



**AGENDA**  
**City of Gig Harbor Design Review Board**  
**Virtual Meeting of April 22, 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 Division by Wednesday April 21, 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/99806950213>

Or Telephone: |1 253 215 8782| Webinar ID: 998 0695 0213

- a. Announcement of Application
- b. Open Public Meeting Announcement
- c. Appearance of Fairness Issues
- d. Staff Report
- f. Applicant Introduction and Presentation
- g. Public Comment (See Assistance Memo)
- h. Discussion and Voting

1. **West Harbor Corporate Park LLC, 6622 Wollochet Dr. NW. Gig Harbor, WA 98335 - Mallards Landing Lot 7 – Assisted Living Facility:** PL-SPR-19-0003, PL-DR-19-0021, PL-CUP-19-0001, PL-BSP-19-0001, PL-ALP-19-0002 and PL-SEPA-19-0003. The general proposal is for the development of an approximately 95,100 square foot assisted living and memory care facility containing a total of 83 living units – including 71 assisted living dwelling units and 12 dedicated memory care sleeping units. The structure will be a single three-story building with a daylight basement. The site is approximately 4.46 acres of undeveloped land and contains two Category IV wetlands. The project proposes onsite stormwater detention, parking, landscaping and pedestrian paths connecting to frontage improvements on 72<sup>nd</sup> Street and Wagner Way. Automobile access would also be provided from both 72<sup>nd</sup> Street to the north and Wagner Way to the south.

The applicant proposes grading into the western zone transition buffer area which requires adherence to specified alternative standards and a favorable recommendation from the City's Design Review Board (GHMC 17.99.200). The site is located at 6916 Wagner Way.

2. **Low Impact Ventures, 4810 Point Fosdick Dr. PMB 60, Gig Harbor,**



**WA 98335 - PIONEER WAY MIXED USE DEVELOPMENT:** PL-SPR-19-0006, PL-DR-19-0048, PL-ALP-19-0004, and PL-SEPA-19-0008. The project proposal consists of two mixed use, low impact development buildings on a site consisting of two vacant parcels with a total combined area of .43 acres. Building A includes 1,391 square feet of ground floor commercial area and a two-bedroom apartment on the second floor. Building B includes 1,538 square feet of ground floor commercial and a two-bedroom apartment on the second floor. Proposed uses for both buildings include professional office on the ground floor with a residential use above the ground floor. The site is accessed directly from Pioneer Way. The proposal provides for all required landscaping, parking, stormwater and utility infrastructure. The applicant is seeking a recommendation from the Design Review Board (DRB) related to specific requirements of Article III: Site Design and Article IV: Architecture. The site is located at 7516 Pioneer Way. **THIS ITEM HAS BEEN RESCHEDULED FOR MAY 13 ,2021**

I. Upcoming Meetings

May 13, 2021

II. Adjourn



COMMUNITY DEVELOPMENT DEPARTMENT

**PLANNING DIVISION  
STAFF REPORT**

**TO:** Design Review Board  
**FROM:** Planning Staff  
**DATE:** April 15, 2021

**RE:** Mallards Landing Lot 7: Assisted Living Facility (PL-DR-19-0021)  
**Public Meeting Date: April 22, 2021**

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**I. GENERAL INFORMATION**

- A. Owner/Applicant:** West Harbor Corporate Park LLC  
6622 Wollochet Drive NW  
Gig Harbor, WA 98335
- B. Architect/Agent:** Wattenbarger Architects  
Attn: James Brown  
11000 NE 33<sup>rd</sup> Place  
Bellevue, WA 98004

**II. PROJECT DESCRIPTION**

The proposal is to develop a senior living facility at Mallards Landing Lot 7. The project would consist of approximately 83 units with a mix of independent living, assisted living and memory care units. The proposed building is a 3-story, Type V-A wood framed building over a partial daylight basement totaling approximately 94,680 square feet. The project site is approximately 4.46 acres located on the southwest corner of the intersection of 72nd Street and Wagner Way. For more specific background information about the project and the site, the applicant has provided a detailed project narrative dated March 5, 2021 (Exhibit F).

The applicant has submitted a complete application for Site Plan Review, Conditional Use Permit, Design Review, Binding Site Plan, Alternative Landscape Plan, and SEPA Review. During review of the application materials, city staff found several inconsistencies with Gig Harbor Municipal Code (GHMC) and necessary clarifications. Some of those are relative to Chapter 17.99 GHMC, Design Manual.

The applicant previously requested design alternatives for the following sections of the Design Manual:

- **17.99.380 Mass and scale.**
  - (B) Provide substantial shifts in walls and roof surfaces (IBE).
  - (1) Horizontal shift
- **17.99.240 Natural site conditions.**
  - (C) Maintain natural topography.

The DRB reviewed the proposed alternatives at its regularly scheduled meeting on January 23, 2020. From that review, the DRB issued a recommendation signed by the Vice Chair on March 3, 2020. The signed recommendation is included as Exhibit G to this report.

The applicant is currently requesting the DRB review proposed design alternatives for the following sections of the Design Manual:

- **17.99.180 Zone transition buffering standards.**
  - Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer.
- **17.99.200 Alternative zone transition standards.**
  - (A) Separation of structures.
  - (B) Architectural modulation of building.
  - (C) Rooflines.
  - (D) Location of service areas.
  - (E) Window and balcony orientation.
  - (F) Lighting.
  - (G) Vegetative buffering.
  - (H) Existing nonconformities.
  - (I) Entryway orientation.
  - (J) Location of parking and driveway entrances.
  - (K) Open space and common areas.
  - (L) Existing natural characteristics of the site.
  - (M) Siding materials and details.
- **17.99.240 Natural site conditions.**
  - (C) Maintain natural topography.

### III. SITE DESCRIPTION

- A. **Location:** 6916 Wagner Way; site is located at the southwest corner of 72<sup>nd</sup> and Wagner Way. Sec 07, Tw 21, R 02 Qtr 41
- B. **Site Area/Acreage:** Subject Parcel(s): 4.41 acres
- C. **Existing Site Characteristics:**
1. **Topography:** The site slopes from the northwest to the southeast at about 10 to 30 percent with a total relief of approximately 55 feet. Please refer to the “Updated Geotechnical Engineering Report” for more detail (Exhibit B).
  2. **Vegetation:** The site is currently undeveloped with the exception of an old gravel road running parallel to the western property line. The wetland area contains some larger trees – mostly deciduous – while the rest of the site is mostly cover in blackberry.
  3. **Wetlands and Critical Areas:** Two Category IV wetlands are found in the southeast portion of the site totaling approximately 4,000 square feet. Another Category IV wetland is found on the adjacent parcel located between Wagner Way and the subject site. This wetland is approximately 40 square feet and is unregulated per Chapter 18.08 GHMC.
- D. **Zoning:**
1. **Subject parcel:** RB-2 (Residential and Business District)
  2. **Adjacent zoning and current use:**
    - a. **North:** RB-1 (Residential and Business District) – Residential Subdivision
    - b. **South:** RB-2 (Residential and Business District) – Assisted Living
    - c. **East:** RB-2 (Residential and Business District) – Professional Center
    - d. **West:** R-1 (Single-family Residential) – Residential Subdivision
- E. **Utilities / Road Access:** The subject site is takes access from both 72<sup>nd</sup> Street to the north and Wagner Way to the south.

#### **IV. PERTINENT DESIGN REVIEW POLICIES**

- A. Comprehensive Plan:** The site is designated Residential High Transition in the City's Comprehensive Plan – Chapter 2, Land Use Element, Goal 2.2.
- B. Gig Harbor Municipal Code:** The subject parcel is zoned Residential and Business District (RB-2). Chapter 17.30 GHMC contains requirements and performance standards for development in the Employment District.
- C. Design Manual:** The Design Review process is outlined in Chapter 17.98 GHMC. Section 17.98.055 outlines the process for review of design alternatives by the Design Review Board (DRB). This section states that after a public meeting, the DRB will make a recommendation to the Director for approval or denial of the application.

*Section 17.98.055(A) GHMC – Design review board recommendation. The board may recommend approval of alternative design solutions to specific requirements only if all of the following criteria are met:*

- 1. The alternative design represents and 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.*

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

#### **V. BACKGROUND INFORMATION**

A previous site plan was approved for Mallards Landing Lot 7 under permit number PL-SPR-07-0006 with a subsequent binding site plan approval under permit number PL-BSP-07-0003 and recorded under AFN 200802155011. The site is one subject of a Concomitant Zoning Agreement for Tallman Annexation (ANX 91-07; CZA) recorded as AFN 9502080325 and amended under AFN 9806040192. This proposal would amend those former approvals as noted in the applicant's project narrative.

## **VI. PUBLIC NOTICE**

Legal notice of this meeting was provided in accordance with GHMC 17.98.055(C) whereby notice was mailed to property owners within 300 feet on April 8, 2021 and posted on site and published in the city's official newspaper on April 15, 2021.

## **VII. REQUESTED DRB REVIEW AND ANALYSIS**

### **A. Applicant's Request**

The applicant is requesting a design alternative from the requirements of the following Design Manual provisions.

#### **1. Article II. Neighborhood Context**

##### **17.99.180 Zone transition buffering standards.**

*Buffering between zones in parcels outside the height restriction area defined in Chapter 17.62. GHMC shall include a dense vegetative buffer of 40 feet or more unless the zone transition development standards of GHMC 17.99.190 are complied with. The dense vegetative buffer shall be entirely located on the parcel being developed.*

*In situations where the subject site is located in the height restriction area, the development standards of SHMC 17.99.190 shall apply.*

##### **17.99.200 Alternative to zone transition standards.**

*As an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider the following elements of design: (see Section B for descriptions of the elements of design).*

#### **2. Article III. Site Design**

##### **17.99.240(C) – Maintain natural topography.**

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

*Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.*

The applicant has provided an analysis of the approval criteria for design alternatives in a narrative dated March 5, 2021 and provided here as Exhibit F.

**B. Staff Analysis**

**1. 17.99.180 Zone transition buffering standards.**

The applicant is required to provide a 40-foot wide dense vegetative buffer (defined in the Design Manual under 17.99.510). Zone transition standards apply wherever opposing zones meet (17.99.170). In this case, the subject site is within the RB-2 Zone and abuts a residential neighborhood to the west that is within the R-1 Zone. A concomitant agreement between the two sites allowed for a shared buffer with 20-feet on the abutting site and 20-feet on the subject site. Therefore, in this case, the applicant is required to provide 20-feet of dense vegetative buffer.

The applicant proposes development – grading and retaining walls – within the zone transition buffer. Development within a zone transition buffer requires that the applicant's proposal is sensitive to the pattern of development in the abutting zone per GHMC 17.99.200. Therefore, the DRB need not provide a recommendation for GHMC 17.99.180 but must consider the design elements provided under 17.99.200 in order to recommend approval of the design alternative proposal.

**17.99.200 Alternative zone transition standards.**

A. Separation of structures. *Is there sufficient separation between structures on the site and structures in the opposing zone to mitigate the impacts of taller or larger structures?*

Structures in the opposing zone are typical single-family residential dwelling units. The proposed structure would be approximately 94,000 square feet. At its closest point, the structure will be approximately 83-feet from the western property line. The single-family homes are in a subdivision with a required 20-foot buffer (per concomitant agreement 5-feet of the typical perimeter landscape area is on the subject site) and have a rear yard setback of 30-feet. The 20-foot buffer is calculated as part of the 30-foot setback, so, in total, single-family homes would be approximately 113-feet from the closest portion of the proposed structure.



B. Architectural modulation of building. *Is there sufficient modulation in the design of the building to reflect the scale and massing of adjacent buildings in the opposing zone?*

There is significant modulation in the proposed structure. This was a subject of the previous alternative design review (see Exhibit G). Buildings in the opposing zone are typical single-family dwelling units. There are 9 single-family dwelling units in the opposing zone that abut the shared property line. The square footages of those dwelling units, including attached garages, averages approximately 3,800 square feet.

C. Rooflines. *Do the rooflines of the proposed building(s) reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone?*

The structures in the opposing zone are single-family residential dwelling units constructed with traditional gabled roofs and dormers. The proposed structure incorporates a gable roof line, dormers and hips. An architectural set has been provided as Exhibit E.

D. Location of services. *Is there sufficient separation of service areas (e.g., loading docks, delivery areas, dumpster enclosures) to minimize impacts to development in the opposing zone?*

A loading berth is required per GHMC 17.72.050 and is proposed near the NW corner of the proposed structure. Adjacent to the loading berth a trash enclosure is proposed. The circulation of the site is such that the site is accessed from both the north and south where the main entrance of the proposed structure is found on the western façade. A landscape island would separate the drive aisle from the main entrance creating a natural pick up and drop off area. The trash enclosure would be approximately 77 feet from the property western property line while the main entrance would be approximately 118 feet away (see Exhibits C and D).

E. Window and balcony orientation. *Are windows and balconies located in a manner that preserves the privacy of residents in the opposing zone?*

The proposed structure's western façade would include an abundance of glazing and balconies. Those windows and balconies would be oriented towards the rear façades of the single-family dwelling units in the opposing zone. The slopes down west to east and therefore the single-family homes are at a higher elevation than the proposed structure (see Exhibits B and E).

F. Lighting. *Is the location and intensity of outdoor lighting low enough to avoid negative impacts on abutting residential development?*

Streetlights are proposed on the landscape islands within the parking area adjacent to the western buffer. Additional streetlights are

proposed within the drive aisle at the northern and southern entranceways. Bollard lighting is also proposed along pedestrian paths. The structure includes several sconces, ceiling downlights, and surface mounted lights (see Exhibit E, Sheet A07). All lighting will need to be shown to comply with the applicable chapters of the Design Manual.

G. Vegetative buffering. *Does existing on-site vegetation provide screening opportunities or otherwise ensure the privacy of residents in opposing zones?*

The applicant proposes to remove 6 trees from within the western buffer. The landscape plans propose significant plantings within the western buffer, in most areas, consistent with the requirements of a zone transition buffer. The applicant is proposing to retain a majority of the significant non-significant trees on the site – most, if not all, of which are found within the western buffer. Of 61 total significant trees surveyed, 54 would be retained (see Exhibit D, Sheets L-1 – L-2).

H. Existing nonconformities. *Are there existing patterns of development in the opposing zone that do not conform with current development standards and should therefore not be perpetuated in new development?*

There are no known nonconformities in the opposing zone.

I. Entryway orientation. *Is the building entrance in a location that minimizes impacts to the privacy of abutting residential development?*

See staff's analysis of design element D above.

J. Location of parking and driveway entrances. *Are parking lots and driveways in locations that minimize traffic noise on, or invasion of privacy of, abutting residential development?*

The site would be accessed both from the north from 72<sup>nd</sup> and from the south from Wagner Way. The drive aisle would run the entire length of the site and west of the proposed structure. Parking would be provided along the western buffer line between the drive aisle and the buffer. Dwelling units within the opposing zone are built at a higher elevation than is proposed for the parking and drive aisle. The applicant proposes to plant the western buffer to the requirements of the zone transition standards.

K. Open space and common areas. *Does the project utilize common areas to provide separation between site development and development in the opposing zone?*

The main entrance of the building is setback from the western property line approximately 118 feet. Between the entrance and the western property line the applicant proposes landscape islands,

pedestrian paths, passive recreational plazas, parking, and the drive aisle.

L. Existing natural characteristics of the site. *Does the development utilize existing site conditions such as topography or clusters of trees to provide buffering or to enhance view opportunities?*

The applicant proposes to retain a majority of the significant trees within the western buffer. The applicant also proposes to retain clusters of non-significant trees within the western buffer. Finished grade of the subject site would be at a lower elevation than the existing dwelling units in the opposing zone.

M. Siding materials and details. *Do the siding materials and other architectural details reflect the type of materials and details that typify development on abutting parcels in the opposing zone?*

The applicant proposes siding materials and details consistent with the requirements of the Design Manual and typically found in single-family developments.

### **Recommendation**

Staff recommends the board review each design element individually considering both staff's analysis and the applicant's responses found within the narrative (Exhibit F). If the Board finds that the proposed design is equivalent or superior to that which would otherwise be required, some conditions, such as lighting shields, additional landscaping, and the like might be worth consideration.

## **2. 17.99.240(C) – Maintain natural topography.**

Previously, the applicant received a favorable recommendation from the DRB to construct a retaining wall, in excess of 6-feet, along the fire accessway to the south of the proposed structure (see Exhibit G). The applicant now proposes to extend that wall in order to maintain clearance for maintenance of the detention vault further to the south of the fire accessway. The new section of wall would be 8.6 feet at its highest point. The wall would face East to Southeast and would be below the finished grades of both the fire accessway and the drive aisle (see Exhibit C). The applicant proposes similar mitigation as was recommended previously, including additional vegetation at the foot of the wall.

It should be noted that the easterly portion of the site includes vegetated wetlands and their buffers. The applicant proposes landscaping along the buffer edge and perimeter landscape areas to further enhance screening of the proposed wall.

### **Recommendation**

Staff recommends the Board review the documents provided by the applicant and determine whether or not, in this case, wall treatments and vegetative screening constitute an equivalent or superior design to what could otherwise be constructed if it were strictly compliant with the Design Manual. Often, the board prefers a terraced approach to wall designs where the topography or grading requires a wall exceeding 6-feet. It is unclear whether that approach would be viable given the site's topography and given the Board's previous recommendation.

**Project Planner:** Carl de Simas, Senior Planner

\_\_\_\_\_

**Date:**

\_\_\_\_\_

cc: Applicant

**The following exhibits pertinent to your review are enclosed:**

- A. Legal Description received March 29, 2021
- B. Boundary and Topographic Survey received March 29, 2021
- C. Site Plan and Grading Plan received March 29, 2021
- D. Preliminary Landscape Plan Set received March 29, 2021
- E. Architectural Plan Set received March 29, 2021
- F. Applicant Narrative for Alternative Design Review received March 29, 2021
- G. Prior Notice of Recommendation signed March 3, 2020

**RECEIVED**

*By Michelle Thomas at 7:24 am, Mar 29, 2021*

## LEGAL DESCRIPTION

MALLARDS LANDING LOT 7 BSP

Section 07 Township 21 Range 02 Quarter 41 Binding Site Plan MALLARDS LANDING LOT 7 BSP  
TRS A, B & C ASSESSED AS UND INT WITH LOTS IN BSP TR A PRI RD/STORM WATER/UTIL &  
LANDSCAPING 2.70 ACS TR B WETLAND & BUFFER 46,875 SQ FT TR C WETLAND & BUFFER  
3.987 SQ FT OUT OF 400201-007-0 SEG 2008-0732 JU 3/14/08JU

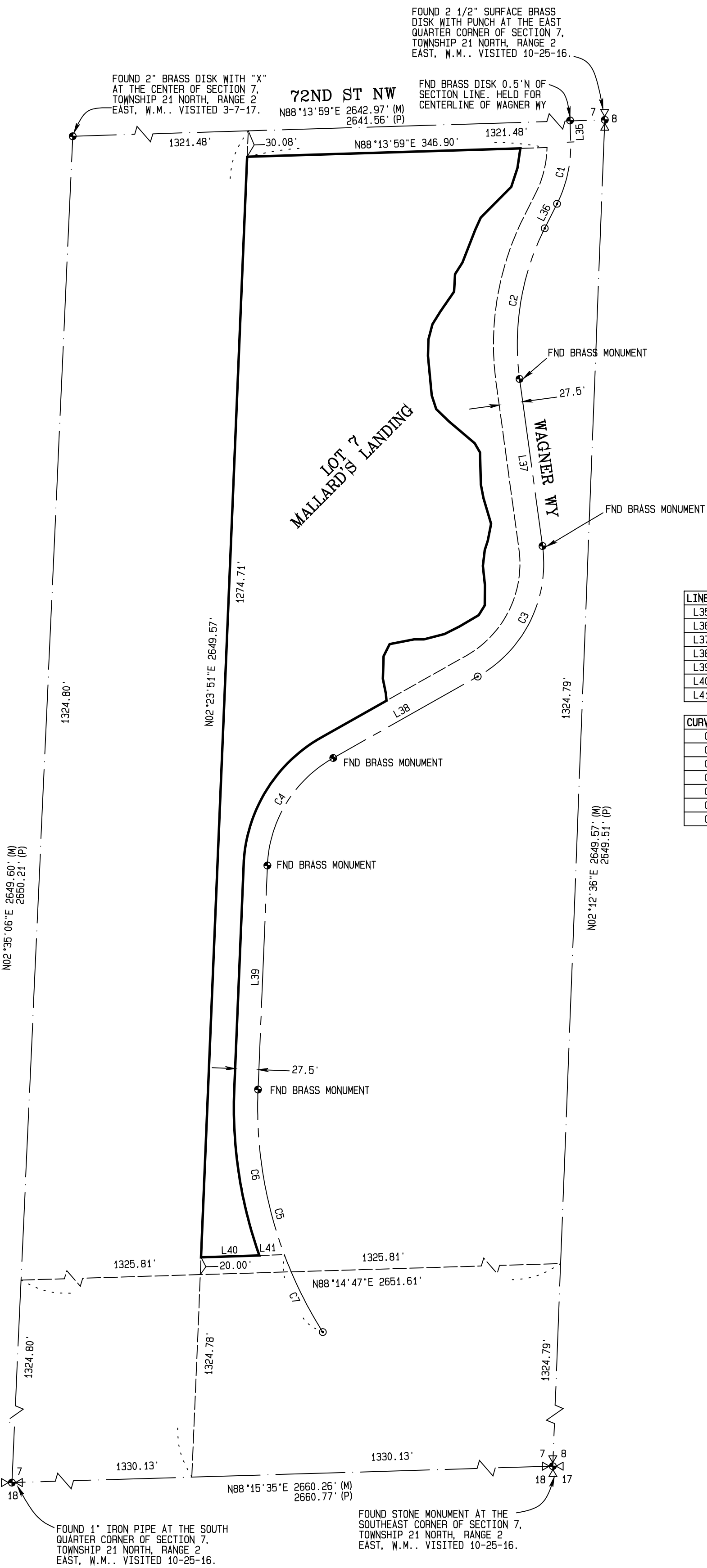


RECEIVED

By Michelle Thomas at 7:26 am, Mar 29, 2021

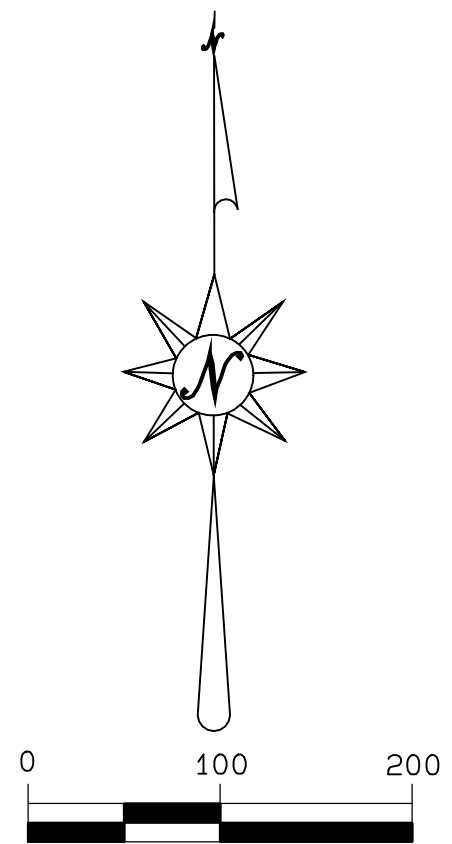
# Boundary & Topographic Survey

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 N., RANGE 2 E., W.M.  
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



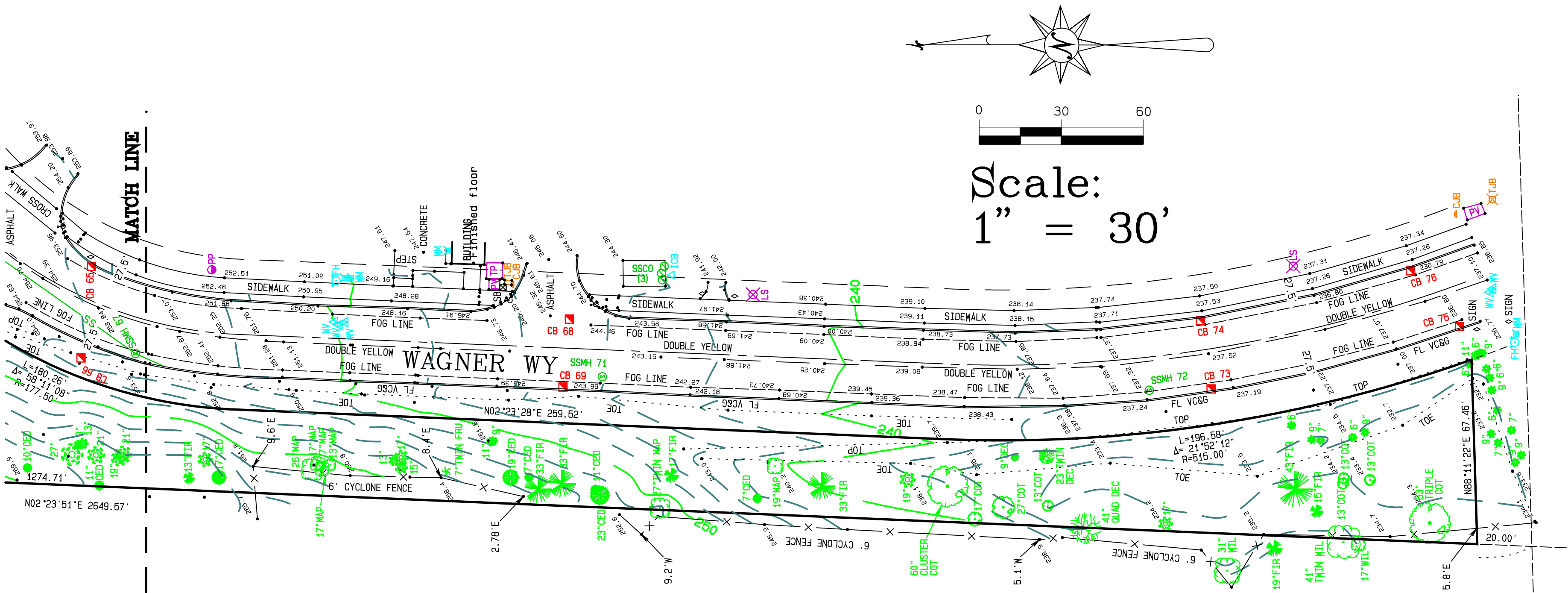
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L35  | S01°37'17\"/> | 24.92'   |
| L36  | S26°34'59\"/> | 31.84'   |
| L37  | S07°48'47\"/> | 195.10'  |
| L38  | S60°34'36\"/> | 191.81'  |
| L39  | S02°23'28\"/> | 259.53'  |
| L40  | N88°11'22\"/> | 67.46'   |
| L41  | N88°11'22\"/> | 28.94'   |

| CURVE | ARC     | DELTA        | RADIUS  |
|-------|---------|--------------|---------|
| C1    | 73.90'  | 28°12'16\"/> | 150.12' |
| C2    | 179.40' | 34°14'04\"/> | 300.24' |
| C3    | 179.11' | 68°26'00\"/> | 150.00' |
| C4    | 152.33' | 58°11'06\"/> | 150.00' |
| C5    | 295.01' | 34°40'20\"/> | 487.50' |
| C6    | 194.86' | 22°54'09\"/> | 487.50' |
| C7    | 100.14' | 11°46'11\"/> | 487.50' |



Scale:  
1" = 100'

SEE SHEET 2 OF 2



Scale:  
1" = 30'

## BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011) EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 729979.57 / 1122128.93 AT A 3" BRASS DISK WITH "X" AT SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999900458 AND THE GRID SCALE FACTOR OF 0.9999961252 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

## VERTICAL DATUM:

BASE:  
HELD PIERCE COUNTY CORS STATION "PRDY".  
ELEVATION 345.62 FEET (NAVD 88)

## SURVEYOR'S NOTES:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-3) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED OCTOBER 12, 2018. THE DATE OF THIS FIELD SURVEY.
- LEGAL DESCRIPTION PROVIDED BY CLIENT, AWAITING TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

## DESCRIPTION:

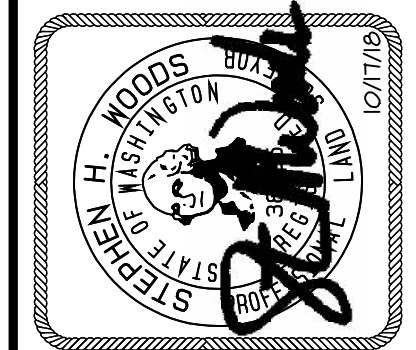
LOT 7 OF THE PLAT OF MALLARD'S LANDING AS RECORDED UNDER AUDITOR'S FILE NUMBER 200103265002, RECORDS OF PIERCE COUNTY, WASHINGTON.

## LEGEND:

- = FOUND MONUMENT AS NOTED
- FL = FLOW LINE
- EC = EXTRUDED CURB
- VC&G = VERTICAL CURB & GUTTER
- ▲ = GAS VALVE (GV)
- ULV = UNKNOWN LOCK VAULT
- ◆ = GUY WIRE ANCHOR (GW)
- ✕ = LIGHT STANDARD (LS)
- = POWER POLE
- ☒ = JUNCTION BOX (JB)
- TP = TRANSFORMER PAD
- PV = POWER VAULT
- ✕ = YARD LIGHT (YL)
- = GUY POLE (GP)
- ⊙ = SANITARY SEWER MANHOLE (SSMH)
- ⊙ = SANITARY SEWER CLEAN OUT (SSCO)
- ◇ = SIGN
- = CABLE JUNCTION BOX (CJB)
- ☒ = TELEPHONE JUNCTION BOX (TJB)
- = CATCH BASIN (CB)
- ▲ = WATER VALVE (WV)
- ≡ = WATER METER
- ⌵ = HYDRANT (FH)
- △ = IRRIGATION CONTROL BOX (ICB)
- ◆ = WATER BLOW OFF (WBO)
- ✕ = FIRE STAND PIPE
- = FIRE CONNECTION
- ⊙ = CALCULATED MONUMENT POSITION
- CED = CEDAR
- COT = COTTONWOOD
- MAP = MAPLE
- MAD = MADRONA
- DEC = DECIDUOUS
- ALD = ALDER

SHEET TITLE:  
**BOUNDARY & TOPOGRAPHIC SURVEY**

DRAWN BY: LN  
SURVEYOR: S. WOODS, PLS  
CHECKED: SW  
SEC 7 T 21N R 2E WM  
DATE: OCT 17, 2018  
REVISED:  
PROJECT: 18-135  
DWG NAME: 18-135B  
SHEET  
SHT-NO  
1 OF 2  
REV.

