

# CREF3 PUYALLUP OWNER LLC

240 15TH ST SE  
PUYALLUP, WA 98372

DESIGN REVIEW AND SEPA SUBMISSION – OCTOBER 24, 2022



Architecture - Interiors  
Planning - Engineering

Portland, OR  
503.224.9560  
Vancouver, WA  
360.695.7879  
Seattle, WA  
206.749.9993

www.mcknze.com

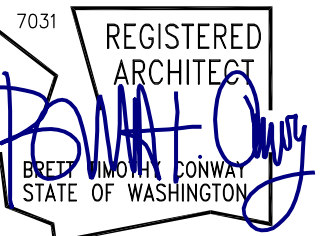
**MACKENZIE.**  
DESIGN DRIVEN • CLIENT FOCUSED

Client  
**CREF3 PUYALLUP  
OWNER LLC**

11611 SAN VICENTE  
BLVD.  
10TH FLOOR  
LOS ANGELES, CA  
90049

Project  
**FORTRESS -  
PUYALLUP**

240 15TH ST SE  
PUYALLUP, WA 98372



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	5/26/23
2	PLAN CHECK	8/29/23

SHEET TITLE:  
**TITLE SHEET  
AND DRAWING  
INDEX**

DRAWN BY: TN

CHECKED BY: JA

SHEET

**G0.01**

JOB NO. **2220290.00**

## CODE ANALYSIS

BASED ON THE 2018 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS  
CONSTRUCTION TYPE: III-B  
ONE STORY  
BUILDING HEIGHT: 42'-6"  
FIRE PROTECTION: FULLY SPRINKLERED ESFR  
FUTURE OCCUPANCIES: S-1 (STORAGE WAREHOUSE), F-1 (MANUFACTURING), B (OFFICE).  
THE BUILDING AREA HAS BEEN CALCULATED BASED ON THE NON-SEPARATED USES (SECTION 508.3).  
THE BUILDING TO BE UNOCCUPIED UNDER THIS PERMIT. FUTURE OCCUPANCIES MAY CONSIST OF B, S-1, AND/OR F-1 GROUPS. THE BUILDING AREA HAS BEEN CALCULATED BASED ON UNLIMITED AREA BUILDINGS (SECTION 507)

## SITE AND BUILDING INFORMATION

240 15TH ST SE PUYALLUP, WA, 98372  
PIERCE COUNTY TAX ID: 7845000161, 7945000170, 0420274126  
FOR ADDITIONAL SITE AND BUILDING INFORMATION, SEE SHEET A1.10 - SITE PLAN

## DRAWING INDEX

### GENERAL DRAWINGS- DR

G0.01 TITLE SHEET AND DRAWING INDEX

### CIVIL DRAWINGS - DR

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P5 FIRE TRUCK ACCESS EXHIBIT  
P6 ENTERING SITE DISTANCE EXHIBIT

### TRANSPORTATION DRAWINGS - DR

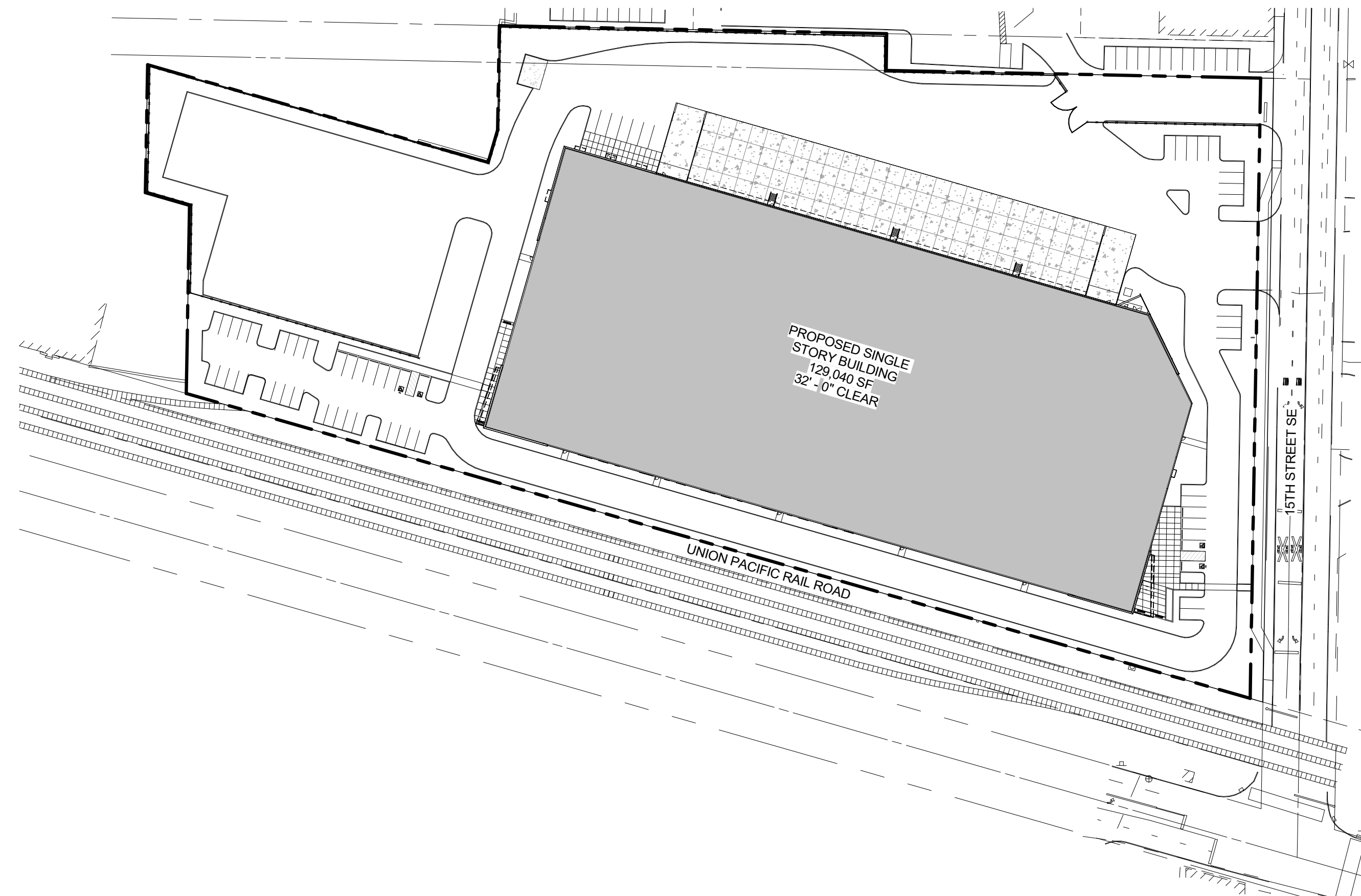
TS-1.0 AUTOTURN ANALYSIS

### LANDSCAPE DRAWINGS - DR

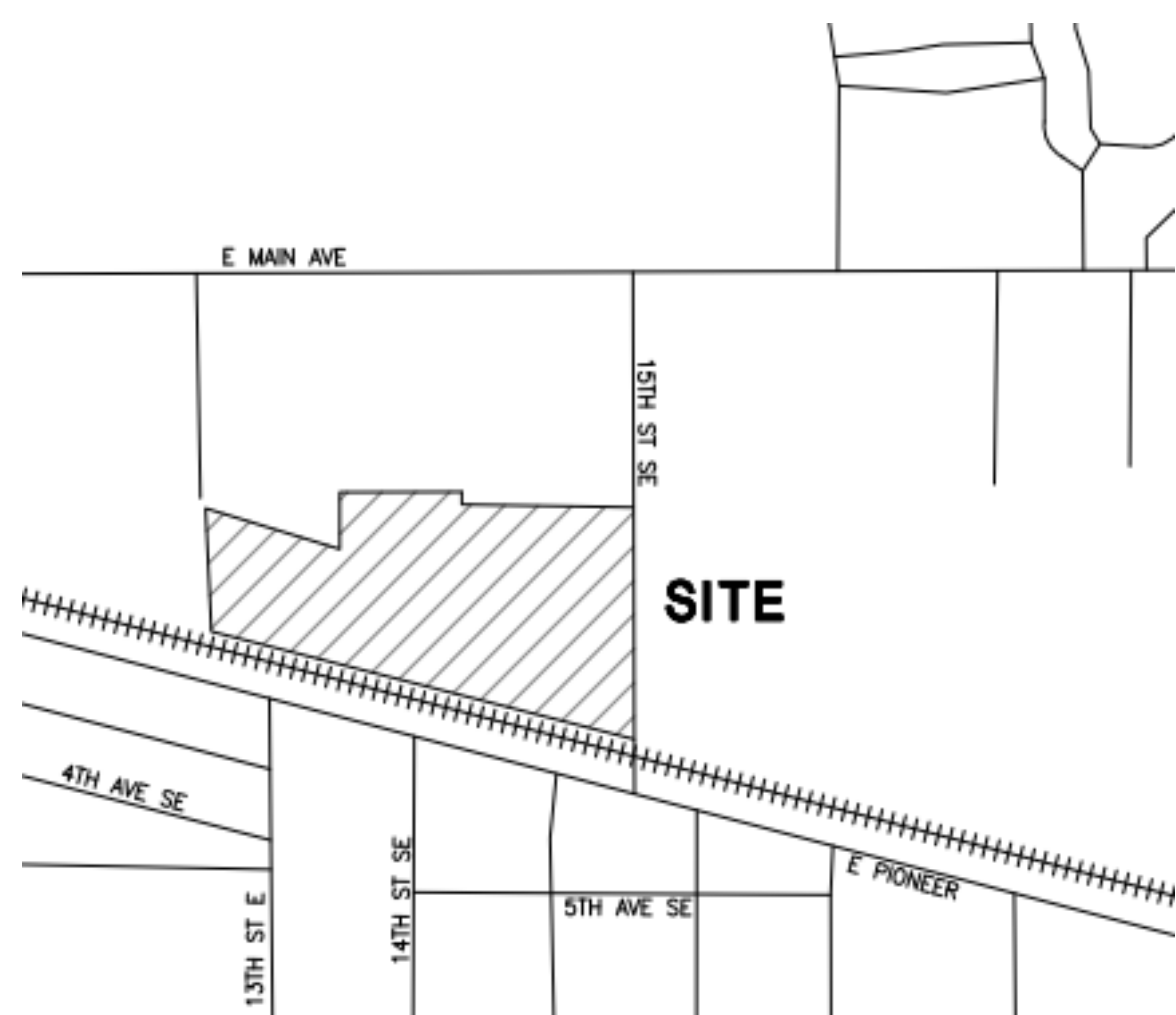
L0.01 LANDSCAPE GENERAL INFORMATION  
L1.10 PLANTING PLAN EAST  
L1.11 PLANTING PLAN CENTRAL  
L1.12 PLANTING PLAN WEST  
L1.20 MATERIALS AND LAYOUT PLAN  
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### ARCHITECTURE DRAWINGS - DR

A1.10 SITE PLAN  
A2.00 EXTERIOR ELEVATIONS  
A2.10 EXTERIOR RENDERINGS



1 SITE PLAN  
G0.01 1" = 80'-0"



2 VICINITY MAP  
G0.01 NTS

## OWNER

CREF3 PUYALLUP OWNER LLC  
11611 SAN VICENTE BLVD 10TH FLOOR  
LOS ANGELES, CA, 90049  
PHONE: (310) 228-3030  
CONTACT: BRADY THOMSON  
EMAIL: BTHOMSON@FORTRESS.COM

## ARCHITECT

### MACKENZIE

LOGAN BUILDING  
500 UNION ST., STE. 410  
SEATTLE, WA 98101  
PHONE: (206) 749-9993  
ARCHITECT: BRETT CONWAY  
CONTACT: JUSTIN ABRAHAM  
EMAIL: JABRAHAM@MCKNZE.COM

## STRUCTURAL

### MACKENZIE

LOGAN BUILDING  
500 UNION ST., STE. 410  
SEATTLE, WA 98101  
PHONE: (206) 749-9993  
CONTACT: ANDY TATKOWSKI  
EMAIL: ART@MCKNZE.COM

## CIVIL

### BARGHAUSEN

18215 72ND AVE S  
KENT, WA 98032  
PHONE: (425) 251-6222  
CONTACT: JASON HUBBELL  
EMAIL: JHUBBELL@BARGHAUSEN.COM

## LANDSCAPE

### MACKENZIE

RIVEREAST CENTER  
1515 SE WATER AVE, #100  
PORTLAND, OR 97214  
PHONE: (503) 224-9560  
CONTACT: NICOLE FERREIRA  
EMAIL: NFERRERA@MCKNZE.COM

## TRAFFIC

### TENW - TRANSPORTATION ENGINEERING NORTHWEST

11400 SE 8TH ST., SUITE 200  
REDFLEET, WA 98108  
PHONE: (206) 749-9993  
CONTACT: AMY  
EMAIL: AMY@TENW.COM

### TERRA ASSOCIATES

12220 113TH AVE NE, SUITE 130  
KIRKLAND, WA 98034  
PHONE: (425) 821-7777



**BASIS OF PLAN**

THIS SITE PLAN IS BASED ON LIMITED TOPOGRAPHIC AND BOUNDARY SURVEY, PREPARED BY BCE, INC. DATED 08/09/2022

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BCE, INC. CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

**SURVEY INFORMATION**

**TITLE REPORT INFORMATION**

**TITLE COMMITMENT:**  
ALL TITLE INFORMATION SHOWN ON THIS MAP, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY, HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. NCS-1133990-CH2, DATED JUNE 3, 2022 AT 7:30 AM. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

**LEGAL DESCRIPTION (PER ABOVE REFERENCED TITLE REPORT)**

**PARCEL "A"**  
THAT PORTION OF BLOCKS 34 TO 37, INCLUSIVE, OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE(S) 91, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 30 FEET OF VACATED PIONEER AVENUE ABUTTING BLOCKS 34 AND 35 AS VACATED BY CITY OF PUYALLUP ORDINANCE NO. 211 RECORDED FEBRUARY 14, 1902 UNDER AUDITOR'S NO. 146161.

**PARCEL "B"**  
A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 33 OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91;  
THENCE NORTH 00°50' WEST 28.58 FEET ALONG THE EAST LINE OF SAID BLOCK 33;  
THENCE SOUTH 14°18'45" WEST 27.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 33;  
THENCE SOUTH 75°49' EAST 7.47 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

**PARCEL "C"**  
THAT PORTION OF THE SOUTHEAST OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, ALL IN SAID TOWNSHIP 20 NORTH, RANGE 4 EAST;  
THENCE NORTHERLY ALONG THE SECTION LINE COMMON TO SAID SECTIONS 26 AND 27, A DISTANCE OF 1578.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 51.13 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, BURLINGTON NORTHERN RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED;  
THENCE NORTHWESTERLY DEFLECTING 74°59' TO THE LEFT FROM SAID SECTION LINE, ALONG SAID LINE LYING 51.13 FEET NORTHERLY OF AND PARALLEL WITH SAID MAIN TRACK CENTERLINE, A DISTANCE OF 493.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST, AS NOW LOCATED IN THE CITY OF PUYALLUP, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;  
THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE, 920.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 8.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE MOST NORTHERLY SPURTRACT OF SAID BURLINGTON NORTHERN RAILROAD COMPANY, AS NOW LOCATED AND CONSTRUCTED;  
THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF BLOCK 32 OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91, A DISTANCE OF 148.0 FEET;  
THENCE NORTHWESTERLY, PARALLEL WITH SAID LINE LYING 51.13 FEET NORTHERLY OF SAID RAILROAD COMPANY'S MAIN TRACT CENTERLINE, A DISTANCE OF 40.0 FEET;  
THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE OF BLOCK 32, 106.0 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 300.0 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MAIN TRACT CENTERLINE;  
THENCE EASTERLY ALONG SAID PARALLEL LINE, 940.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST;  
THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

**HORIZONTAL DATUM:**  
NAD 83/11  
PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "GP 27512-100" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "GP 27512-100" AND CONTROL POINT "GP27512-18A2" WAS HELD FOR ROTATION, BEING SOUTH 38°23'07" WEST.

**VERTICAL DATUM:**  
NAVD88  
VERTICAL CONTROL PUBLISHED BY WSDOT, POINT "GP 27512-100" WAS HELD FOR ELEVATION. BENCHMARK ELEVATION = 81.27'

**SITE BENCHMARK:**  
SET MAGNAIL & WASHER #49 IN THE SIDEWALK ON THE WEST SIDE OF 15TH STREET S.E. ELEVATION =55.16' (NAVD 88)

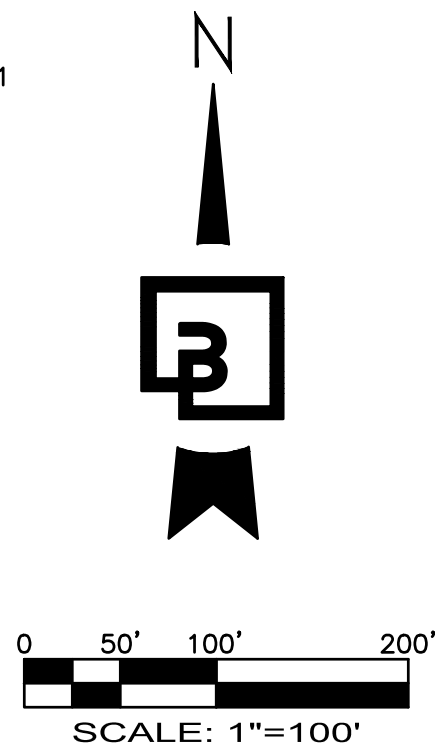
**UTILITIES/SERVICES**

**WATER:**  
CITY OF PUYALLUP WATER DIVISION  
1100 39TH AVE. SE  
PUYALLUP, WA 98374  
(253) 841-5505

**GAS:**  
PUGET SOUND ENERGY  
8001 SOUTH 212TH STREET  
KENT, WA 98032  
(253) 395-7065

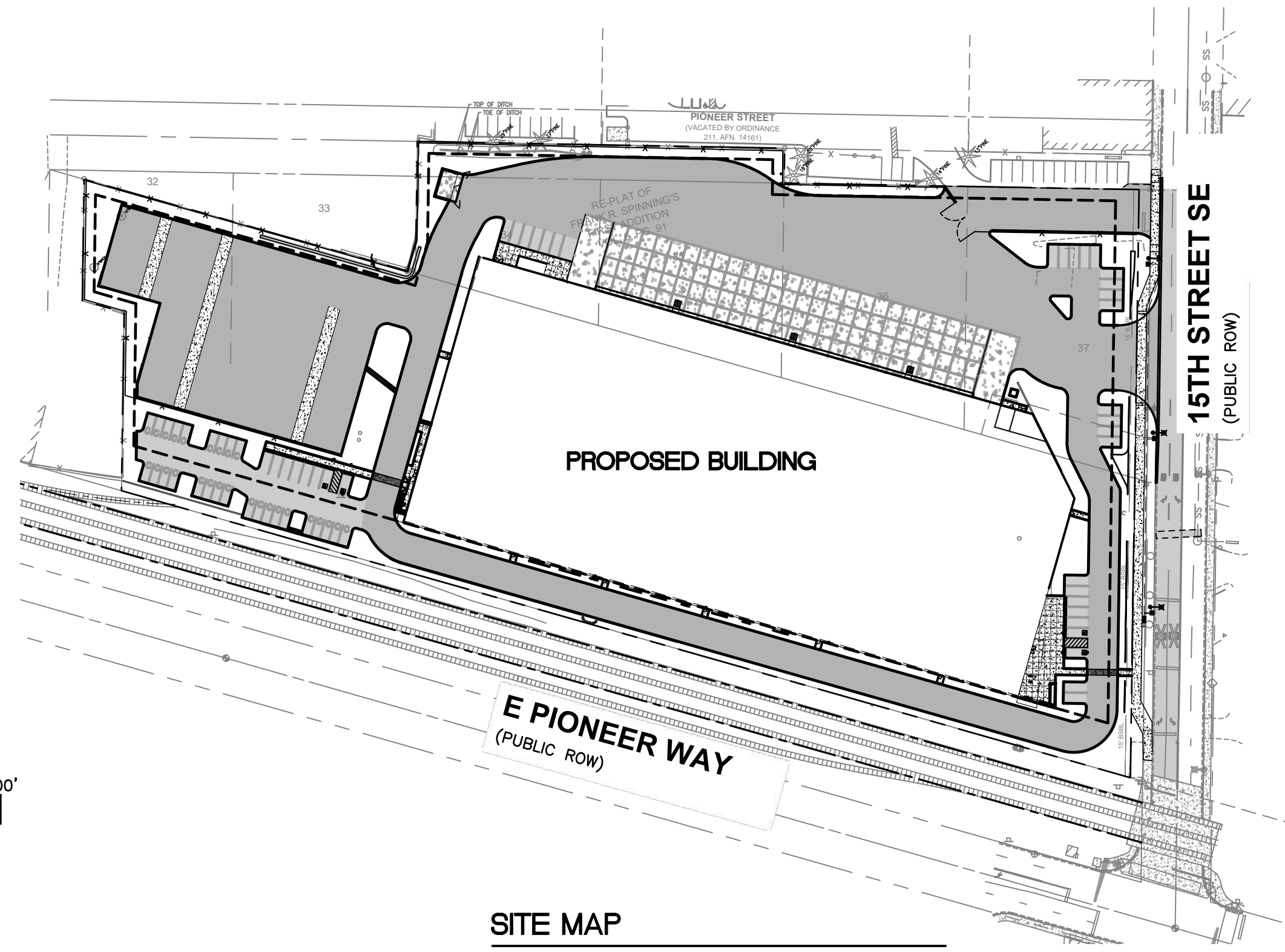
**POWER:**  
PUGET SOUND ENERGY  
8001 SOUTH 212TH STREET  
KENT, WA 98032  
(253) 395-7065

