the warehouse use of the building and to provide better security.

The DRB also finds that the Design Manual requirement for 6-foot offsets in the wall plans based on the wall height is unnecessary given the intended use. The warehouse building is designed with seven service bays for trucks and the applicant is still providing shifts in the building footprint.

Lastly, windows and doors are required to be at least 25% of a prominent façade wall plane. The sides facing 89th Street and Bujacich Road do not comply. Based on the intended warehouse use of the proposed building, meeting strict compliance with solid/void ratio requirements is unnecessary.

2. The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant. In this instance, the special conditions and circumstances are characteristic of the proposed general use of the site and not a specific tenant. The general use of the site is for industrial and warehouse uses and there is only one proposed building.

3. The special conditions and circumstances are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district. In this instance, the special conditions and circumstances are not representative of typical retail or professional office type development. These are permitted uses in the Employment District; however, the applicant is proposing a warehouse building for industrial uses.

4. The requested exception is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences. Exception to the standards for primary walkways, entrance visibility, 3-foot high fences, building modulation, and a high percent of doors and windows are based upon the warehouse function. The DRB finds that the requested exception is based upon fictional consideration of the warehouse building, rather than economic hardship, personal convince or personal deigns preferences.

5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities. The DRB finds that the applicant has sufficiently compensated with other architectural embellishments, and site plan changes have been sufficiently compensated by other site amenities. The applicant has not requested an exception to the common area requirement and has provided full compliance with this amenity. The applicant has proposed landscaping around the development in excess of what is required by code. The applicant has also added windows to the east façade even though they have requested an exception to the solid/void requirement.

6. The requested exception will not result in a project which is inconsistent with the intent and general scope of the standards of Chapter 17.99 GHMC, Design Manual. The requested exception can be found consistent with the intent and general scope of the city's design standard set forth in GHMC Chapter 17.99. Each of the requested exceptions are eligible for the Industrial Building Exemptions (IBE). The building and site comply with most of the IBE criteria, except that the building will be visible from SR 16, a defined enhancement corridor. It is only due to its visibility that the building cannot be administratively exempt from these requirements.

Recommendation: The Board has found that all the circumstances set forth in Gig Harbor Municipal Code (GHMC) 17.98.060(D) are shown to exist and recommends the city's Community Development Director approve the applicant's request for design exceptions.

Design Alternatives:
Article III. Site Design

5. GHMC Section 17.99.240(C): Natural Site Conditions – Maintain natural topography.

Finding: The DRB finds that the proposed grading plan meets the intent to maintain natural topography (general requirement) and represents an equivalent result to strict conformance with regard to balancing cuts and fills on the site (specific requirement).

Recommendation: The Board recommends the Community Development Director approve the design alternative as an equivalent design solution to the specific requirement and as compliant with the intent of the general requirement to maintain natural topography.

6. GHMC Section 17.99.330(B): Parking Lot Standards – Limit driveway widths to maximize landscaping at the street face.

Finding: The DRB finds that the proposed 25.5-foot wide two-lane driveway entering the site from 89th Street meets the general intent and is equivalent to the requirement to maximize landscaping at the street face. The landscaping area along 89th Street provides both a deeper area of landscaping than the minimum code requirement and the applicant has provided a denser landscaping plan than required by code.

Recommendation: The Board recommends the Community Development Director approve the proposed 25.5-foot wide two-lane driveway entering the site from 89th Street as an equivalent design solution to the specific requirement and as compliant with the intent of the general requirement to limit driveway widths to maximized landscaping.

Article IV. Architecture

7. GHMC 17.99.380(B)(1) and (2): Mass and Scale – Provide substantial shifts in walls and roof surfaces.

Findings: The DRB finds that the horizontal shifts in the building foot print and the vertical shifts with the vertical green trellises and horizontal reveals in the concrete wall provides an equivalent shift in the walls and roof surfaces. The DRB agrees the applicant should have flexibility to modify placement/location of the vertical trellis pattern along Bujacich Road to provide further design enhancement and aesthetic to the façade.

Recommendation: The Board recommends that the Community Development Director approve the proposed horizontal and vertical shifts as an equivalent design solution to the specific requirement and as compliant with the intent of the general requirement to provide substantial shifts in walls and roof surfaces.

8. GHMC Section 17.99.400(A) and (B): Prominent Facades – Provide consistent architectural interest to all prominent façades and apply all design criteria to prominent façades.

Finding: The DRB finds that the east (facing Bujacich Road), south (facing 89th Street) and the west (facing entrance off 89th Street), are all prominent façades. The applicant is proposing to embellish the south and east blank wall façades with green wall trellises on both and windows on the east façade. These additional embellishments will provide consistent architectural interest and still applying all design criteria in the Design Manual to all prominent façades.

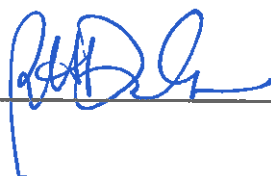
Recommendation: The Board recommends the Community Development Director approve the proposed design approach as an equivalent design solution to the specific requirement and, in this limited instance, is compliant with the intent to provide consistent architectural interest to all prominent façades

9. **GHMC Section 17.99.420(A): Siding and Trim** – Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited applications) other unspecified materials.

Finding: The applicant is proposing concrete siding for all façades; whereas, the Design Manual limits concrete as an accent material, not to exceed 20% of any given façade. The DRB finds that the proposed concrete siding material as the primary material, is appropriate in this limited instance, given the proposed industrial use of the building and the need for a more durable siding material to support the heavy truck use expected around all seven delivery bay doors.

Recommendation: The Board recommends the Community Development Director approve the design approach as an equivalent design solution to the specific siding material requirement and as compliant with the intent of the general requirement to use other unspecified materials in limited applications.

Brett Marlo-Desantis,
Vice-Chair
Design Review Board



Date 1 / 9 / 2020



cc: Planning File