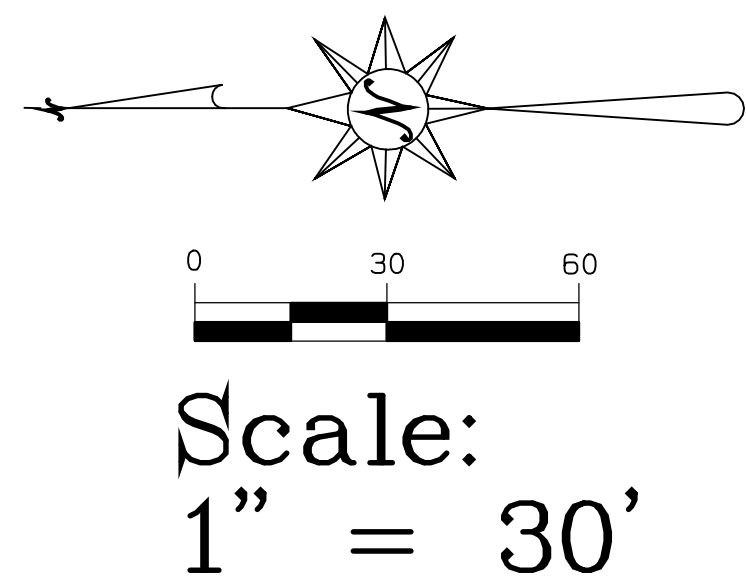


**CONTOUR**  
ENGINEERING, LLC  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
4706 97th Street NW, Bldg #2, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com



A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 N., RANGE 2 E., W.M.  
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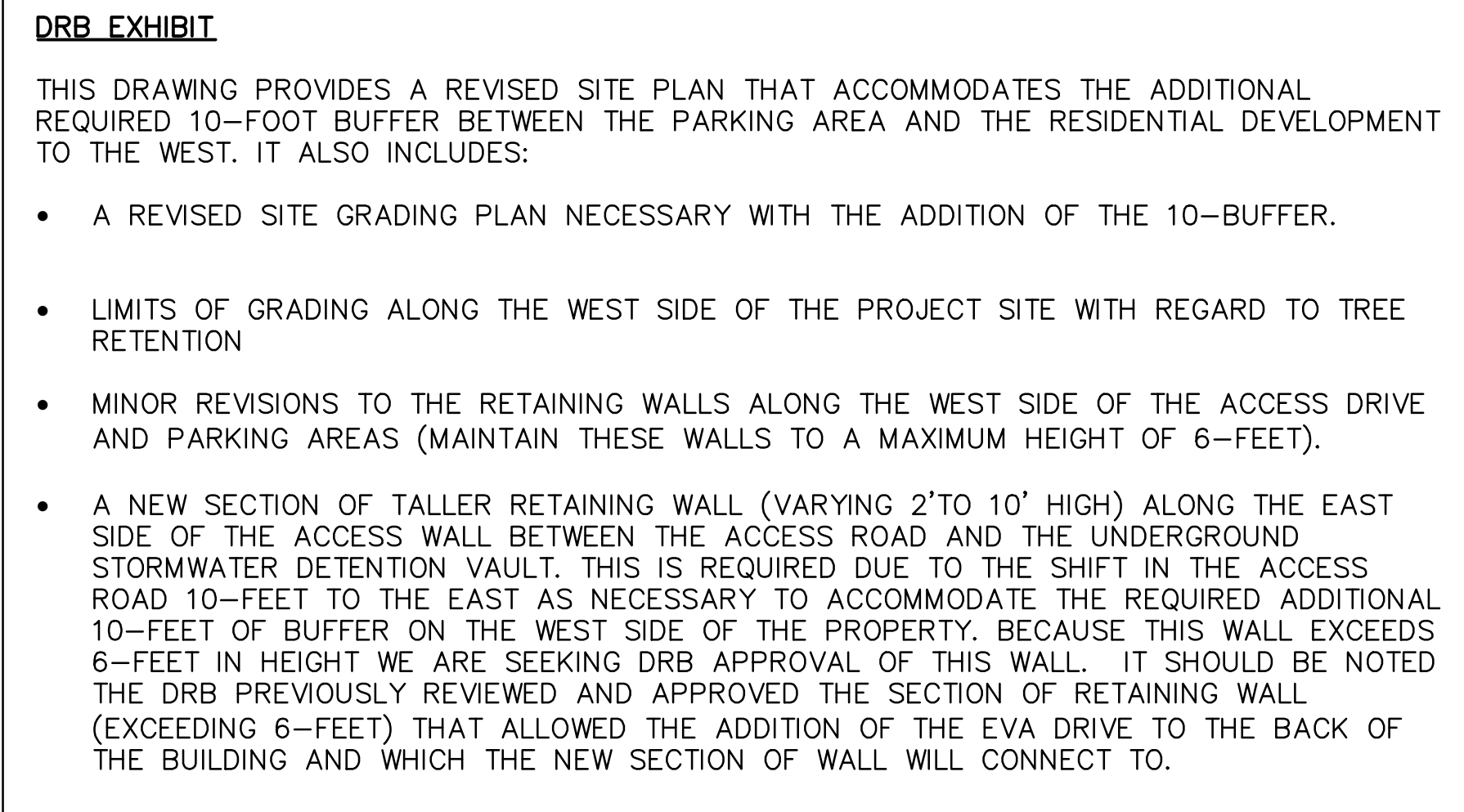
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- = GUY POLE (GP)
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- ⊗ = SANITARY SEWER CLEAN OUT (SSCO)
- ◇ = SIGN
- = CABLE JUNCTION BOX (CJB)
- ⊗ = TELEPHONE JUNCTION BOX (TJB)
- ▣ = CATCH BASIN (CB)
- △ = WATER VALVE (WV)
- ⋈ = WATER METER
- ⌣ = HYDRANT (FH)
- △ = IRRIGATION CONTROL BOX (ICB)
- ⋈ = WATER BLOW OFF (WBO)
- ⋈ = FIRE STAND PIPE
- ∞ = FIRE CONNECTION



SEE SHEET 1 OF 2



A PORTION OF SECTION 7, TOWNSHIP 21 N, RANGE 2 E W.M.  
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



2/9/21

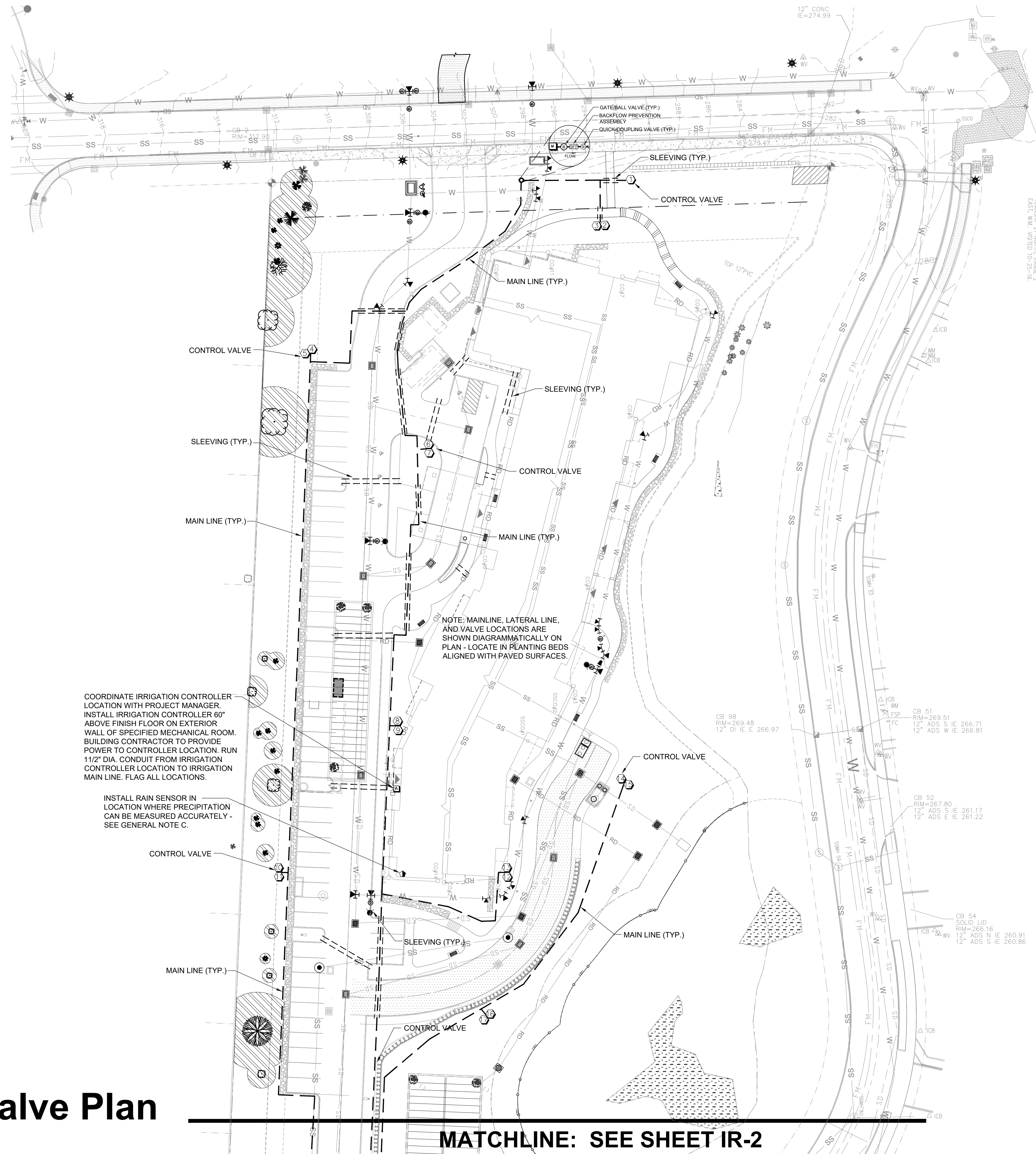


## MAINLINE, SLEEVING & VALVE PLAN

Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                                                                                                                                 |                                                                                                                    |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----|
| No.                                                                                                                                                      | Date                                                                                                               | By  |
| 1.                                                                                                                                                       | 14 July 2020                                                                                                       | MFW |
| <b>Response to Comments Dated<br/>2-20-2019 &amp; Site Revisions</b>                                                                                     |                                                                                                                    |     |
| 2                                                                                                                                                        | 26 Mar 2021                                                                                                        | MFW |
| <b>Revised Site Plan Per City<br/>Comments</b>                                                                                                           |                                                                                                                    |     |
|                                                                                                                                                          |                                                                                                                    |     |
|                                                                                                                                                          |                                                                                                                    |     |
|                                                                                                                                                          |                                                                                                                    |     |
|                                                                                                                                                          |                                                                                                                    |     |
| Scale 1" = 30' 0"                                                                                                                                        |                                                                                                                    |     |
| Designer: <b>MFW</b><br>Project Manager: <b>MFW</b><br>Principal: <b>KBR</b><br>Date: <b>22 JAN 2019</b><br>File: <b>DD</b><br>Project No.: <b>88014</b> | Sheet No.<br><br><div style="font-size: 48pt; font-weight: bold; display: inline-block;">IR-1</div><br>of 3 Sheets |     |

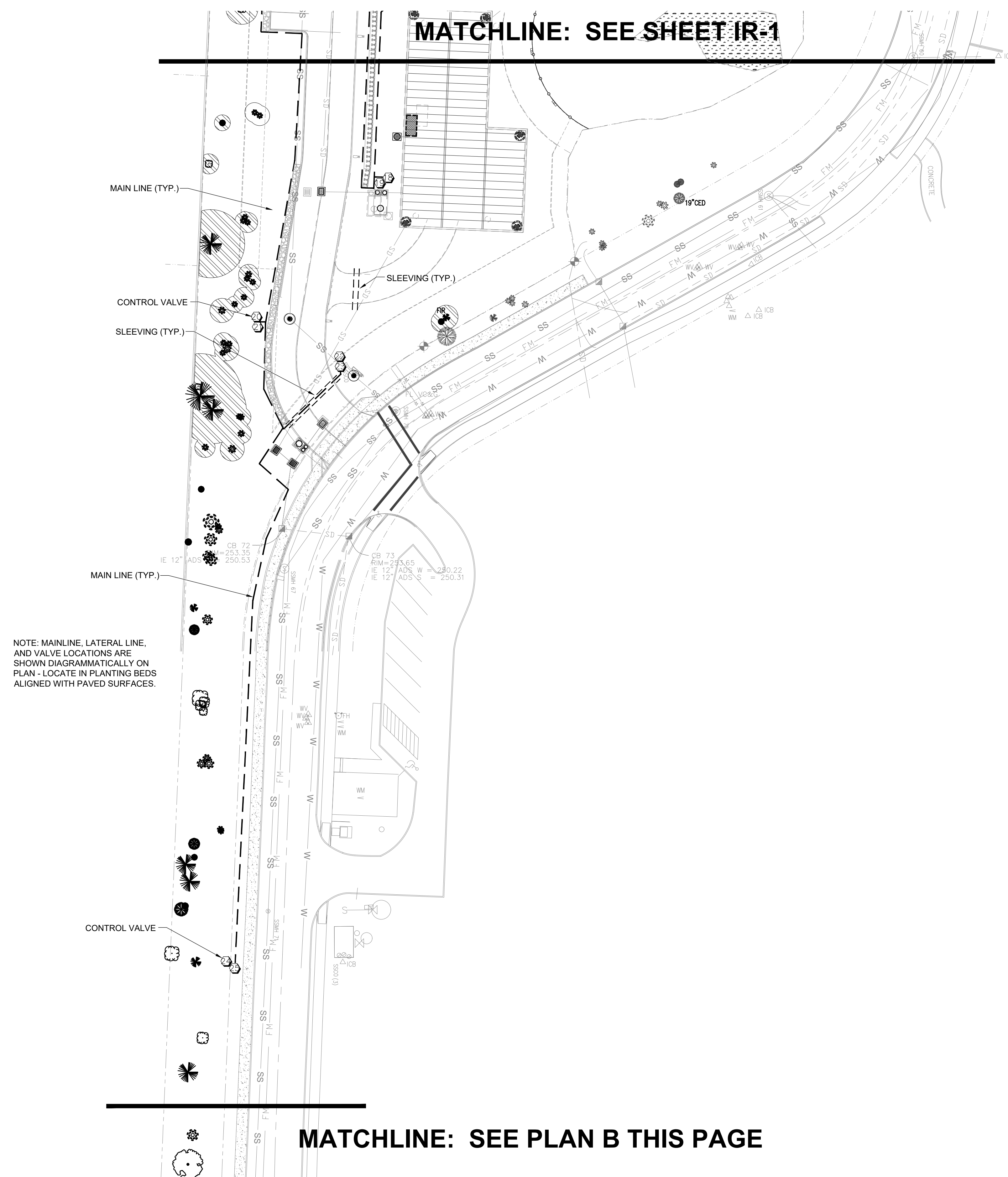


## Mainline, Sleeving & Valve Plan

**MATCHLINE: SEE SHEET IR-2**

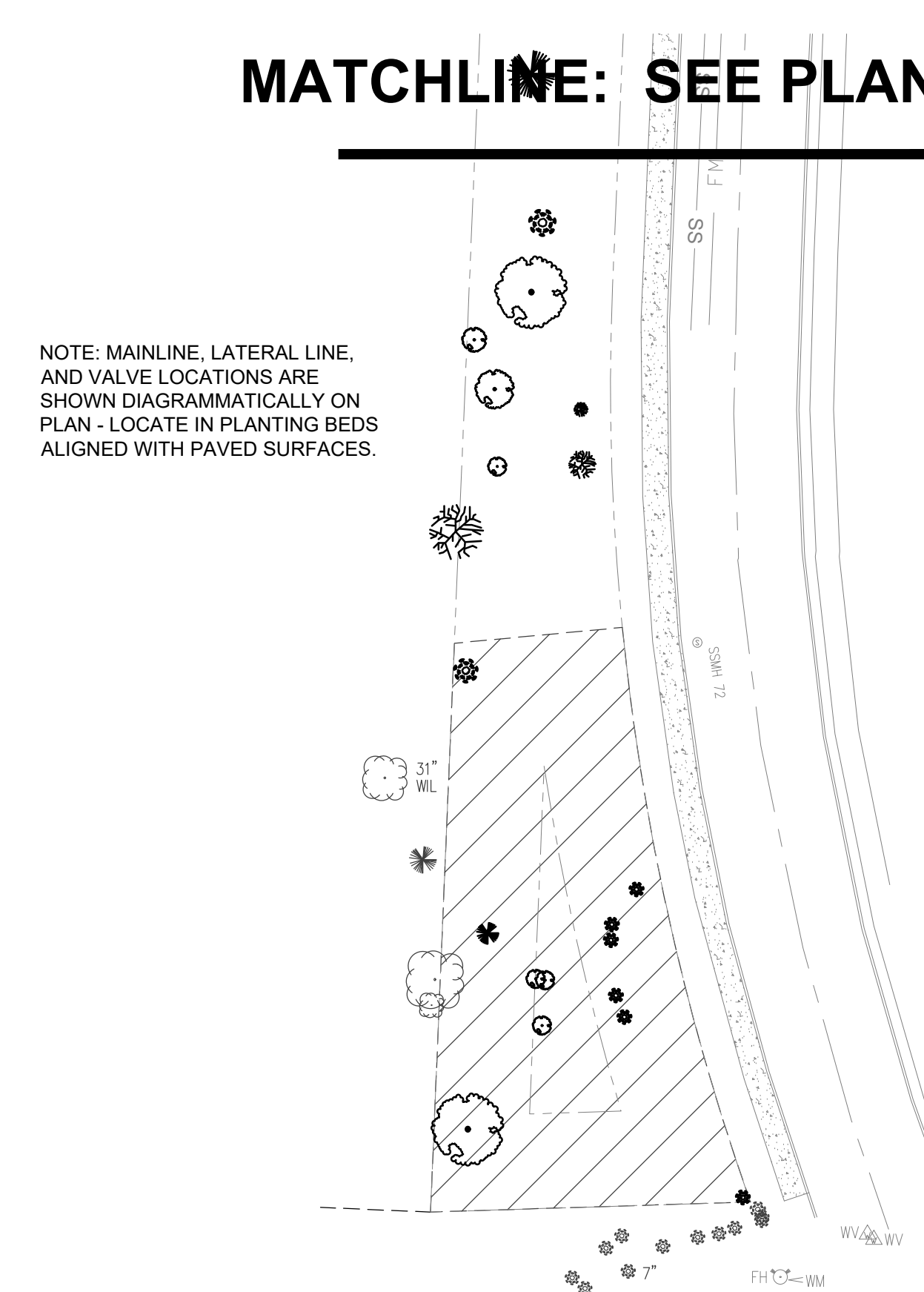


## MAINLINE, SLEEVING & VALVE PLAN IR-2A

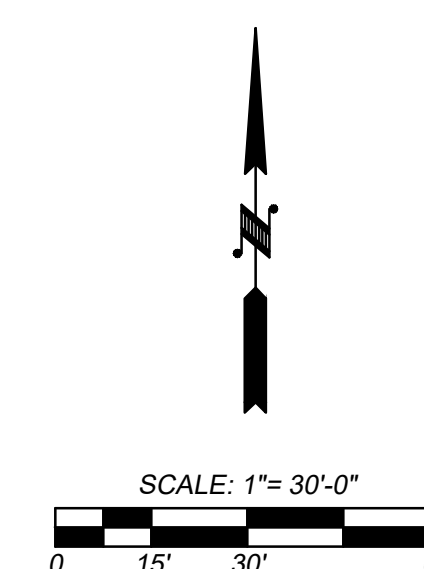


## Mainline, Sleeving & Valve Plan

## MAINLINE, SLEEVING & VALVE PLAN IR-2B



NOTE: MAINLINE, LATERAL LINE,  
AND VALVE LOCATIONS ARE  
SHOWN DIAGRAMMATICALLY ON  
PLAN - LOCATE IN PLANTING BEDS  
ALIGNED WITH PAVED SURFACES



**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**



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STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
  
Kathleen Bradley Reader  
Certificate No. 576

## MAINLINE, SLEEVING & VALVE PLAN

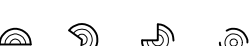
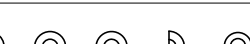
## Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                                |                                                                                          |     |
|---------------------------------------------------------|------------------------------------------------------------------------------------------|-----|
| No.                                                     | Date                                                                                     | By  |
| 1                                                       | 14 July 2020                                                                             | MFW |
| Response to Comments Date<br>2-20-2019 & Site Revisions |                                                                                          |     |
| 2                                                       | 26 Mar 2021                                                                              | MFW |
| Revised Site Plan Per City<br>Comments                  |                                                                                          |     |
|                                                         |                                                                                          |     |
|                                                         |                                                                                          |     |
|                                                         |                                                                                          |     |
| Scale: 1" = 30' 0"                                      |                                                                                          |     |
| Designer:<br>MFW                                        | Sheet No.<br><br><div style="font-size: 48pt; font-weight: bold;">IR-2</div> of 3 Sheets |     |
| Project Manager:<br>MFW                                 |                                                                                          |     |
| Principal:<br>KBR                                       |                                                                                          |     |
| Date:<br>22 JAN 2019                                    |                                                                                          |     |
| Plotted:<br>DD                                          |                                                                                          |     |
| Project No.: 1804-1                                     |                                                                                          |     |



HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

| SYMBOL                                                                              | DESCRIPTION                                                                                           | P.S.I. | RADIUS         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------|----------------|
|    | HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES               | 30     | 4'x28', 4'x14' |
|    | HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 12'            |
|    | HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 17'-18'        |
|    | HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 27'            |
|    | HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 12'            |
|    | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4' RADIUS                                                     | 30     | 4'             |
|    | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2' RADIUS                                                     | 30     | 2'             |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 5 NOZZLE                                                         | 30     | 6'             |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8 NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)     | 30     | 8'             |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10 NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)     | 30     | 10'            |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)                   | 30     | 12'            |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)                   | 30     | 15'            |
|    | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17' NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)   | 30     | 17'            |
|    | HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP                      | 30     | 5'x30', 5'x15' |
|    | BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE                |        |                |
|    | BACKFLOW ASSEMBLY - FEBCO LF850 (SIZE TO MATCH METER)                                                 |        |                |
|    | AUTOMATIC CONTROL VALVE, HUNTER PGV, SEE VALVE KEY                                                    |        |                |
|    | 1-1/2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)                             |        |                |
|    | QUICK COUPLER - HUNTER HQ-44-LRC-AW                                                                   |        |                |
|  | RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C            |        |                |
|  | CONTROLLER - HUNTER IC3000 DUAL30M DUAL FOR I-CORE (30 STATION EXTERIOR, WALL MOUNT, METAL ENCLOSURE) |        |                |
|  | CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN                                                      |        |                |
|  | 2" SCHEDULE 40 PVC MAIN LINE                                                                          |        |                |
|  | CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.                                                        |        |                |
| Not Shown                                                                           | #14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE                             |        |                |

| VALVE KEY |        |         |
|-----------|--------|---------|
| VALVE     | SIZE   | GPM/GPH |
| 1         | 1-1/2" | 25 Max. |
| 2         | 1-1/2" | 25 Max. |
| 3         | 1-1/2" | 25 Max. |
| 4         | 1-1/2" | 25 Max. |
| 5         | 1-1/2" | 25 Max. |
| 6         | 1-1/2" | 25 Max. |
| 7         | 1-1/2" | 25 Max. |
| 8         | 1-1/2" | 25 Max. |
| 9         | 1-1/2" | 25 Max. |
| 10        | 1-1/2" | 25 Max. |
| 11        | 1-1/2" | 25 Max. |
| 12        | 1-1/2" | 25 Max. |
| 13        | 1-1/2" | 25 Max. |
| 14        | 1-1/2" | 25 Max. |
| 15        | 1-1/2" | 25 Max. |
| 16        | 1-1/2" | 25 Max. |
| 17        | 1-1/2" | 25 Max. |
| 18        | 1-1/2" | 25 Max. |
| 19        | 1-1/2" | 25 Max. |
| 20        | 1-1/2" | 25 Max. |
| 21        | 1-1/2" | 25 Max. |
| 22        | 1-1/2" | 25 Max. |
| 23        | 1-1/2" | 25 Max. |
| 24        | 1-1/2" | 25 Max. |
| 25        | 1-1/2" | 25 Max. |
| 26        | OPEN   | OPEN    |
| 27        | OPEN   | OPEN    |
| 28        | OPEN   | OPEN    |
| 29        | OPEN   | OPEN    |
| 30        | OPEN   | OPEN    |

## GENERAL NOTES

A. IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.

B. USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.

C. RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

## IRRIGATION NOTES

1. PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.

2. CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.

3. REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.

4. REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.

5. PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.

6. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL

7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.

8. ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.

9. ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.

10. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.

11. WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.

12. PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.

13. LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.

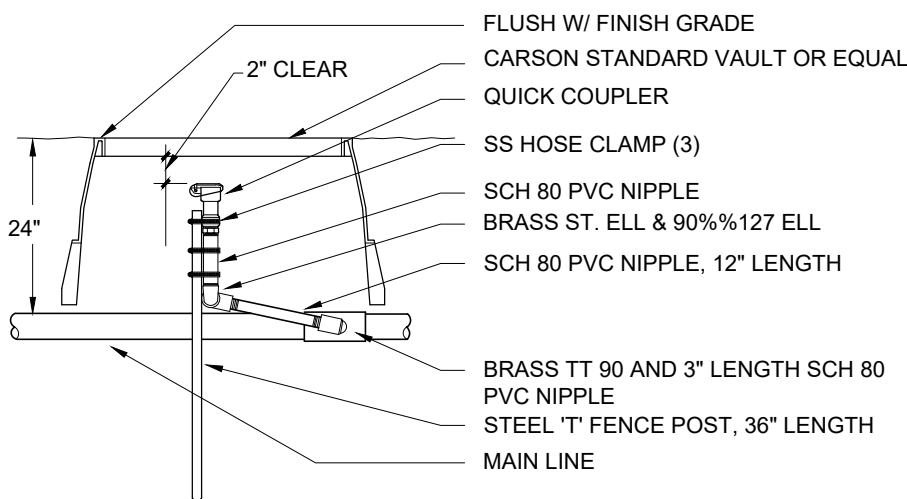
14. PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.

15. LOCATE IRRIGATION BACK-FLOW PREVENTOR DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.

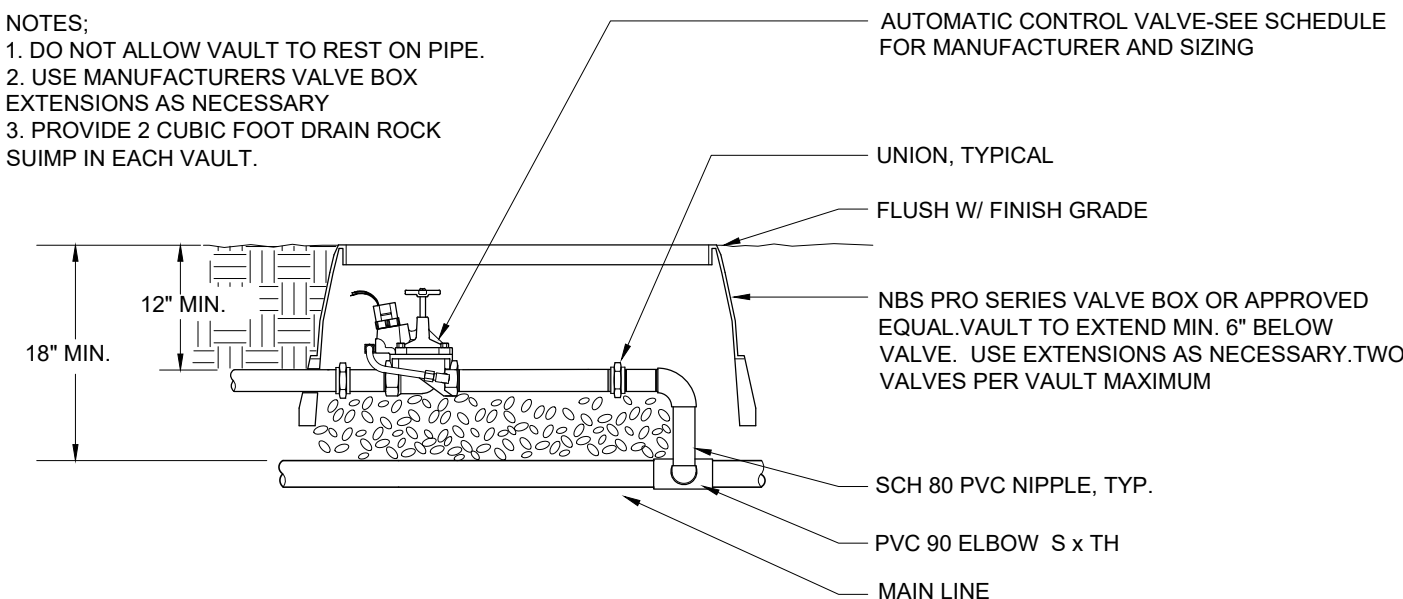
16. COORDINATE LOCATION OF CONTROLLER FLOOR WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

(Not To Scale)

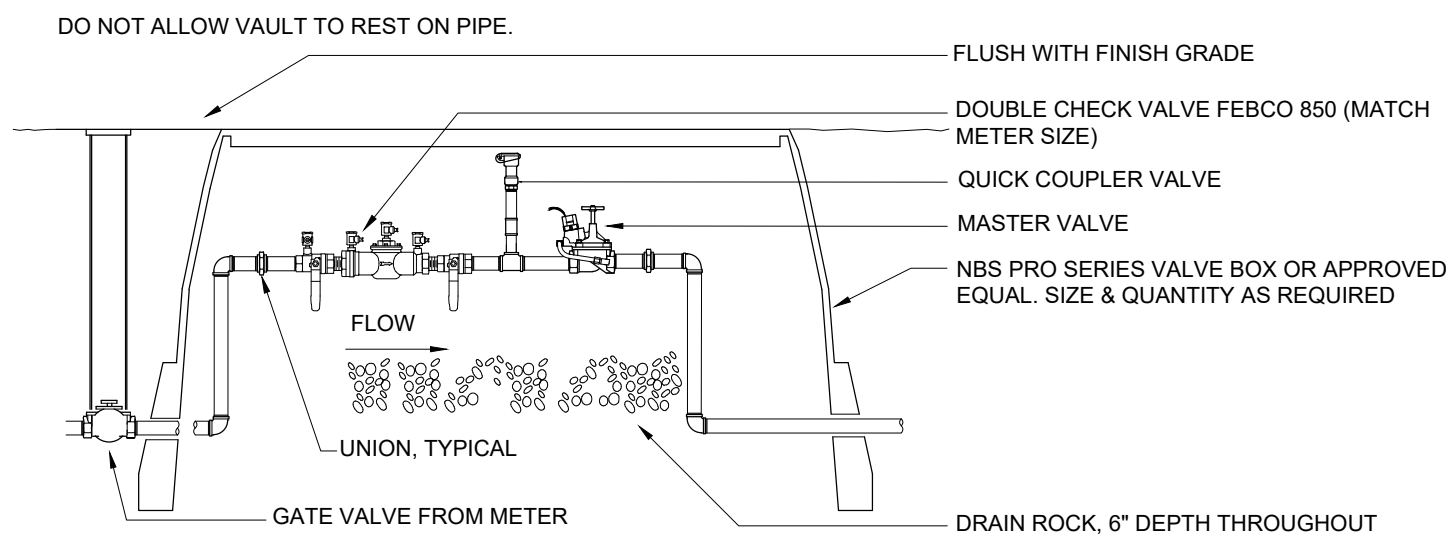
- NOTES
1. DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
  2. VALVE TO BE SET PLUMB.
  3. CONTRACTOR TO PROVIDE QCV KEY WITH SWIVEL HOSE ELL ATTACHED
  4. PROVIDE 6" DEPTH DRAIN ROCK.