**SEWER/STORM**  
CITY OF PUYALLUP  
333 S MERIDIAN  
PUYALLUP, WA 98371



**PRELIMINARY CIVIL PLANS - COVER SHEET**

PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**SITE MAP**

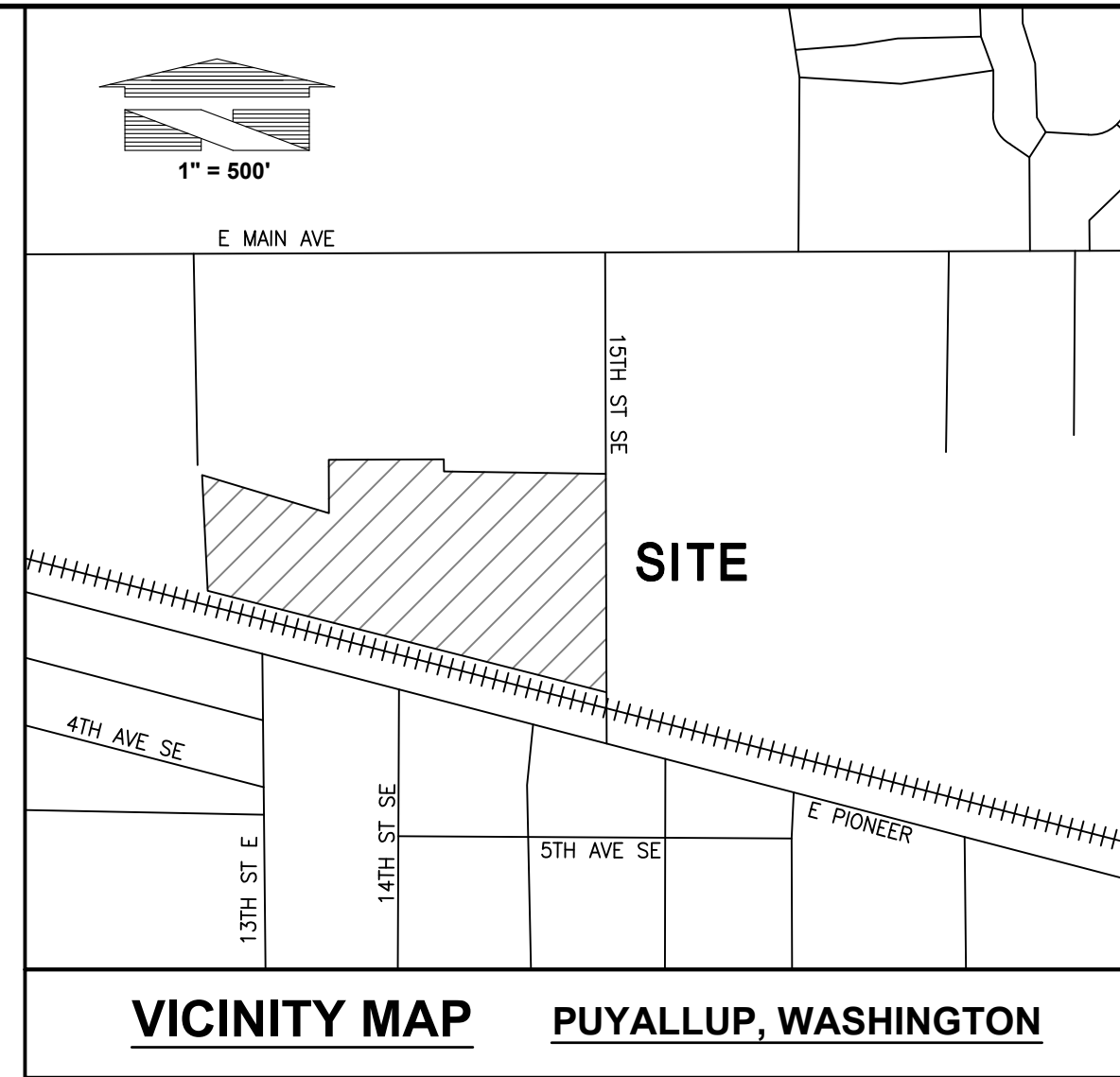
1"=100'

**INDEX OF SHEETS**

- P1 PRELIMINARY CIVIL PLANS - COVER SHEET
- P2 EXISTING CONDITIONS PLAN
- P3 PRELIMINARY SITE PLAN AND UTILITY PLAN
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- P5 FIRE TRUCK ACCESS EXHIBIT
- P6 ENTERING SITE DISTANCE EXHIBIT

**SOILS REPORT NOTES**

- THE FOLLOWING SOILS REPORTS/ASSESSMENTS WERE PREPARED FOR THE SITE: GEOTECHNICAL REPORT, PROJECT NO. T-8661 DATED: JAN 12TH 2022:  
240 - 15TH STREET SE INDUSTRIAL  
240 - 15TH STREET SE  
PUYALLUP, WASHINGTON  
  
PREPARED BY:  
TERRA ASSOCIATES, INC.  
12220 113TH AVENUE NE, STE. 130  
KIRKLAND, WASHINGTON 98034
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN ENGINEERS.
- A REPRESENTATIVE FOR THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN SOILS REPORT AS A MINIMUM. THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER: UTILITY TRENCH EXCAVATIONS; UTILITY PIPE BEDDING; SUBGRADE STABILITY; FOOTING SUBGRADE CONDITIONS; STRUCTURAL FILL OBSERVATIONS AND TESTING; SITE DRAINAGE MEASURES AND OBSERVATIONS; PAVEMENT SUBGRADE OBSERVATIONS, EROSION CONTROL, SITE STABILITY INCLUDING TEMPORARY AND PERMANENT SLOPES.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.
- THE SITE IS IDENTIFIED BY WASHINGTON STATE D.O.E. AS HAVING CONFIRMED OR SUSPECTED SOILS CONTAMINATION. REFER TO NOTES ON SHEET E3 FOR ALL WORK IN KNOWN AREAS OF CONTAMINATED SOILS AND FOR STORMWATER DISCHARGES FROM SITE



**VICINITY MAP PUYALLUP, WASHINGTON**

**SITE ADDRESS**

240 15TH STREET SE PUYALLUP, WA 98372

**TAX PARCEL NUMBERS**

7845000161, 7845000170, 0420274126

**ZONING**

ML - LIMITED MANUFACTURING

**OWNER/APPLICANT**

CREF3 PUYALLUP OWNER LLC  
11611 SAN VICENTE BLVD, 10TH FLOOR  
LOS ANGELES, CA 90049

**CIVIL ENGINEERING CONSULTANT:**

BARGHAUSEN CONSULTING ENGINEERS  
18215 72ND AVENUE SOUTH  
KENT, WA. 98032  
(425) 251-6222  
(425) 251-8782 (FAX)  
JASON HUBBELL  
EMAIL: jhubbell@barghausen.com

**SITE SURVEY CONSULTANT:**

BARGHAUSEN CONSULTING ENGINEERS  
18215 72ND AVENUE SOUTH  
KENT, WA. 98032  
(425) 251-6222  
(425) 251-8782 (FAX)  
RYAN LEE



Know what's below.  
Call before you dig.

**LEGEND:**

PROPOSED	EXISTING
HEAVY DUTY ASPHALT	CURB
LIGHT DUTY ASPHALT	PAINT STRIPE
GRIND AND OVERLAY ASPHALT	CONCRETE
SAWCUT	CONCRETE (DEMO)
CONTOUR	CONTOUR
STORM DRAIN PIPE	WATER
TYPE 1 CATCH BASIN	STORM
TYPE 2 CATCH BASIN	SANITARY
SPOT ELEVATION	SS MANHOLE
STREET LIGHT	GAS
	POWER OVERHEAD
	POWER UNDERGROUND
	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE
	WATER LINE
	OH/UG TEL. LINE
	LUMINAIRE (LUM.)
	YARD LIGHT
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FIRE HYDRANT(FH)
	CONNECTION(FDC)
	WATER METER
	SIGN
	DIRECTIONAL ARROW
	BOLLARD
	CONIFEROUS TREE
	DECIDUOUS TREE

No.	Date	By	Chk.	Appr.	Revision
2	8/31/23	JCH	DL	JCH	REVISED PER CITY REVIEW
1	15/25/23	JCH	DL	JCH	REVISED PER CITY REVIEW

**PRELIMINARY CIVIL PLANS  
COVER SHEET**

**Title:**  
CREF3 PUYALLUP OWNER LLC  
11611 SAN VICENTE BLVD  
10TH FLOOR  
LOS ANGELES, CA 90049



Scale:  
Horizontal 1"=100'  
Vertical N/A

Designed	Drawn	Checked	Approved	Date
RDC	RDC	DL	JCH	10/24/22

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent WA 98032  
425.251.6222  
barghausen.com



Job Number  
**22085**  
Sheet  
**P1** of **6**

**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

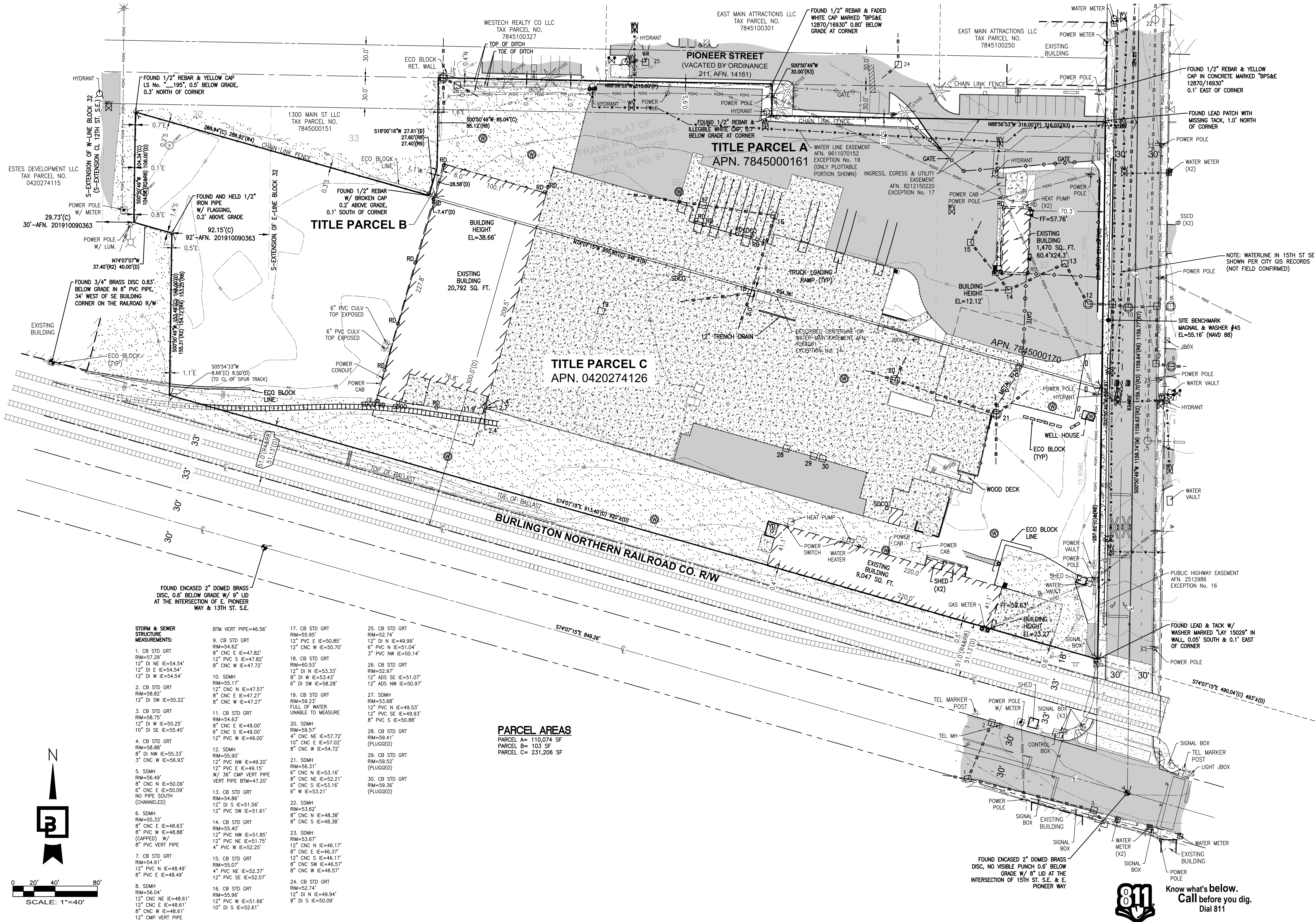
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. PURSUANT TO WAC 332-120, APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (360) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
801 88th AVE S.E.  
OLYMPIA, WASHINGTON 98501-7019

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.



# EXISTING CONDITIONS PLAN



- STRUTURE & SEWER MEASUREMENTS:**
1. CB STD GRT  
RIM=57.29'  
12" DI N IE=54.54'  
12" DI E IE=54.54'  
12" DI W IE=54.54'
  2. CB STD GRT  
RIM=58.82'  
12" DI SW IE=55.22'
  3. CB STD GRT  
RIM=58.75'  
12" DI W IE=55.25'  
10" DI SE IE=55.40'
  4. CB STD GRT  
RIM=58.88'  
8" DI NW IE=55.33'  
3" CNC W IE=56.93'
  5. SSMH  
RIM=56.49'  
8" CNC N IE=50.09'  
6" CNC E IE=50.09'  
NO PIPE SOUTH (CHANNELLED)
  6. SDMH  
RIM=55.33'  
8" CNC E IE=48.63'  
8" PVC W IE=48.88'  
(CAPPED) W/  
8" PVC VERT PIPE
  7. CB STD GRT  
RIM=54.91'  
12" PVC N IE=48.49'  
8" PVC E IE=48.49'
  8. SDMH  
RIM=56.04'  
12" CNC NE IE=48.61'  
12" CNC E IE=48.61'  
8" CNC W IE=48.61'  
12" CMP VERT PIPE
  9. CB STD GRT  
RIM=54.62'  
8" CNC E IE=47.82'  
12" PVC S IE=47.82'  
8" CNC W IE=47.72'
  10. SDMH  
RIM=55.17'  
12" CNC N IE=47.57'  
8" CNC E IE=47.27'  
8" CNC W IE=47.27'
  11. CB STD GRT  
RIM=54.63'  
8" CNC E IE=49.00'  
6" CNC S IE=49.00'  
12" PVC W IE=49.00'
  12. SDMH  
RIM=55.90'  
12" PVC NW IE=49.20'  
12" PVC E IE=49.15'  
W/ 36" CMP VERT PIPE  
VERT PIPE BTM=47.20'
  13. CB STD GRT  
RIM=54.86'  
12" DI S IE=51.56'  
12" PVC SW IE=51.61'
  14. CB STD GRT  
RIM=55.40'  
12" PVC NW IE=51.85'  
12" PVC NE IE=51.75'  
4" PVC W IE=52.25'
  15. CB STD GRT  
RIM=55.07'  
4" PVC NE IE=52.37'  
12" PVC SE IE=52.07'
  16. CB STD GRT  
RIM=55.96'  
12" PVC W IE=51.66'  
10" DI S IE=52.61'
  17. CB STD GRT  
RIM=55.95'  
12" PVC E IE=50.85'  
12" CNC W IE=50.70'
  18. CB STD GRT  
RIM=60.53'  
12" DI N IE=53.33'  
8" DI W IE=53.43'  
6" DI SW IE=58.28'
  19. CB STD GRT  
RIM=59.23'  
FULL OF WATER  
UNABLE TO MEASURE
  20. SDMH  
RIM=59.57'  
4" CNC NE IE=57.72'  
10" CNC E IE=57.02'  
8" CNC W IE=54.72'
  21. SDMH  
RIM=56.31'  
6" CNC N IE=53.16'  
6" CNC NE IE=52.21'  
6" CNC S IE=53.16'  
6" W IE=53.21'
  22. SSMH  
RIM=53.62'  
8" CNC N IE=48.38'  
8" CNC S IE=48.38'
  23. SDMH  
RIM=53.67'  
12" CNC N IE=46.17'  
8" CNC E IE=46.37'  
8" CNC NE IE=46.17'  
6" CNC SW IE=46.57'  
8" CNC W IE=46.57'
  24. CB STD GRT  
RIM=52.74'  
12" DI N IE=49.94'  
8" DI S IE=50.09'
  25. CB STD GRT  
RIM=52.74'  
12" DI N IE=49.99'  
6" PVC N IE=51.04'  
3" PVC NW IE=50.14'
  26. CB STD GRT  
RIM=52.97'  
12" ADS SE IE=51.07'  
12" ADS NW IE=50.97'
  27. SDMH  
RIM=53.68'  
12" PVC N IE=49.53'  
12" PVC SE IE=49.93'  
8" PVC S IE=50.88'
  28. CB STD GRT  
RIM=59.41'  
(PLUGGED)
  29. CB STD GRT  
RIM=59.52'  
(PLUGGED)
  30. CB STD GRT  
RIM=59.36'  
(PLUGGED)

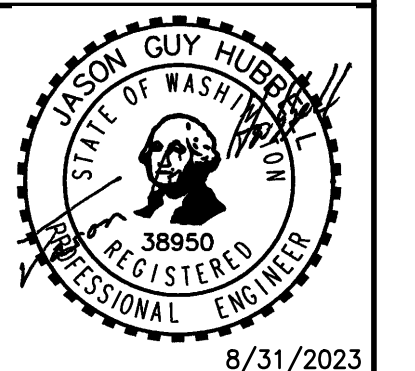
**PARCEL AREAS**  
 PARCEL A = 110,074 SF  
 PARCEL B = 103 SF  
 PARCEL C = 231,206 SF

Revision

No.	Date	By	Chk.	Appr.
2	8/31/23	DL	JCH	REVISOR PER CITY REVIEW
1	15/25/23	DL	JCH	REVISOR PER CITY REVIEW

Title: **EXISTING CONDITIONS PLAN**  
**FORTRESS - PUYALLUP**

For: **CREF3 PUYALLUP OWNER LLC**  
 11611 SAN VICENTE BLVD  
 10TH FLOOR  
 LOS ANGELES, CA 90049

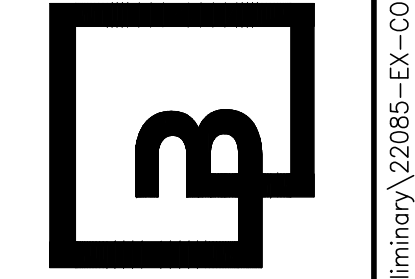


Scale:

Horizontal	1"=40'
Vertical	N/A

Designed:            RDC  
 Drawn:            RDC  
 Checked:            DL  
 Approved:            JCH  
 Date: 10/24/22