(Not To Scale)



(Not To Scale)

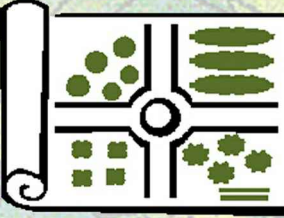


(Not To Scale)

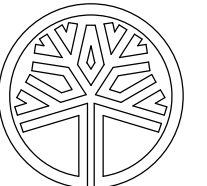
0 - 8 GPM = 3/4" PIPE  
9-16 GPM = 1" PIPE  
17- 24 GPM = 1 1/4" PIPE  
25 - 32 GPM = 1 1/2" PIPE  
33 - 50 GPM = 2" PIPE



BRADLEY DESIGN GROUP, INC.  
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info@bradtree.com



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*[Signature]*  
Certification No. 576

TREE CONSERVATION PLAN

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |

|                   |                      |                         |
|-------------------|----------------------|-------------------------|
| Scale: 1" = 30'0" |                      | Sheet No.<br><b>L-1</b> |
| Designer: MFW     | Project Manager: MFW |                         |
| Principal: KBR    | Date: 22 JAN 2019    | of 7 Sheets             |
| Phase: DD         | Project No: 18044    |                         |

- △

Dead, Dying, Diseased Perimeter Tree Removed = 8  
(Not Included in Replacement Calculations)
- 0

Non-Significant Alder & Cottonwood Removed = 29  
(Not Included in Replacement Calculations)
- X

Significant Non-Perimeter Tree Removed = 1  
(Not Included in Replacement Calculations)
- ⊗

Perimeter Tree Removed = 6

61 Significant Trees on Site  
54 Significant Trees Retained  
= 89% Significant Trees Retained

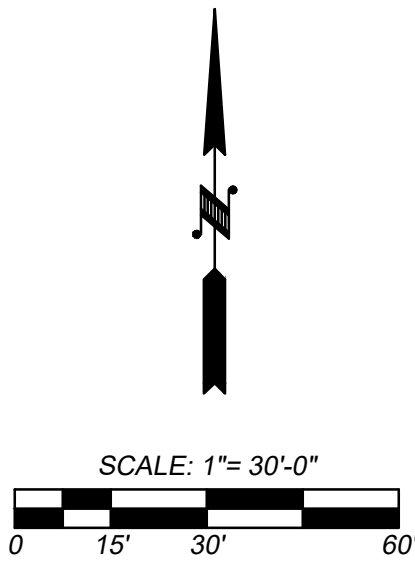
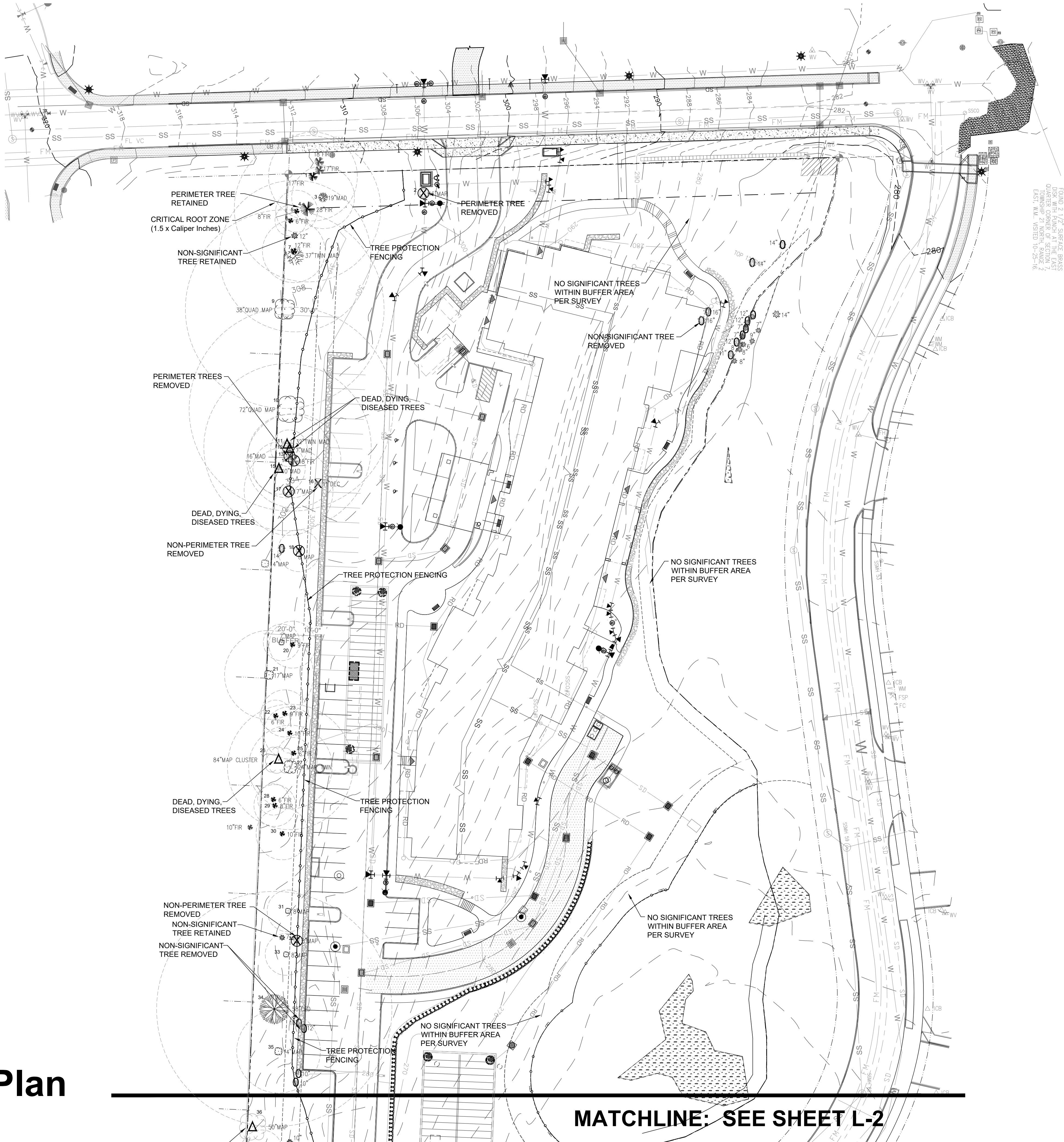
- CED = Cedar  
COT = Cottonwood  
DEC = Deciduous  
FIR = Fir  
MAD = Madrona  
MAP = Maple  
WIL = Willow  
⊗ = Alder

Inventory of Significant Perimeter Trees Removed & Replacement Calculations

| Tree No. | Size | Species |
|----------|------|---------|
| No. 2    | 16"  | Maple   |
| No. 13   | 16"  | Maple   |
| No. 14   | 18"  | Fir     |
| No. 17   | 17"  | Maple   |
| No. 18   | 8"   | Maple   |
| No. 32   | 8"   | Maple   |

Total Caliper Inches Removed = 83  
Total Replacement Inches = 124.5 (1.5x Caliper Inches)  
Total Replacement Trees Required = 62.25 (2" Cal or 6' Ht.)  
Total Additional Replacement Trees Provided = 83

Tree Conservation Plan

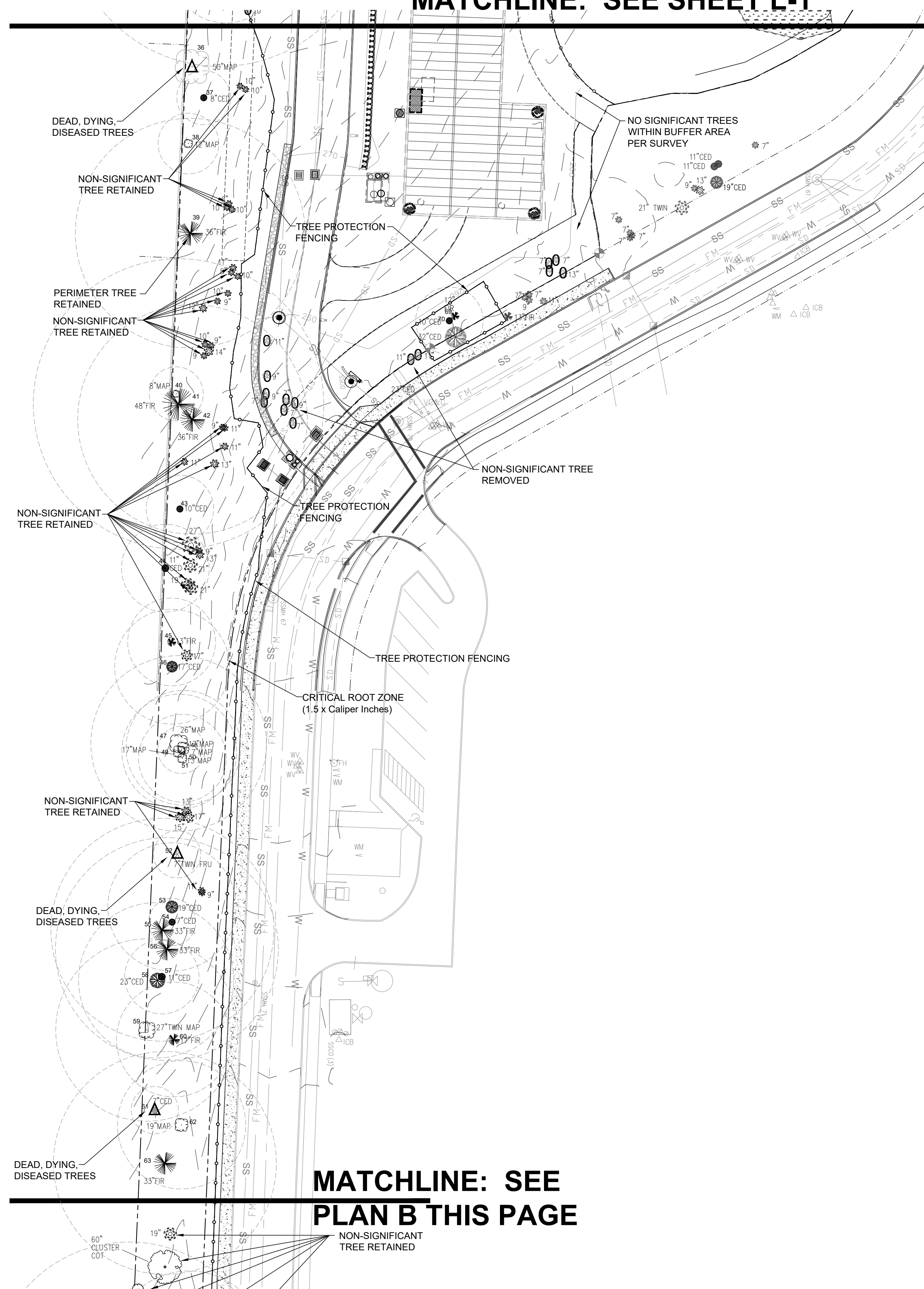




**Mallards 7**  
Rush Development, Inc.  
Gig Harbor, WA

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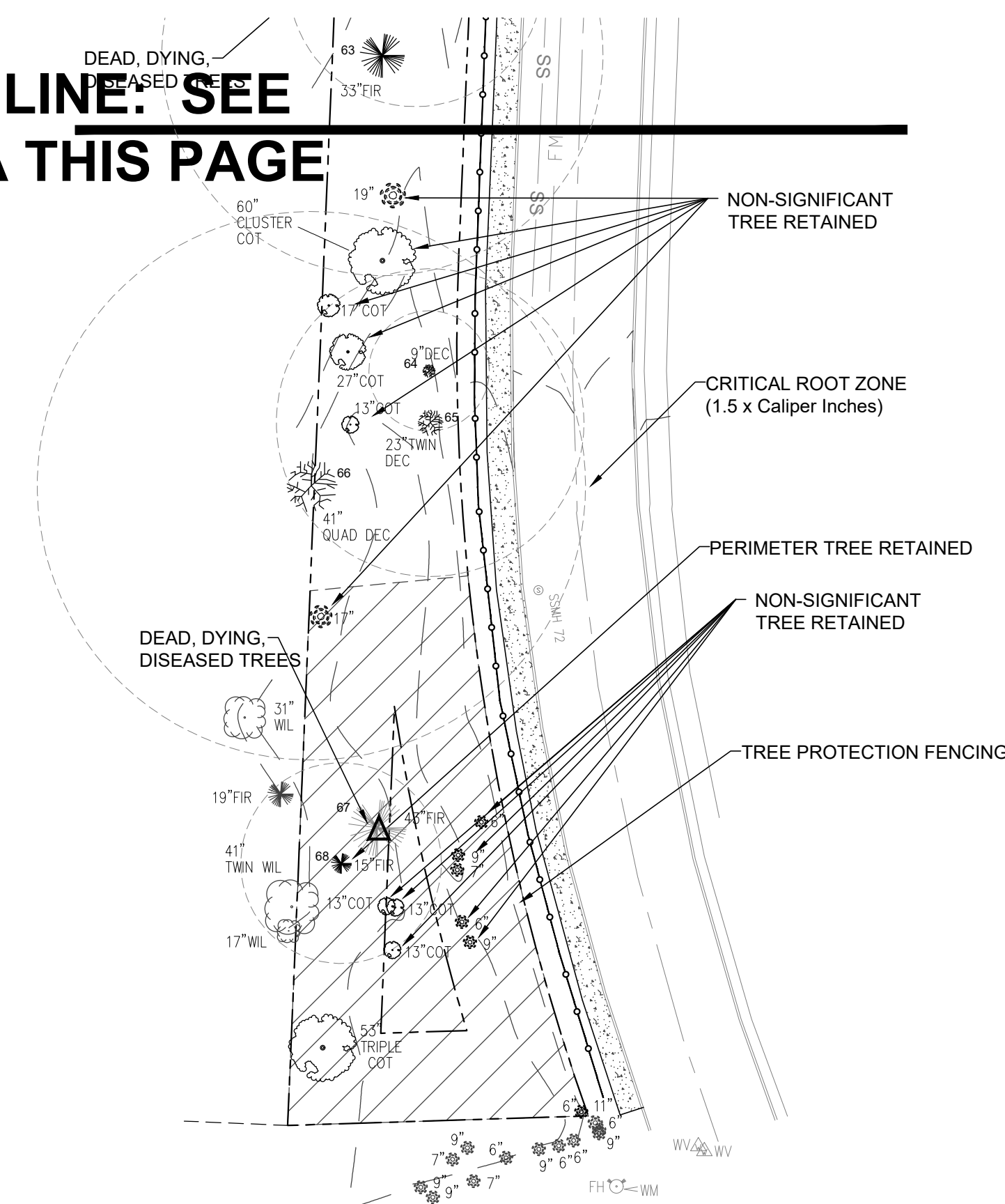
**MATCHLINE: SEE SHEET L-1**



# Tree Conservation Plan

DEAD, DYING, —  
DISEASED TREES

**MATCHLINE: SEE  
PLAN A THIS PAGE**



- |   |                                                                                                |
|---|------------------------------------------------------------------------------------------------|
| △ | Dead, Dying, Diseased Perimeter Tree Removed = 8<br>(Not Included in Replacement Calculations) |
| ○ | Non-Significant Alder & Cottonwood Removed = 29<br>(Not Included in Replacement Calculations)  |
| X | Significant Non-Perimeter Tree Removed = 1<br>(Not Included in Replacement Calculations)       |
| ⊗ | Perimeter Tree Removed = 6                                                                     |

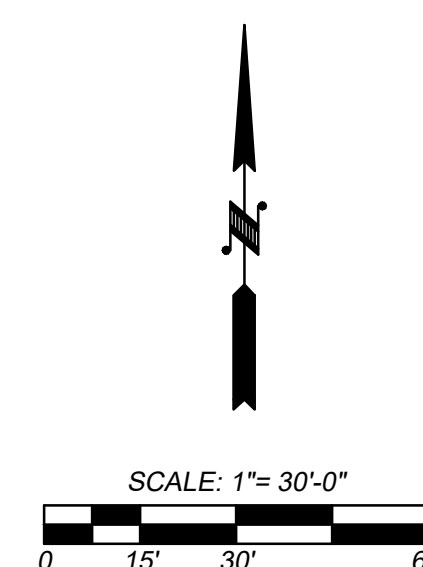
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= 89% Significant Trees Retained

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 FIR = Fir  
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 = Alder

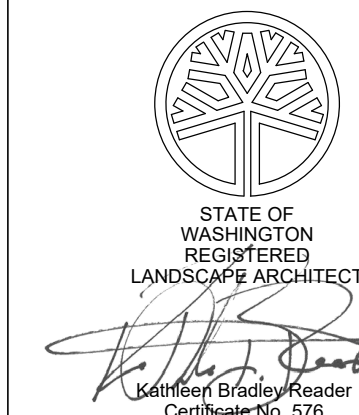
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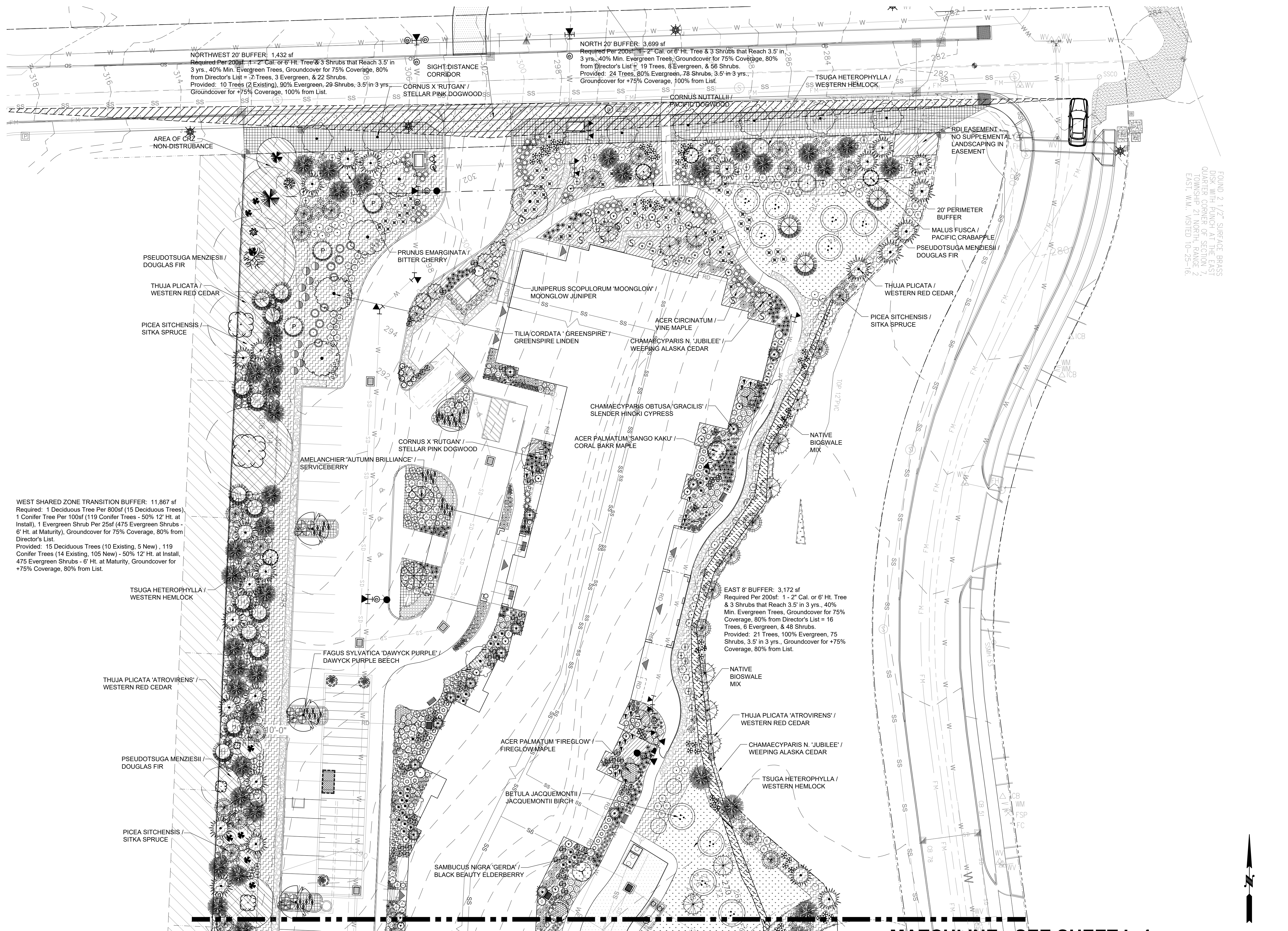


## ALTERNATIVE LANDSCAPE PLAN

**Mallards 7**  
Rush Development, Inc.  
Gig Harbor, WA

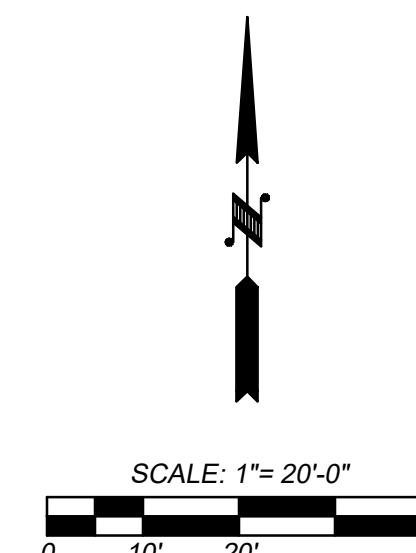
| REVISION                                                |              |     |
|---------------------------------------------------------|--------------|-----|
| No.                                                     | Date         | By  |
| 1                                                       | 14 July 2020 | MFW |
| Response to Comments Date<br>2-20-2019 & Site Revisions |              |     |
| 2                                                       | 26 Mar 2021  | MFW |
| Revised Site Plan Per City<br>Comments                  |              |     |

|                               |  |                                                       |
|-------------------------------|--|-------------------------------------------------------|
| Scale<br><b>1" = 20'0"</b>    |  | Sheet No.<br><br><b>L-3</b><br><br>of <b>7</b> Sheets |
| Designer<br><b>MFW</b>        |  |                                                       |
| Project Manager<br><b>MFW</b> |  |                                                       |
| Principal<br><b>KBR</b>       |  |                                                       |
| Date<br><b>22 JAN 2019</b>    |  |                                                       |
| Phase<br><b>DD</b>            |  |                                                       |
| Project No.<br><b>18066</b>   |  |                                                       |



# Alternative Landscape Plan

**MATCHLINE: SEE SHEET L-4**

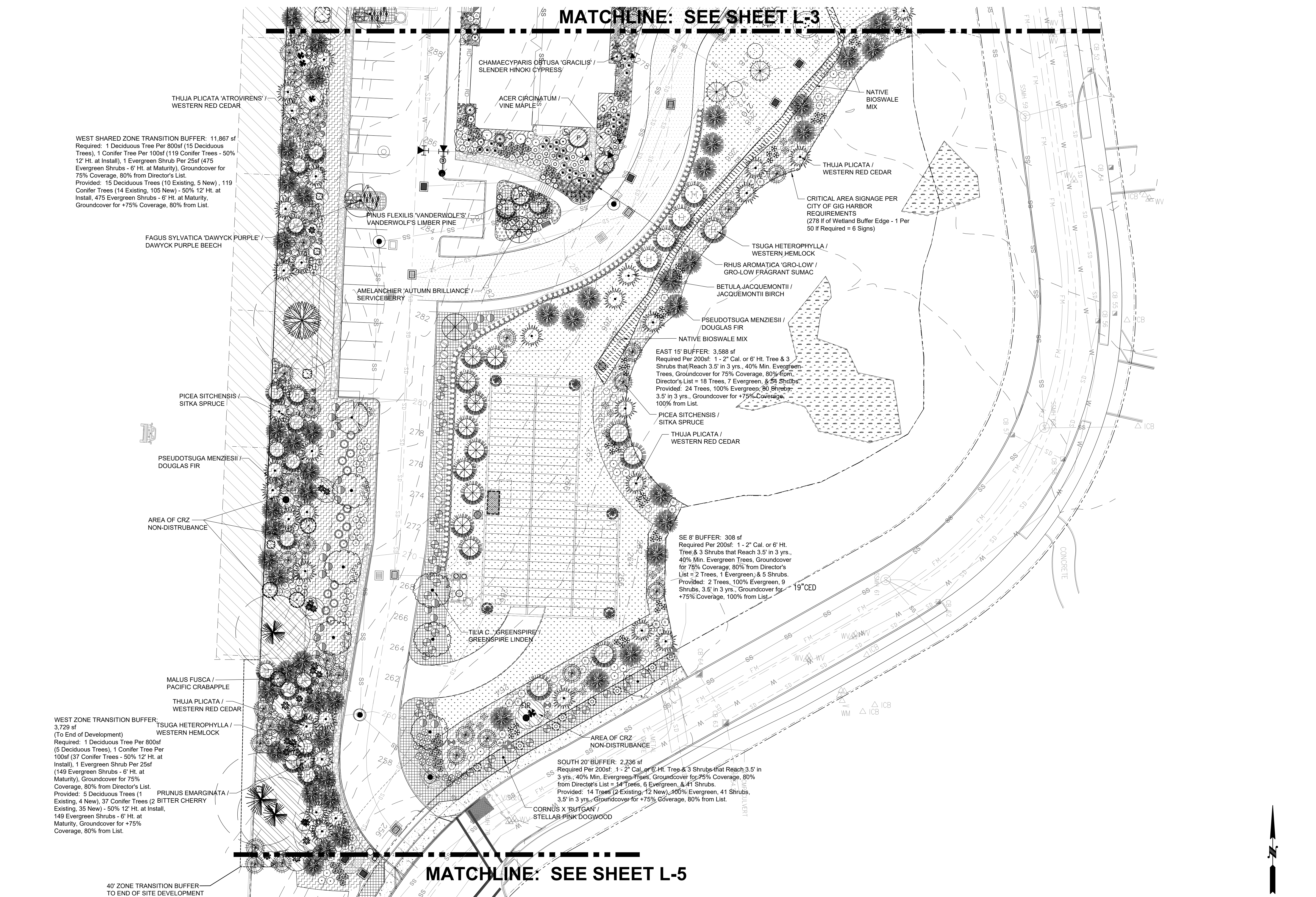




# ALTERNATIVE LANDSCAPE PLAN

**Mallards 7**  
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                                 |                                         |     |
|----------------------------------------------------------|-----------------------------------------|-----|
| No.                                                      | Date                                    | By  |
| 1                                                        | 14 July 2019                            | MFW |
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|                                                          |                                         |     |
|                                                          |                                         |     |
|                                                          |                                         |     |
| Scale:<br>1" = 20' 0"                                    |                                         |     |
| Designer:<br>MFW                                         | Sheet No.<br><br>L-4<br><br>of 7 Sheets |     |
| Project Manager:<br>MFW                                  |                                         |     |
| Printed by:<br>KBR                                       |                                         |     |
| Date:<br>22 JAN 2019                                     |                                         |     |
| Plot:<br>DD                                              |                                         |     |
| 18944                                                    |                                         |     |



## Alternative Landscape Plan



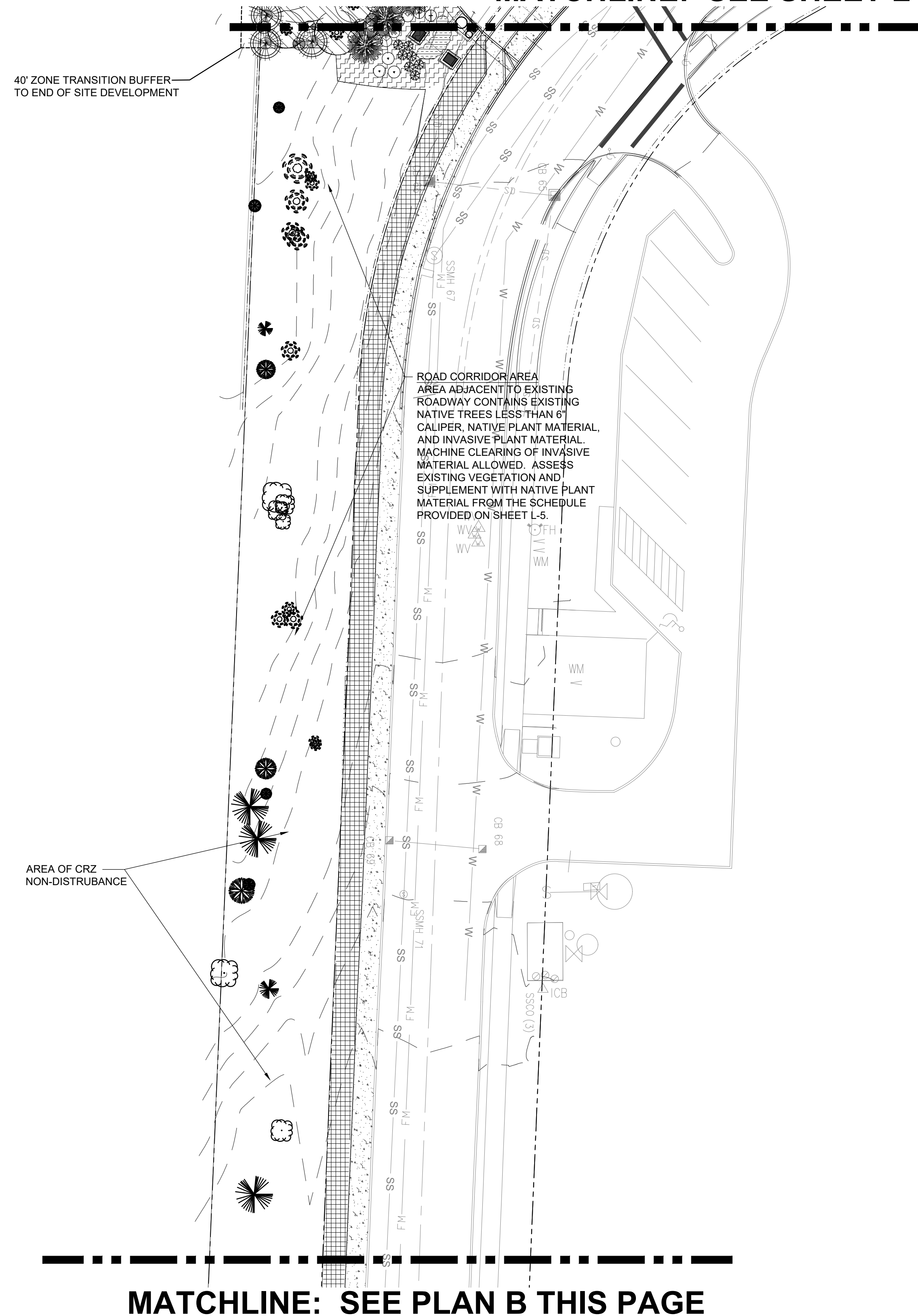
## ALTERNATIVE LANDSCAPE PLAN

## Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

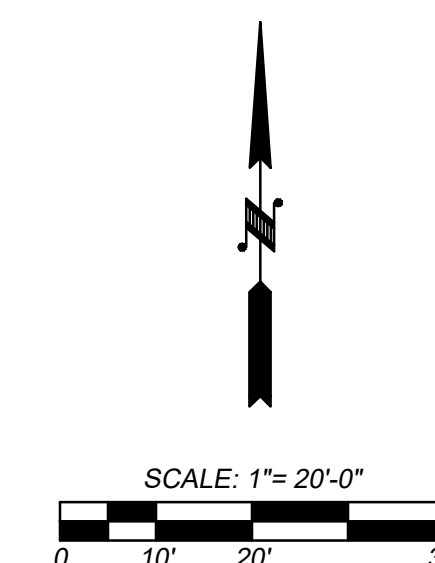
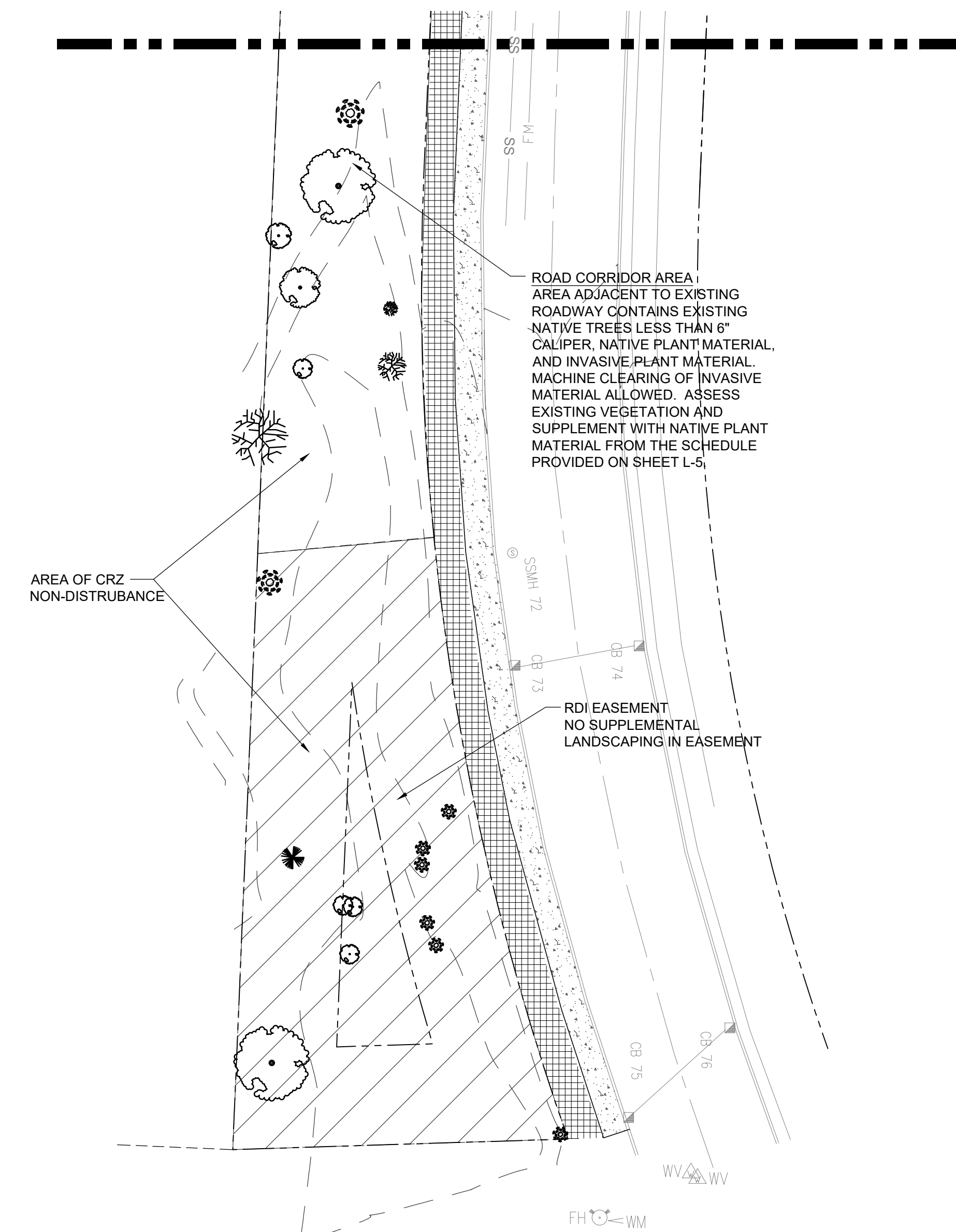
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**MATCHLINE: SEE SHEET L-4**



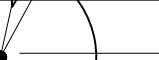
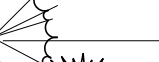
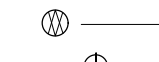
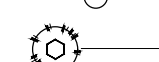
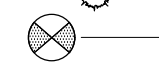
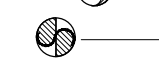
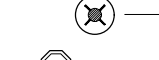
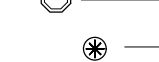
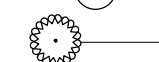
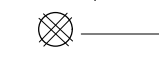
## Alternative Landscape Plan

**MATCHLINE: SEE PLAN A THIS PAGE**



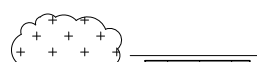
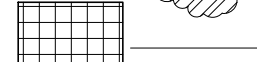
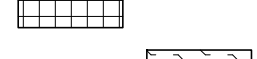
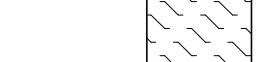
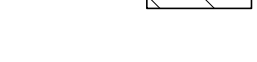


PLANT SCHEDULE

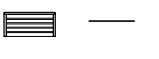
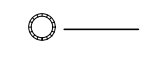
| SYMBOL                                                                              | QTY. | BOTANICAL NAME / COMMON NAME                                        | SIZE             | SPACING, CONDITION & REMARKS                 |
|-------------------------------------------------------------------------------------|------|---------------------------------------------------------------------|------------------|----------------------------------------------|
| TREES - DECIDUOUS                                                                   |      |                                                                     |                  |                                              |
|    | 7    | ACER CIRCINATUM / VINE MAPLE                                        | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 3    | ACER PALMATUM 'FIREGLOW' / FIREGLOW MAPLE                           | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 3    | ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE                       | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 5    | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY        | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 10   | BETULA JACQUEMONTII / JACQUEMONTI BIRCH                             | 8'-10' HT.       | B&B, MULTI-TRUNK (3 CANES), EVENLY BRANCHED  |
|    | 6    | CORNUS NUTTALLII / PACIFIC DOGWOOD                                  | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 19   | CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD                            | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|    | 6    | FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH               | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|    | 8    | MALUS FUSCA / PACIFIC CRABAPPLE                                     | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 8    | PRUNUS EMARGINATA / BITTER CHERRY                                   | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 11   | TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN                      | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
| TREES - EVERGREEN                                                                   |      |                                                                     |                  |                                              |
|    | 15   | CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' / WEEPING ALASKA CEDAR         | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 18   | CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS            | 5'-6' HT.        | B&B, NURSERY GROWN                           |
|    | 7    | JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER                  | 5'-6' HT.        | B&B, NURSERY GROWN                           |
|    | 45   | PICEA SITCHENSIS / SITKA SPRUCE                                     | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 10   | PICEA SITCHENSIS / SITKA SPRUCE (For W Zone Transition Buffer)      | 12' HT.          | B&B, NURSERY GROWN                           |
|    | 13   | PINUS CONTORTA / SHORE PINE                                         | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 8    | PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE    | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 66   | PSEUDOTSUGA MENZIESII / DOUGLAS FIR                                 | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 19   | PSEUDOTSUGA MENZIESII / DOUGLAS FIR (For W Zone Transition Buffer)  | 12' HT.          | B&B, NURSERY GROWN                           |
|    | 42   | THUJA PLICATA / WESTERN RED CEDAR                                   | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 16   | THUJA PLICATA / WESTERN RED CEDAR (For W Zone Transition Buffer)    | 12' HT.          | B&B, NURSERY GROWN                           |
|   | 30   | TSUGA HETEROPHYLLA / WESTERN HEMLOCK                                | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|  | 8    | TSUGA HETEROPHYLLA / WESTERN HEMLOCK (For W Zone Transition Buffer) | 12' HT.          | B&B, NURSERY GROWN                           |
| SHRUBS                                                                              |      |                                                                     |                  |                                              |
|  | 33   | ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA               | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 35   | ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY BUSH                  | 5 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 37   | AZALEA 'GUMPO PINK' / GUMPO PINK AZALEA                             | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 78   | BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB PYGMY BARBERRY      | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 8    | CEANOTHUS 'CONCHA' / CONCHA CALIFORNIA LILAC                        | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 56   | CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE          | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 53   | CISTUS X HYBRIDUS / WHITE ROCK ROSE                                 | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 67   | CORNUS STOLONIFERA 'ISANTI' / ISANTI REDTWIG DOGWOOD                | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 5    | COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE          | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN                       |
|  | 46   | ELAEAGNUS X EBBINGEI 'GILT EDGE' / GILT EDGE SILVERBERRY            | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 40   | EUONYMUS FORTUNEI 'EMERALD & GOLD' / EMERALD & GOLD EUONYMUS        | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C.                       |
|  | 5    | FATSIA JAPONICA / JAPANESE ARALIA                                   | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN                       |
|  | 104  | GAULTHERIA SHALLON / SALAL                                          | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 27   | HYDRANGEA PANICULATA 'PINK DIAMOND' / PINK DIAMOND HYDRANGEA        | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 255  | MAHONIA AQUIFOLIUM / OREGON GRAPE                                   | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 22   | MAHONIA REPENS / CREEPING MAHONIA                                   | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 49   | MYRTIA CALIFORNICA / PACIFIC WAX MYRTLE                             | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 115  | NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 18   | OSMANTHUS BURKWOODII / BURKWOOD OSMANTHUS                           | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 39   | OSMANTHUS DELAVAYI / DELAVAY OSMANTHUS                              | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 32   | OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI FALSE HOLLY             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 54   | PHILADELPHUS LEWISII / MOCK ORANGE                                  | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 45   | PIERIS JAPONICA 'FLAMING SILVER' / FLAMING SILVER JAPANESE PIERIS   | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C.                       |
|  | 195  | PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL                | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 35   | PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL              | 21-24" HT.       | FULL FOLIAGE, 36" O.C.                       |
|  | 76   | RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON                    | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 27   | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC                   | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 77   | RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT          | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 25   | ROSA RUGOSA 'BLANC DOUBLE DE COUBERT' / DOUBLE WHITE RUGOSA ROSE    | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 17   | ROSA 'PAVEMENT SNOW' / DOUBLE WHITE RUGOSA ROSE                     | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 19   | ROSA 'DWARF PINK PAVEMENT' / DWARF PINK PAVEMENT ROSE               | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 6    | SAMBUCUS NIGRA 'GERDA' / BLACK BEAUTY ELDERBERRY                    | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 20   | SARCOCOCCA RUSCIFOLIA / SWEETBOX                                    | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 15   | SKIMMIA JAPONICA / SKIMMIA                                          | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 65   | SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA               | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 53   | SYMPHORICARPOS ALBUS / SNOWBERRY                                    | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 9    | THUJA OCCIDENTALIS 'SMARAGD' / SMARAGD ARBORVITAE                   | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 272  | VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY                            | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |

| SYMBOL                                                                              | BOTANICAL NAME / COMMON NAME | SIZE                                                            | SPACING, CONDITION & REMARKS |
|-------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------|------------------------------|
| FERNS, GRASSES & PERENNIALS                                                         |                              |                                                                 |                              |
|  | 16                           | ALCHEMILLA MOLLIS / LADY'S MANTLE                               | 1 GAL. CONTAINER 18" O.C.    |
|  | 18                           | ANEMONE X HYBRIDA 'SEPTEMBER CHARM' / JAPANESE ANEMONE          | 1 GAL. CONTAINER 18" O.C.    |
|  | 18                           | ASTILBE CHINENSIS 'SUPERBA' / SUPERBA ASTILBE                   | 1 GAL. CONTAINER 18" O.C.    |
|  | 50                           | BERGENIA 'BRESSINGHAM RUBY' / BRESSINGHAM RUBY BERGENIA         | 1 GAL. CONTAINER 12" O.C.    |
|  | 7                            | CAREX ELATA 'AUREA' / BOWLES GOLDEN SEDGE                       | 1 GAL. CONTAINER 18" O.C.    |
|  | 13                           | GERANIUM 'ROZANNE' / ROZANNE GERANIUM                           | 1 GAL. CONTAINER 18" O.C.    |
|  | 22                           | HAKONECHLOA MACRA 'BENI KAZE' / BENI KAZE JAPANESE FOREST GRASS | 1 GAL. CONTAINER 18" O.C.    |
|  | 6                            | HEMEROCALLIS 'HYPERION' / HYPERION DAYLILY                      | 1 GAL. CONTAINER 18" O.C.    |
|  | 50                           | HEUCHERA 'PALACE PURPLE' / PALACE PURPLE HEUCHERA               | 1 GAL. CONTAINER 18" O.C.    |
|  | 4                            | HOSTA 'GREAT EXPECTATIONS' / GREAT EXPECTATIONS HOSTA           | 1 GAL. CONTAINER 30" O.C.    |
|  | 14                           | HOSTA SIEBOLDIANA 'ELEGANS' / ELEGANS HOSTA                     | 1 GAL. CONTAINER 30" O.C.    |
|  | 94                           | MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS              | 2 GAL. CONTAINER 36" O.C.    |
|  | 81                           | POLYSTICHUM MUNITUM / WESTERN SWORD FERN                        | 2 GAL. CONTAINER 36" O.C.    |
|  | 14                           | SEDUM 'MATRONA' / MATRONA SEDUM                                 | 1 GAL. CONTAINER 18" O.C.    |

GROUNDCOVER

|                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |          |
|--------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|
|   | 62             | AEGOPODIUM PODAGRARIA 'VARIEGATUM' / VERIEGATED BISHOP'S WEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 GAL. CONTAINER            | 18" O.C. |
|   | 2,989          | ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 GAL. CONTAINER            | 36" O.C. |
|   | 64             | CALLUNA VULGARIS 'FIREFLY' / FIRELY HEATHER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 GAL. CONTAINER            | 16" O.C. |
|   | 90             | EPIMEDIUM X RUBRUM 'SWEETHEART' / BISHOP'S HAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 GAL. CONTAINER            | 18" O.C. |
|   | 71             | ERICA X DARLEYENSIS 'KRAMER'S ROTE' / KRAMER'S ROTE HEATH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1 GAL. CONTAINER            | 18" O.C. |
|   | 3,594          | FRAGARIA CHILOENSIS / SAND STRAWBERRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1 GAL. CONTAINER            | 18" O.C. |
|   | 53             | HELLEBORUS HYBRIDUS 'IVORY PRINCE' / IVORY PRINCE LENTEN ROSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 GAL. CONTAINER            | 18" O.C. |
|   | 38             | HELLEBORUS X ERICSMITHII 'CANDY LOVE' / CANDY LOVE CHRISTMAS ROSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1 GAL. CONTAINER            | 18" O.C. |
|   | 5,544          | RUBUS PENTALOBUS / CREEPING RASPBERRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1 GAL. CONTAINER            | 18" O.C. |
|   | 1,932 sq. ft.  | NATIVE SWALE MIX (or Proven Equivalent per King County Storm Water Design Manual Sec. 6.3)<br>50% ELYMUS GLAUCUS / BLUE WILDRYE<br>15% FESTUCA RUBRA RUBRA / NATIVE RED FESCUE<br>10% HORDEUM BRACHYANTHERUM / MEADOW BARLEY<br>10% GLYCERIA OCCIDENTALLIS / WESTERN MANNAGRASS<br>10% BECKMANNIA SYZIGACHNE / AMERICAN SLOUGHGRASS<br>5% DESCHAMPSIA CAESPITOSA / TUFTED HAIRGRASS                                                                                                                                                                    | Plugs or 4" Pots            | 18" O.C. |
|   | 21,117 sq. ft. | SUNMARK SEEDS ECOLOGYMIX (or Proven Equivalent)<br>55% FESTUCA RYBRA VAR. SEALINK / SEALINK SLENDER CREEPING RED FESUE<br>18% FESTUCA IVUBA VAR. AZAY BLUE / AZAY BLUE SHEEP FESCUE<br>8% TRIFOLIUM FRAGIFERUM / STRAWBERRY CLOVER<br>5% NEMOPHILIA MENZIESII / BABY BLUE EYE'S<br>4% LINNANTHES DOUGLASII / DOUGLAS MEADOWFOAM<br>2% ARMERIA MARITIMA / SEA PINK<br>3% TRIFOLIUM REPENS / WHITE CLOVER<br>2.5% ALYSSUM MARITIMUM / DWARF WHITE ALLYSSUM<br>1.5% ACHILLEA MILLEFOLIUM / DWARF WHITE YARROW<br>1% BELLIS PERENNIS / DWARF ENGLISH DAISY | Hydrosseed per Manufacturer |          |
|  |                | CRZ NO DISTURBANCE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |          |

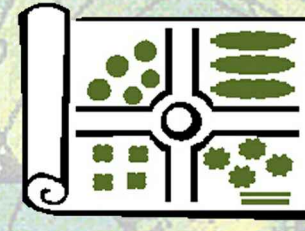
SITE FURNISHINGS SCHEDULE

| SYMBOL                                                                                | QTY. | DESCRIPTION                                                                  | DISTRIBUTOR / MANUFACTURER             | COLOR                                                            | NOTES                                     |
|---------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------|-------------------------------------------|
| BENCHES / SEATING                                                                     |      |                                                                              |                                        |                                                                  |                                           |
|  | 7    | Tournesol Cascade Collection 4' Bench With Back Surface Mounted (CA-0200-48) | Tournesol Site Works<br>1-800-542-2282 | 2"x4" Recycled Plastic Slats<br>Western Red Cedar & Shadow Frame | Install Per Manufacturer's Specifications |
| TRASH RECEPTACLES                                                                     |      |                                                                              |                                        |                                                                  |                                           |
|  | 1    | Tournesol Traditional Collection Trash Receptacle                            | Tournesol Site Works<br>1-800-542-2282 | Recycled Plastic Western Red Cedar<br>Shadow Frame               | Install Per Manufacturer's Specifications |
| SIGNAGE                                                                               |      |                                                                              |                                        |                                                                  |                                           |
|  | 6    | Wetland Sign                                                                 | By Owner                               | Per City of Gig Harbor Requirements                              | Per City of Gig Harbor Requirements       |

PLANT & SITE FURNISHINGS SCHEDULE



BRADLEY DESIGN GROUP, INC.  
LANDSCAPE ARCHITECTURE + SITE PLANNING



mail  
4330 N Lexington St  
Tacoma, WA 98407  
location  
455B St Helens Ave  
Tacoma, WA 98402  
t.253.272.4848  
f.253.276.0132  
www.bradtree.com  
info@bradtree.com

Mallards7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
|                                                       |              |     |
|                                                       |              |     |
|                                                       |              |     |

|                        |             |                      |
|------------------------|-------------|----------------------|
| Scale<br>NTS           |             | Sheet No.<br><br>L-6 |
| Designer<br>MFW        | of 7 Sheets |                      |
| Project Manager<br>MFW |             |                      |
| Principal<br>KBR       |             |                      |
| Date<br>22 JAN 2019    |             |                      |
| Prepared<br>DD         |             |                      |
| Project No.<br>18044   |             |                      |



## GENERAL NOTES

- Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.
- A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the asns.
- C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and/or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

PLANTING NOTES:

- 1) Verify bedlines and plant layout with landscape architect prior to commencing work.
- 2) Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
- 3) Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
- 4) Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. The fencing shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
- 5) All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
  - 1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer shall be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.6-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
  - 2) Requirements for Amending Existing Soil in Place:
    - Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
    - Planting Beds - Place and rotolli 3 inches of composted material into
  - 3) Requirements for Applying Imported Topsoil:
    - Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disturbed by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.
    - 4) Requirements for Reapplying Stockpiled Topsoil:
      - Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
      - Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
    - 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
    - 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
  - 7) Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
  - 8) Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
  - 9) Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Planted areas with mulch shall be one inch (1") below top of adjacent hard surface.
  - 10) All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.

The diagram shows a cross-section of a tree being planted. The root ball is shown with a burlap covering. The planting hole is filled with a 50/50 mix of native and topsoil. A 2-inch layer of mulch is applied, feathered away from the trunk. The soil is mounded to form a 6-inch high ring above the grade. Fertilizer tablets are applied according to the manufacturer's recommendations. The burlap is cut and removed from the top 1/2 of the ball, and any treated or non-bio-degradable material is removed. The root ball is 12 inches greater than the root ball width.

50 native & 50 topsoil mix

2" layer mulch, feather away from trunk

Mound soil to form basin 6" above grade

Fertilizer tablets quantity per manufacturer's recommended application rates

Cut and remove burlap from top 1/2 of ball. Remove all treated or non bio-degradable material.

12" greater than root ball width

6"

2" layer mulch feather away from trunk

1 gal., or 4" potted plant material

Mound soil to form basin 3" above grade.

Provide 3" clearance between root ball and edge of planting pit.

Use knife or sharp blade to cut through bottom half of root ball. Butterfly rootball to bring the root system closer to the surface.

50 native & 50 topsoil mix

Fertilizer tablets quantity per manufacturer's recommended application rates

Equidistant spacing

Equidistant spacing

Equidistant spacing

1.5 times The spacing

(Not To Scale)

Diagram illustrating the components and dimensions for a tree planting pit:

- 1/2" Dia. Black Rubber Hose (Typ)
- 12 Ga. Wire, Twist to Tighten
- 2" Dia. Tree Stakes (Typ)
- Tree Wrap as Specified to First Branching
- Remove Burlap and Twine (and Wire Baskets) Off Top 1/3 of Rootball
- 2" Mulch Layer Feathered Away from Trunk
- 3" Water Basin
- Curb & Asphalt
- Root barrier 4' to 5' Dia. Ring (see note)
- Break Sides and Bottoms of Planting Pit to Allow for Root Penetration
- Planting Mix as Specified
- Fertilizer Tablets as Specified
- Compacted Soil Base
- Fertilizer Tablets as Specified
- 2X Min. Dia. Rootball
- 12" Min. Ball Depth
- 5" Min. Depth
- 6" Min. Depth
- 1" Depth
- Finish Grade
- Sidewalk

- NOTES:**
1. Plant Tree 1 Inch Higher Than Depth Grown In Nursery. Tree Pit Shall Not Be Less Than (2) Times Diameter of Rootball.
  2. Rootbarrier Shall be 12 In. Deep and 8 L.F. on Each Side of Rootball Adjacent to Curbs and Paved Surfaces.
  3. There Shall be a Minimum Rootball Diameter of 10 In. Per Trunk Caliper Inch as Measured 6 In. Above Rootball.

(Not To Scale)

(Not To Scale)

8'-0" O.C. MAX.  
EQUAL

3'-0"

3'-0"

18'-1/2"

2'-0"

3-1/4" SQ. CEDAR WOOD RAIL -  
ROTATED TO A DIAMOND  
CONFIGURATION

5" SQ. CEDAR WOOD POST

FINISHED GRADE

FOOTING ≈ (2)X POST WIDTH.  
MINIMUM DEPTH 24"

**Section**

Diagram illustrating the installation of a protective mesh and support with wood at the dipline of existing and protected construction. The diagram shows a cross-section (Section) and a plan view (Plan) of the construction area.

**Section:** Shows a cross-section of the construction area. A protective mesh is installed at the dipline, supported by a 4'-0" high structure. The mesh is supported by a 4'-0" high structure. The mesh is supported by a 4'-0" high structure.

**Plan:** Shows a top-down view of the construction area. The diagram illustrates the layout of the construction area, showing the dipline and the protected construction area. The diagram shows the layout of the construction area, showing the dipline and the protected construction area.

(Not To Scale)

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |

|                               |                             |
|-------------------------------|-----------------------------|
| Scale<br><b>NTS</b>           | Sheet No.<br><br><b>L-7</b> |
| Designer<br><b>MFW</b>        |                             |
| Project Manager<br><b>MFW</b> |                             |
| Principal<br><b>KBR</b>       |                             |
| Date<br><b>22 JAN 2019</b>    | of <b>7</b> Sheets          |
| Phase<br><b>DD</b>            |                             |
| Project No.<br><b>18044</b>   |                             |



# MALLARD'S LANDING LOT #7

## CITY OF GIG HARBOR, WASHINGTON

RECEIVED  
By Michelle Thomas at 7:20 am, Mar 29, 2021

WATTENBARGER ARCHITECTS  
WATTENBARGER  
11000 NE 33rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004



### SITE DATA

|                        |                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:               | 7100 BLOCK WAGNER WAY N.W.<br>GIG HARBOR, WA. 98335                                                                                                                                                                                                              |
| TAX PARCELS:           | 4002770070                                                                                                                                                                                                                                                       |
| ZONING:                | RB-2 (Residential Business 2)                                                                                                                                                                                                                                    |
| COMP PLAN DESIGNATION: | Residential High Transition                                                                                                                                                                                                                                      |
| GROSS SITE AREA:       | 194,488 Sq. Ft. (4.46 Acres)                                                                                                                                                                                                                                     |
| NET BUILDABLE AREA:    | 151,130 Sq. Ft. (3.47 Acres)                                                                                                                                                                                                                                     |
| MAXIMUM IMPERVIOUS:    | 55% (see civil drawings for proposed)                                                                                                                                                                                                                            |
| MAXIMUM DENSITY:       | 8 DWELLING UNITS / NET ACRE<br>8 x 3.47 = 27.76 D.U. MAXIMUM<br>*PER GHMC 17.04.320, INDEPENDENT & ASSISTED<br>LIVING UNITS SHALL COUNT AS 1/3 DWELLING UNIT,<br>THEREFORE 27.76 x 3 = 83.28 UNITS, ROUNDED TO 83<br>MAXIMUM<br><br>(83 DWELLING UNITS PROPOSED) |
| SETBACKS:              | N. SETBACK = 40' BUFFER (ADJ. RES.)<br>S. SETBACK = 20' FRONT YARD<br>E. SETBACK = 8' SIDE YARD<br>W. SETBACK = 20' BUFFER (PER RECIPROCAL BUFFER<br>AGREEMENT AFN # 2001031650001 AND 200103265002)                                                             |
| HEIGHT LIMIT:          | WETLAND BUFFER = 50' (CAT 'A' & 'B')<br><br>35' FROM ADJ. GRADE WITHIN 50'<br>(35' BUILDING HEIGHT PROPOSED)                                                                                                                                                     |
| PARKING, REQUIRED:     | 1 STALL PER 4 BEDS =<br>95 / 4 = 24 STALLS REQUIRED                                                                                                                                                                                                              |
| PARKING, PROPOSED:     | (50) STANDARD STALLS +<br>(2) ACCESSIBLE + (1) ACCESSIBLE VAN =<br>53 PARKING STALLS PROPOSED                                                                                                                                                                    |

### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF (3) STORIES OF ASSISTED LIVING LIVING OVER (1) DAYLIGHT BASEMENT LEVEL OF MEMORY CARE. THE BUILDING WILL BE LICENSED FOR ASSISTED LIVING SERVICES BY THE WASHINGTON STATE DEPARTMENT OF HEALTH. THE BUILDING IS APPROX. 95,000 SQ. FT., CONTAINING (71) DWELLING UNITS AND (12) SLEEPING UNITS, FOR A TOTAL OF (83) UNITS, (95 BEDS). THE BUILDING ALSO CONTAINS ALL NECESSARY SERVICE, SUPPORT, AND AMENITY SPACES. THE BUILDING WILL BE OF TYPE V-A CONSTRUCTION AND CONTAIN A FULL NFPA 13 FIRE SPRINKLER SYSTEM.