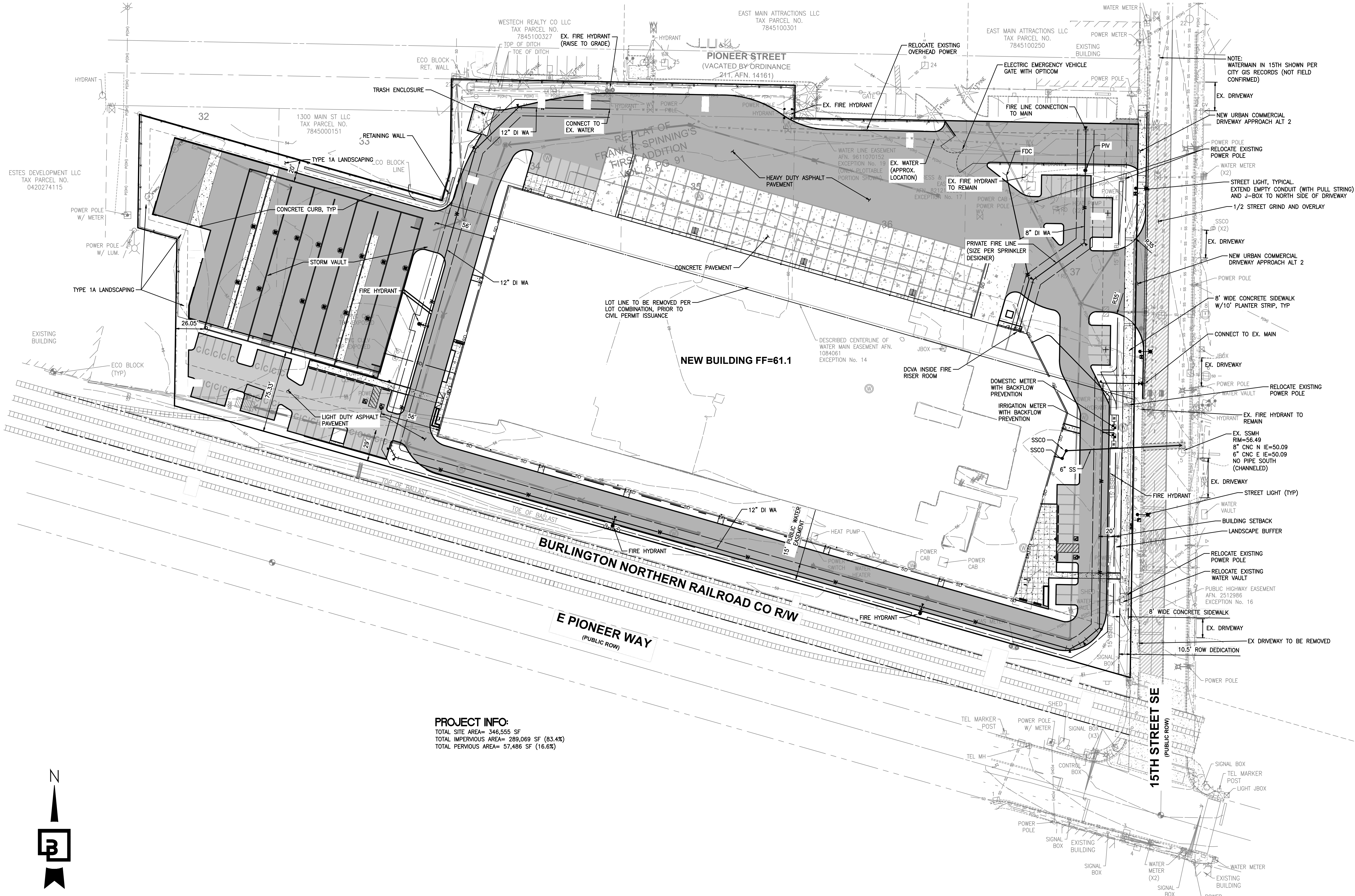
**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222 [barghausen.com](http://barghausen.com)



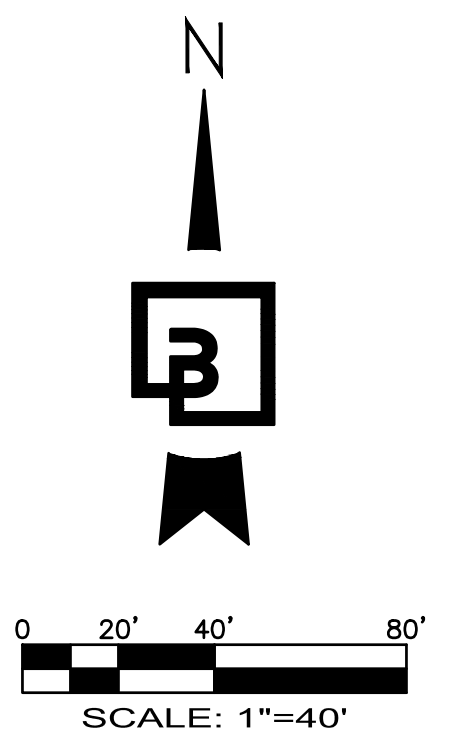
**811** Know what's below.  
 Call before you dig.  
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# PRELIMINARY SITE PLAN AND UTILITY PLAN



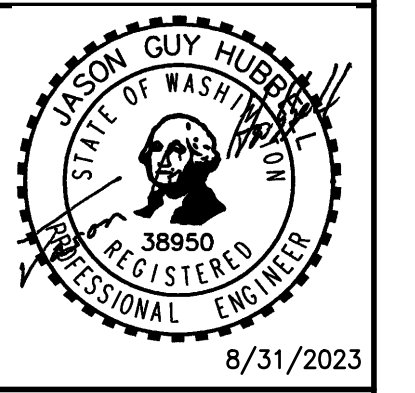
**PROJECT INFO:**  
 TOTAL SITE AREA= 346,555 SF  
 TOTAL IMPERVIOUS AREA= 289,069 SF (83.4%)  
 TOTAL PERVIOUS AREA= 57,486 SF (16.6%)



No.	Date	By	Chk.	Appr.	Revision
2	8/31/23	JGH	JGH	JGH	REVISED PER CITY REVIEW
1	5/25/23	JGH	JGH	JGH	REVISED PER CITY REVIEW

Title: **PRELIMINARY SITE PLAN AND UTILITY PLAN**  
**FORTRESS - PUYALLUP**

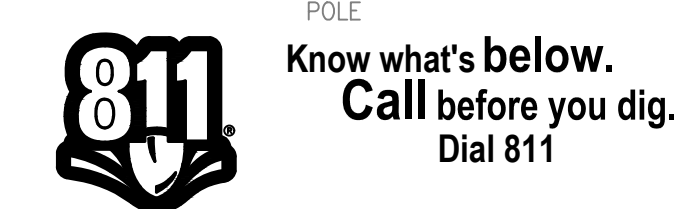
For: **CREF3 PUYALLUP OWNER LLC**  
**11611 SAN VICENTE BLVD**  
**10TH FLOOR**  
**LOS ANGELES, CA 90049**



Scale:	Horizontal	Vertical
	1"=40'	N/A
Designed	Drawn	Checked
RDC	RDC	DL
Approved	JGH	JGH
Date	10/24/22	

**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
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 425.251.6222 [barghausen.com](http://barghausen.com)

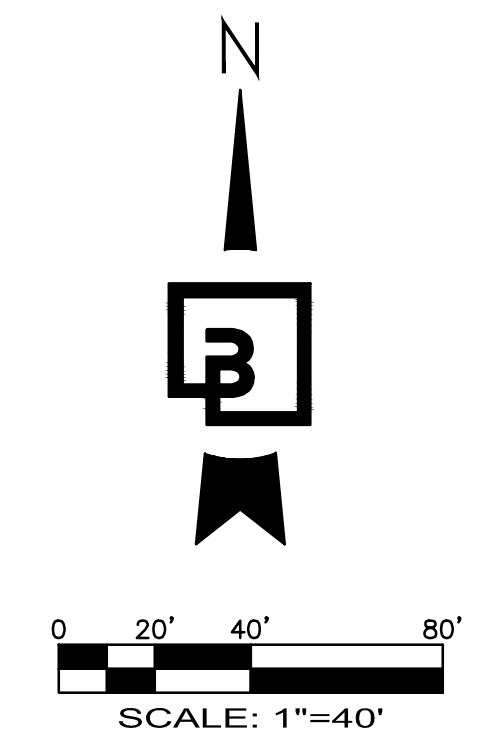
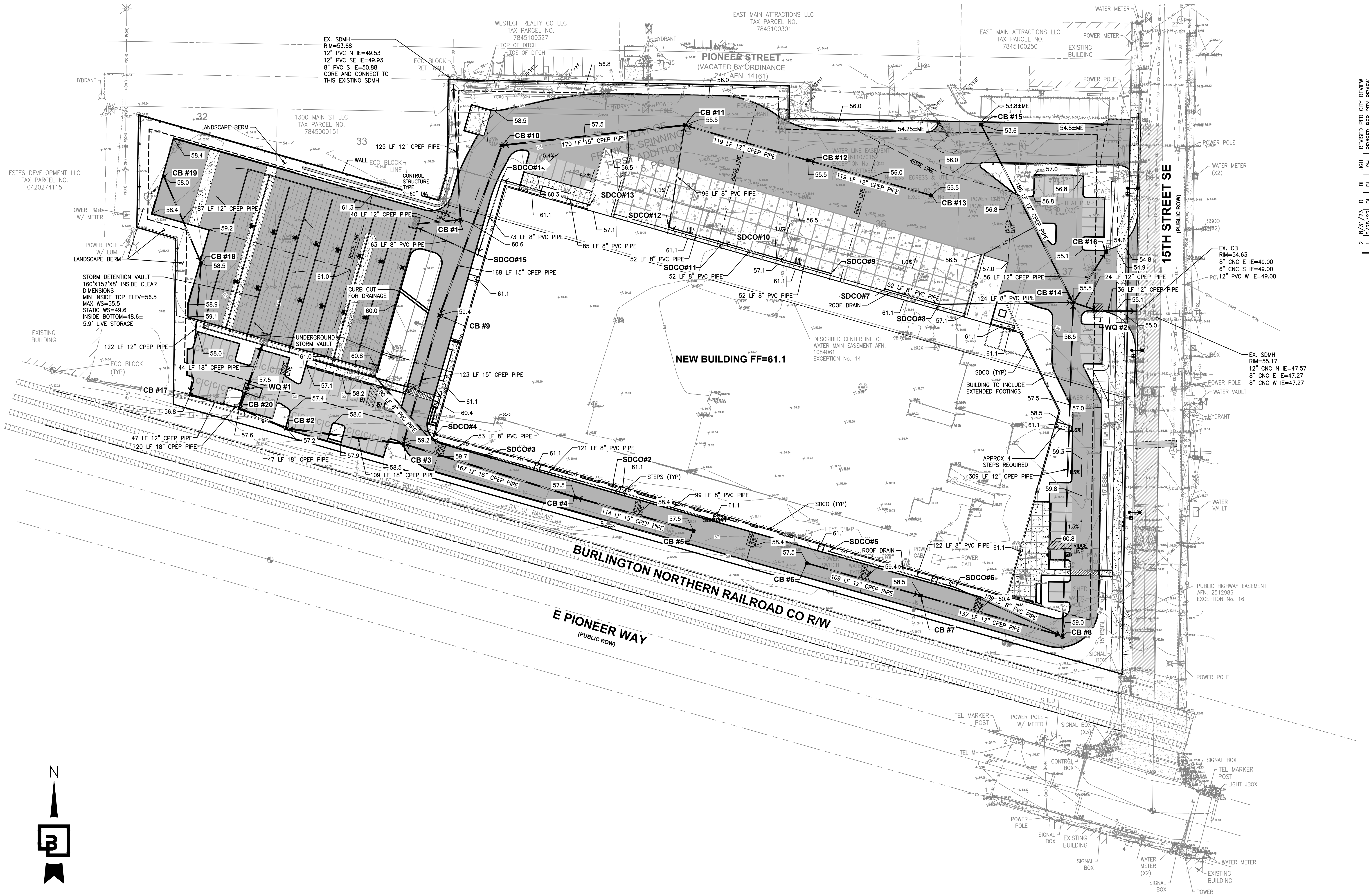
Job Number: **22085**  
 Sheet: **P3** of **6**



P:\22000A\22085\preliminary\22085-PA.dwg 8/29/2023 9:09 AM KHARIS



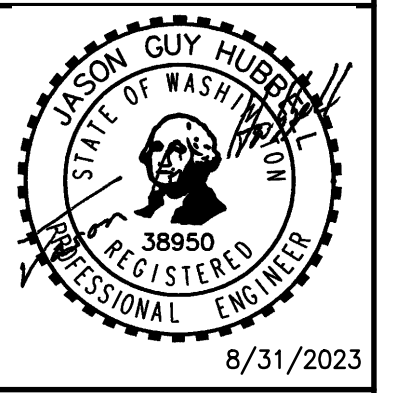
# PRELIMINARY GRADING AND DRAINAGE PLAN



No.	Date	By	Chk.	Appr.	Revision
2	8/31/23	JGH			REVISED PER CITY REVIEW
1	5/25/23	JGH			REVISED PER CITY REVIEW

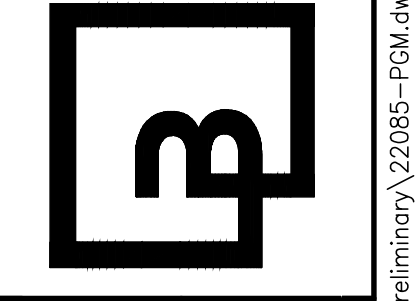
Title:  
**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**FORTRESS - PUYALLUP**

For:  
**CREF3 PUYALLUP OWNER LLC**  
**11611 SAN VICENTE BLVD**  
**10TH FLOOR**  
**LOS ANGELES, CA 90049**



Scale:	Horizontal	Vertical
	1"=40'	N/A
Designed	Drawn	Checked
RDC	RDC	DL
		UJH
Approved	Date	
	10/24/22	

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 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222 [barghausen.com](http://barghausen.com)

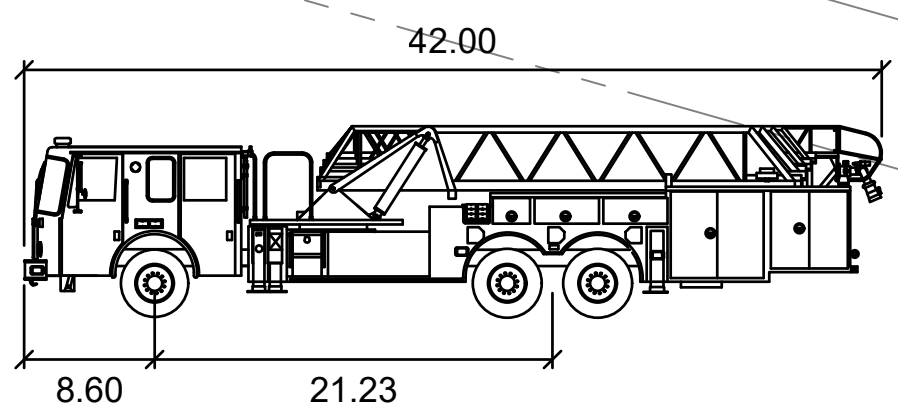
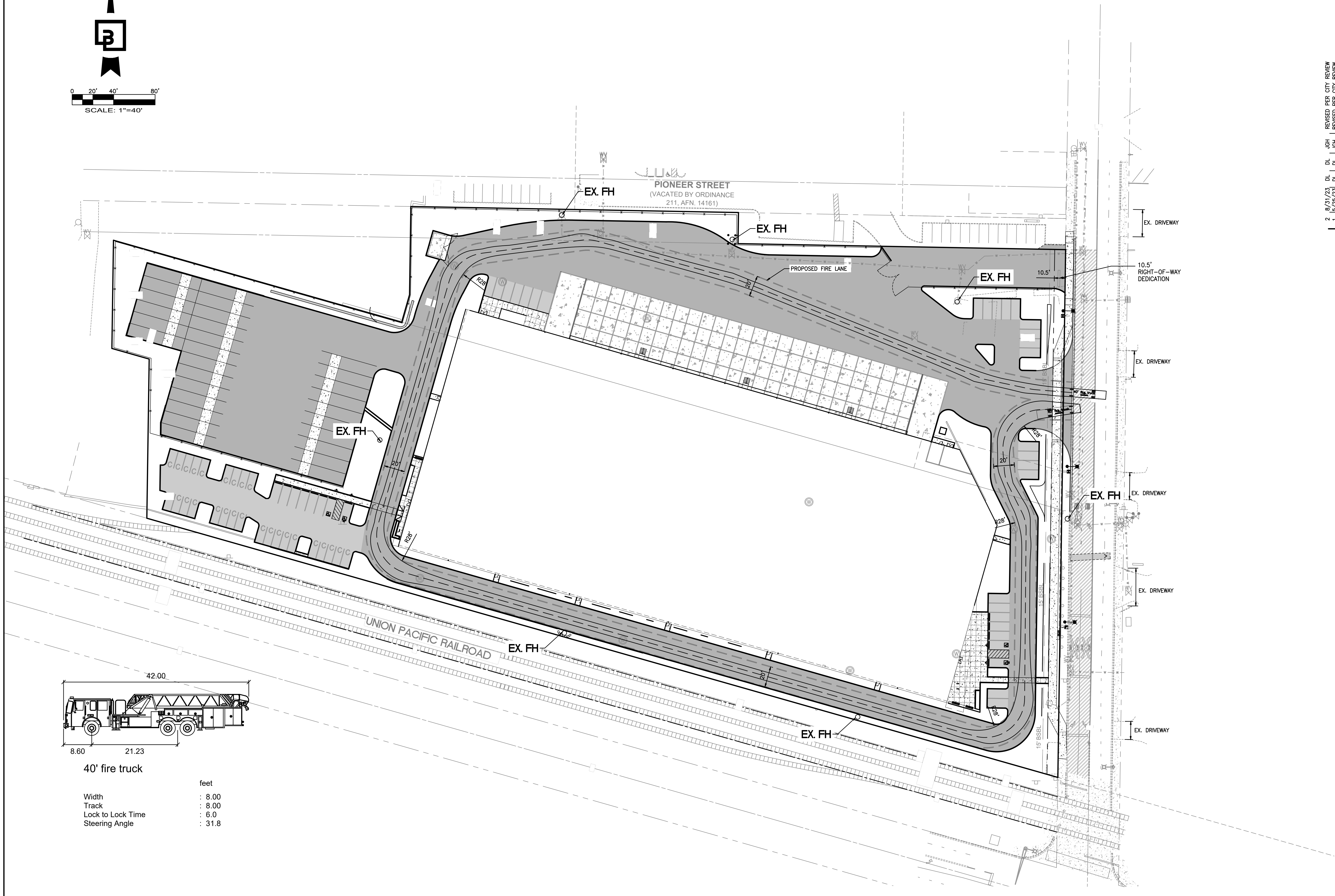
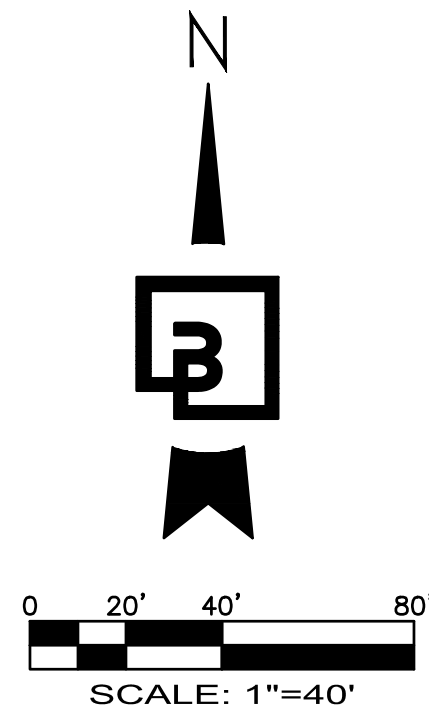


Job Number: **22085**  
 Sheet: **P4** of **6**

**811** Know what's below.  
 Call before you dig.  
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# FIRE TRUCK ACCESS EXHIBIT



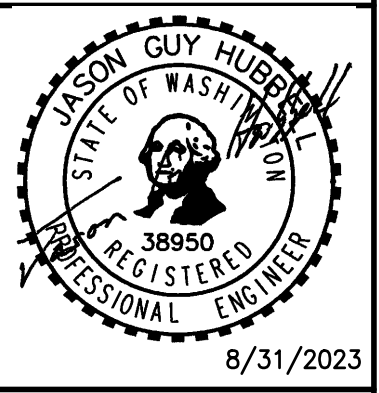
40' fire truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

No.	Date	By	Chk.	Appr.	Revision
2	8/31/23	DL	DL	JCH	REVISED PER CITY REVIEW
1	5/25/23	DL	DL	JCH	REVISED PER CITY REVIEW

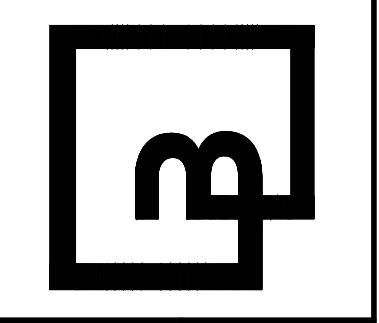
Title: **FIRE TRUCK ACCESS EXHIBIT**  
**FORTRESS - PUYALLUP**

For: **CREF3 PUYALLUP OWNER LLC**  
**11611 SAN VICENTE BLVD**  
**10TH FLOOR**  
**LOS ANGELES, CA 90049**



Scale:	Horizontal	1"=40'	Vertical	NA
Designed	RDC	DL	JCH	DL
Drawn	RDC	DL	JCH	DL
Checked	DL	JCH	DL	JCH
Approved	JCH	DL	JCH	DL
Date	10/24/22			

**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222 [barghausen.com](http://barghausen.com)

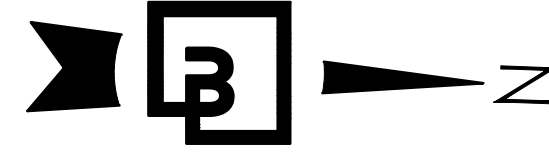


Job Number: **22085**  
 Sheet: **P5** of **6**

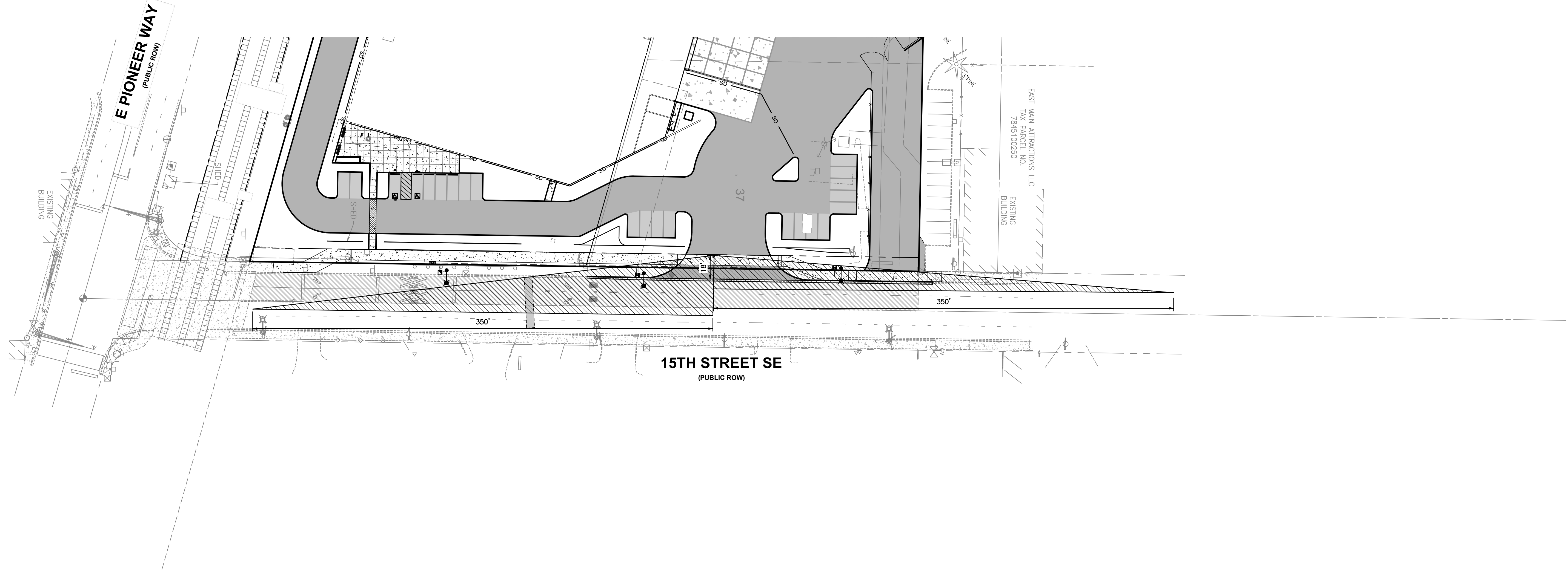
P:\22000A\22085\preliminary\22085-TRUCK TURN.dwg 8/29/2023 9:41 AM KHARRIS



# ENTERING SITE DISTANCE EXHIBIT



0 20' 40' 80'  
SCALE: 1"=40'



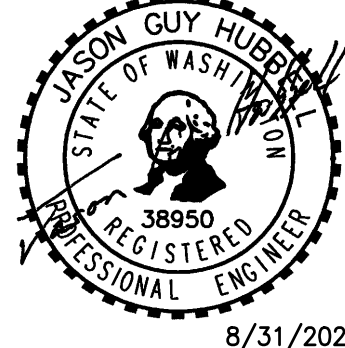
EAST MAIN ATTRACTIONS, LLC  
TAX PARCEL NO.  
78451002250  
EXISTING BUILDING

No.	Date	By	Clk.	Appr.	Revision
2	8/31/23	DL	DL	JCH	REVISED PER CITY REVIEW
1	5/25/23	DL	DL	JCH	REVISED PER CITY REVIEW

Title:

**ENTERING SITE DISTANCE EXHIBIT**  
**FORTRESS - PUYALLUP**

For:  
**CREF3 PUYALLUP OWNER LLC**  
**11611 SAN VICENTE BLVD**  
**10TH FLOOR**  
**LOS ANGELES, CA 90049**

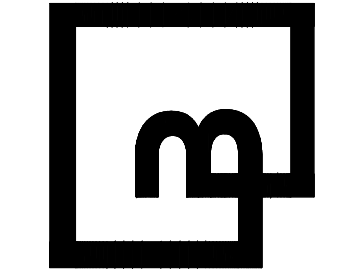


8/31/2023

Scale:  
Horizontal 1"=40'  
Vertical N/A

Designed RDC  
Drawn RDC  
Checked DL  
Approved JCH  
Date 10/24/22

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

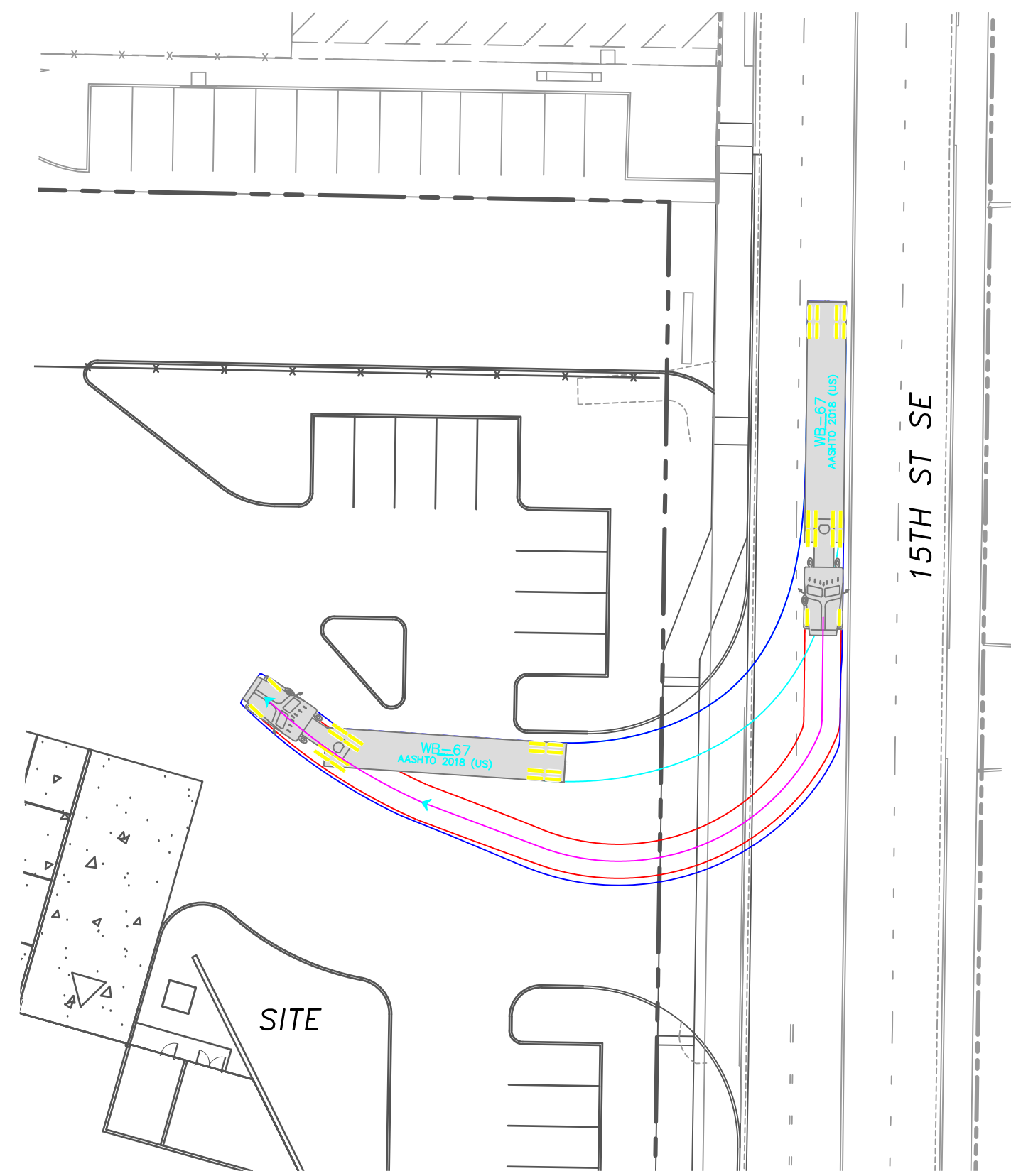


Job Number  
**22085**  
Sheet  
**P6** of **6**

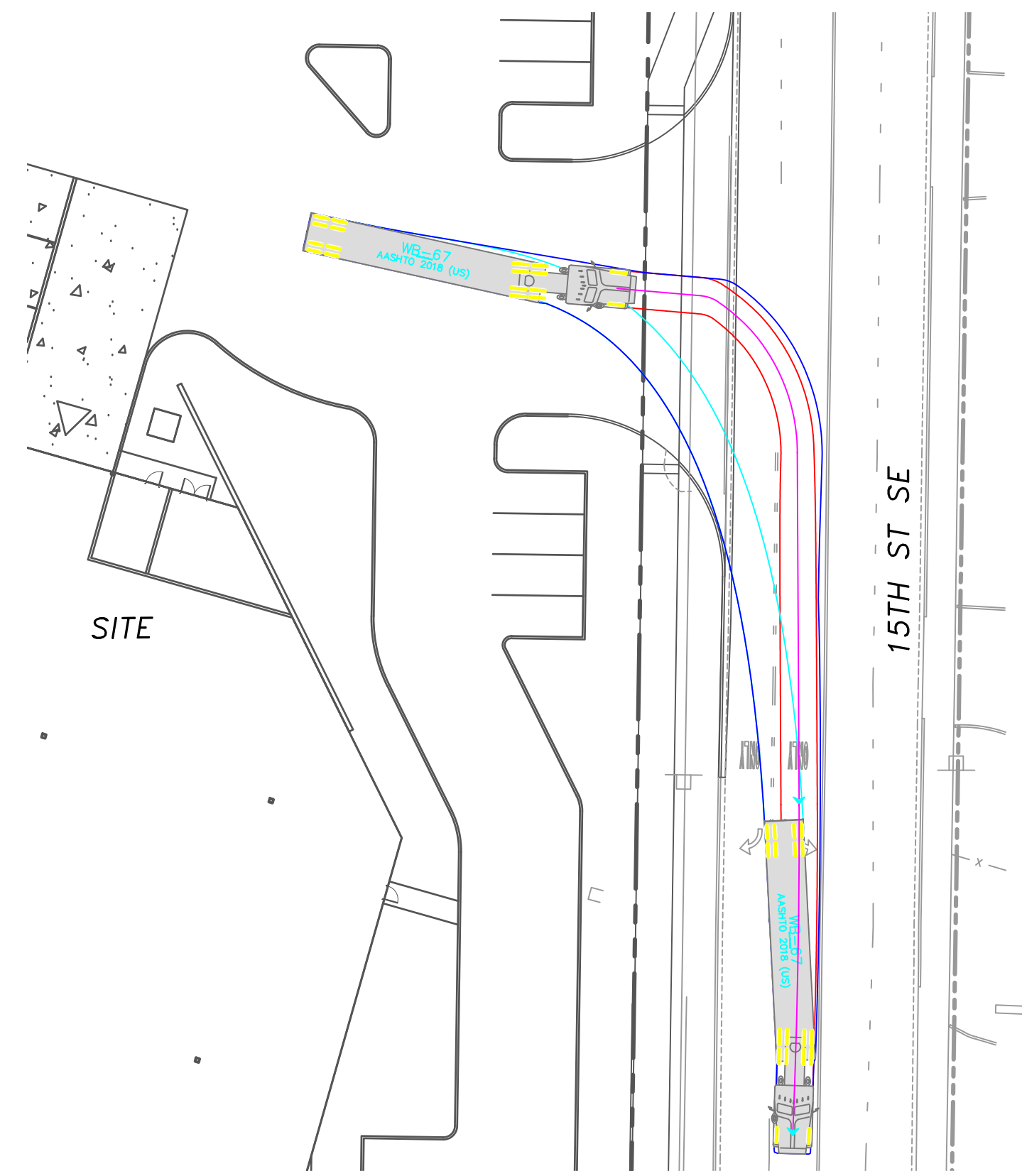
Know what's below.  
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P:\22000A\22085\preliminary\22085-SIGHT.dwg 8/29/2023 9:50 AM KHARRIS

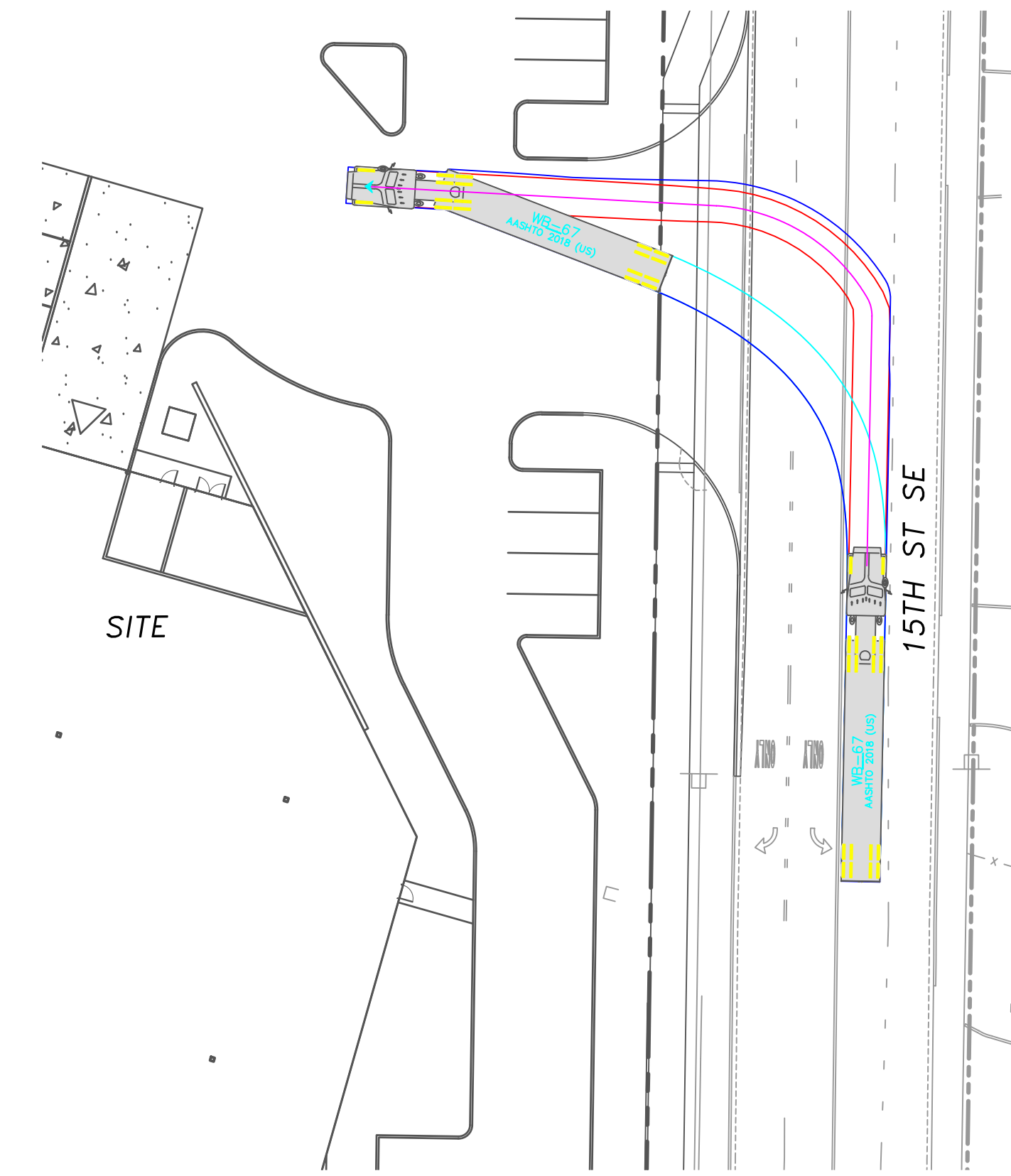




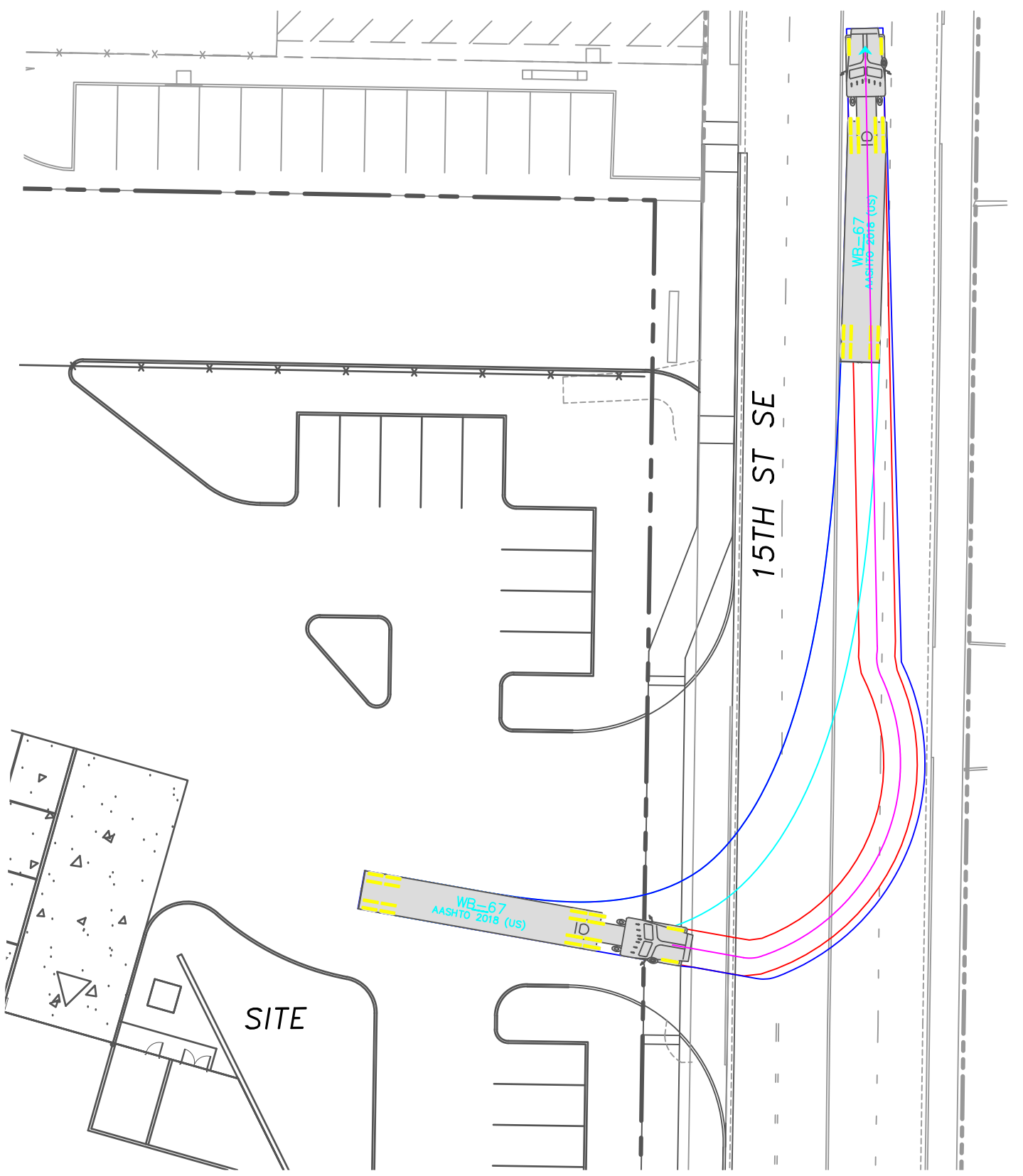
WB-67 DESIGN VEHICLE  
SOUTHBOUND INGRESS