THE SITE CONSISTS OF 4.41 ACRES AND IS CURRENTLY UNDEVELOPED. THE SITE CONTAINS A SMALL CATEGORY 'A' AND CATEGORY 'B' WETLAND. A WETLAND DELINEATION AND HABITAT ASSESSMENT REPORT WAS SUBMITTED AND ACCEPTED IN JULY 2015, AND CONFIRMED TO BE VALID FOR FUTURE DEVELOPMENT IN A LETTER DATED SEPTEMBER 18, 2015.

### BUILDING DATA

|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| PROPOSED USE:         | ASSISTED LIVING FACILITY<br>(CONDITIONAL USE PER GHMC 17.14.020) |
| TYPE OF CONSTRUCTION: | 3 FLOORS OF TYPE V-A OVER BASEMENT                               |
| OCCUPANCY:            | I-1 CONDITION #2, A-3, S-2, B                                    |
| FIRE SPRINKLERS:      | NFPA 13 SPRINKLERS THROUGHOUT                                    |
| BUILDING AREA:        |                                                                  |

| LEVEL       | AREA      |
|-------------|-----------|
| BASEMENT    | 16,327 SF |
| 1ST FLOOR   | 25,833 SF |
| 2ND FLOOR   | 26,630 SF |
| 3RD FLOOR   | 25,890 SF |
| GRAND TOTAL | 94,680 SF |

\*BUILDING AREAS ARE  
APPROXIMATE PENDING  
FINAL DESIGN

### VICINITY MAP



### LEGAL DESCRIPTION

Section 07 Township 21 Range 02 Quarter 41 Binding Site Plan MALLARDS LANDING LOT 7 BSP TRS A, B & C ASSESSED AS UND INT WITH LOTS IN BSP TR A PRI RD/STORM WATER/UTIL & LANDSCAPING 2.70 ACS TR B WETLAND & BUFFER 46.875 SQ FT TR C WETLAND & BUFFER 3.987 SQ FT OUT OF 400201-007-0 SEG 2008-0732 JU 3/14/08JU

### ASSOCIATED SUBMITTALS

|                               |                |
|-------------------------------|----------------|
| WETLAND REVIEW:               | PL-WET-15-0001 |
| PREAPPLICATION:               | N.A.           |
| MAJOR SITE PLAN REVIEW:       | TBD            |
| ADMINISTRATIVE DESIGN REVIEW: | TBD            |
| BINDING SITE PLAN:            | TBD            |
| CONDITIONAL USE PERMIT:       | TBD            |
| ALTERNATIVE LANDSCAPE PLAN:   | TBD            |
| SEPA:                         | TBD            |

### DRAWING INDEX

| SHT. NO. | SHEET NAME                          |
|----------|-------------------------------------|
| C 1      | COVER SHEET                         |
| C 2      | GENERAL SITE PLAN - 50 SCALE        |
| C 3      | EXISTING CONDITIONS                 |
| C 4      | PRELIMINARY GRADING PLAN            |
| C 5      | PRELIMINARY STORM DRAINAGE PLAN     |
| C 6      | PRELIMINARY WATER PLAN              |
| C 7      | PRELIMINARY SEWER PLAN              |
| C 8      | PROPOSED FRONTAGE IMPROVEMENTS      |
| C 9      | 72ND STREET DRIVEWAY SIGHT DISTANCE |
| L-1      | TREE CONSERVATION PLAN              |
| L-2      | TREE CONSERVATION PLAN              |
| L-3      | ALTERNATIVE LANDSCAPE PLAN          |
| L-4      | ALTERNATIVE LANDSCAPE PLAN          |
| L-5      | ALTERNATIVE LANDSCAPE PLAN          |
| L-6      | PLANT SCHEDULE                      |
| L-7      | PLANTING NOTES & DETAILS            |
| IR-1     | IRRIGATION PLAN                     |
| IR-2     | IRRIGATION PLAN                     |
| IR-3     | IRRIGATION SCHED., NOTES & DETAILS  |
| A01      | COVER SHEET                         |
| A02      | OVERALL SITE PLAN                   |
| A03      | ENLARGED SITE PLAN                  |
| A04      | OVERALL FLOOR PLANS                 |
| A05      | OVERALL FLOOR PLANS                 |
| A06      | ROOF PLAN                           |
| A07      | LIGHTING PLAN                       |
| A08      | EXTERIOR ELEVATIONS                 |
| A09      | EXTERIOR ELEVATIONS                 |
| A10      | DESIGN COMPLIANCE                   |
| A11      | DESIGN COMPLIANCE                   |
| A12      | DESIGN COMPLIANCE                   |
| A13      | SITE SECTIONS                       |
| A14      | PERSPECTIVES                        |
| A15      | PERSPECTIVES                        |
| A16      | PERSPECTIVES                        |
| A17      | STREET RENDERS                      |
| A18      | DRB - ELEVATIONS                    |
| A19      | RETAINING WALL RENDERS              |
| A21      | BACKYARD RENDERS                    |

### PROJECT DIRECTORY

|                                                                                                                                                    |                                                                                                                                      |                                                                                                                                             |                                                                                                                                |                                                                                    |                                                                                              |                                                                                   |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| OWNER                                                                                                                                              | CIVIL                                                                                                                                | ARCHITECT                                                                                                                                   | LANDSCAPE ARCHITECT                                                                                                            | GEOTECH                                                                            | ENVIRONMENTAL CONSULTANT                                                                     | TRAFFIC CONSULTANT                                                                | ARBORIST                                                                              |
| RUSH DEVELOPMENT COMPANY INC.<br>6622 WOLLOCHET DRIVE NW<br>GIG HARBOR, WA 98335<br>(253) 432-7063<br>CHRIS DEWALD<br>CDewald@therushcompanies.com | RUSH DESIGN INC.<br>6622 WOLLOCHET DRIVE NW<br>GIG HARBOR, WA 98335<br>253-858-3636<br>THAIR JORGENSON<br>thair@therushcompanies.com | WATTENBARGER ARCHITECTS<br>11000 NE 33rd PLACE, SUITE 102<br>BELLEVUE, WA 98004<br>(425) 453-0606<br>JAMES BROWN<br>JamesB@wattenbarger.com | BRADLEY DESIGN GROUP<br>455 ST HELENS AVE #B<br>TACOMA, WA 98402<br>(253) 272-4848<br>KATHLEEN READER<br>kathleen@bradtree.com | GEORESOURCES<br>5007 PACIFIC HWY E<br>SUITE 16<br>FIFE, WA 98424<br>(253) 896-1011 | SOUNDVIEW CONSULTANTS LLC<br>2907 HARBORVIEW DRIVE<br>GIG HARBOR, WA 98335<br>(253) 514-8952 | HEATH & ASSOCIATES, INC<br>2214 TACOMA RD<br>PUYALLUP, WA 98371<br>(253) 770-1401 | SOUND URBAN FORESTRY<br>1910 E 4th AVE, PMB 97<br>OLYMPIA, WA 98506<br>(360) 870-2511 |

COVER SHEET

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

RUSH

21806

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01/21/19  
1" = 1'-0"  
TM  
JB

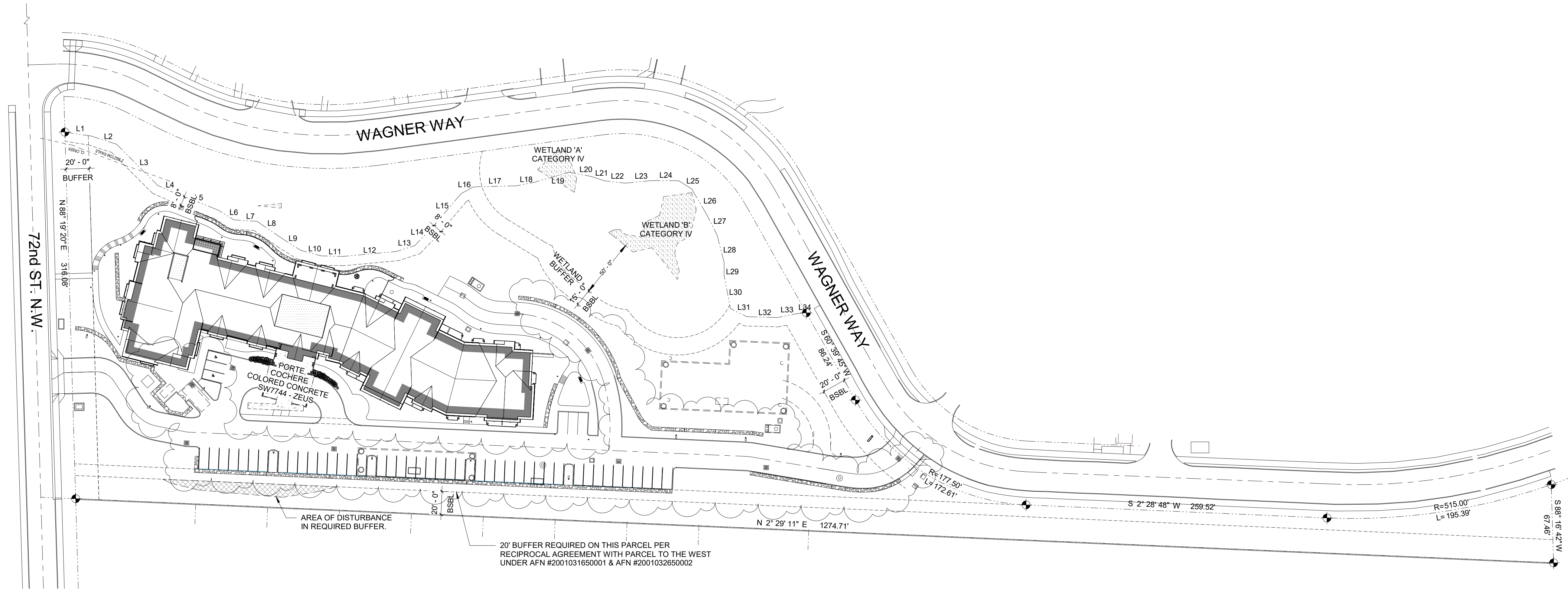
A01



2

GRADE PLANE & BASEMENT QUALIFICATION CALCULATIONS  
1" = 30'-0"

2



1

OVERALL SITE PLAN  
1" = 50'-0"

2015 I.B.C. GRADE PLANE CALCULATION  
FOR BASEMENT QUALIFICATION:

| SEGMENT | START | END   | AVG<br>ELEV | LENGTH  | ELEV X<br>LENGTH |
|---------|-------|-------|-------------|---------|------------------|
| A       | 289.5 | 289.5 | 289.5       | 69.6    | 20149.20         |
| B       | 289.5 | 289.5 | 289.5       | 14.9    | 4313.55          |
| C       | 289.5 | 289.5 | 289.5       | 34.0    | 9843.00          |
| D       | 289.5 | 289.5 | 289.5       | 21.8    | 6311.10          |
| E       | 289.5 | 289.5 | 289.5       | 20.9    | 6050.55          |
| E1      | 289.5 | 289.5 | 289.5       | 3.9     | 1129.05          |
| F       | 289.5 | 289.5 | 289.5       | 29.1    | 8424.45          |
| F1      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| F2      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| G       | 289.5 | 289.5 | 289.5       | 13.0    | 3763.50          |
| H       | 289.5 | 289.5 | 289.5       | 33.9    | 9814.05          |
| J       | 289.5 | 289.5 | 289.5       | 39.2    | 11348.40         |
| J1      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| J2      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| K       | 289.5 | 289.5 | 289.5       | 72.6    | 21017.70         |
| K1      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| K2      | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| L       | 289.5 | 289.5 | 289.5       | 26.4    | 7642.80          |
| M       | 289.5 | 282.0 | 285.8       | 29.0    | 8286.75          |
| N       | 282.0 | 277.5 | 279.8       | 57.5    | 16085.63         |
| P       | 277.5 | 277.5 | 277.5       | 27.1    | 7520.25          |
| Q       | 277.5 | 277.5 | 277.5       | 10.0    | 2775.00          |
| R       | 277.5 | 277.5 | 277.5       | 33.9    | 9407.25          |
| S       | 277.5 | 277.5 | 277.5       | 10.0    | 2775.00          |
| T       | 277.5 | 278.0 | 277.8       | 35.3    | 9804.58          |
| U       | 278.0 | 278.0 | 278.0       | 27.3    | 7589.40          |
| V       | 278.0 | 278.0 | 278.0       | 13.0    | 3614.00          |
| W       | 278.0 | 278.0 | 278.0       | 33.9    | 9424.20          |
| X       | 278.0 | 278.0 | 278.0       | 13.0    | 3614.00          |
| Y       | 278.0 | 277.5 | 277.8       | 68.5    | 19025.88         |
| Z       | 277.5 | 277.5 | 277.5       | 23.1    | 6410.25          |
| AA      | 277.5 | 277.5 | 277.5       | 51.2    | 14208.00         |
| BB      | 277.5 | 277.5 | 277.5       | 26.5    | 7353.75          |
| CC      | 277.5 | 277.5 | 277.5       | 12.2    | 3385.50          |
| DD      | 277.5 | 277.5 | 277.5       | 48.5    | 13458.75         |
| EE      | 284.0 | 290.0 | 287.0       | 24.9    | 7146.30          |
| FF      | 290.0 | 292.0 | 291.0       | 20.0    | 5820.00          |
| GG      | 290.0 | 292.0 | 291.0       | 7.1     | 2066.10          |
| HH      | 292.0 | 289.5 | 290.8       | 55.5    | 16136.63         |
| JJ      | 289.5 | 289.5 | 289.5       | 34.5    | 9987.75          |
|         |       |       |             | 11390.8 | 1059.3           |
|         |       |       |             |         | 300913.30        |

Grade  
Plane  
Elevation: 284.07

M.S.E. RETAINING WALL  
42" TALL ORNAMENTAL IRON  
FENCE

50' FOOTPRINT OFFSET LINE  
HIGHEST NATURAL GRADE  
PER GIG HARBOR MUNICIPAL CODE  
17.99.370 (D): ~307.5' ELEV.

ZONING HEIGHT LIMIT IS 35' FEET  
ABOVE HIGHEST NATURAL GRADE  
WITHIN 50'. THEREFORE MAXIMUM  
HEIGHT LIMIT PLANE IS +342.50' EL.

| Revision Schedule |               |          |
|-------------------|---------------|----------|
| #                 | DESCRIPTION   | DATE     |
| 1                 | LAND USE REV. | 9/20/19  |
| 2                 | DWG #2        | 02/26/21 |

OVERALL SITE  
PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

R  
RUSH

21806

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01/21/19  
As indicated  
TM  
JB

A02



| Revision Schedule |               |          |
|-------------------|---------------|----------|
| #                 | DESCRIPTION   | DATE     |
| 1                 | LAND USE REV. | 9/20/19  |
| 2                 | DWG #2        | 02/28/21 |

ENLARGED SITE PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

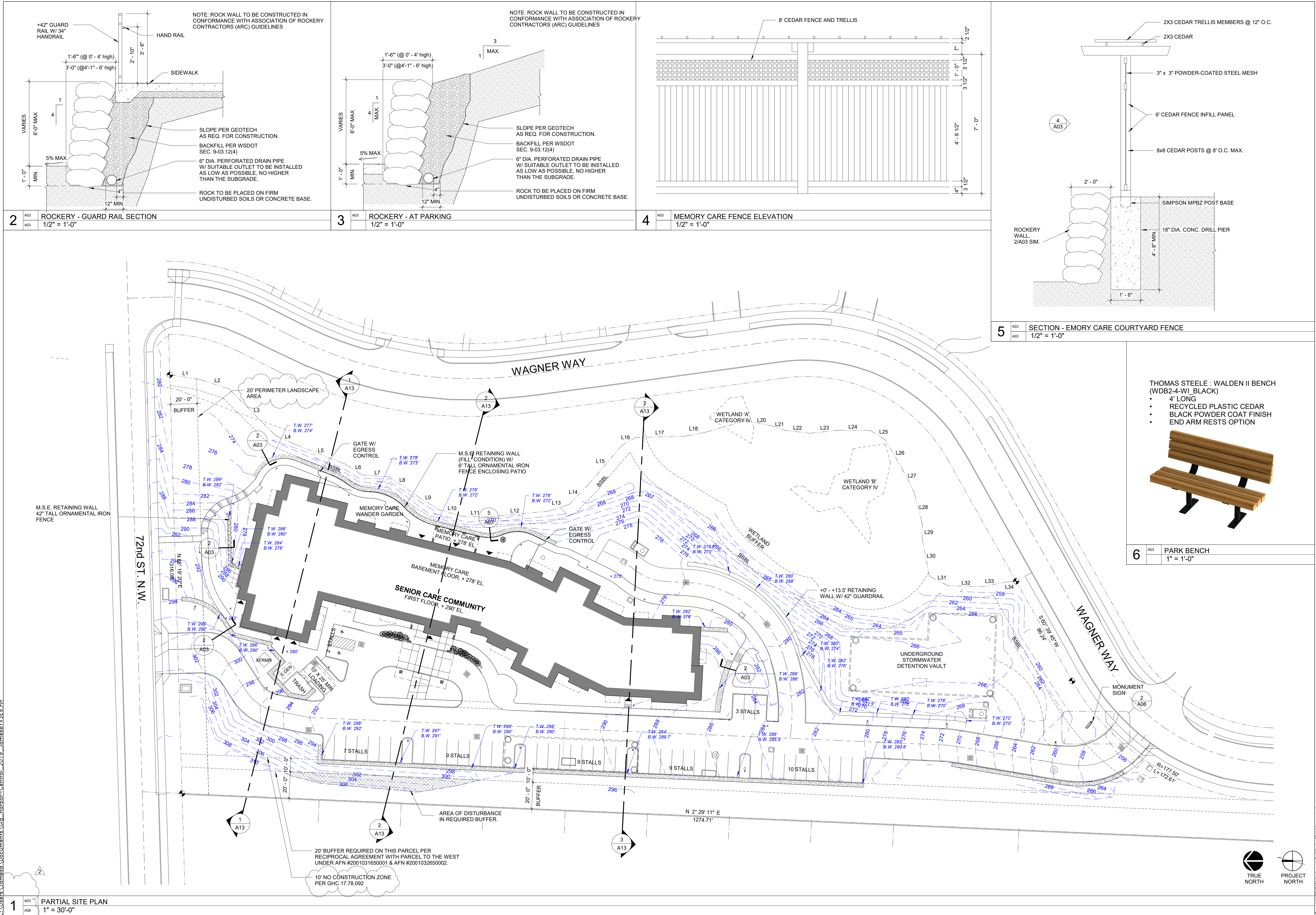


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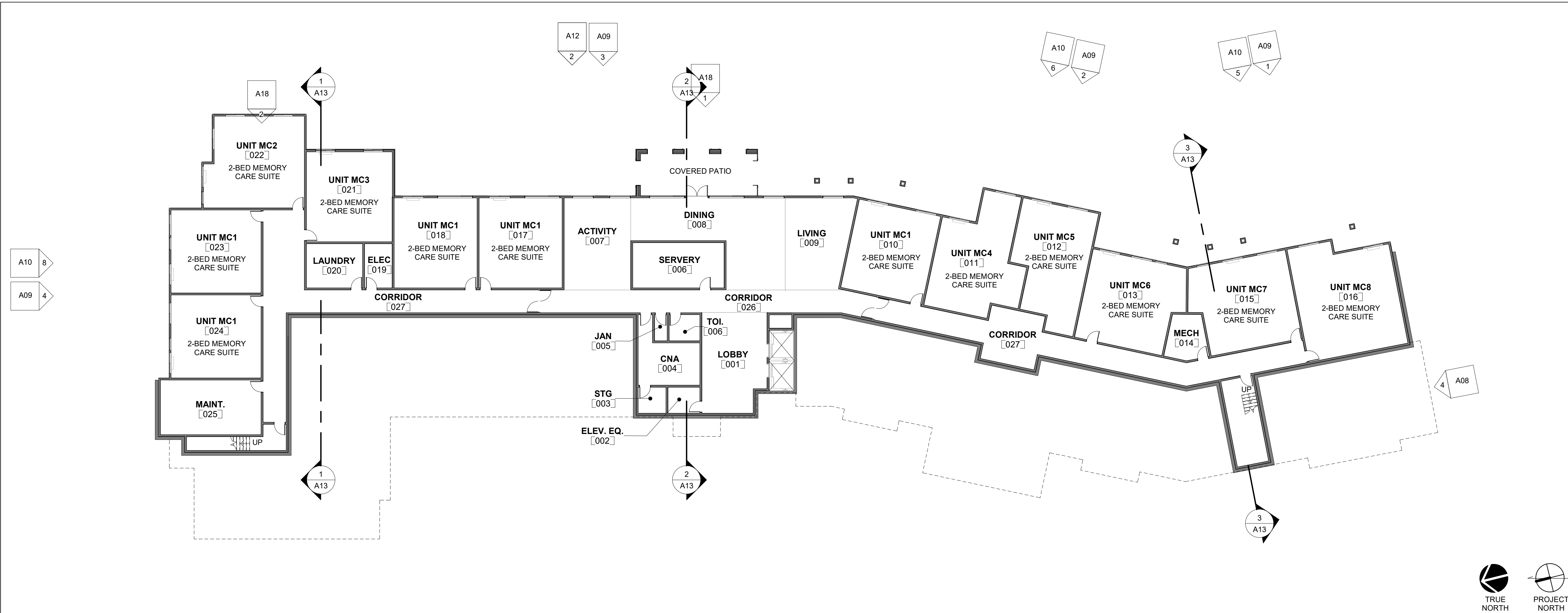
A03



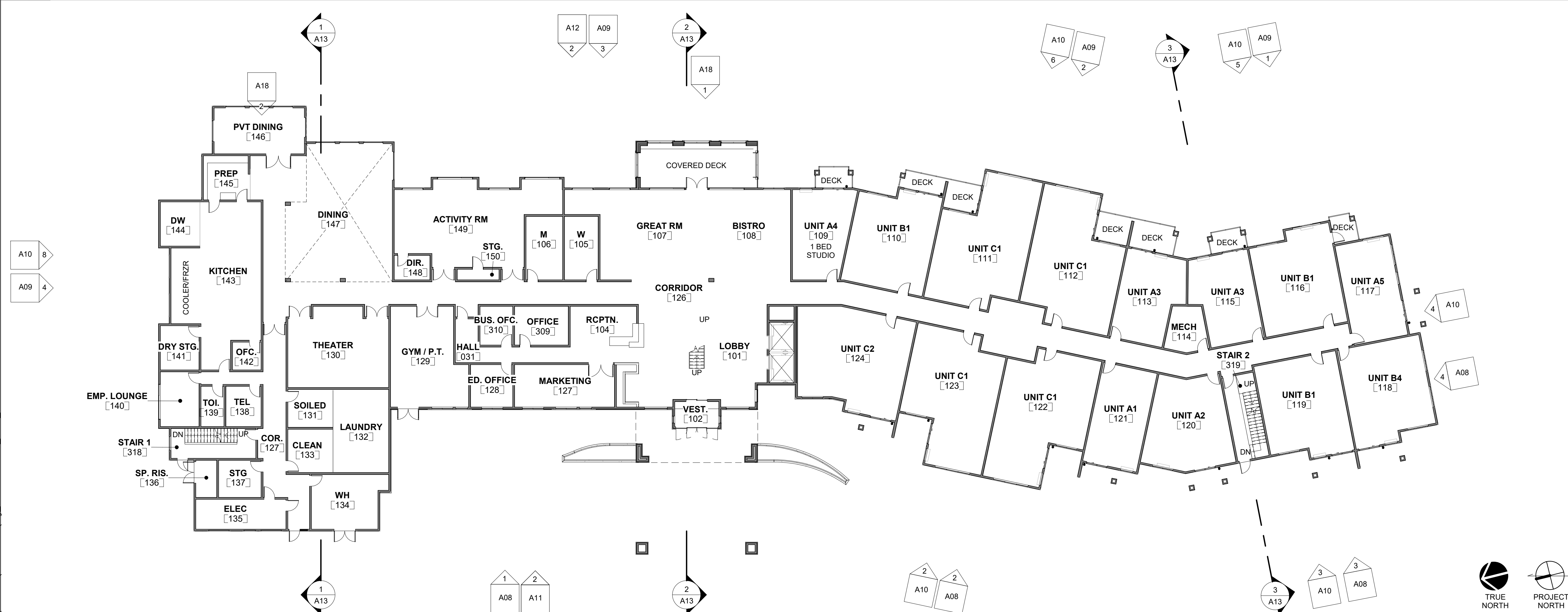
1 A03 PARTIAL SITE PLAN  
1" = 30'-0"

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|   |     |                     |
|---|-----|---------------------|
| 1 | A04 | BASEMENT FLOOR PLAN |
|   | A06 | 1/16" = 1'-0"       |



|   |     |                |
|---|-----|----------------|
| 2 | A04 | 1ST FLOOR PLAN |
|   | A08 | 1/16" = 1'-0"  |

| UNIT SCHEDULE |       |           |          |           |
|---------------|-------|-----------|----------|-----------|
| NAME          | COUNT | UNIT TYPE | AREA     | # OF RES. |
| BASEMENT      |       |           |          |           |
| UNIT MC1      | 5     | MC SUITE  | 3,114 SF | 10        |
| UNIT MC2      | 1     | MC SUITE  | 728 SF   | 2         |
| UNIT MC3      | 1     | MC SUITE  | 644 SF   | 2         |
| UNIT MC4      | 1     | MC SUITE  | 721 SF   | 2         |
| UNIT MC5      | 1     | MC SUITE  | 671 SF   | 2         |
| UNIT MC6      | 1     | MC SUITE  | 707 SF   | 2         |
| UNIT MC7      | 1     | MC SUITE  | 732 SF   | 2         |
| UNIT MC8      | 1     | MC SUITE  | 893 SF   | 2         |
|               | 12    |           | 8,209 SF | 24        |

| 1ST FLOOR |    |             |          |
|-----------|----|-------------|----------|
| UNIT A1   | 1  | STUDIO      | 462 SF   |
| UNIT A2   | 1  | STUDIO      | 597 SF   |
| UNIT A3   | 2  | STUDIO      | 893 SF   |
| UNIT A4   | 1  | STUDIO      | 421 SF   |
| UNIT A5   | 1  | STUDIO      | 464 SF   |
| UNIT B1   | 3  | 1 BED       | 1,986 SF |
| UNIT B4   | 1  | 1 BED       | 661 SF   |
| UNIT C1   | 4  | 1 BED + DEN | 3,505 SF |
| UNIT C2   | 1  | 1 BED + DEN | 872 SF   |
|           | 15 |             | 9,861 SF |

| 2ND FLOOR |    |             |           |    |
|-----------|----|-------------|-----------|----|
| UNIT A1   | 3  | STUDIO      | 1,389 SF  | 3  |
| UNIT A1+  | 1  | STUDIO+     | 559 SF    | 1  |
| UNIT A2   | 1  | STUDIO      | 597 SF    | 1  |
| UNIT A3   | 2  | STUDIO      | 893 SF    | 2  |
| UNIT A4   | 1  | STUDIO      | 421 SF    | 1  |
| UNIT A5   | 1  | STUDIO      | 464 SF    | 1  |
| UNIT B1   | 6  | 1 BED       | 3,970 SF  | 6  |
| UNIT B2   | 1  | 1 BED       | 753 SF    | 1  |
| UNIT B4   | 2  | 1 BED       | 1,323 SF  | 2  |
| UNIT C1   | 6  | 1 BED + DEN | 5,258 SF  | 6  |
| UNIT C2   | 1  | 1 BED + DEN | 871 SF    | 1  |
| UNIT D1   | 3  | 2 BED       | 2,835 SF  | 3  |
|           | 28 |             | 19,333 SF | 28 |

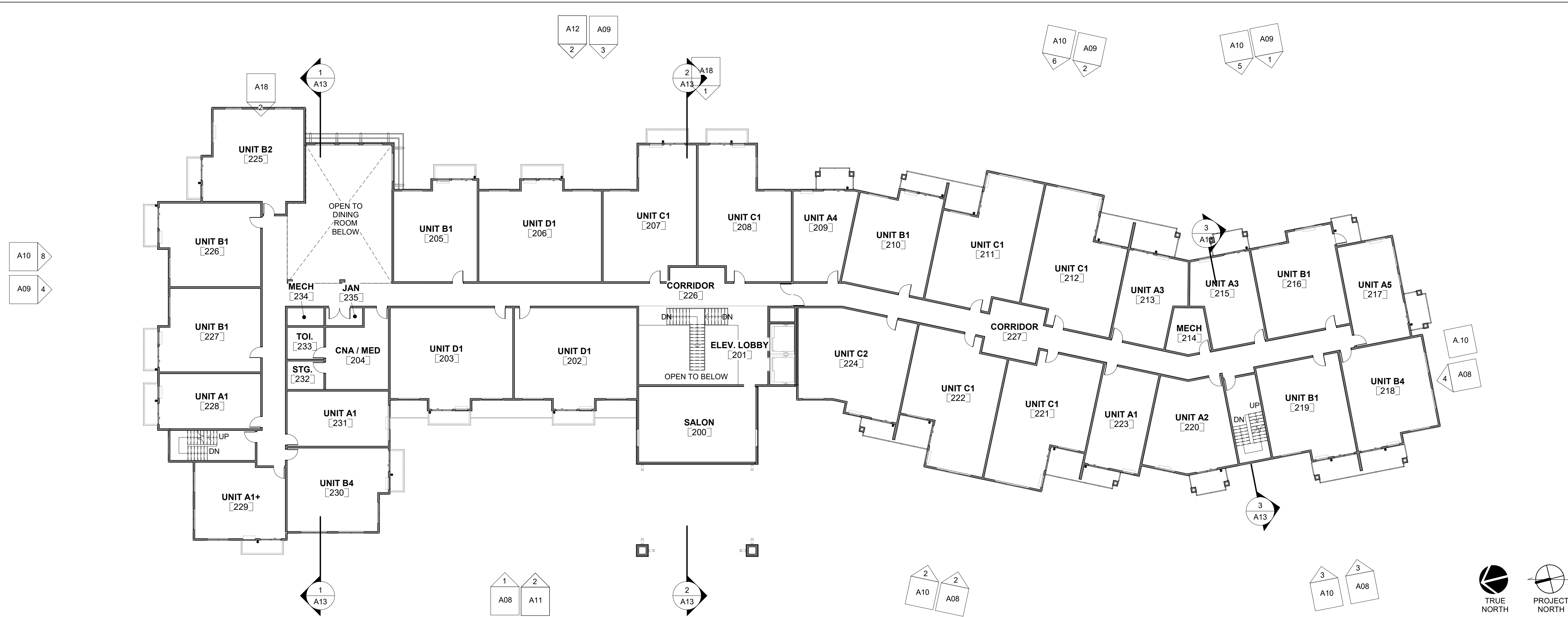
| 3RD FLOOR  |    |             |           |    |
|------------|----|-------------|-----------|----|
| UNIT A1    | 3  | STUDIO      | 1,389 SF  | 3  |
| UNIT A1+   | 1  | STUDIO      | 559 SF    | 1  |
| UNIT A2    | 1  | STUDIO      | 597 SF    | 1  |
| UNIT A3    | 2  | STUDIO      | 893 SF    | 2  |
| UNIT A4    | 1  | STUDIO      | 421 SF    | 1  |
| UNIT A5    | 1  | STUDIO      | 464 SF    | 1  |
| UNIT B1    | 6  | 1 BED       | 3,970 SF  | 6  |
| UNIT B2    | 1  | 1 BED       | 753 SF    | 1  |
| UNIT B4    | 2  | 1 BED       | 1,323 SF  | 2  |
| UNIT C1    | 6  | 1 BED + DEN | 5,258 SF  | 6  |
| UNIT C2    | 1  | 1 BED + DEN | 872 SF    | 1  |
| UNIT D1    | 3  | 2 BED       | 2,835 SF  | 3  |
|            | 28 |             | 19,333 SF | 28 |
| UNIT TOTAL | 83 |             | 56,737 SF | 95 |