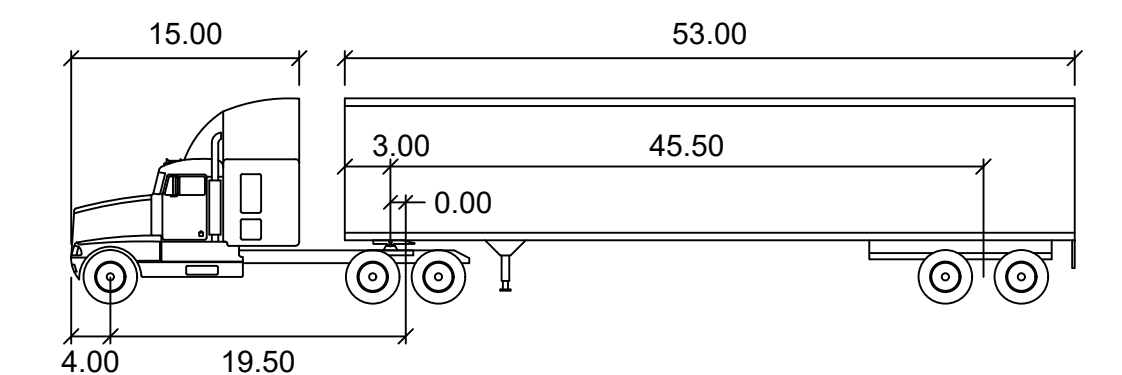
WB-67 DESIGN VEHICLE  
SOUTHBOUND EGRESS



WB-67 DESIGN VEHICLE  
NORTHBOUND INGRESS



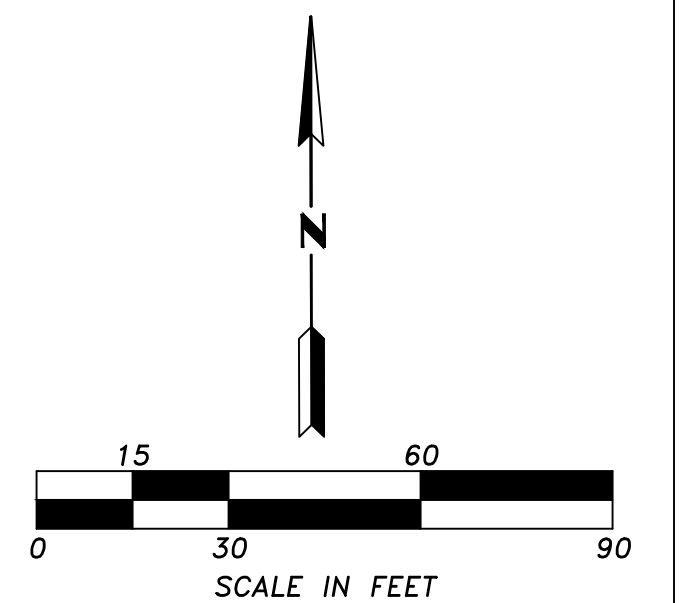
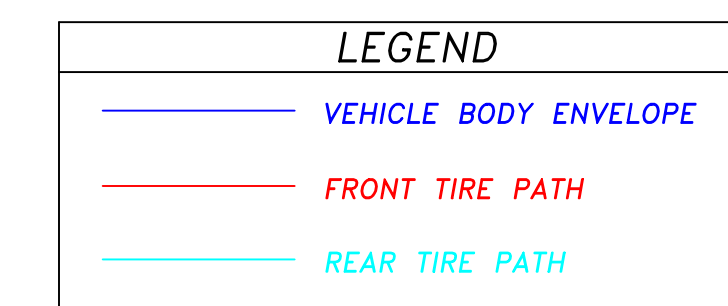
WB-67 DESIGN VEHICLE  
NORTHBOUND EGRESS



WB-67		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

**AUTOTURN GENERAL NOTES:**

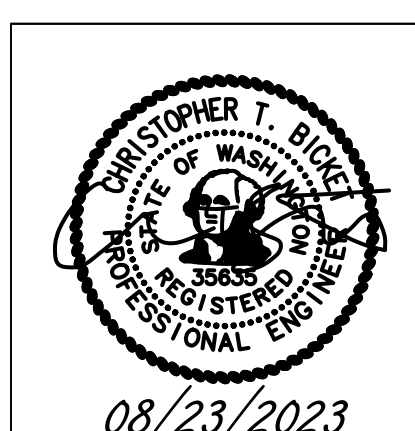
1. AUTOTURN MOVEMENTS ARE GENERATED BY A COMPUTER MODEL. RESULTS SHOULD BE CONSIDERED APPROXIMATE AND USED CONSERVATIVELY.
2. ACTUAL DESIGN VEHICLE DIMENSIONS MAY VARY.
3. A 'SUCCESSFUL' SIMULATION DOES NOT CONCLUDE THAT ALL DRIVERS WOULD BE ABLE TO COMPLETE OR REPLICATE THE MODELED TURNING MOVEMENT WITH ACTUAL DRIVING SCENARIOS.
4. OTHER DRIVEABLE PATHS MAY EXIST.



REVISION	DATE	BY

DESIGNED BY: LAB
DRAWN BY: LAB
APPROVED BY: GMD

ISSUE DATE: 08-23-2023
JOB NO.: TENW #2022-311
DRAWING FILE NO.:



**TENW**  
 Transportation Engineering NorthWest  
 Transportation Planning | Design | Traffic Impact & Operations  
 11400 SE 8th St, Suite 200, Bellevue, WA 98004 | Office (425) 889-6747  
 Project Contact: Amy Wasserman  
 Phone: 425-466-7072

**FORTRESS INVESTMENT GROUP**  
 11611 SAN VICENTE BLVD,  
 10TH FLOOR  
 LOS ANGELES, CA 90049

**FORTRESS PUYALLUP**

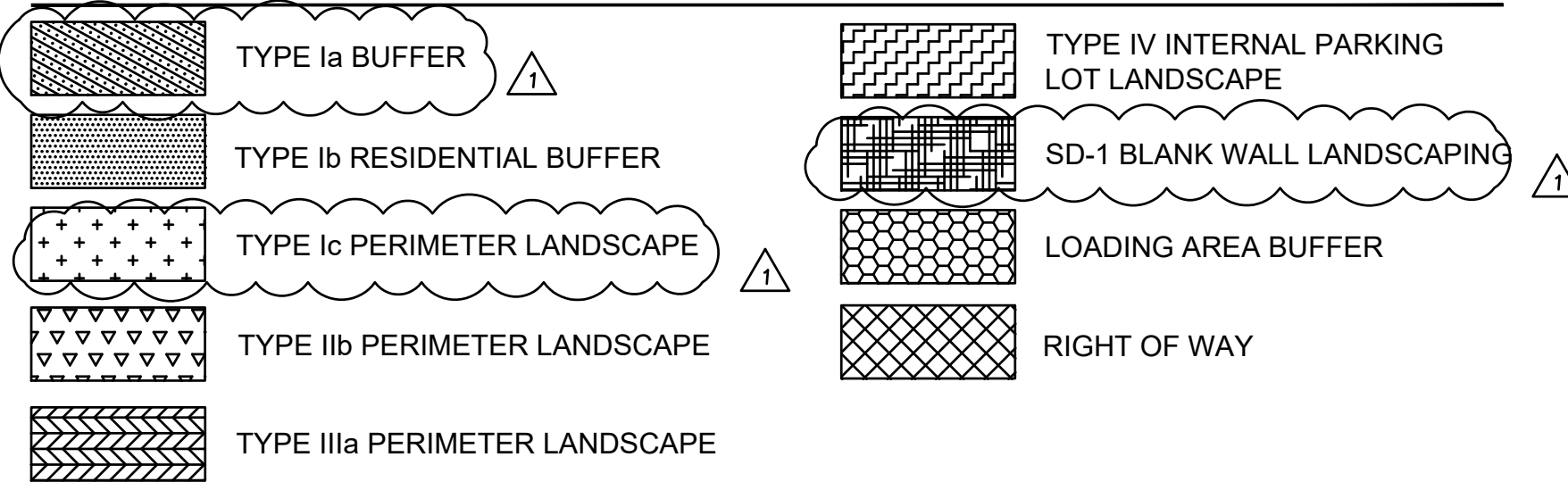
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**VEHICLE MANEUVERING DIAGRAM**

DRAWING NO.:	TS-1.0
SHEET NO.:	1 OF 1 SHEETS



**CODE LEGEND**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM VINE MAPLE CLASS I TREE (15' H X 10' W)	2" CAL. B&B		13
	CALOCEDRUS DECURRENS INCENSE CEDAR CLASS II TREE (50' H X 15' W)	8' HT. MIN. B&B		39
	GLEDITSIA TRIACANTHOS 'DRIVES' STREET KEEPER HONEY LOCUST CLASS II TREE (45' H X 20' W)	2" CAL., B&B		25
	PICEA OMORIKA SERBIAN SPRUCE CLASS III TREE (50' H X 20' W)	8' HT. MIN. B&B		28
	PSEUDOTSUGA MENZIESII 'FASTIGIATA' FASTIGIATA DOUGLAS FIR CLASS II TREE (45' H X 15' W)	6' HT. MIN. B&B		17
	QUERCUS PALUSTRIS 'PRINGREEN' GREEN PILLAR PIN OAK CLASS II TREE (45' H X 15' W)	2" CAL., B&B		7
	QUERCUS X 'CRIMSCHMIDT' CRIMSON SPIRE OAK CLASS II TREE (45' H X 15' W)	2" CAL. B&B		13
	ULMUS AMERICANA 'VALLEY FORGE' VALLEY FORGE AMERICAN ELM CLASS IV TREE (80' H X 60' W)	2" CAL. B&B		6
	ZELKOVA SERRATA 'VILLAGE GREEN' SAWLEAF ZELKOVA CLASS III TREE (40' H X 40' W)	2" CAL., B&B		21
	EXISTING BOTANICAL / COMMON NAME	SIZE		QTY
	EXISTING CONIFER TREE TO REMAIN	---		6
	EXISTING DECIDUOUS TREE TO REMOVE	---		2
	SHRUBS BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARBUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL.	60" o.c.	119
	CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	3 GAL.	24" o.c.	373
	ILEX CRENATA CONVEXA CONVEX JAPANESE HOLLY	5 GAL. 48" HT. MIN.	48" o.c.	78
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	8' HT. MIN.	48" o.c.	28
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL. 48" HT. MIN.	48" o.c.	189
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL.	36" o.c.	31
	PIERIS JAPONICA MOUNTAIN FIRE MOUNTAIN FIRE JAPANESE PIERIS	3 GAL.	60" o.c.	90
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL.	42" o.c.	102
	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL.	48" o.c.	108
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	3 GAL.	30" o.c.	324
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	8' HT. MIN.	48" o.c.	156
	PERENNIALS BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	24" o.c.	90
	VINES BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	LONICERA JAPONICA 'HALLIANA' HALLS HONEYSUCKLE FLOWERING VINE	1 GAL.	24" o.c.	19
	LONICERA X 'MANDARIN' MANDARIN HONEYSUCKLE	1 GAL.	24" o.c.	19
	GROUND COVERS BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI KINKIKINICK	1 GAL.	18" o.c.	1,321 SF
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	24" o.c.	1,842 SF
	CAREX OBNUPTA SLOUGH SEDGE	1 GAL.	18" o.c.	1,192 SF
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	24" o.c.	6,152 SF
	ROCK MULCH MAINTENANCE BAND 1"-2" ROUND ROCK	---		1,685 SF
	RUBUS CALYCIINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	18" o.c.	13,842 SF
	SUNMARK SEEDS NORTHWEST LAWN MIX	8LBS/1000SF		4,444 SF
	UNDERSTORY BLEND			
	50% MAHONIA REPENS, 50% POLYSTICHUM MUNITUM	3 GAL.	24" o.c.	2,488 SF

**LANDSCAPE NOTES**

- GENERAL**
- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
  - CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-424-5555 (OR 811) IN WASHINGTON.
  - NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
  - LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
  - VEGETATION PROTECTION SHALL BE INSTALLED PRIOR TO ANY WORK COMMENCING STACKING, STORING, STOCKPILING, OR ACCUMULATION OF GOODS OR MATERIALS IS PROHIBITED IN THE ROOT PROTECTION ZONE. SEE TREE PROTECTION DETAIL 9/L5.13 AND PUYALLUP APPENDIX 20 FOR TREE PROTECTION STANDARDS ON CONSTRUCTION SITES.
  - DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
  - CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- PLANTING**
- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
  - SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
  - ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004. TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
  - DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
  - IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
  - REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
  - EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
  - A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
  - TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
  - ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF WOOD CHIPS MULCH TO A DEPTH OF 4-INCHES. TAPER MULCH DEPTH DOWN FROM 4-INCH TO 2-INCHES STARTING 12-INCHES FROM THE EDGE OF PAVEMENT.
- IRRIGATION**
- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'
  - CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
  - CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
  - IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
  - SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
  - SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
  - ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
  - PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
  - VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
  - REFER TO CIVIL DETAILS AND DETAILS ON L5.10 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
  - MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
  - CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
  - ZONE THE FOLLOWING AREAS SEPARATELY: TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
  - QUICK COUPLERS TO BE PLACED EVERY 300 LINEAR FEET MAX.
  - IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
  - THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

**SHEET INDEX**

L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	PLANTING PLAN EAST
L1.11	PLANTING PLAN CENTRAL
L1.12	PLANTING PLAN WEST
L1.20	MATERIALS AND LAYOUT PLAN
L5.10	SITE DETAILS
L5.11	SOIL DETAILS
L5.12	IRRIGATION DETAILS
L5.13	PLANTING DETAILS
L5.14	STREET PLANTING DETAILS

**TABLE OF ABBREVIATIONS**

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GAL	GALLON
B&B	BALL AND BURLAP	MIX	MIXTURE
CAL	CALIPER	POC	POINT OF CONNECTION
		PVC	POLY VINYL CHLORIDE

**SITE INFORMATION**

JURISDICTION	PUYALLUP, WA
STORMWATER ZONE	PUYALLUP 2015 ML

SITE AREA	341,226 SF (7.82 AC)
-----------	----------------------

TYPE Ia BUFFER	15' AVE
BUFFER WIDTH (15' HT MIN)	8' HT PROVIDED
EVERGREEN HEDGE (6' HT MIN)	8' HT BLACK CHAIN LINK WITH SLATS
TWO TYPES NATIVE CONIFER TREES	
WALL OR FENCE (6' HT MIN)	

BUFFER TYPE Ib - RESIDENTIAL SCREEN	109 LF
TREES (1 PER 40 LF MAX)	5 TREES (100%)
EVERGREEN TREES (75% MAX)	4 (80%)
WALL (6' HT MIN)	6' HT

TYPE Ic BUFFER - VISUAL BARRIER	1,373 LF
TREES (45' FT MATURE HT MIN)	50 FT HT
EVERGREEN HEDGE (6' FT HT MIN)	8 FT
BUFFER WIDTH (6 FT MIN)	10-27 FT

TYPE IIb BUFFER - FRONTAGE	320 LF
TREES (30 FT OC MAX)	9 TREES (112%)
TREES (55% EVERGREEN MIN)	5 (55%)
SHRUBS (EVERGREEN, 5 FT OC MAX)	160 SHRUBS

TYPE IIIa PERIMETER LANDSCAPE	71 LF
TREES (1 PER 40 LF)	2 TREES
EVERGREEN (MAX 50%)	1 (50%)

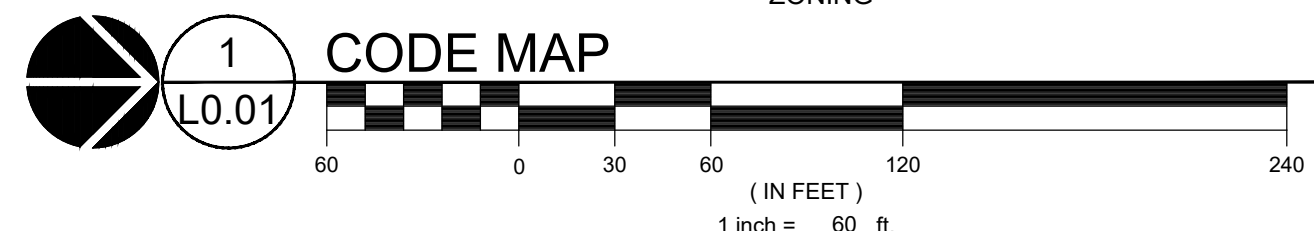
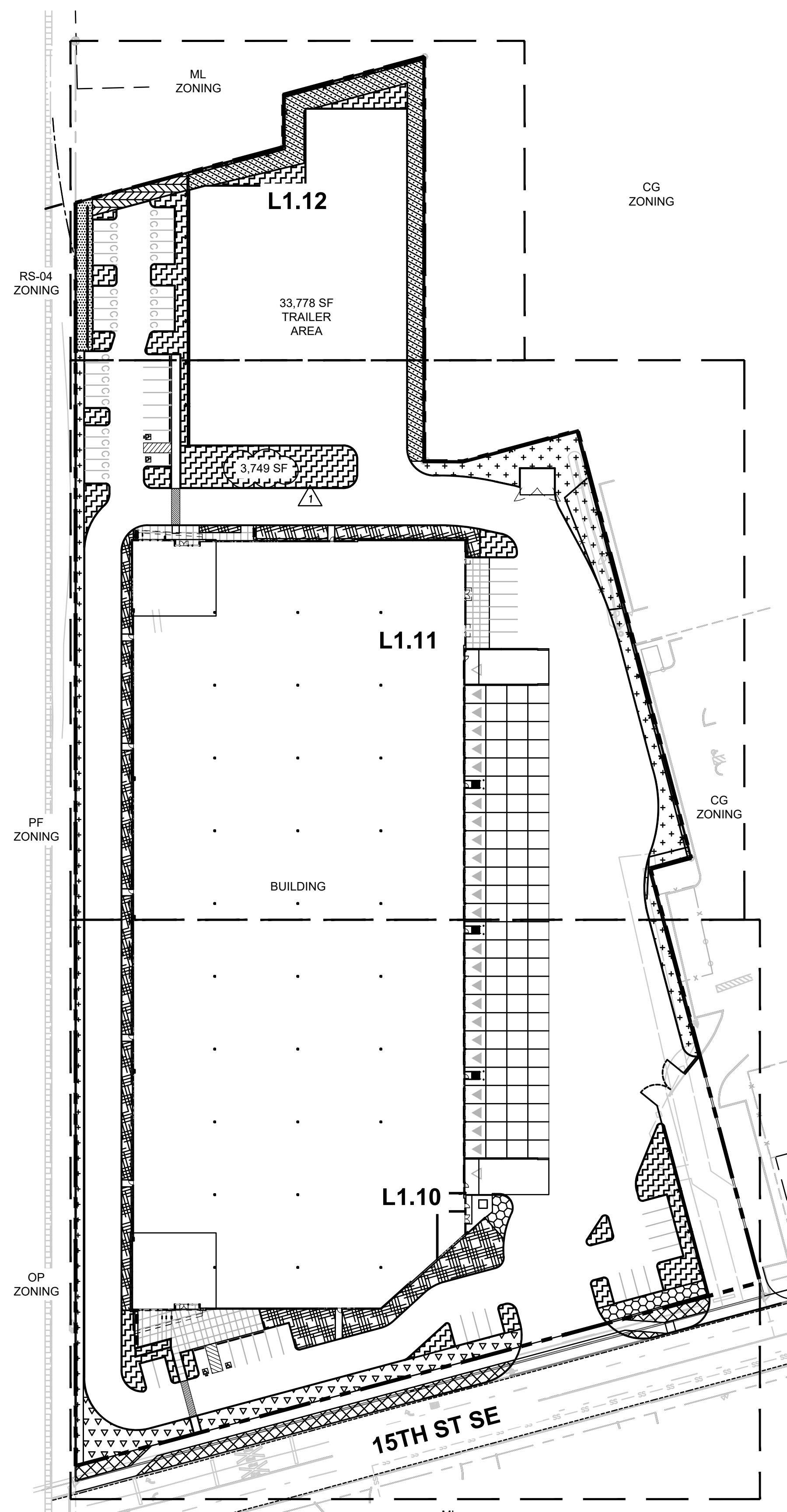
TYPE IV INTERNAL PARKING LOT LANDSCAPE	
OVERALL SITE AREA	341,226 SF (100%)
PAVED AREA	156,745 SF (46%)
LANDSCAPE AREA (10% MIN)	22,495 SF (6.6%)
PARKING LOT LANDSCAPE AREA	9,527 SF (2.8%)
TRAILER LANDSCAPE AREA	3,749 SF (1.1%)
SD-1 LANDSCAPE AREA	9,219 SF (2.7%)
TOTAL TREES	38 TREES (100%)
TOTAL CONIFER TREES (50% MIN)	21 TREES (58.3%)

TRAILER AREA*	33,012 SF (100%)
PAVED AREA	3,749 SF (11.4%)
LANDSCAPE AREA (10% MIN)	3,749 SF (11.4%)
*IN LIEU OF PROVIDING ISLANDS WITHIN THE TRAILER AREA, AN EQUIVALENT AREA OF LANDSCAPE IS PROVIDED ADJACENT TO THE TRAILER AREA.	

SD-01 BLANK WALL LANDSCAPING

BLANK WALL SCREEN MITIGATION  
STAFF IS SUPPORTIVE OF REDUCING THE BLANK WALL PLANTER WIDTH ALONG THE SOUTH SIDE OF THE BUILDING DEPENDENT UPON MITIGATION IN THE FORM OF CU-STRUCTURAL SOIL IN A TOTAL SOIL VOLUME EQUAL TO THAT WHICH WOULD HAVE BEEN PROVIDED IF THE FULL 15' PLANTER WIDTH HAD BEEN INSTALLED.

LOADING AREA BUFFER	100.5 LF
PER PMC 20.26.400(3) & 20.26.500(1)	
TREES (1 PER 15')	6 TREES
SHRUBS (6' HT MIN)	6' FT HT



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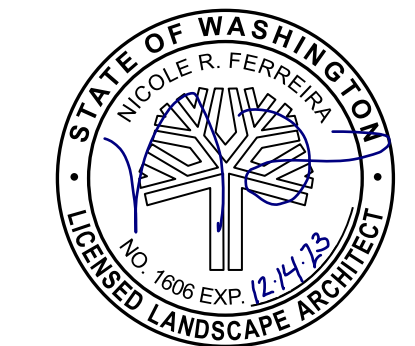
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**CREF3 PUYALLUP OWNER LLC**

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Project  
**FORTRESS - PUYALLUP**

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Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**LANDSCAPE GENERAL INFORMATION**

DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L0.01**

JOB NO. **2220290.00**





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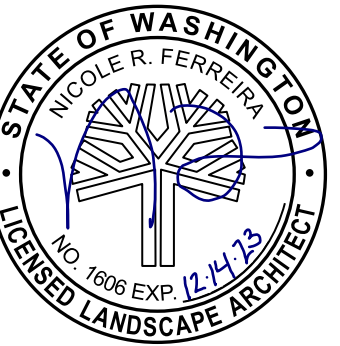
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**REFERENCE NOTES**

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
3. PROPOSED UTILITY BOX. AVOID PLANTING WITHIN DEFINED ACCESS ZONE.
4. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
5. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

**REVISION SCHEDULE**

Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**PLANTING PLAN  
EAST**

DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L1.10**

JOB NO. **2220290.00**



**DESIGN REVIEW AND SEPA SUBMISSION**  
222029000\DRAWINGS\LANDSCAPE\L1.10.DWG L1.10 LJM 08/28/23 10:30 1:0.08

MATCHLINE - SEE L1.11

BUILDING

15TH ST SE

SOIL CELLS, SEE DETAIL 5/L5.11

SOIL CELLS, SEE DETAIL 5/L5.11

CU-STRUCTURAL SOIL TO EXTEND ALONG SOUTH SIDE OF BUILDING FROM EDGE OF CURB TO 15' FROM EDGE OF BUILDING PER BLANK WALL SCREENING MITIGATION NOTED ON L0.01

(P) BENCH (QTY 2)  
(P) BIKE RACK (QTY 2)

(P) SOIL CELLS, SEE DETAIL 5/L5.11

(P) SOIL CELLS, SEE DETAIL 4/L5.11

(P) SOIL CELLS, SEE DETAIL 5/L5.11

(P) CU-STRUCTURAL SOIL, SEE DETAIL 1/L5.11

(P) SOIL CELLS, SEE DETAIL 4/L5.11

CU-STRUCTURAL SOIL, SEE DETAIL 1/5.11

CU-STRUCTURAL SOIL, SEE DETAIL 1/L5.11

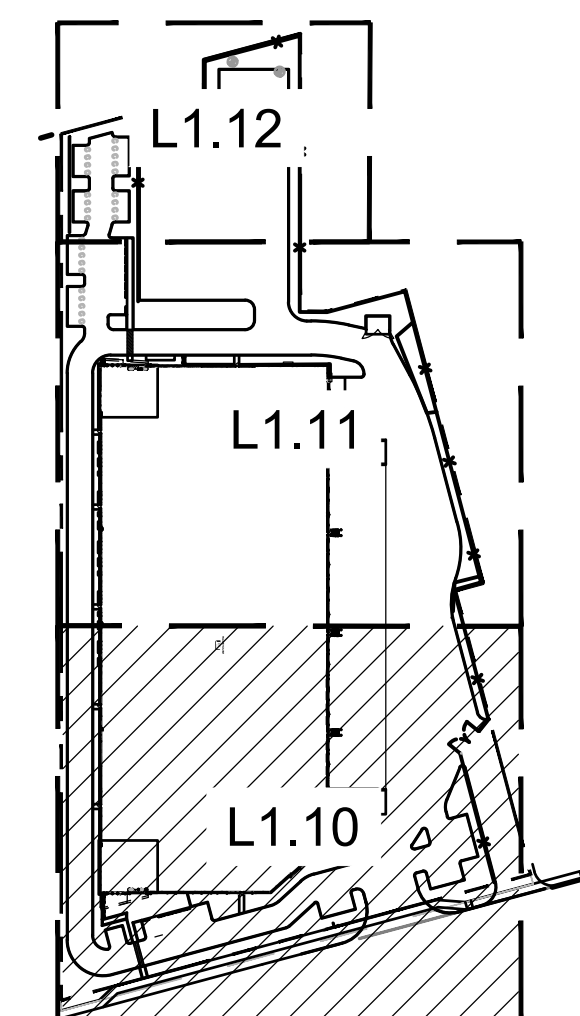
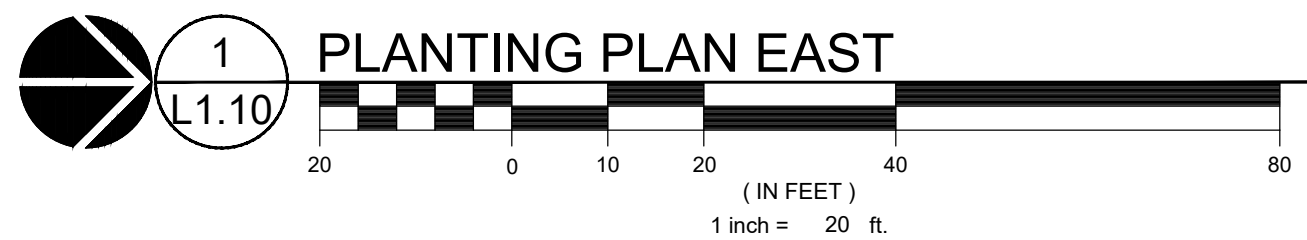
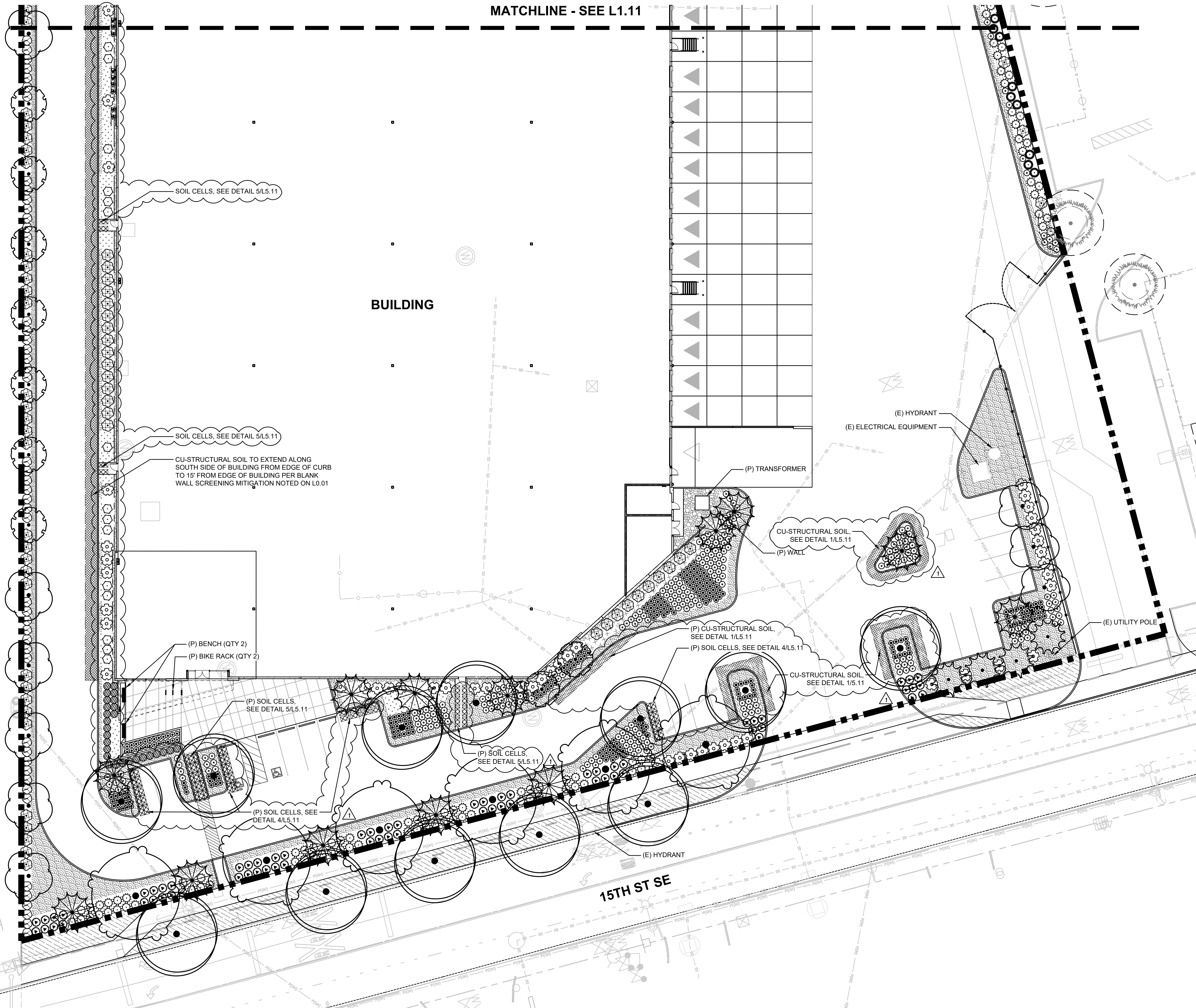
(P) WALL

(E) HYDRANT  
(E) ELECTRICAL EQUIPMENT

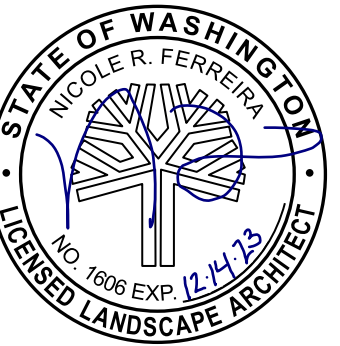
(P) TRANSFORMER

(E) UTILITY POLE

(E) HYDRANT







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### REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
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5. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

### REVISION SCHEDULE

Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

### SHEET TITLE: PLANTING PLAN CENTRAL

DRAWN BY: LJM, AEZ

CHECKED BY: NRF

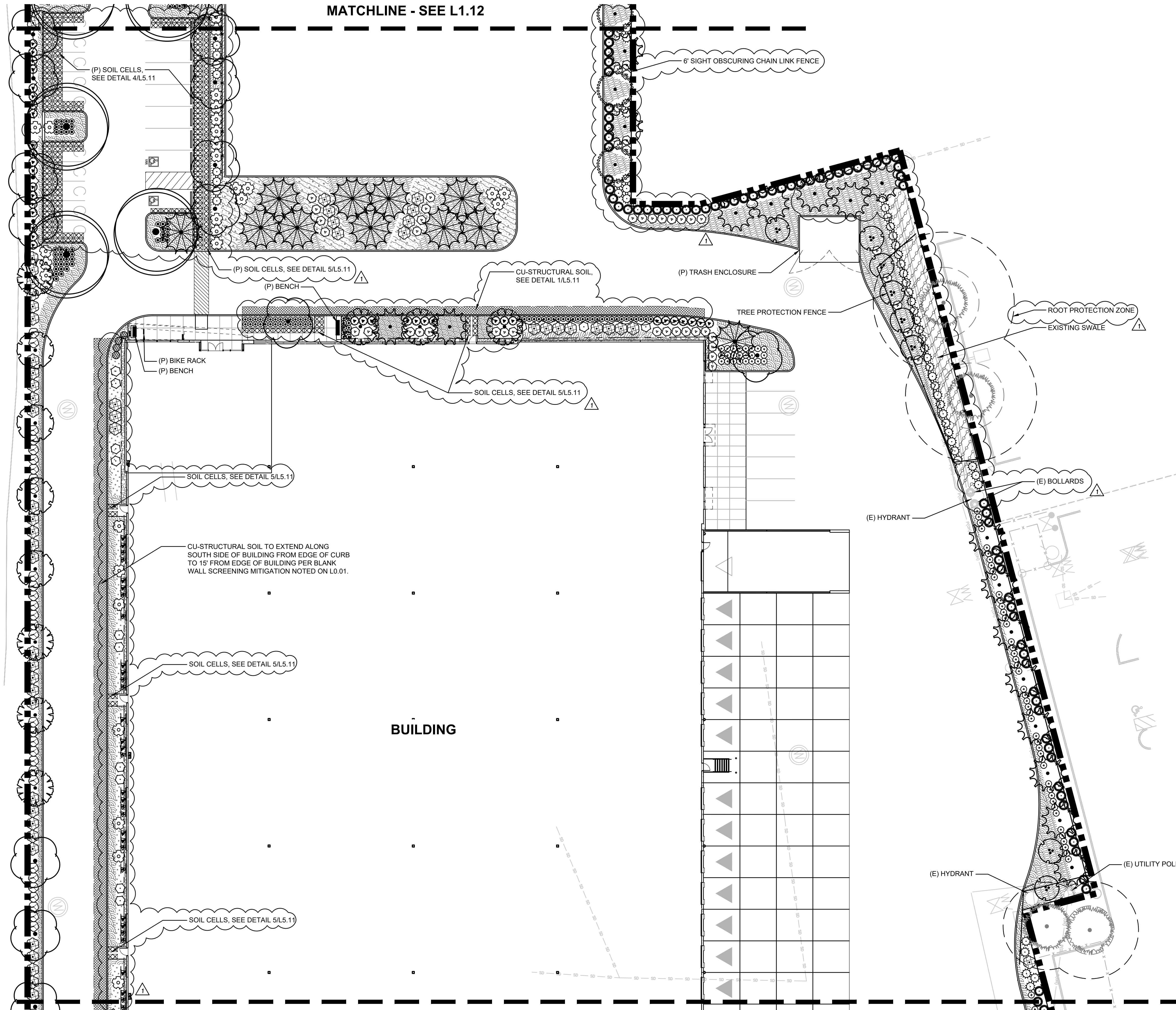
SHEET:

# L1.11

JOB NO. **2220290.00**



SCALE: NTS



MATCHLINE - SEE L1.12

MATCHLINE - SEE L1.10

BUILDING

(P) SOIL CELLS,  
SEE DETAIL 4/L5.11

(P) SOIL CELLS, SEE DETAIL 5/L5.11

(P) BENCH

CU-STRUCTURAL SOIL,  
SEE DETAIL 1/L5.11

(P) TRASH ENCLOSURE

TREE PROTECTION FENCE

ROOT PROTECTION ZONE

EXISTING SWALE

(P) BIKE RACK  
(P) BENCH

SOIL CELLS, SEE DETAIL 5/L5.11

SOIL CELLS, SEE DETAIL 5/L5.11

CU-STRUCTURAL SOIL TO EXTEND ALONG  
SOUTH SIDE OF BUILDING FROM EDGE OF CURB  
TO 15' FROM EDGE OF BUILDING PER BLANK  
WALL SCREENING MITIGATION NOTED ON L0.01.

SOIL CELLS, SEE DETAIL 5/L5.11

SOIL CELLS, SEE DETAIL 5/L5.11



1 PLANTING PLAN CENTRAL

L1.11

(IN FEET)  
1 inch = 20 ft.