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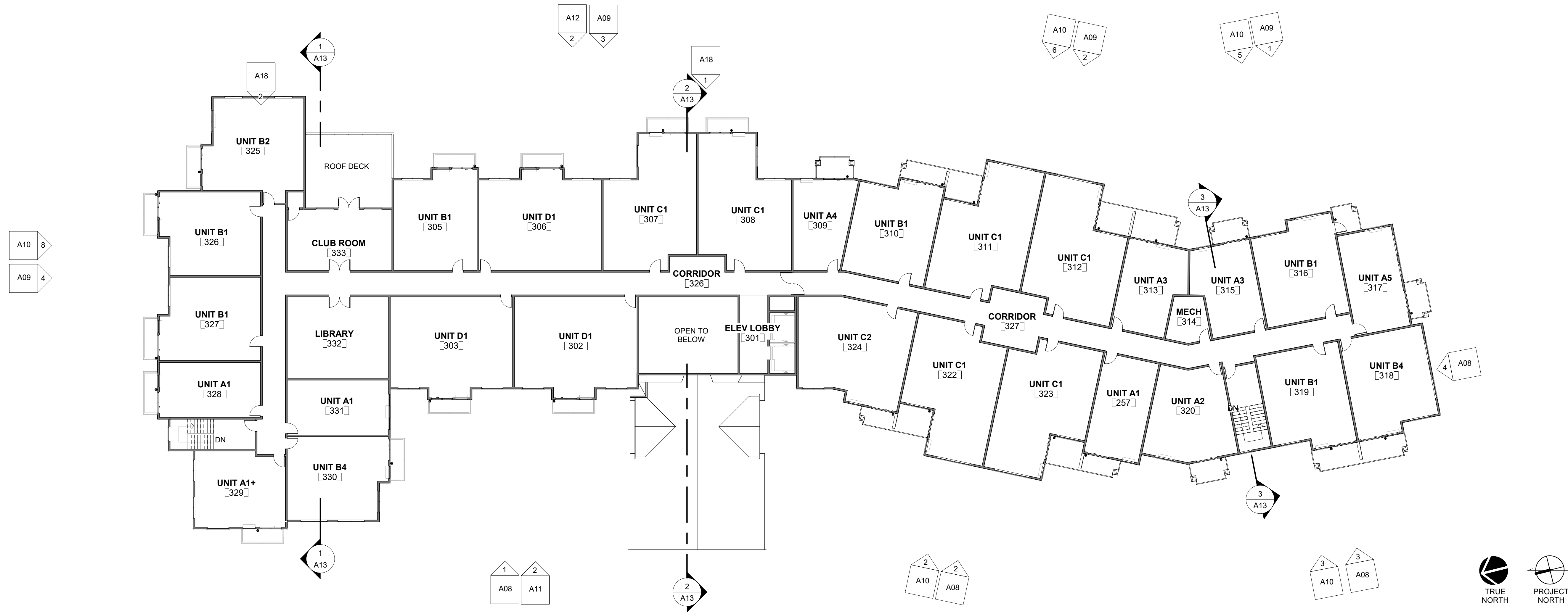
1

2ND FLOOR PLAN  
1/16" = 1'-0"



2

3RD FLOOR PLAN  
1/16" = 1'-0"



| UNIT SCHEDULE |       |             |           |           |
|---------------|-------|-------------|-----------|-----------|
| NAME          | COUNT | UNIT TYPE   | AREA      | # OF RES. |
| BASEMENT      |       |             |           |           |
| UNIT MC1      | 5     | MC SUITE    | 3,114 SF  | 10        |
| UNIT MC2      | 1     | MC SUITE    | 728 SF    | 2         |
| UNIT MC3      | 1     | MC SUITE    | 644 SF    | 2         |
| UNIT MC4      | 1     | MC SUITE    | 721 SF    | 2         |
| UNIT MC5      | 1     | MC SUITE    | 671 SF    | 2         |
| UNIT MC6      | 1     | MC SUITE    | 707 SF    | 2         |
| UNIT MC7      | 1     | MC SUITE    | 732 SF    | 2         |
| UNIT MC8      | 1     | MC SUITE    | 893 SF    | 2         |
|               | 12    |             | 8,209 SF  | 24        |
| 1ST FLOOR     |       |             |           |           |
| UNIT A1       | 1     | STUDIO      | 462 SF    | 1         |
| UNIT A2       | 1     | STUDIO      | 597 SF    | 1         |
| UNIT A3       | 2     | STUDIO      | 893 SF    | 2         |
| UNIT A4       | 1     | STUDIO      | 421 SF    | 1         |
| UNIT A5       | 1     | STUDIO      | 464 SF    | 1         |
| UNIT B1       | 3     | 1 BED       | 1,966 SF  | 3         |
| UNIT B4       | 1     | 1 BED       | 661 SF    | 1         |
| UNIT C1       | 4     | 1 BED + DEN | 3,505 SF  | 4         |
| UNIT C2       | 1     | 1 BED + DEN | 872 SF    | 1         |
|               | 15    |             | 9,861 SF  | 15        |
| 2ND FLOOR     |       |             |           |           |
| UNIT A1       | 3     | STUDIO      | 1,389 SF  | 3         |
| UNIT A1+      | 1     | STUDIO+     | 559 SF    | 1         |
| UNIT A2       | 1     | STUDIO      | 597 SF    | 1         |
| UNIT A3       | 2     | STUDIO      | 893 SF    | 2         |
| UNIT A4       | 1     | STUDIO      | 421 SF    | 1         |
| UNIT A5       | 1     | STUDIO      | 464 SF    | 1         |
| UNIT B1       | 6     | 1 BED       | 3,970 SF  | 6         |
| UNIT B2       | 1     | 1 BED       | 753 SF    | 1         |
| UNIT B4       | 2     | 1 BED       | 1,323 SF  | 2         |
| UNIT C1       | 6     | 1 BED + DEN | 5,258 SF  | 6         |
| UNIT C2       | 1     | 1 BED + DEN | 871 SF    | 1         |
| UNIT D1       | 3     | 2 BED       | 2,835 SF  | 3         |
|               | 28    |             | 19,333 SF | 28        |
| 3RD FLOOR     |       |             |           |           |
| UNIT A1       | 3     | STUDIO      | 1,389 SF  | 3         |
| UNIT A1+      | 1     | STUDIO+     | 559 SF    | 1         |
| UNIT A2       | 1     | STUDIO      | 597 SF    | 1         |
| UNIT A3       | 2     | STUDIO      | 893 SF    | 2         |
| UNIT A4       | 1     | STUDIO      | 421 SF    | 1         |
| UNIT A5       | 1     | STUDIO      | 464 SF    | 1         |
| UNIT B1       | 6     | 1 BED       | 3,970 SF  | 6         |
| UNIT B2       | 1     | 1 BED       | 753 SF    | 1         |
| UNIT B4       | 2     | 1 BED       | 1,323 SF  | 2         |
| UNIT C1       | 6     | 1 BED + DEN | 5,258 SF  | 6         |
| UNIT C2       | 1     | 1 BED + DEN | 872 SF    | 1         |
| UNIT D1       | 3     | 2 BED       | 2,835 SF  | 3         |
|               | 28    |             | 19,333 SF | 28        |
| UNIT TOTAL    | 83    |             | 56,737 SF | 95        |

Exhibit E

WFA

Architecture

WATTENBARGER

11000 NE 33rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

Revision Schedule

| # | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |
|   |             |      |
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|   |             |      |

OVERALL FLOOR PLANS

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

R

RUSH

21806

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01/21/19

1/16" = 1'-0"

DH

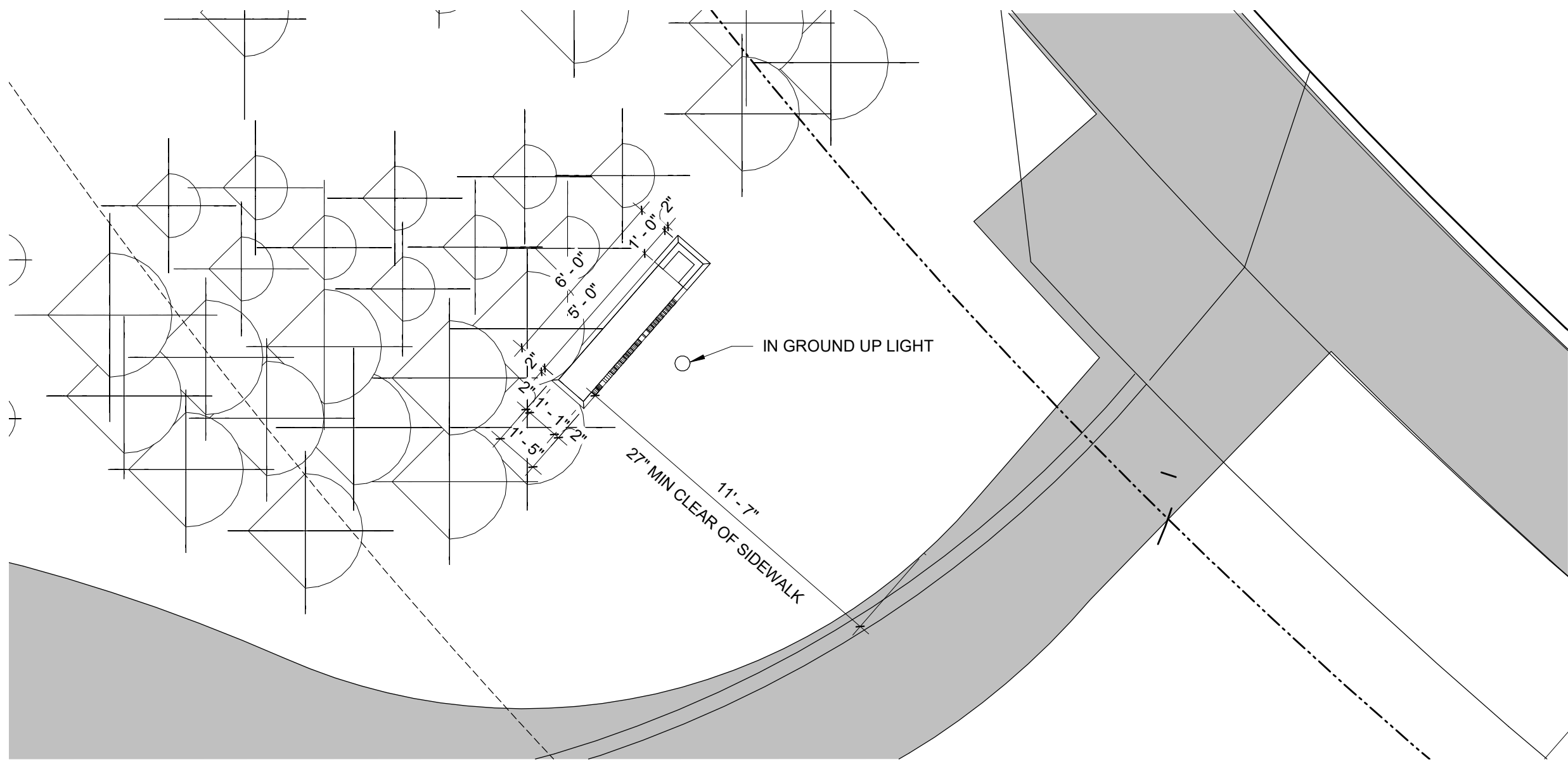
JB

A05

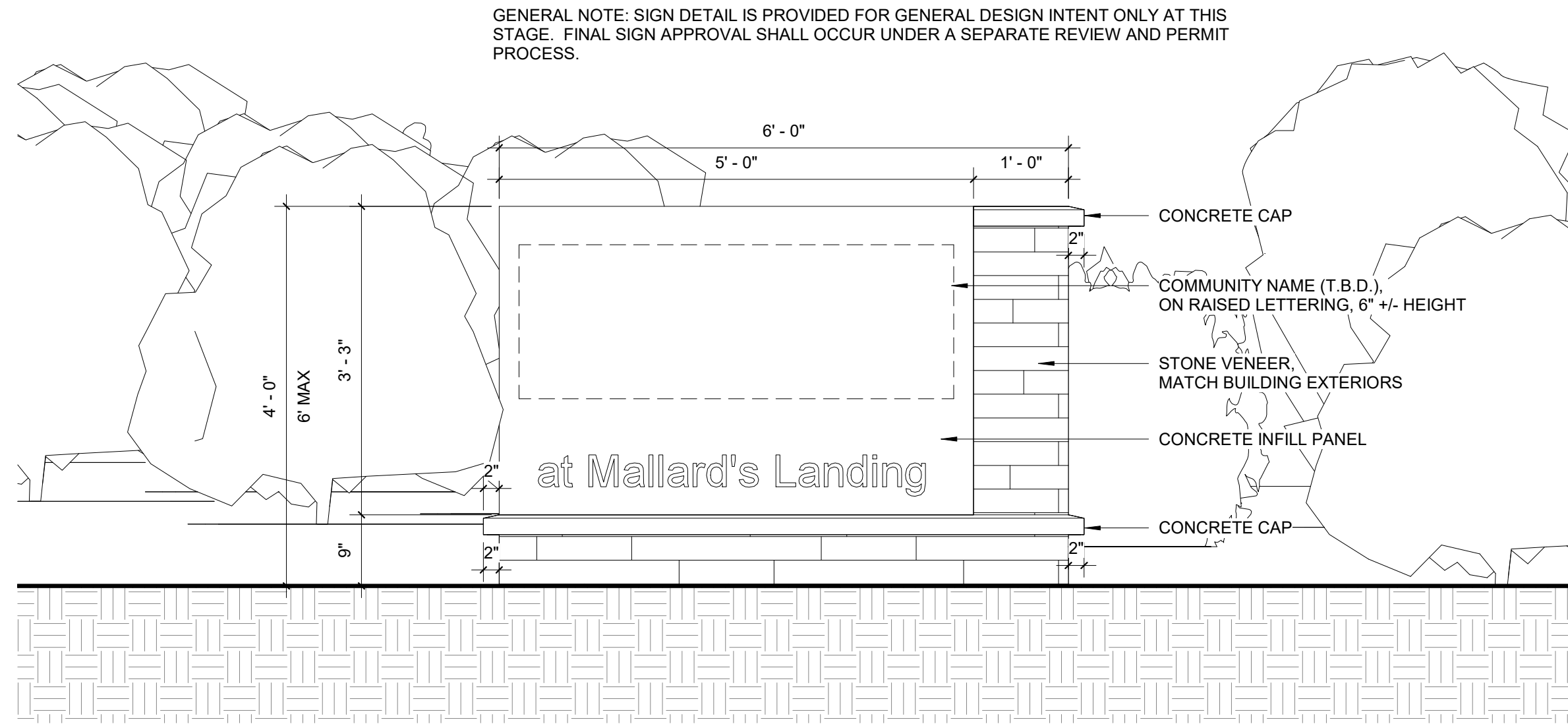


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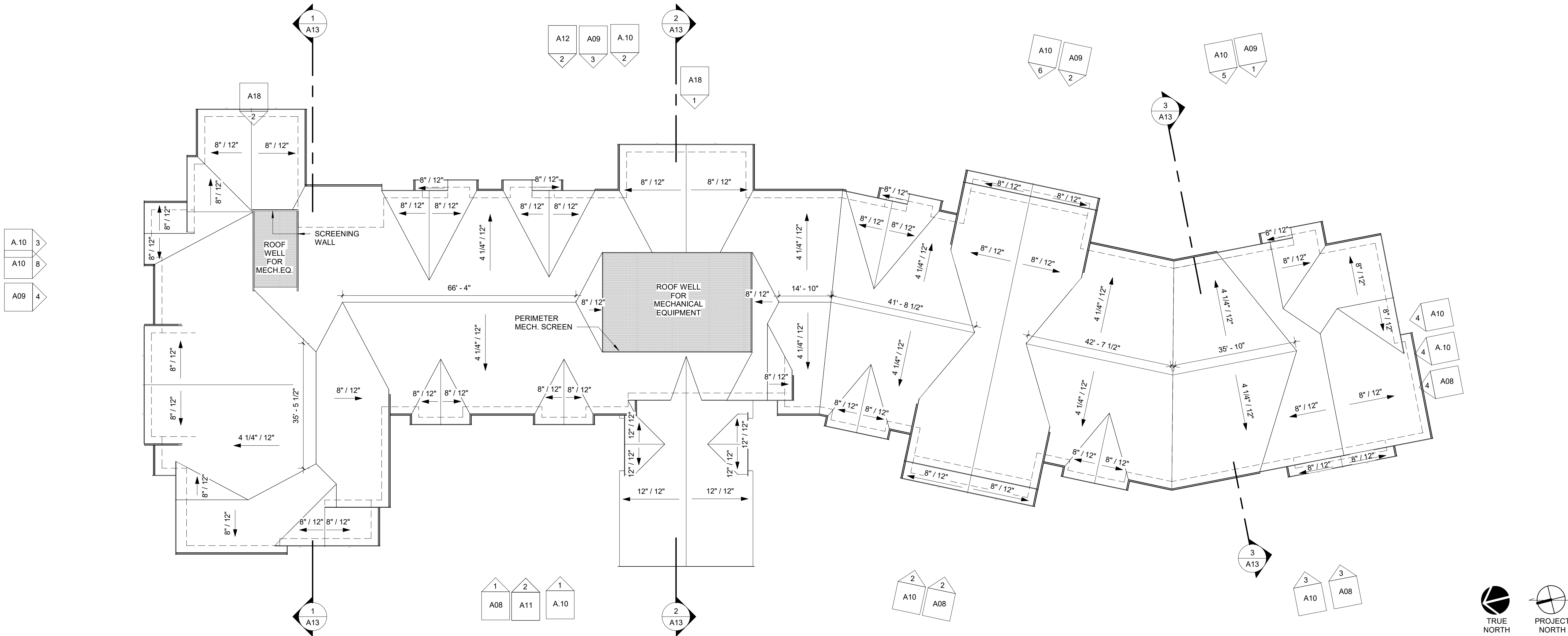
2 A06 MONUMENT SITE PLAN  
A03 1/4" = 1'-0"



3 A06 MONUMENT SIGN ELEVATION  
A.1 3/4" = 1'-0"



1 A06 ROOF PLAN  
A08 1/16" = 1'-0"



## GENERAL NOTES:

1) THERE MUST BE A CHANGE IN RIDGLINE AT <80' OF 5' OR MORE



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1

A07

LIGHTING PLAN  
3/64" = 1'-0"



EXTERIOR LIGHTS:

|                        |                             |                                   |                       |         |
|------------------------|-----------------------------|-----------------------------------|-----------------------|---------|
| A                      | B                           | C                                 | D                     | E       |
| Wall Mounted<br>Sconce | Surface mounted<br>pendant  | Surface Mounted<br>Resident Light | Wall Mounted<br>Light | Bollard |
| F                      | G                           | H                                 | J                     |         |
| Ceiling<br>Downlight   | Low Volt<br>Landscape Light | Outdoor Street<br>Light           | Ground Uplight        |         |

NOTES:  
1) SYMBOLS ARE INDICATIVE OF LIGHTING STYLE ONLY, AND ARE NOT INTENDED TO BE ILLUSTRATIVE OF THE FINAL FIXTURE SELECTION.

WATTENBERG  
Architecture  
WATTENBERG  
11000 NE 33rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

Revision Schedule

| # | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |
|   |             |      |
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|   |             |      |
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|   |             |      |
|   |             |      |
|   |             |      |

LIGHTING PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

R  
RUSH

21806

01/21/19  
As indicated  
DH  
JB

A07

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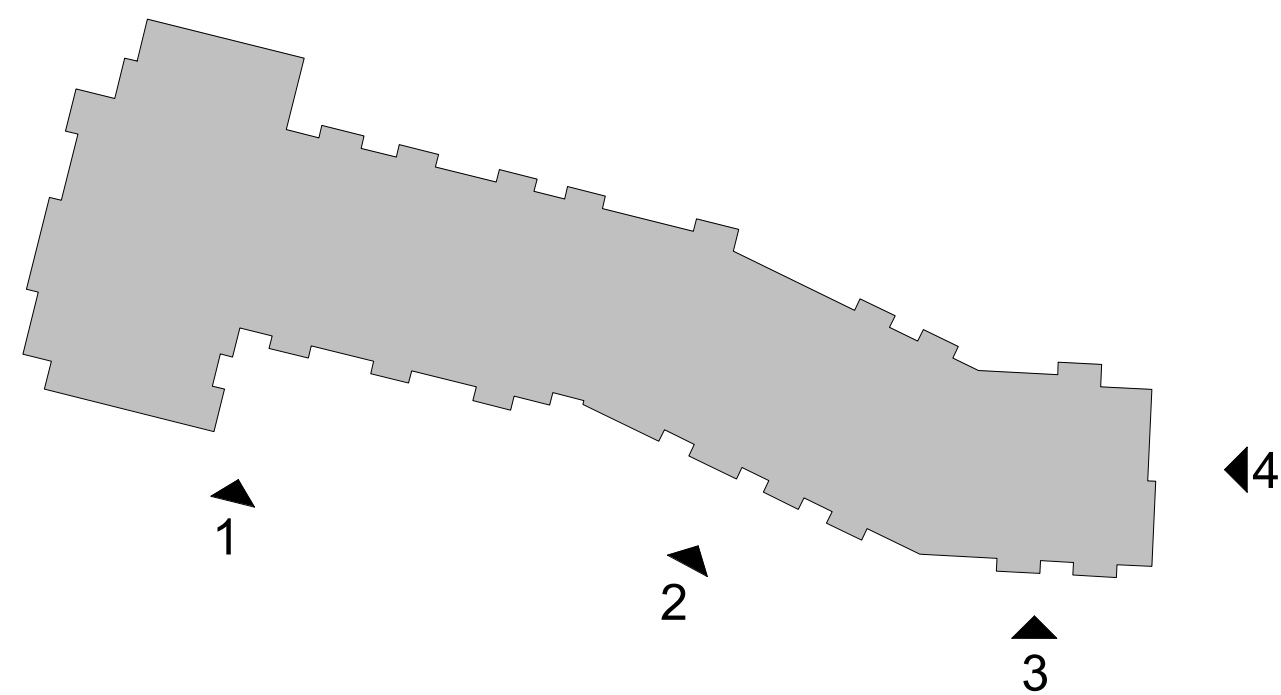
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01/21/19  
As indicated  
DH  
JB

0' 5' 10' 20' 40'



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1 WEST 1 ELEVATION  
3/32" = 1'-0"



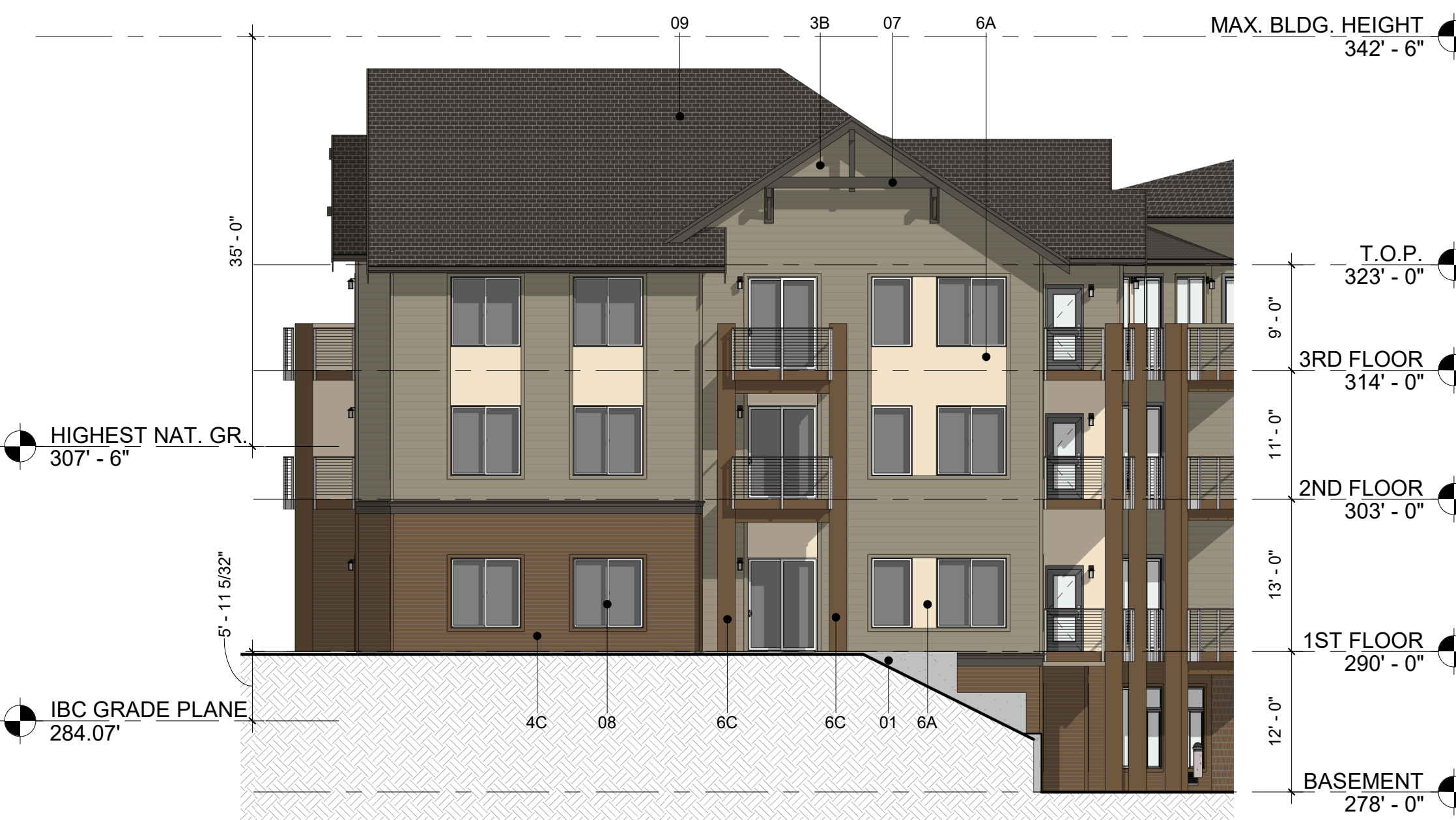
2 WEST 2 ELEVATION  
3/32" = 1'-0"



3 WEST 3 ELEVATION  
3/32" = 1'-0"



4 SOUTH ELEVATION  
3/32" = 1'-0"



## ELEVATION KEYNOTES

### MATERIALS:



01  
Architectural  
Concrete

natural finish, sack  
and patch



02  
Adhered  
Manufactured  
Stone Veneer

Creative Mines  
Shadowplay Craft  
Split Modular



03  
Fiber Cement  
Lap Siding, 8"  
exposure



04  
Fiber Cement  
Lap Siding, 4"  
exposure

(color as indicated by  
alphabetical suffix)



05  
Fiber Cement  
Shingle Siding 5"  
exposure

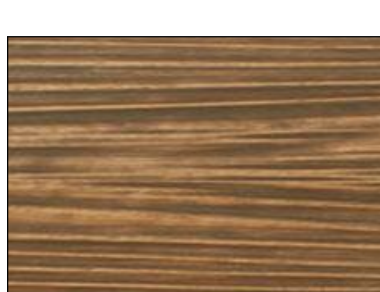
Straight Edge Pattern  
Cedar Texture

(color as indicated by  
alphabetical suffix)



06  
Fiber Cement Panel  
Siding w/ aluminum  
Channel Reveal  
system

(color as noted on elevations)



07  
Stained timber  
accents

Color:  
Urbane Bronze SW 7048

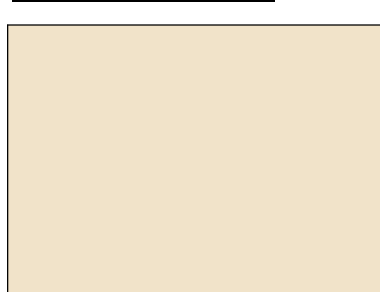


08  
Vinyl Window,  
White



09  
Asphalt Shingle  
Roofing,  
Certainteed -  
Presidential Solaris,  
Weathered Wood

### PAINT COLORS:



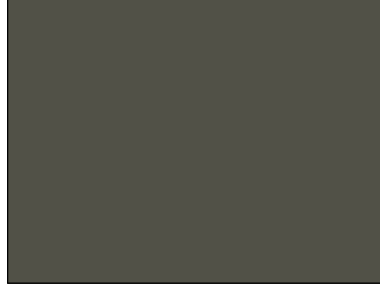
A  
Light Body Color:  
Vanillin  
SW 6371