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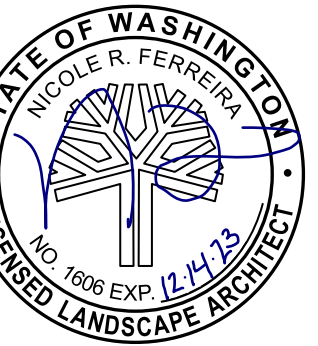
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**REFERENCE NOTES**

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

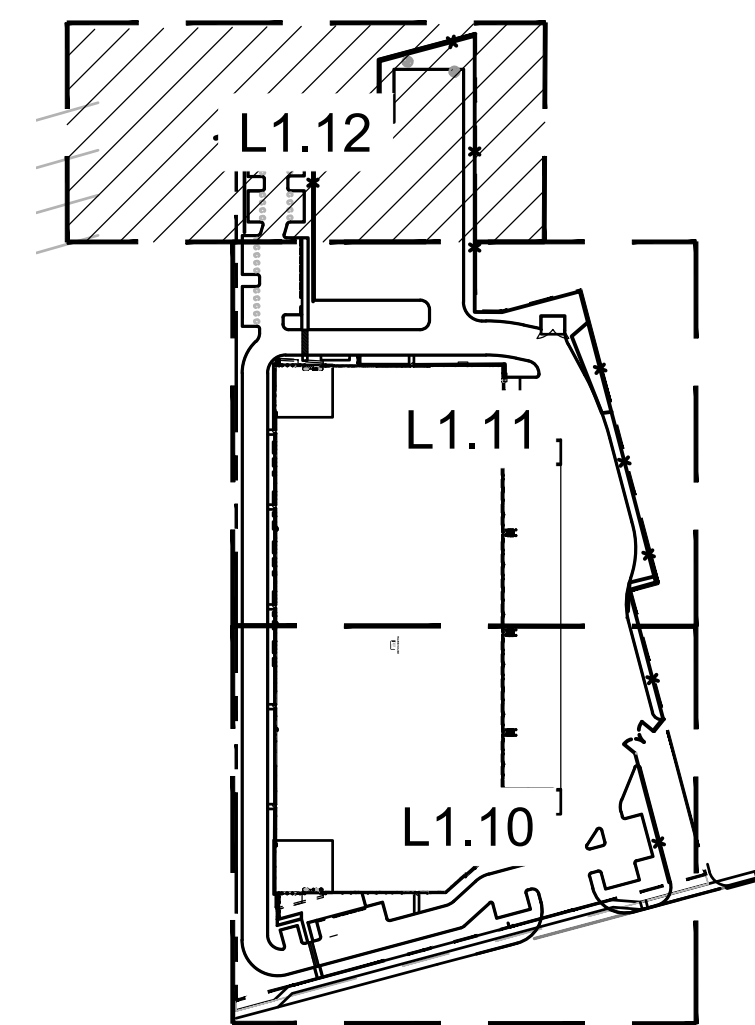
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Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

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WEST**

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CHECKED BY: NRF  
SHEET:

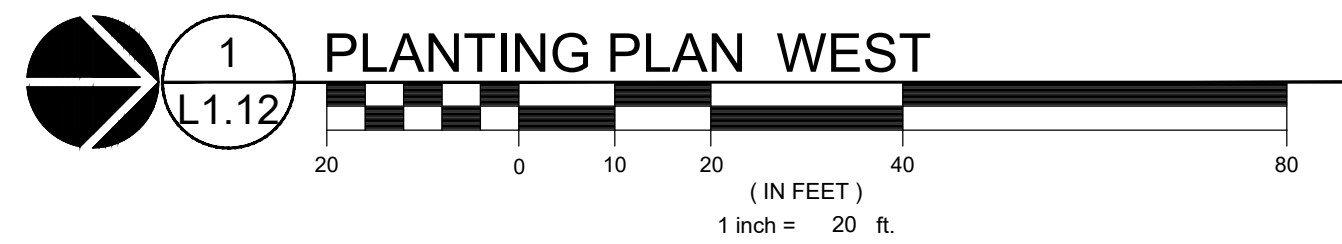
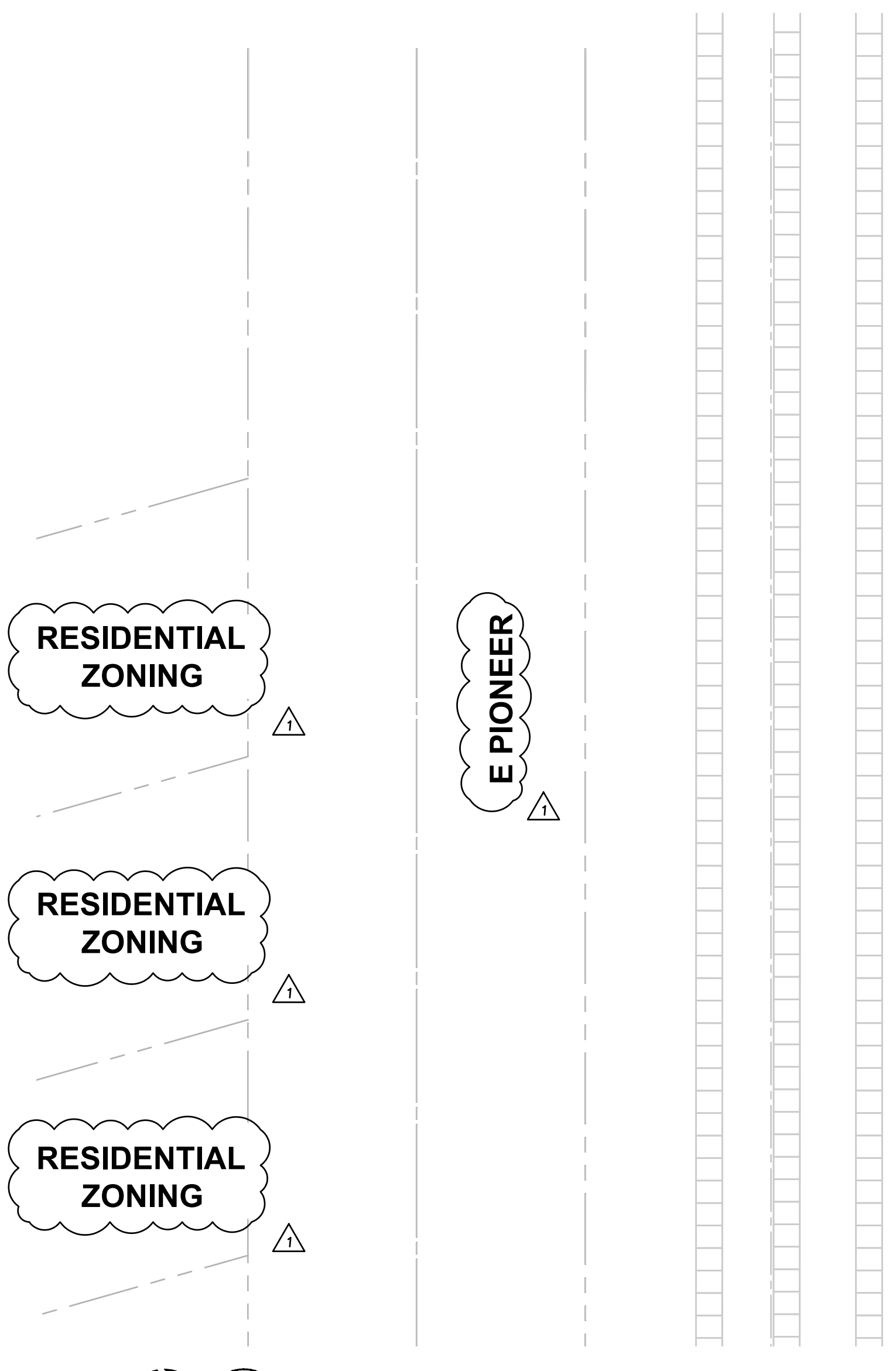
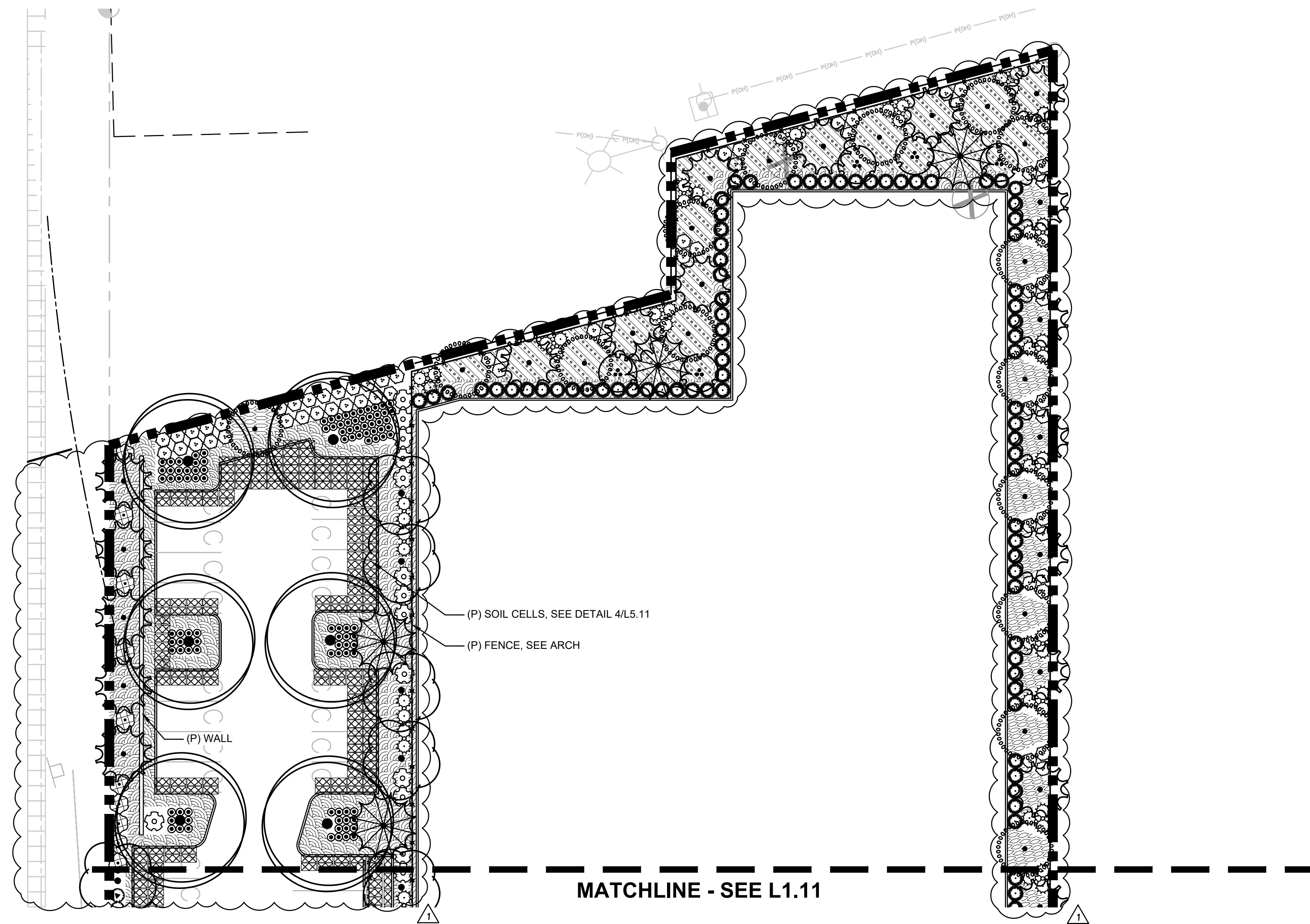
**L1.12**

JOB NO. **2220290.00**



**KEY MAP**  
SCALE: NTS

**DESIGN REVIEW AND SEPA SUBMISSION**  
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1 PLANTING PLAN WEST  
L1.12





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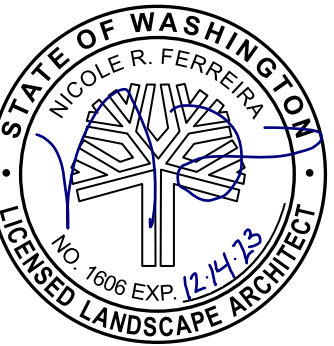
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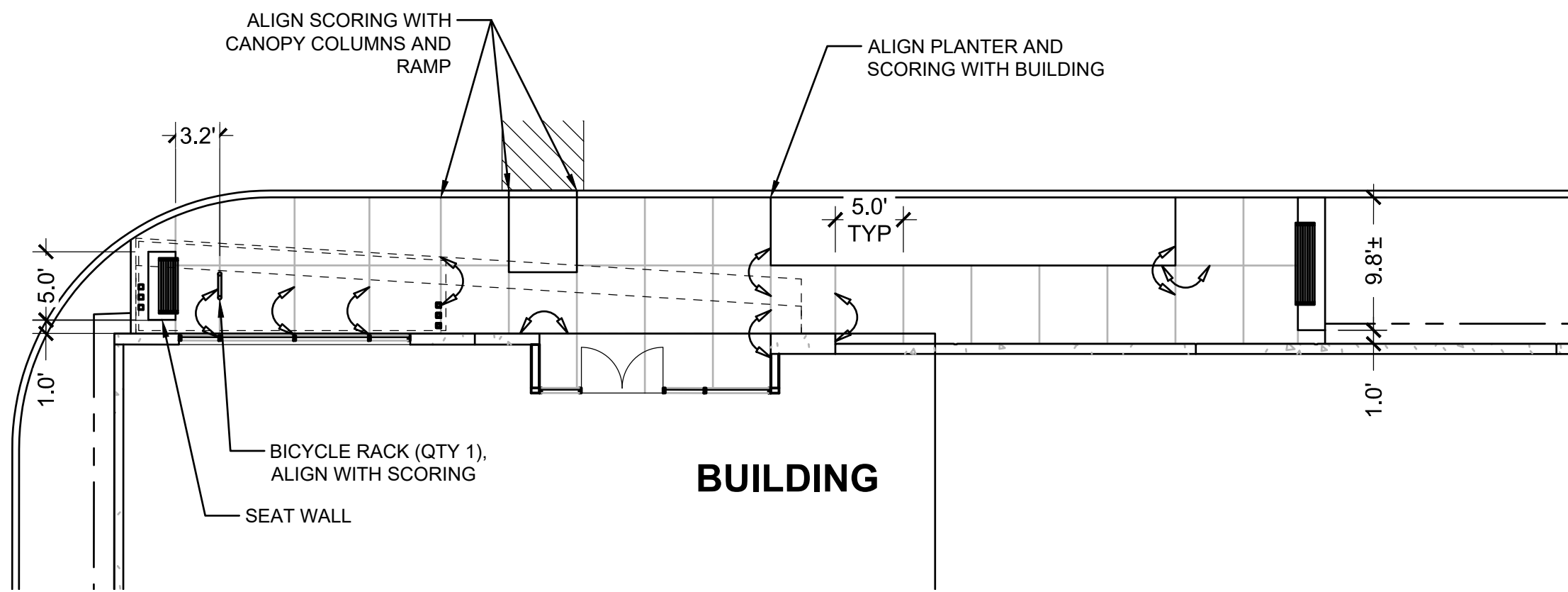


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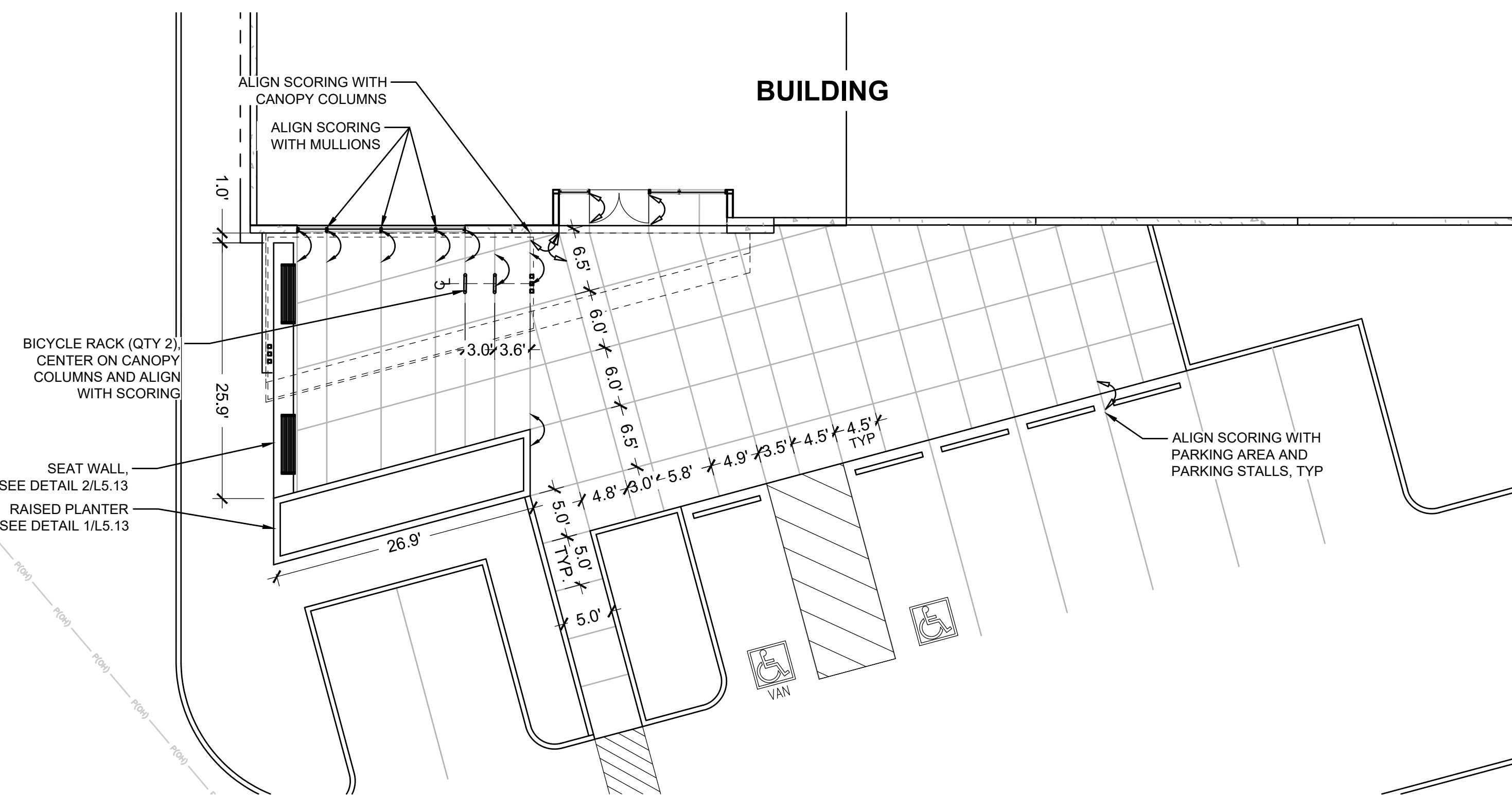
**REFERENCE NOTES**

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
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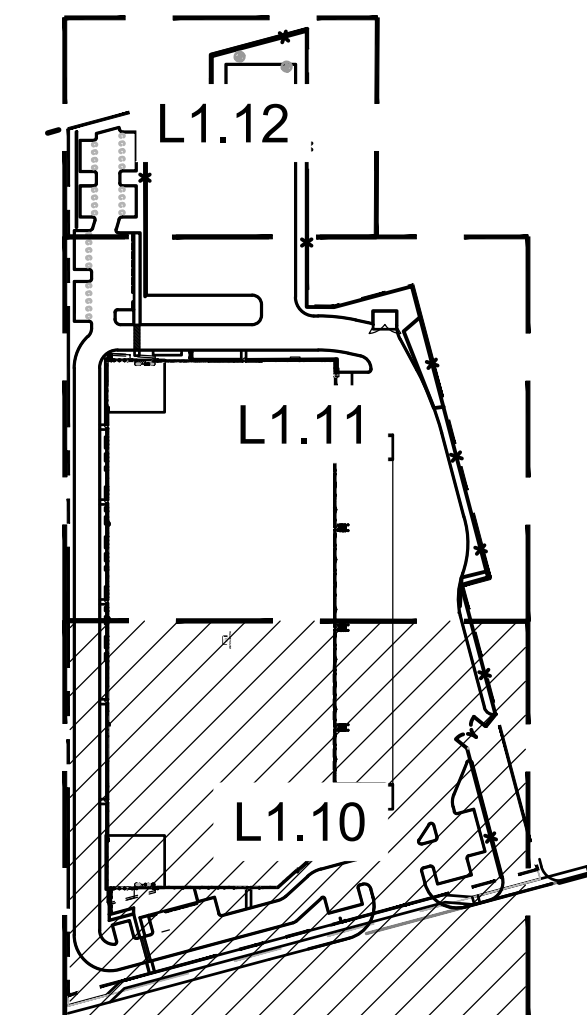
REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023