B  
Medium Body Color:  
Zeus  
SW 7744



C  
Dark Body Color:  
Coconut Husk  
SW 6111



D  
Trim Color:  
Urbane Bronze  
SW 7048

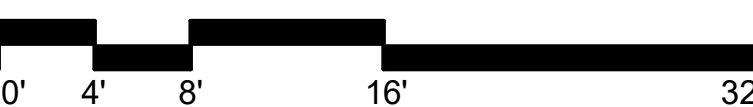


Exhibit E



| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
|                   |             |      |
|                   |             |      |
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|                   |             |      |

EXTERIOR  
ELEVATIONS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



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01/21/19  
As indicated  
DH  
JB

A08



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



2 EAST 2 ELEVATION  
3/32" = 1'-0"



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



4 NORTH ELEVATION  
3/32" = 1'-0"

## ELEVATION KEYNOTES

### MATERIALS:

- 01**  
Architectural Concrete  
natural finish, sack and patch
- 02**  
Adhered Manufactured Stone Veneer  
Creative Mines Shadowplay Craft Split Modular
- 03** Fiber Cement Lap Siding, 8" exposure  
**04** Fiber Cement Lap Siding, 4" exposure  
(color as indicated by alphabetical suffix)
- 05** Fiber Cement Shingle Siding 5" exposure  
Straight Edge Pattern Cedar Texture  
(color as indicated by alphabetical suffix)
- 06** Fiber Cement Panel Siding w/ aluminum Channel Reveal system  
(color as noted on elevations)
- 07** Stained timber accents  
Color: Urbane Bronze SW 7048
- 08** Vinyl Window, White
- 09** Asphalt Shingle Roofing, Certainteed - Presidential Solaris, Weathered Wood

### PAINT COLORS:

- A**  
Light Body Color: Vanillin SW 6371
- B**  
Medium Body Color: Zeus SW 7744
- C**  
Dark Body Color: Coconut Husk SW 6111
- D**  
Trim Color: Urbane Bronze SW 7048



Exhibit E

**WATTENBARGER Architecture**  
WATTENBARGER  
11000 NE 53rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
|                   |             |      |
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|                   |             |      |
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**EXTERIOR ELEVATIONS**

**MALLARD'S LANDING LOT #7**  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

**RUSH**

21806

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01/21/19  
As indicated  
DH  
JB

**A09**



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| Revision Schedule |              |         |
|-------------------|--------------|---------|
| #                 | DESCRIPTION  | DATE    |
| 1                 | LAND USE REV | 9/20/19 |
|                   |              |         |
|                   |              |         |
|                   |              |         |
|                   |              |         |
|                   |              |         |
|                   |              |         |
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DESIGN  
COMPLIANCE

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



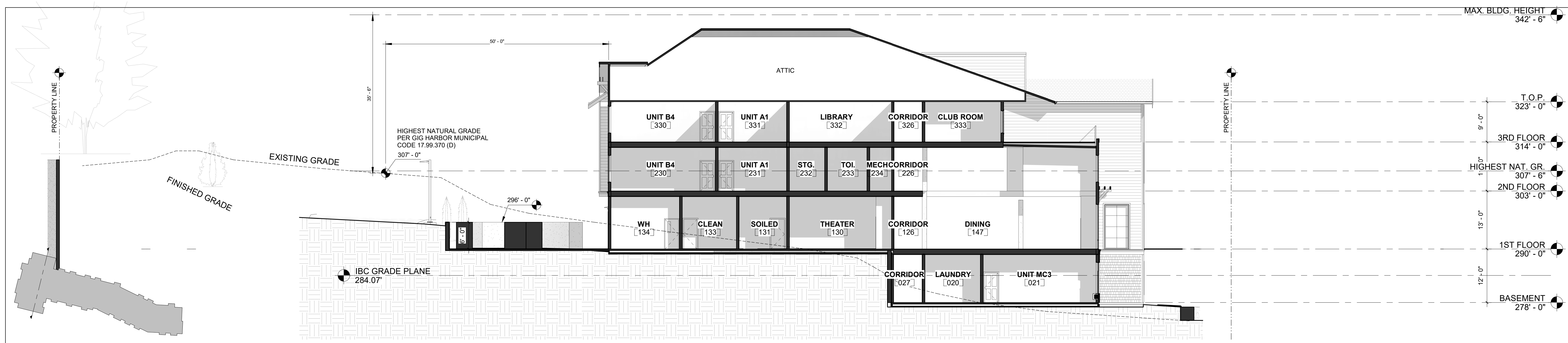




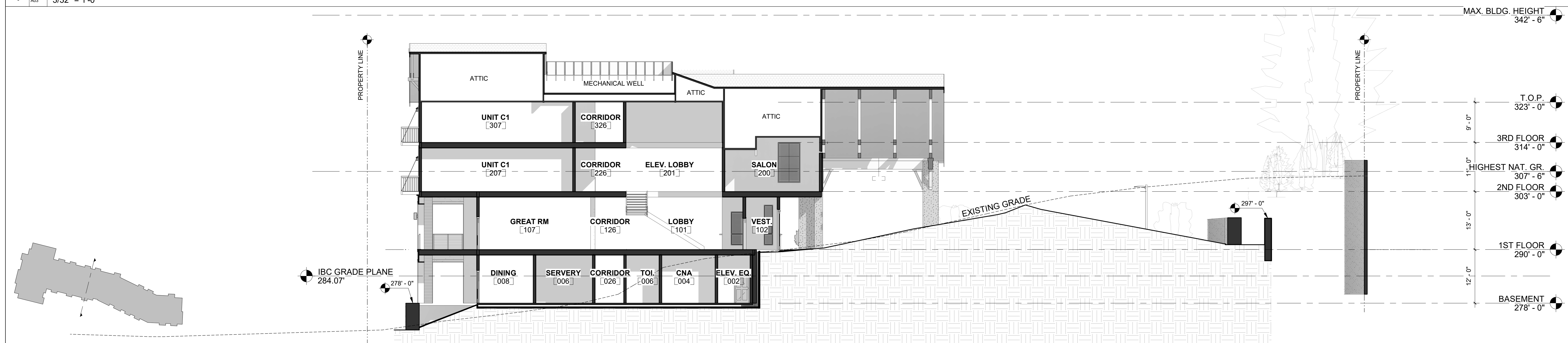




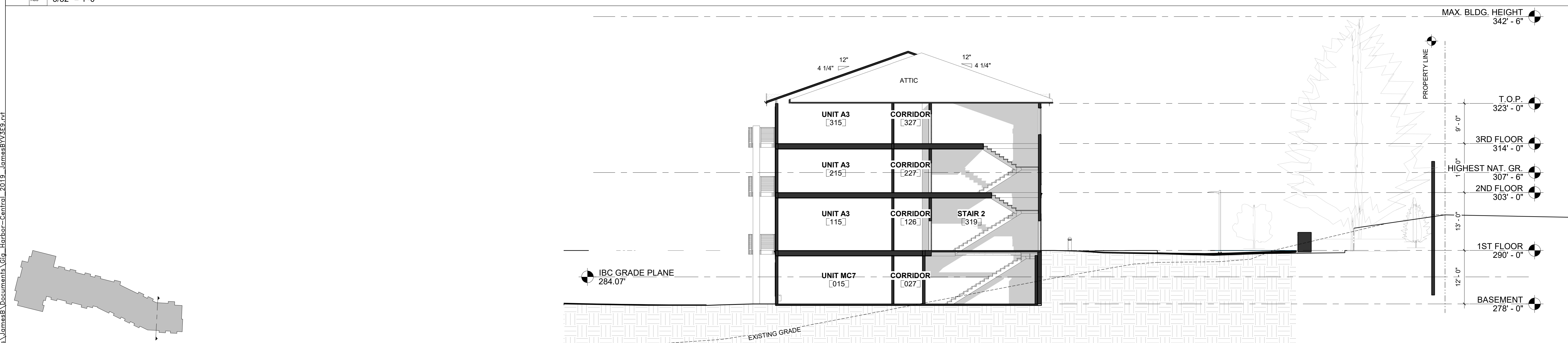




|   |     |                 |
|---|-----|-----------------|
| 1 | A13 | SECTION 1       |
|   | A03 | $3/32" = 1'-0"$ |



|   |     |               |
|---|-----|---------------|
| 2 | A13 | SECTION 2     |
|   | A03 | 3/32" = 1'-0" |



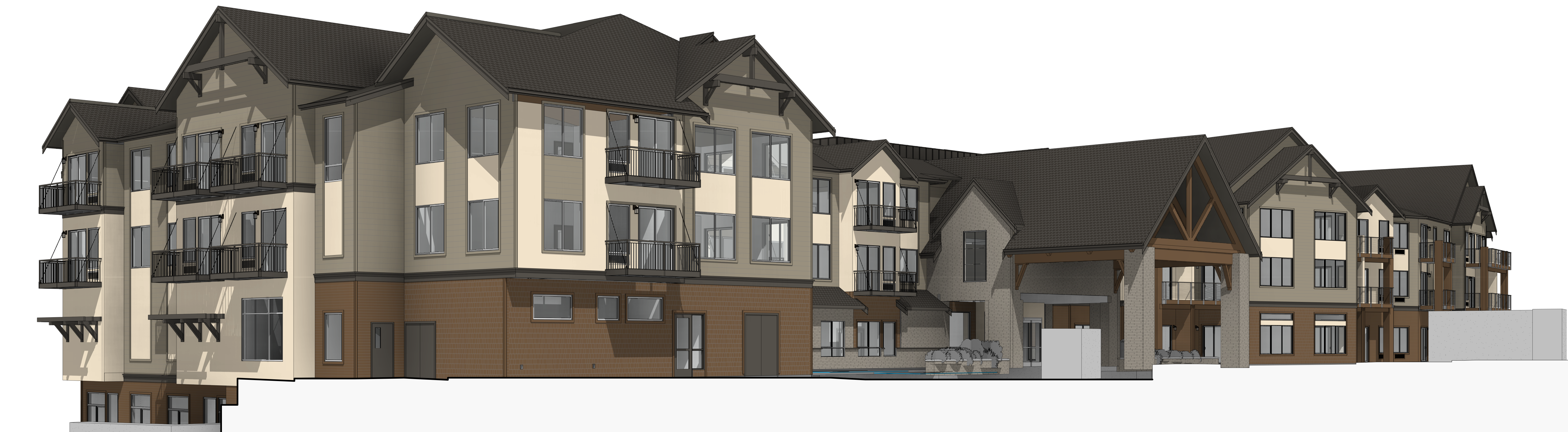
|   |     |               |
|---|-----|---------------|
| 3 | A13 | SECTION 3     |
|   | A03 | 3/32" = 1'-0" |



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WEST PERSPECTIVE - FROM SOUTH



WEST PERSPECTIVE - FROM NORTH

Exhibit E

WATTENBARGER

Architecture

11000 NE 53rd Pl., Ste. #102  
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BELLEVUE, WA 98004

| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
|                   |             |      |
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|                   |             |      |
|                   |             |      |

PERSPECTIVES

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

R

RUSH

21806

01/21/19

12" = 1'-0"

TM

JB

A14



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EAST PERSPECTIVE - FROM SOUTH



EAST PERSPECTIVE - FROM NORTH

Exhibit E

WA

Architecture

WATTENBARGER

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425-453-0606  
BELLEVUE, WA 98004

| Revision Schedule |             |
|-------------------|-------------|
| #                 | DESCRIPTION |
|                   |             |
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PERSPECTIVES

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

R

RUSH

21806

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01/21/19  
12" = 1'-0"  
TM  
JB

A15



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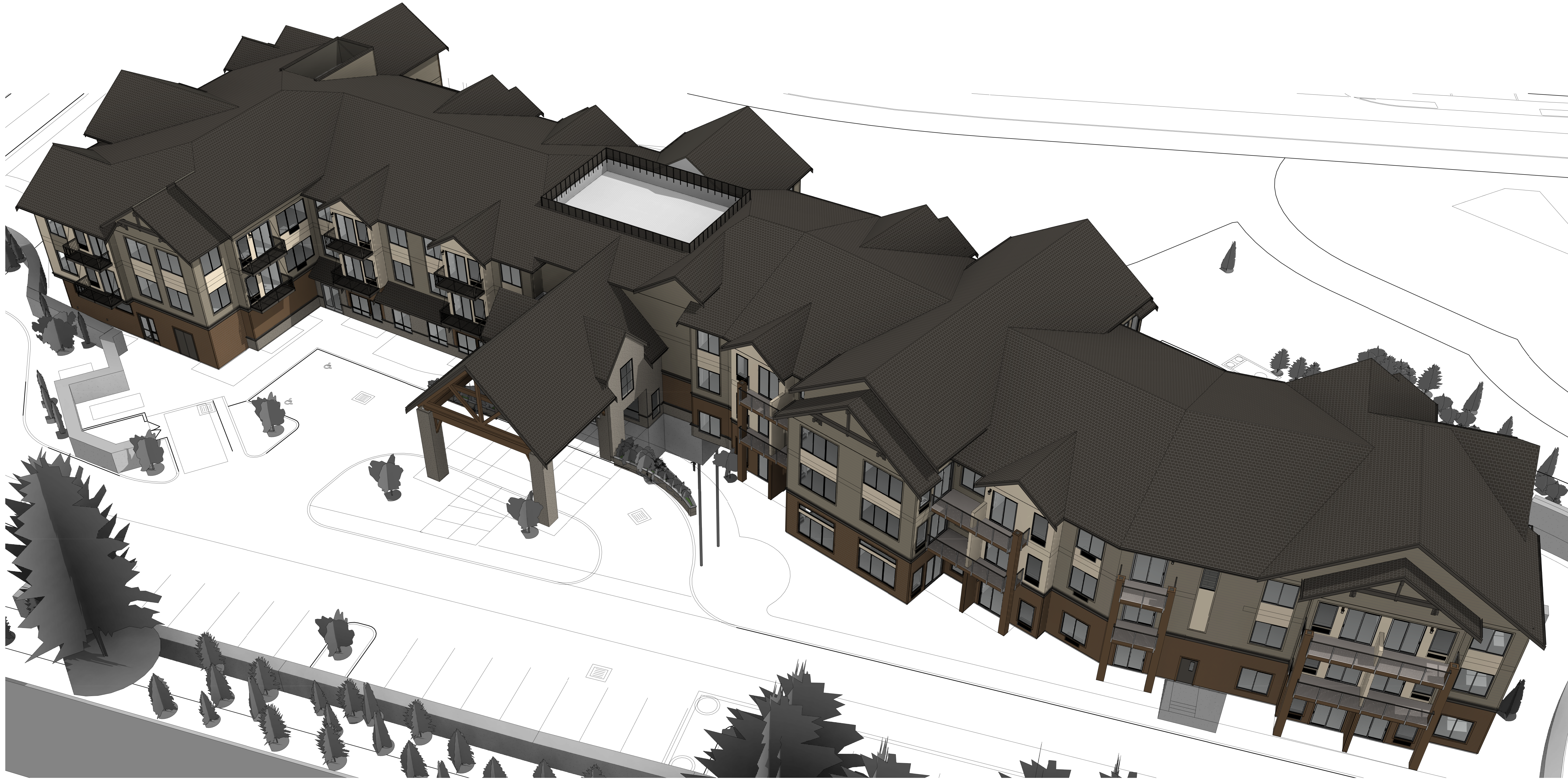


Exhibit E

WA

Architecture

WATTENBARGER

11000 NE 53rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
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|                   |             |      |
|                   |             |      |

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

R

RUSH

21806

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01/21/19

DH

JB

A16



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1) VIEW FROM WAGNOR WAY 1



2) VIEW FROM WAGNOR WAY 2



3) VIEW FROM 72ND ST

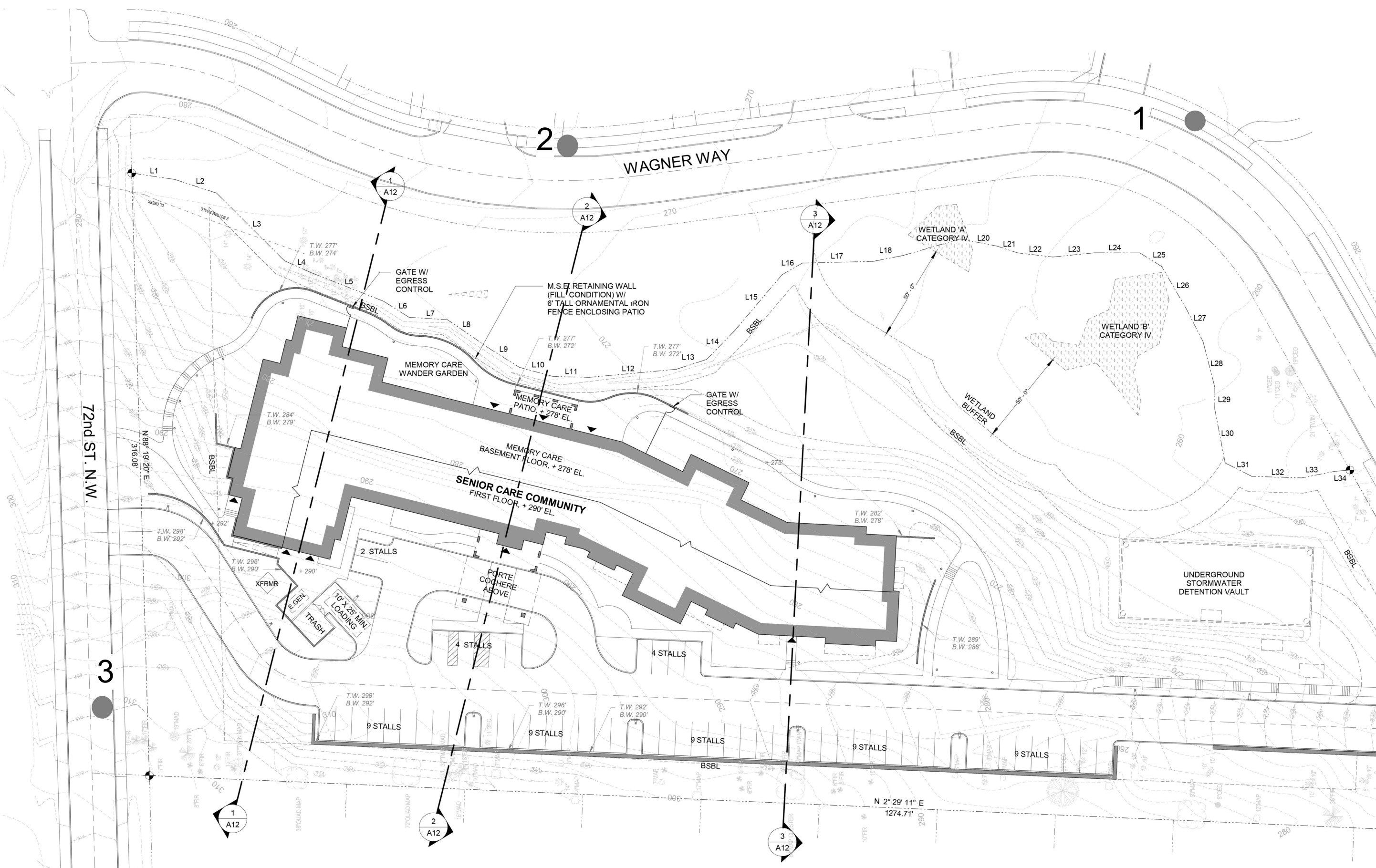


Exhibit E

WHA

Architecture

WATTENBARGER

11000 NE 53rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

Revision Schedule

| # | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |
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|   |             |      |
|   |             |      |

STREET  
RENDERS

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

R

RUSH

21806

3/24/2021 1:34:50 PM

10/07/19

Author

Checker

A17

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- 07) PAINTED TIMBER ACCENTS
- 10) FASCIA
- 09) ASPHALT SHINGLE ROOFING
- 16) DECK LIGHT
- 11) CORNER BOARDS
- 13) HARDI TRIM
- 14) ALUMINUM GUARD RAIL
- 15) METAL COPING
- 06) FIBER CEMENT PANEL SW 6371 VANILLIN'
- 03) FIBER CEMENT LAP SIDING 8" EXPOSURE SW 7744 ZEUS
- 18) UNIT BALCONY
- 17) ALUMINUM LOUVER OVER PTAC
- 20) TRIM CAP AT STONE
- 19) ACCENT TRELLIS
- 12) WALL SCONCE FIXTURE
- 14) ALUMINUM GUARD RAIL
- 20) TRIM CAP AT STONE
- 21) FLAT TRIM
- 03) FIBER CEMENT LAP SIDING 4" EXPOSURE SW 6111 COCONUT HUSK
- 02) ADHERED MANUFACTURED STONE VENEER
- 05) FIBER CEMENT SHINGLE SW 6111 COCONUT HUSK



**MATERIALS**

**01) ARCHITECTURAL CONCRETE**  
Natural finish, sack and patch.

**02) ADHERED MANUFACTURED STONE VENEER**  
Creative Mines. Shadowplay Craft Split Modular

**03) FIBER CEMENT LAP SIDING, 8" EXPOSURE**  
Color per elevations.

**04) FIBER CEMENT LAP SIDING, 4" EXPOSURE**  
Color per elevations.

**05) FIBER CEMENT SHINGLE SIDING 5" EXPOSURE**  
Straight Edge Pattern. Cedar Texture.  
Color: SW 6111 Coconut Husk.

**06) FIBER CEMENT PANEL SIDING WITH ALUMINUM CHANNEL REVEAL SYSTEM**  
Straight Edge Pattern. Cedar Texture.  
Color: SW 6371 Vanillin'.

**07) PAINTED TIMBER ACCENTS**  
Painted 3x12 cross brace with painted wood brackets  
SW 7048 Urbane Bronze

**08) VINYL WINDOWS**

**09) ASPHALT SHINGLE ROOFING**  
Certaineed - Presidential Solaris, Weathered Wood

**10) WOOD FASCIA**  
5/4" x 10" Nominal Wood Trim at Rake Conditions.  
5/4" x 8" Nominal Wood at gutters.

**11) CORNER BOARDS**  
Painted. Color per elevations.

**12) WALL SCONCE FIXTURE**  
Luminis. Syrios Round 600. Or Similar.

**13) HARDI TRIM**  
5/4" X 4", Painted finish. Color per elevations.

**14) ALUMINUM GUARD RAIL**  
Prefinished with horizontal cable rails.

**15) METAL COPING**  
Prefinished, over fiber cement panel.

**16) DECK LIGHT**

**17) ALUMINUM LOUVER OVER PTAC**

**18) UNIT BALCONY**  
Prefinished bolt-on aluminum balcony.

**19) ACCENT TRELLIS**  
Painted timber trellis 3" x 8" cross member over painted timber brackets.  
Color: SW 7048 Urbane Bronze.

**20) TRIM CAP AT STONE**  
5/4" x 8" Painted trim over precast water table cap.  
Color: SW 7048 Urbane Bronze.

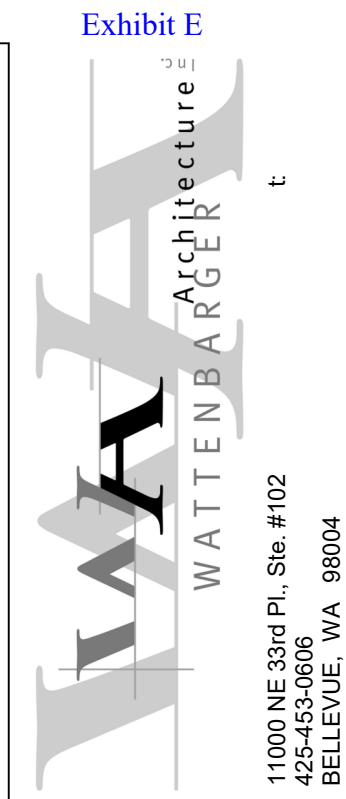
**21) FLAT TRIM**  
5/4" x 6" Painted flat trim with 2" x 4" perimeter band.  
Color: SW 6371 Vanillin'.

**PAINT COLORS:**

- A**  
Light Body Color:  
Vanillin  
SW 6371
- B**  
Medium Body Color:  
Zeus  
SW 7744
- C**  
Dark Body Color:  
Coconut Husk  
SW 6111
- D**  
Trim Color:  
Urbane Bronze  
SW 7048



Exhibit E



| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
|                   |             |      |
|                   |             |      |
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|                   |             |      |
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**DRB - ELEVATIONS**

**MALLARD'S LANDING LOT #7**  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

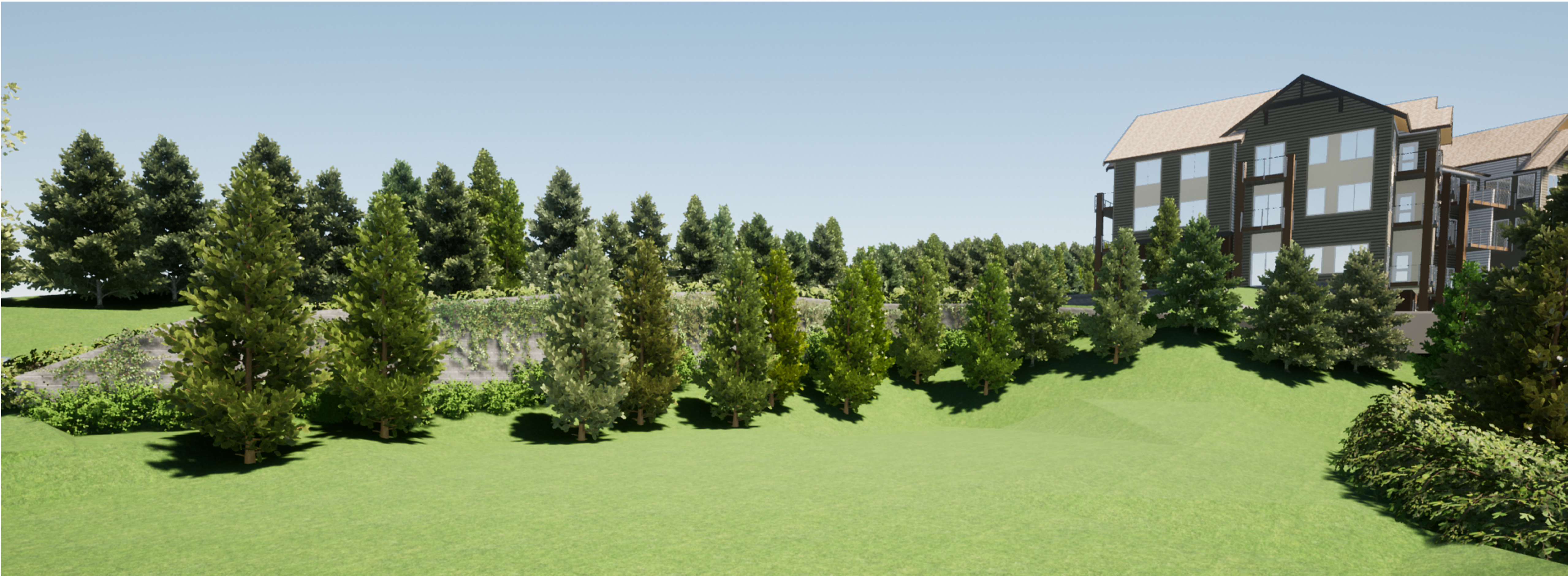


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| As indicated         |
| Author               |
| Checker              |

**A18**



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RETAINING WALL - GRAVITY STONE ENCORE



PLANTER - STONE VENEER

RAISED PLANTERS @ ENTRY



GEOWALL - GREY



GEOWALL - TAN

Exhibit E

WATTENBARGER Architecture

11000 NE 53rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
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RETAINING WALL  
RENDERS

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

R

RUSH

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01/03/20

1" = 1'-0"

Author

Checker

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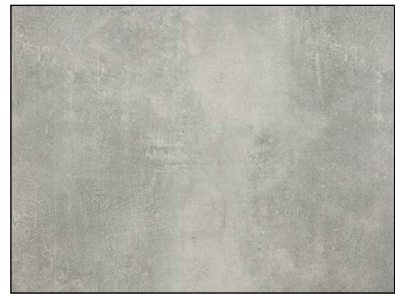
A19



MALLARD'S LANDING LOT #7  
SENIOR HOUSING COMMUNITY  
GIG HARBOR, WA

ARCHITECTURAL CONCRETE:

01 NATURAL FINISH  
SACK AND PATCH



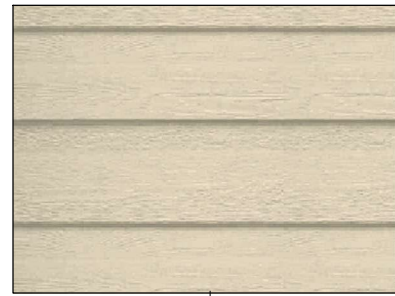
ADHERED MANUFACTURED STONE VENEER:

02 CREATIVE MINES  
SHADOWPLAY CRAFT  
SPLIT MODULAR



FIBER CEMENT LAP SIDING:  
COLOR AS INDICATED BY ALPHABETICAL SUFFIX

03 8" EXPOSURE



04 4" EXPOSURE

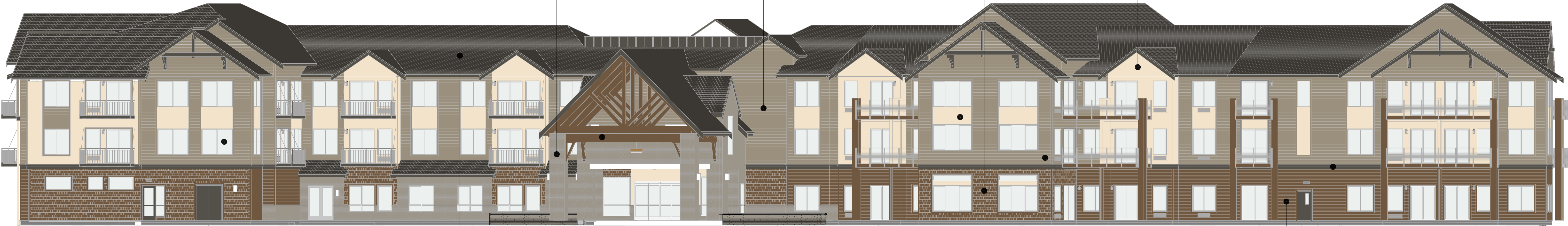
FIBER CEMENT SHINGLE SIDING:

05 5" EXPOSURE  
STRAIGHT EDGE PATTERN  
CEDAR TEXTURE  
COLOR AS INDICATED BY  
ALPHABETICAL SUFFIX



FIBER CEMENT PANEL:  
W/ ALUMINUM CHANNEL REVEAL SYSTEM

06 COLOR AS INDICATED BY ALPHABETICAL SUFFIX



STAIN COLOR:

07 STAINED TIMBER ACCENT:  
BEHR ST-123  
VALISE



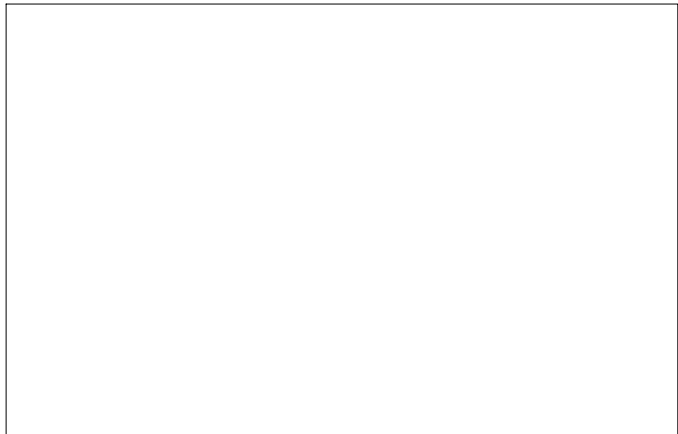
VINYL WINDOW:

08 WHITE



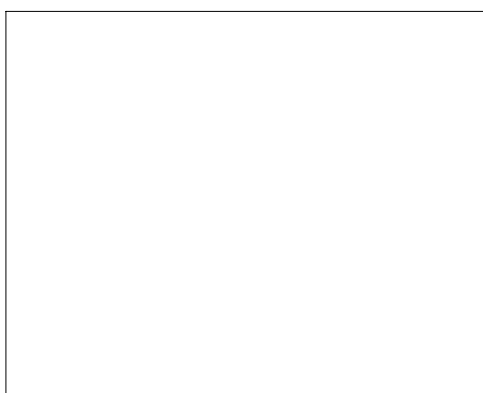
ASPHALT SHINGLE ROOFING:

09 CERTAINTEED  
PRESIDENTIAL SOLARIS  
WEATHERED WOOD

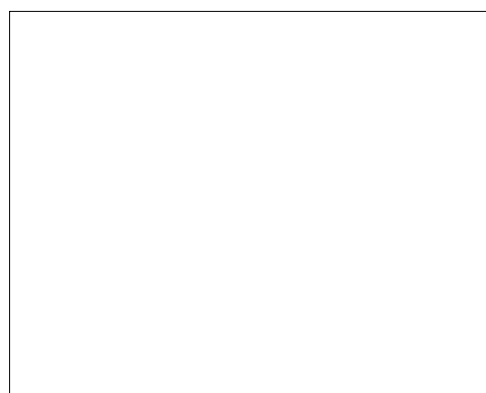


PAINT COLORS:

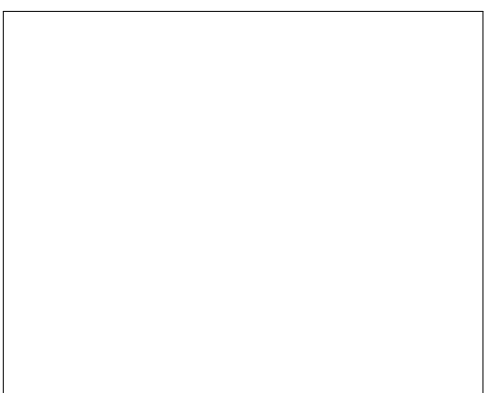
A LIGHT BODY COLOR:  
SW 6371  
VANILLIN



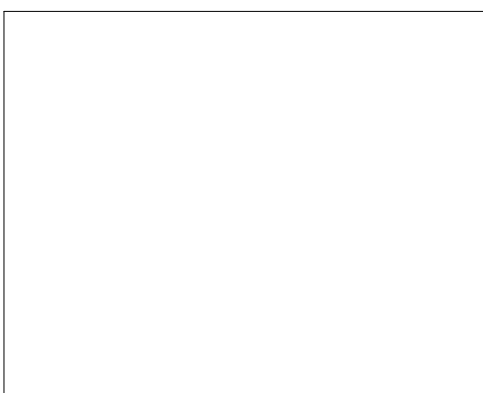
B MEDIUM BODY COLOR:  
SW 7744  
ZEUS



C DARK BODY COLOR:  
SW 6111  
COCONUT HUSK



D TRIM COLOR:  
SW 7048  
URBANE BRONZE





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VIEW I - 3 YEAR TREE GROWTH



VIEW II - 3 YEAR TREE GROWTH



VIEW I - 7 YEAR TREE GROWTH



VIEW II - 7 YEAR TREE GROWTH

Exhibit E

WATTENBARGER Architecture

WATTENBARGER Architecture

11000 NE 53rd Pl., Ste. #102  
425-453-0606  
BELLEVUE, WA 98004

| Revision Schedule |             |      |
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BACKYARD  
RENDERS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

R

RUSH

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Author

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A21



**RECEIVED**

By Michelle Thomas at 7:29 am, Mar 29, 2021

Exhibit F  
DRB Meeting  
4/22/21

**Alternative Design Review**

*For the*

**MALLARD'S LANDING LOT 7 – SENIOR LIVING  
FACILITY DEVELOPMENT**

**CITY OF GIG HARBOR , WASHINGTON**

**Parcel No's:**

4002770010  
4002770020  
4002770030  
4002770040  
4002770050  
4002770060  
4002770070

**Property Owner:**

*West Harbor Corporate Park, LLC*  
6622 Wollochet Dr. NW  
Gig Harbor, Washington 98335  
Phone No.: (253) 858-3636

**Applicant:**

James Brown  
Wattenbarger Architects  
11000 NE 33<sup>rd</sup> PL  
Suite #102  
Bellevue, WA 98004  
**Phone No.: (425) 453-0606**

**Date:**

March 5, 2021



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## **Exhibits**

|           |                        |
|-----------|------------------------|
| Exhibit A | Legal Description      |
| Exhibit B | Site Survey            |
| Exhibit C | Grading Plan           |
| Exhibit D | Landscape Plan         |
| Exhibit E | Architectural Plan Set |



# **Mallard's Landing Lot 7 -Senior Living Facility**

## **I. PROJECT NARRATIVE**

### **A. Introduction**

The proposed project includes construction of a single three-story Assisted Living building with daylight basement, along with surface parking, and associated site landscaping and pedestrian amenities. The proposed building will house 83 living units. 12 of the units will be dedicated to Memory Care and the balance will be licensed as Assisted Living but may accommodate Independent Living according to market demand.

Vehicular access is proposed via two new driveways. One on the south east portion of the site connecting to Wagner Way and one on the northern portion of the site connecting to 72nd Street NW. Surface parking is proposed along the west side of the proposed building.

The property is located in the Mallard's Landing Large Lot subdivision, and subject to a Annexation and Concomitant Zoning Agreement adopted by City Council Resolution No 398-ANX 91-07 , originally recorded June 4, 1995 and updated August 22, 2001. This concomitant agreement designates Assisted Living Facilities as a Conditional Use. The underlying zoning is RB-2 which also treats Assisted Living as a Conditional Use.

### **B. Site Description**

The project site is approximately 4.46-acres and is located on the south west corner of the intersection of 72<sup>nd</sup> Street NW and Wagner Way. The site is bordered as follows:

- To the north by the 72<sup>nd</sup> St. NW and the proposed Dogwood Plat property. \*
- To the west by "Legacy Residential Plat" .
- To the east by a strip of wooded, undeveloped open space tracts between the subject parcel and Wagner Way, with such tracts part of the Mallards Landing Lots 5 and 6 lying east of Wagner Way, under the ownerships of One Mallards Landing LLC, HNP Development LLC and David Warren Properties LLC. These properties are occupied by two commercial buildings and The Lodge Independent/Assisted Living facility.
- To the south by the existing Rush Companies office building.

*\* Owned by Rush Residential, is currently anticipated to build out the infrastructure in 2021.*

(See Figures 2 – Vicinity Map and Figure 3 – Site Plan)



The site is currently undeveloped. The site was previously cleared years ago under grading permits in anticipation of building the six (6) small retail/office buildings. However, that project never proceeded due to the 2008-2010 downturn of the national economy. The current site is generally vegetated with grasses, brush, Scots broom, dense growth of blackberries and some trees.

The 4.46-acre parcel is generally irregular in shape and measures approximately 215 to 315 feet wide (east to west) by 630 to 715 feet deep (north to south). The site is located in the central portion of the Gig Harbor glacial upland area. The site generally slopes down from northwest to southeast. From the west, the site slopes down to the southeast at about 10 to 30 percent. The east portion of the site slopes down to the southeast at about 5 to 10 percent. Total topographic relief across the site is on the order of 55 feet. The existing site topography and configuration is shown on Exhibit 'B'.

There are two small Category IV wetlands along the east portion of the site. (See site plan in Exhibit 'E'). The natural drainage swale existing on the neighboring open space tracts abutting the subject property (see as described above) runs into and out of these small wetlands. The wetlands have been established with 50-foot buffers for this project with an additional 15' setbacks to any structures. A wetland report is submitted with the SEPA application package for this project.

### **C. Project Description**

The project site is located within a City of Gig Harbor's RB-2 zoning district. As such, an assisted & independent living facility is allowed within a RB-2 zoning district under a Conditional Use Permit (CUP). In addition to submitting a CUP application for the project, the City of Gig Harbor project approval process requires the initial steps of submitting a Master Site Plan Review (MSPR), Design Review (DR) and SEPA applications for this type of project.

A Binding Site Plan (BSP) was previously recorded on the property to provide for the construction of six (6) smaller retail/business buildings on the site which were never built. Under the current BSP, the site is made up of seven (7) separate parcel number representing the proposed six (6) building and one open space tract. These parcel numbers include:

| <u>Building #</u> | <u>Parcel #</u> | <u>Address</u>  |
|-------------------|-----------------|-----------------|
| 7A                | 4002770010      | 6916 Wagner Way |
| 7B                | 4002770020      | 7012 Wagner Way |
| 7C                | 4002770030      | 7046 Wagner Way |
| 7D                | 4002770040      | 7082 Wagner Way |
| 7E                | 4002770050      | 7124 Wagner Way |
| 7F                | 4002770060      | 7166 Wagner Way |



With the proposed independent/assisted living facility project, the existing BSP will be amended to revert the property back to once single lot upon which the independent living facility will be built. The BSP amendment application will be submitted simultaneously with the CUP, MSPR, DR & SEPA applications for the project. Once approved and recorded the above parcel numbers will be replaced with one parcel number for the site. The current legal description for the site is provided as Exhibit 'A'.

Upon completion of the CUP, MSPR, DR, SEPA & BSP amendment process, and Hearing Examiner's decision, a Commercial Building permit, civil grading and utility construction permit, NPDES will be applied for.

Additionally, since the project will include an Assisted Living and Memory Care component, it will be required to be reviewed and licensed by the Washington State Department of Health.

### **1.1. Project Overview**

The proposed project includes construction of a single three-story building with daylight basement of approximately 94,680 SF of Type V-A construction and will have automatic fire sprinklers throughout designed according to the National Fire Protection Association. The building will be a senior housing community serving independent active adults and those needing various levels of medical assistance (Independent and Assisted Living). The proposed building will house 83 living units. 12 of the units will be dedicated to residents with Dementia and Alzheimer's, collectively called Memory Care. Licensed Memory Care facilities have special program requirements to ensure resident safety and security. The Memory Care wing will be segregated from the rest of the population, and will be located on the basement level of the project with a secure outdoor courtyard/recreation space overlooking the greenspace to the east.

The site includes surface parking for 53 vehicles, loading and services spaces, and associated site landscaping and pedestrian amenities. Total impervious area proposed is approximately 70,725 SF or 36.4%.

The remaining 71 units will be designated for active senior adults with varying needs of assistance, or Levels of Care. These units will have limited kitchen and laundry facilities. In order to provide the most operational flexibility, all the units will be licensed with the Department of Health as Assisted Living, but may be leased to fully Independent Seniors or those with specific assistance requirements, according to market forces.

The facility will provide a variety of services customary a seniors community, including, but not limited to: Prepared meals, congregate dining facilities, exercise and fitness facilities, salon and spa services, game room, tv/movie room, laundry service, transportation service to surrounding shopping and church facilities, etc. The facility will be designed and operated



in accordance with the definition of “Assisted Living” and “Independent Living” in the Gig Harbor Municipal code as follows:

*“Assisted living facility” means a multiunit establishment which provides living quarters and a variety of supportive personal care, limited health care, housekeeping, and transportation services to individuals who are unable to live independently due to infirmity of age or physical handicap, but who do not need the medically oriented care of a skilled nursing facility. Individual dwelling units are of a barrier-free design with separate bathroom facilities and a mini-kitchen without range. Communal areas include a dining room in which three meals per day are served, social and activity areas, laundry facilities, and open space. Assisted living facilities are licensed under Chapter 388-110 WAC. (Ord. 990 § 2, 2005).*

*“Independent living facility” means a multiunit establishment which provides living quarters and a variety of social, housekeeping, and transportation services to senior citizens who choose to live in a congregate setting. Individual dwelling units are of a barrier-free design with separate bathroom facilities and may contain a full kitchen, partial kitchen, or no kitchen. Communal areas include a dining room in which at least one meal per day is served, social and activity areas, laundry facilities, and open space. (Ord. 990 § 3, 2005).*

## **II. DESIGN REVIEW CRITERIA**

### **Prior Design Review Criteria:**

The project was initially intended to comply with the prescriptive requirements of the Design Review Manual, and an active Major Site Plan; Binding Site Plan; Conditional Use; and SEPA application were submitted in January of 2019. A number of review comments were received, and we are in the process of responding to these comments. In November of 2019, we requested consideration for design alternatives to sections 17.99.380(B)(1) and 17.99.240(C) of the Design review manual. We received support for our proposed design alternatives from the Design Review Board in a letter dated March 3, 2020. Below is a brief summary of the previous requests. A detailed description can be found in the March 3, 2020 letter.

#### **1. Section 17.99.380(B)(1) – Horizontal Shift:**

Given the size and scale of the project as well as the narrow constraints of the site, we requested a design alternative to the requirement that no section of a prominent façade exceed 80 feet in length without a shift of the building footprint measuring one-tenth of the façade length. The DRB agreed that the proposed structure with its angular shape, modulation, and variety of materials and colors resulted in an equivalent design solution.



2. Section 17.99.240.C – Maintain Natural Topography:

Given the scale of the project and site constraints, we requested a design alternative to the requirement that site retaining walls not exceed 6'. Our original design did manage to limit wall heights to a maximum of 6', however the fire department has requested that we provide a fire access lane extending partially around the rear of the building. The DRB recommended that additional landscape screening be provided at the wall using native evergreen vegetation, and that the design alternate resulted in an equivalent design solution.

**New Design Review Criteria:**

In our second round of review, the planning department brought two additional concern to our attention.

1. Grading and vegetation disturbance is not permitted in the required zone transition buffer required in section 17.99.170. The alternative landscape design process is not the appropriate process to propose or request modifications to the trees and vegetation within the zone transition buffer. Any ability to remove and replace vegetation or grade within the buffer is subject to the approval and recommendations of the Design Review Board and subject to section 17.99.200 of the Design Manual.
2. The zoning code contains a provision in section 17.78.092, which requires an additional 10' no construction zone adjacent to the required buffer. We are working through this issue with planning. We have added an additional 10' no construction zone to the design and will be pursuing relief to allow the retaining wall to occur within the added 10' no construction zone in accordance with the guidance outline in the code. Relief from the planning department will be subject to our ability to preserve the vegetation in the required buffer (as approved under our request in item #1 above). While this issue falls under the purview of the planning department, and not the Design Review Board, the loss of an additional 10' strip of site is resulting in an impact to the retaining wall heights between the detention vault and the driveway. We are therefore requesting a Design Alternative to section 17.99.240.C, to allow for a portion of the wall between the parking and the buffer to extend higher than the 6' maximum otherwise required in the Design Review Manual. The maximum height of the wall at this location is 8'-6". The wall is on the downward slope well away from the single family zone.

*17.78.092 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.*

## **Requests for Design Alternative:**

### **1. Section 17.99.180 – Zone Transition Buffering Standards:**

The natural topography and narrow nature of the site require limited grading within the west zone transition buffers only as is absolutely necessary for the proposed development. Great care has been taken to evaluate and implement every possible design alternative to reduce the amount of encroachment into the zone transition buffers. It should be noted that although grading and construction of a driveway access, retaining wall and walkway are proposed within the zone transition buffer area, the buffer depth and planting density requirements per the applicable zone transition buffer code sections is being met prescriptively.

We are therefore requesting a Design Alternative to encroach up to 11' into the buffer for a limited area towards the northwest portions of the site. Per GHC 17.99.180, *"The DRB shall not consider or recommend approval of any deviation or proposed modification of any standard in GHMC 17.99.180 or 17.99.190, except as provided in GHMC 17.99.200."*

*17.99.200 Alternative zone transition standards. As an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider the following elements of design:*

*A. Separation of structures. Is there sufficient separation between structures on the site and structures in the opposing zone to mitigate the impacts of taller or larger structures?*

The building is set back from the adjacent property well in excess of the minimum 20' required by the buffer and additional 10' no construction zone required by GHC 17.78.092. The building is set back between 85' and 149' along the west property line.

*B. Architectural modulation of building. Is there sufficient modulation in the design of the building to reflect the scale and massing of adjacent buildings in the opposing zone?*



The building is significantly modulated along the property line. Note that this was addressed in our previous design alternative request to the Design Review Board related to GMC 17.99.380(B)(1), and the design was determined to be consistent with the intent of the code.

*C. Rooflines. Do the rooflines of the proposed building(s) reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone?*

The rooflines are similar in style and character to the adjacent single family home design, consisting primarily of hips and gables.

*D. Location of service areas. Is there sufficient separation of service areas (e.g., loading docks, delivery areas, dumpster enclosures) to minimize impacts to development in the opposing zone?*

The loading and garbage enclosure are set well into the site at 76' off the property line. In addition, the loading is screened by a 40' zone transition buffer, and additional 10' no construction zone with 8' of additional landscaping, and set approximately 20' to 25' below the grade of adjacent single family homes. As indicated on the renderings provided to the DRB, the loading and trash enclosure are heavily screened and not really visible from adjacent properties.

*E. Window and balcony orientation. Are windows and balconies located in a manner that preserves the privacy of residents in the opposing zone?*

We do have a number of units facing the adjacent single family properties, including several with balconies. These units are set back from the property line by 85' – 149'. In addition, the loading is screened by a 40' zone transition buffer, and additional 10' no construction zone with 8' of additional landscaping, as well as additional landscaping on the East side of the driveway. The finished grade approximately 20' to 25' below the grade of adjacent single family homes. The combination of screening, grade change, and setback allow privacy to be maintained.

*F. Lighting. Is the location and intensity of outdoor lighting low enough to avoid negative impacts on abutting residential development?*

Lighting at the drive aisle and parking lot is set back at least 48' from the property line. The fixtures are downward directional and located between 20' and 25' below the grade of the adjacent single family zone. No intense or direct light will be visible from neighboring properties.

*G. Vegetative buffering. Does existing on-site vegetation provide screening opportunities or otherwise ensure the privacy of residents in opposing zones?*

The addition of a new 10' no construction zone adjacent to the buffer is allowing us to keep the grade higher within the buffer and preserve approximately 96% of the existing trees and



vegetation. A significant number of replacement trees are being added to offset the (6) significant trees that cannot be retained in the buffer. Replacement trees and additional landscaping enhancements are focused on the impacted areas.

*H. Existing nonconformities. Are there existing patterns of development in the opposing zone that do not conform with current development standards and should therefore not be perpetuated in new development?*

We are not aware of any non-conforming conditions in the opposing zone.

*I. Entryway orientation. Is the building entrance in a location that minimizes impacts to the privacy of abutting residential development?*

We have pulled the entry drive and parking an additional 10' away from the single family zone. The cross slope of the site and narrow point of access to Wagner Way make it impractical to push the entry drive any further to the East. The entry drive is below the adjacent grade of the single family zone, and screened by the heavily landscaped zone transition buffer and 10' no construction zone, and should not impact privacy for adjacent single family residents.

*J. Location of parking and driveway entrances. Are parking lots and driveways in locations that minimize traffic noise on, or invasion of privacy of, abutting residential development?*

The level of parking is approximately 20'-25' below the grade of the single family zone. The grade differential, and retaining wall should shield the adjacent zone from noise and headlights. The existing and added trees and vegetation also help serve to dampen any sound impacts. Please note also that the assisted living use, has far lower trip generation than a comparably sized apartment building, and most trips are during regular daylight hours.

*K. Open space and common areas. Does the project utilize common areas to provide separation between site development and development in the opposing zone?*

The building is set back between 85' and 149' from the adjacent property, well in excess of the minimum requirements. In addition to the landscape in the zone transition buffer and no construction zone, we have additional landscaping between the driveway and building, and include some areas of outdoor patio to help transition from the landscaping and screening, to the built environment.

*L. Existing natural characteristics of the site. Does the development utilize existing site conditions such as topography or clusters of trees to provide buffering or to enhance view opportunities?*

The combination of the two Design Alternatives requested allows us to significantly reduce impacts to the buffer and no-construction zone. It reduces grading impacts by allowing the



natural grade and vegetation to be retained for 96% of the buffer. This is a significant improvement over our previous proposal. In addition replacement trees and additional vegetation are being provided to bring the final resulting condition in line with the intent of the code.

M. Siding materials and details. Do the siding materials and other architectural details reflect the type of materials and details that typify development on abutting parcels in the opposing zone?

The material selections for the project match the style and character of the adjacent single family homes. They consist primarily of cementitious lap siding, shingles, and accent stone.

## **2. Section 17.99.180 – Maintain Natural Topography:**

We have previously requested a Design Alternative to address section 17.99.240.C of the design manual. This request was to exceed the maximum 6' retaining wall height on the East side of the site to allow for fire department access to the back of the building. The current proposal adds another section of wall between the drive aisle, and retention vault to allow us to maintain required maintenance clearances at the vault. These walls are on the downhill side of the access wall and well away from the adjacent single family zone. These walls actually have a positive impact on the single family zone screening in that they allow us to keep the grade higher in the zone transition buffer to allow retention of more of the natural vegetation, and to use the natural grade itself for screening. The maximum height of the new section of wall is 8'-6".

### **Applicability:**

The Gig Harbor Design Manual contains the following language. *"Maintain natural topography. Buildings and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet."*

The stepped design of the basement level, and the cut and fill of the site are close to balanced. The addition of the new 10' no construction zone adjacent to the buffer on the west side of the property required a 10' shift in the entry drive to the east. As a result, the separation from the entry drive to the underground detention vault no longer allows enough distance to accommodate the grade differential by constructing 2:1 side slope (maximum allowed). In order to maintain the required depth of the detention vault and the maximum allowed cover, a retaining wall is necessary between the entry drive and the detention vault. Due to the cross slope of the site and the narrow point of access to Wagner, we cannot maintain the entry drive without a limited portion of the resulting retaining wall exceeding 6'.



**Application:**

We have added additional length of retaining wall to the previously DRB approved retaining wall along the fire department access. The wall transitions from 0' to 8.5 in height for this additional wall section, before joining the already proposed wall at the fire department access to the rear of the building. The wall is partially screened from the East by the vegetation on the site. Similar to the section of wall supporting the fire lane, additional planting will be done at the base of the wall to further screen it from view.

**Alternate Design Review:**

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

The new retaining wall section is necessary to allow for the 10' shift in the entry drive, meet minimum Public Works requirements for detention vault/retaining wall separation, maximum cover and to provide code required maintenance access at the detention vault. The introduction of the small section of wall in excess of 6' allows us to keep the grade higher adjacent to the single family zone, significantly reducing any impacts to the zone transition buffer, improving screening between the properties and maintaining native vegetation and trees. The wall itself will be well screened and not visible from the adjacent single family zone.

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

The intent of the requirement is to achieve the following. 1. To assure that large blank sections of wall not be an eyesore. 2. To assure that designs are working with the natural topography. We are proposing both materials and screening to minimize the visual impact of the wall, to bring it into compliance with the intent of the code. Between the existing and proposed landscaping, the visual amount of wall will be in close alignment with the maximum wall height. We are selecting a finish that we feel will work with the existing architecture and will visually enhance, rather than detract from the built portion of the site, meeting the intent of the Design Manual.

The building design makes significant efforts to work with the natural topography. The cut and fill is close to a balance, and the site design is sensitive to the slope by stepping the grade transitions with smaller walls, and through steps within the building. Given the size of the building, the taller wall is proportionate to the overall scale of the building and site, in alignment with the Intent of the Design Manual.





## NOTICE OF RECOMMENDATION CITY OF GIG HARBOR DESIGN REVIEW BOARD

**TO:** Wattenbarger Architects  
Attn: James Brown  
11000 NE 33<sup>rd</sup> Place  
Bellevue, WA 98004

**FROM:** Carl de Simas, Senior Planner

**DATE:** February 6, 2020

**RE:** Mallard's Landing Lot 7 – Senior Living Facility (PL-DR-19-0021)

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The proposal is to develop a senior living facility at Mallards Landing Lot 7. The project would consist of approximately 83 units with a mix of independent living, assisted living and memory care units. The proposed building is a 3-story, Type V-A wood framed building over a partial daylight basement totaling approximately 94,680 square feet. The project site is approximately 4.46 acres located on the southwest corner of the intersection of 72nd Street and Wagner Way.

The applicant is requesting design alternatives for the following sections of the Design Manual:

- 17.99.380 Mass and scale.
  - (B) Provide substantial shifts in walls and roof surfaces (IBE).
  - (1) Horizontal shift
- 17.99.240 Natural site conditions.
  - (C) Maintain natural topography.

Having reviewed the application materials at its meeting of January 23, 2020, the DRB has made the following findings and recommendations relative to the cited specific requirements of the City of Gig Harbor Design Manual and relative to the criteria for approval of a design alternative found in Section 17.98.055 GHMC:



**1. 17.99.380(B)(1) Horizontal shift**

*No portion of a prominent façade may exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the façade length and meeting the following:*

- a. This shift may be broken down into smaller shifts of at least six feet each.*
- b. Horizontal shifts, when required, shall be reflected by a shift alteration in the roof design.*
- c. To assure that footprint shifts are distributed across the building façade, shifted wall planes shall have a width proportion of between one-to-one and three-to-one the width of adjacent wall planes on the same façade.*

**Findings:** The DRB reviewed the applicant's materials supporting their request for a design alternative as well as City Staff's analysis. The applicant proposes a design alternative utilizing a variety of architectural tools to provide the appearance of breaking the large structure down into smaller building modules. The DRB noted that the structure, given its size and shape, provides enough modulation to meet the intent of the Design Manual. The use of contrasting materials and color throughout supports the modulation provided and appears to enhance the overall design in plan. However, the DRB ultimately found that by further varying materials and color at particular points in the structure the appearance of a flat façade might be avoided upon actual construction. The DRB found that the alternative design is an equivalent design solution to what would otherwise be achieved by rigidly applying specific requirements of the Design Manual and meets the intent of the general requirement through the use of smaller shifts, angles, balconies and a variety of materials and colors.

**Recommendation:** The shifts in the structure, as proposed by the applicant, together with its angular shape, the addition of balconies, and the variety of materials and colors results in an equivalent design solution to what would otherwise be achieved by rigidly applying specific requirements; thereby, also meeting the general intent of the Design Manual by providing substantial shifts in walls and roof surfaces. In support of this recommendation, the DRB asks that the applicant consider materials and color that emphasize shifts at the gable projections that modulate the most in plan.

**2. 17.99.240(C) Maintain natural topography.**

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

**Findings:** The DRB reviewed the applicant's materials supporting their request for a design alternative as well as City Staff's analysis. The applicant proposes a wall that would be 13.5-feet tall at its highest point over an approximately 60-foot span. The



wall would be used to support fill for an emergency vehicle access way around the southern most point of the proposed building and extending to its eastern façade. The wall is necessary at this location due to the proximity of a wetland buffer and associated 15-foot building setback southeasterly of the access way. The applicant proposes a block wall construction of a color that would compliment the natural surroundings as well as vegetation at its base to help conceal, or de-emphasize, the structure. Additionally, the wetland lying between the access way and Wagner Way, the nearest public right-of-way, will provide additional screening throughout most of the year. The DRB recognized also that the project's proposed cut/fill ratio is out of balance and therefore non-compliant with the specific requirement of the Design Manual. A formal design alternative for this requirement has not been brought by the applicant.

The DRB found that the design and use of the wall rather than a fill slope or terraced wall design prevents encroachment into the wetland, its associated buffers and building setbacks. It also found that the wall, because of its location and the additional screening proposed, will not be a prominent feature seen easily from the public right-of-way. The DRB finds that the wall, as presented, represents an equivalent design solution to what would otherwise be achieved by rigidly applying specific requirements of the Design Manual and meets the intent of the general requirement provided certain conditions presented by the applicant and/or requested by the DRB are implemented. Lastly, the DRB found that the proposed cut/fill ratio imbalance likely results, in part, from the wall, the access way, and the necessary enlargement of the stormwater vault. The DRB noted that given these factors, it has no reason to review the issue further unless staff determines that it cannot approve the deviation administratively.

**Recommendation:** The DRB recommends the Director accept and approve the design alternative as presented by the applicant under the following conditions:

1. Enhanced vegetation shall be placed at the base of the wall to screen that portion exceeding the specific requirement.
2. Vegetation at the base of the wall shall be native evergreen.

Darrin Filand, Vice Chair  
Design Review Board

 Date 3 / 3 / 2020

**The following materials were considered in support of this recommendation:**

- Planning Division Staff Report and Referenced Exhibits dated January 17, 2020