**1 LAYOUT PLAN**  
L1.20  
1 inch = 20 ft.



**1 MATERIALS AND LAYOUT PLAN**  
L1.20  
1 inch = 20 ft.



**KEY MAP**  
SCALE: NTS

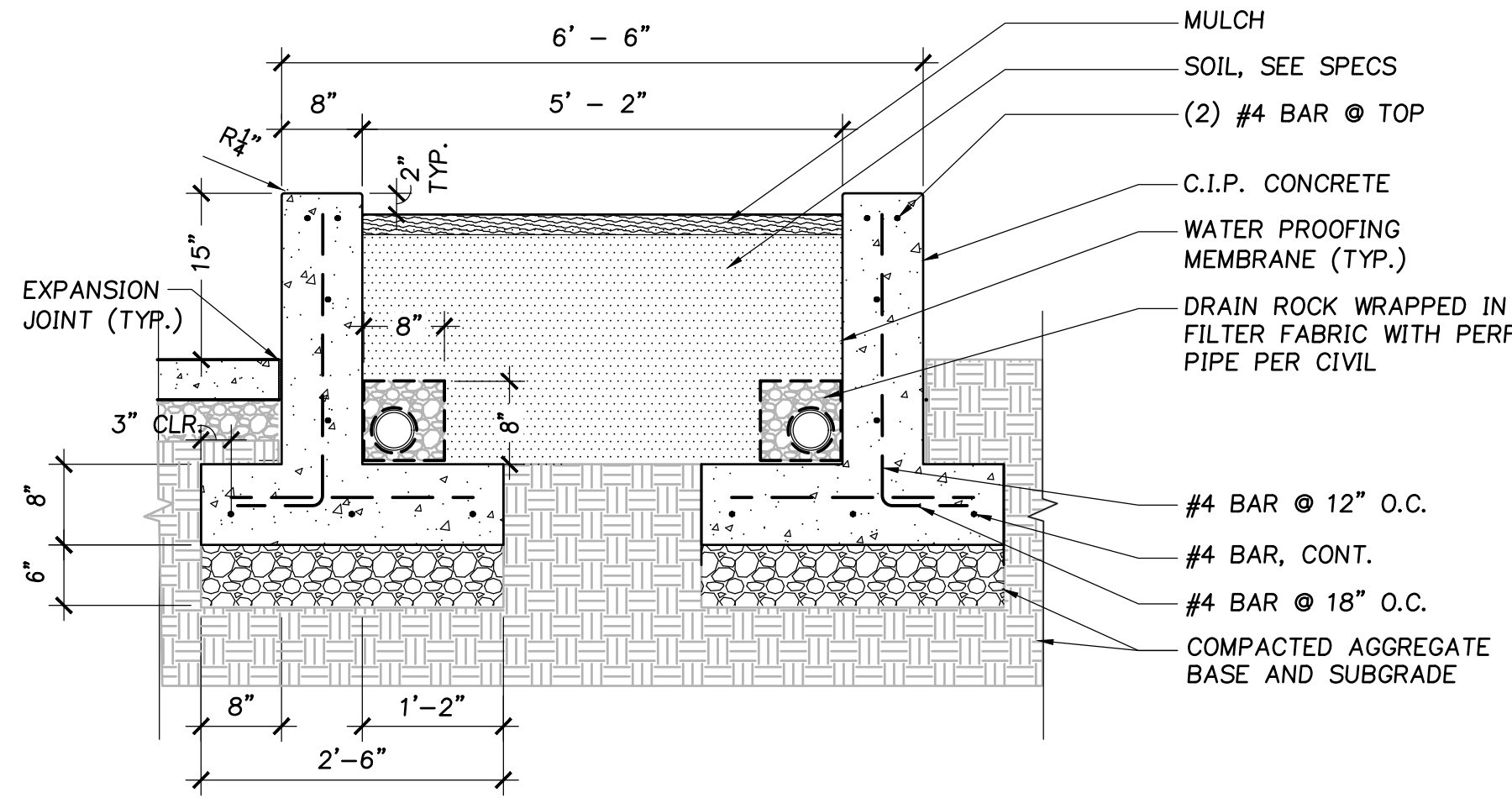
**LAYOUT AND MATERIALS PLAN**

DRAWN BY: AEZ  
CHECKED BY: NRF  
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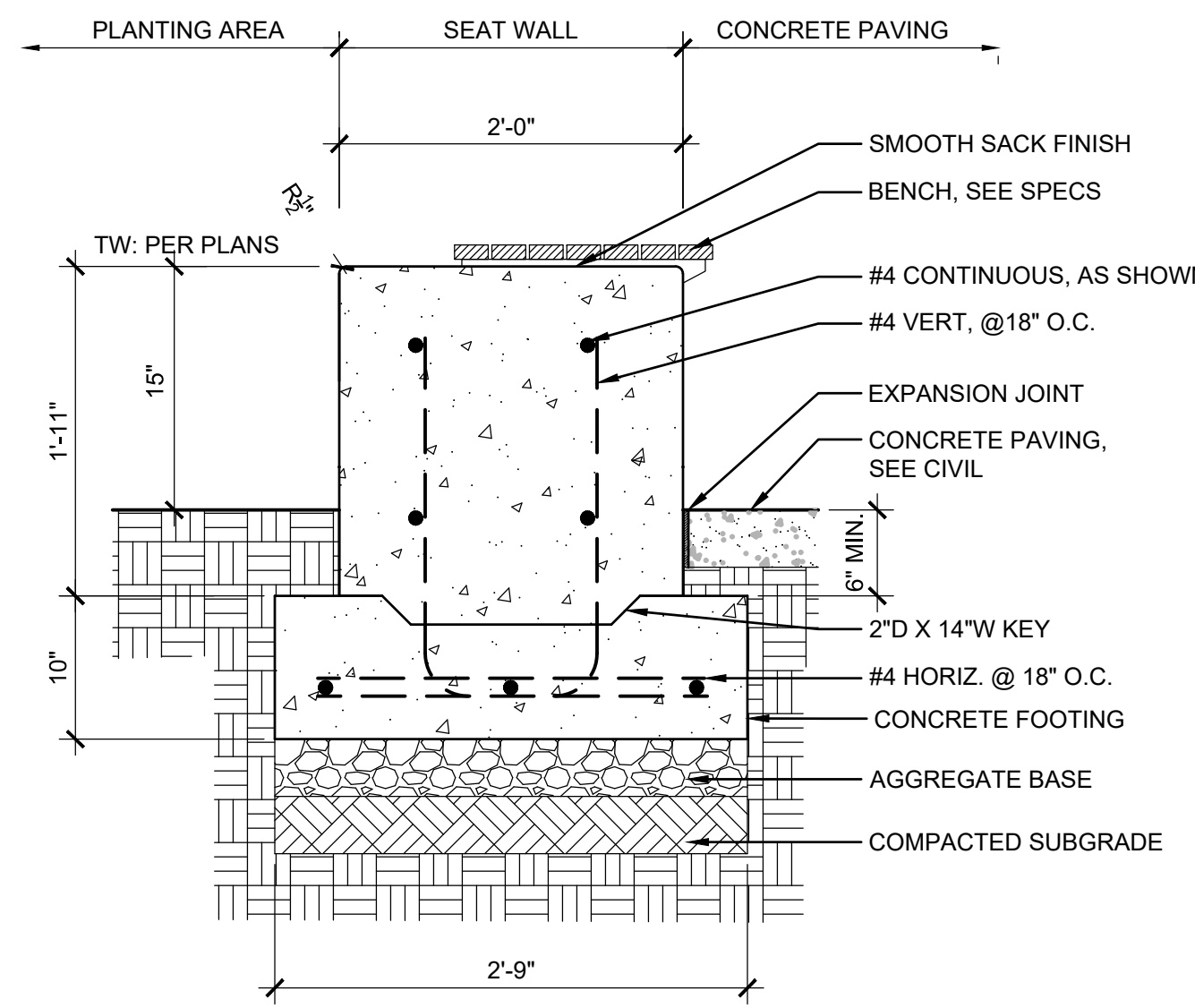
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JOB NO. **2220290.00**

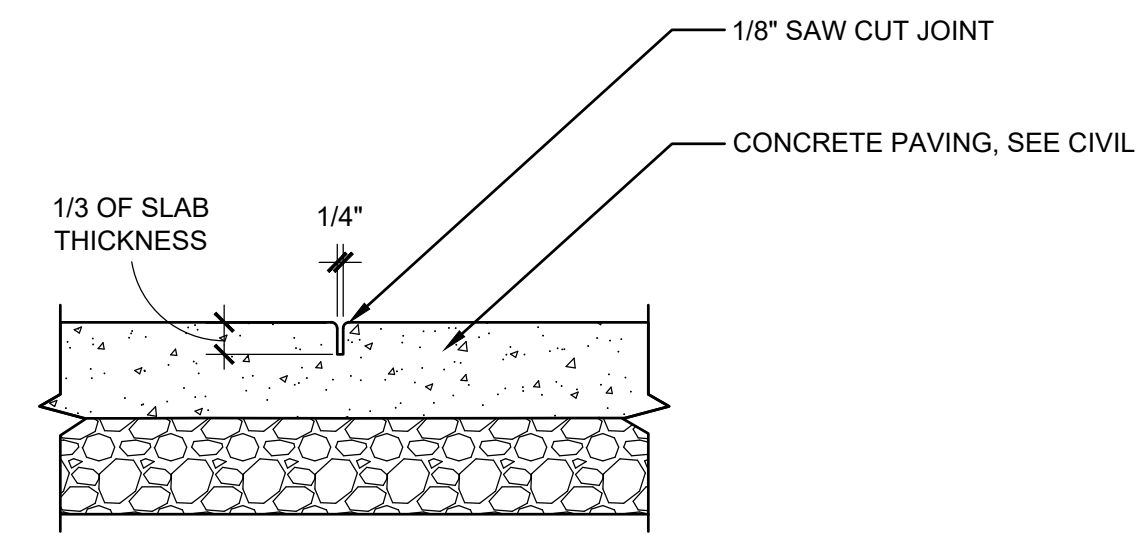




1 C.I.P. PLANTER SECTION  
SCALE: 3/4"=1'-0"

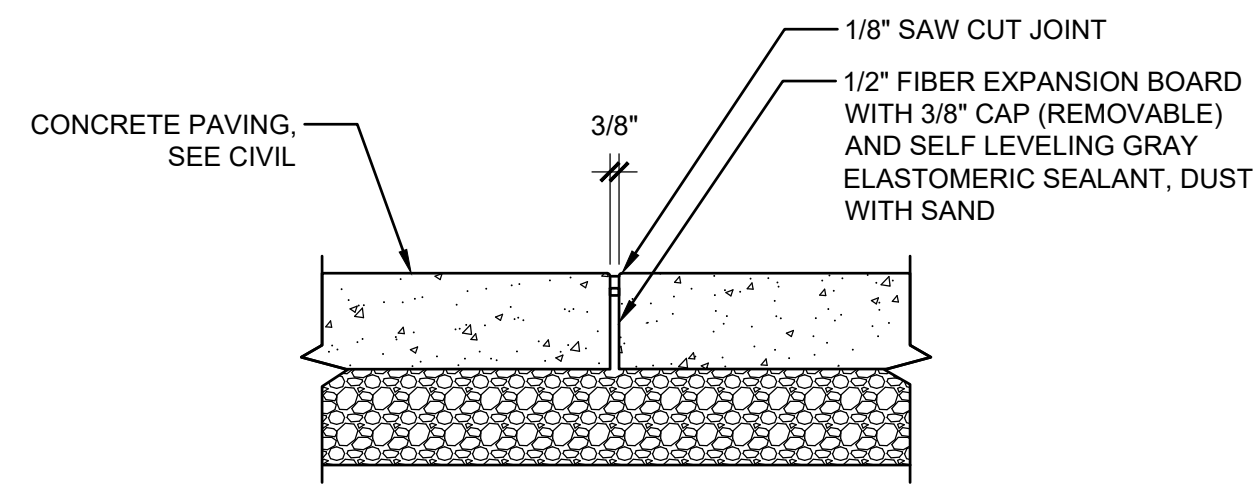


2 CONCRETE SEAT WALL SECTION  
SCALE: NTS



3 CONTRACTION JOINT (CJ) SECTION  
SCALE: NTS

3 CONTRACTION JOINT (CJ) SECTION  
SCALE: NTS



NOTES:  
1. SEE SCORING PLAN L1.20 FOR LOCATION OF EXPANSION JOINTS.

4 EXPANSION JOINT (EJ) SECTION  
SCALE: NTS



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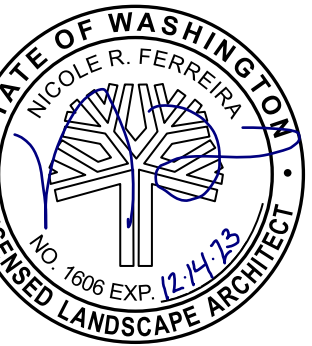
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SHEET TITLE:  
**SITE DETAILS**

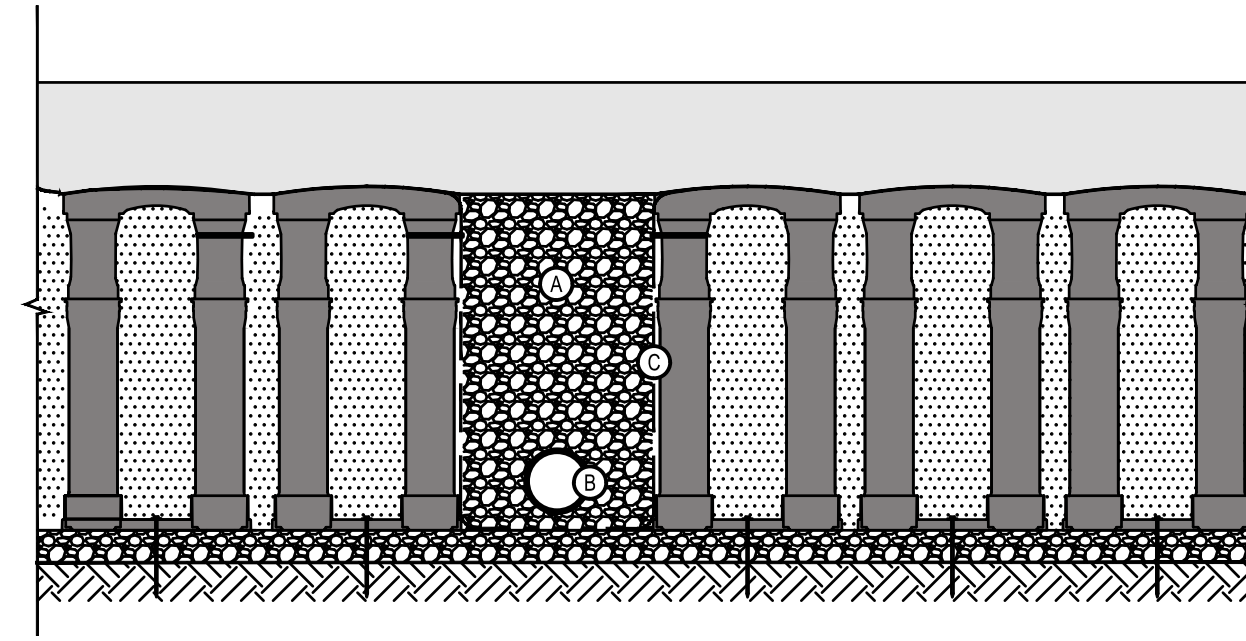
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CHECKED BY: NRF  
SHEET:

**L5.10**

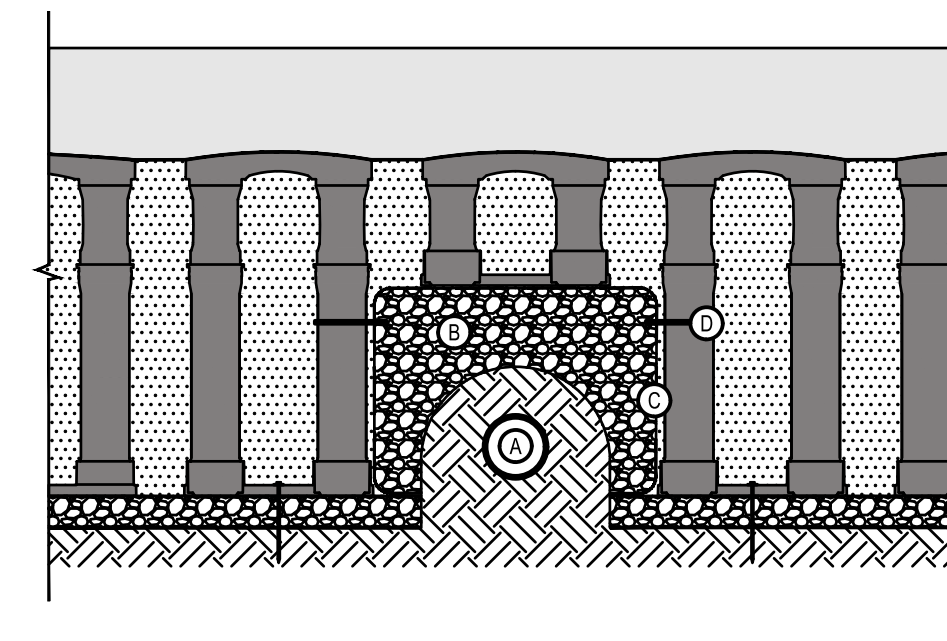
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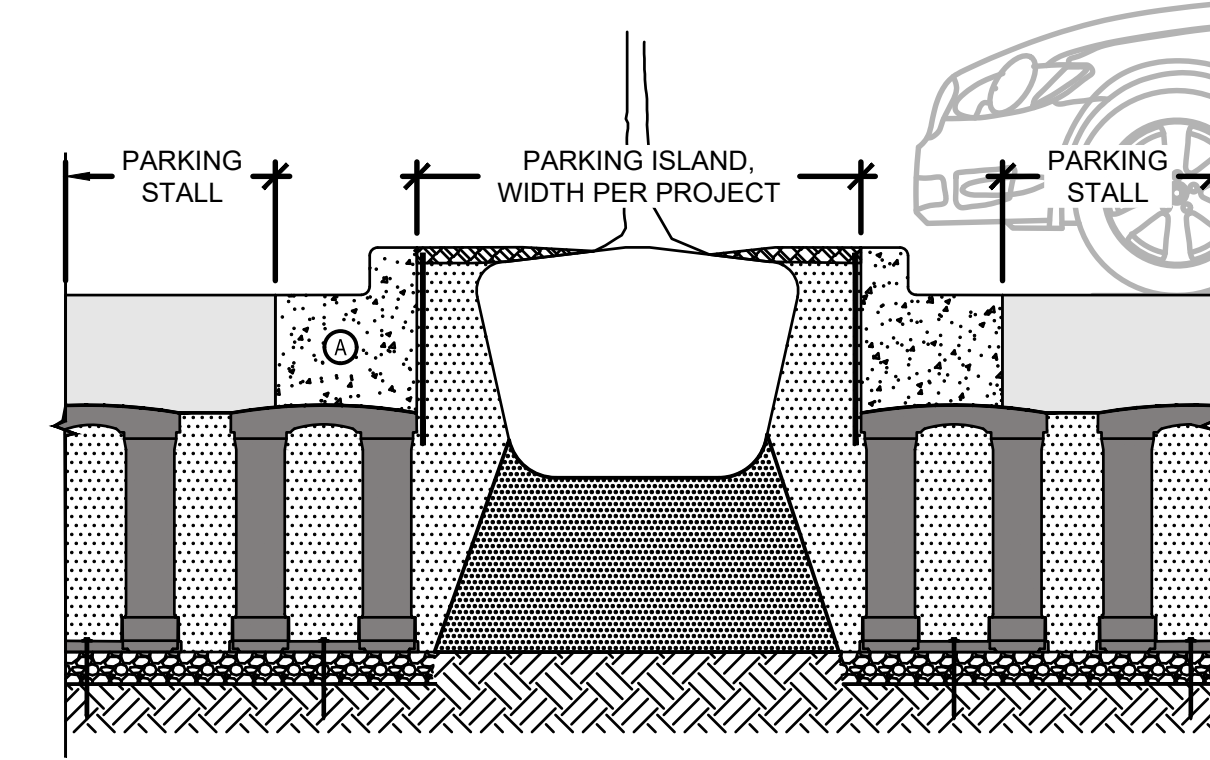
**PLACEHOLDER**



- A WASHED STONE WITHOUT FINES
- B EXAMPLE OF EXISTING OR PROPOSED UTILITY
- C GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" TOE (INWARD) AND 12" EXCESS FOLDED OVER TOP OF ADJACENT DECKS



- A EXAMPLE OF EXISTING OR PROPOSED UTILITY
- B WASHED STONE WITHOUT FINES
- C GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" TOE (INWARD) AND 6" EXCESS (BETWEEN AGGREGATE AND BRIDGING CELL)
- D CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE



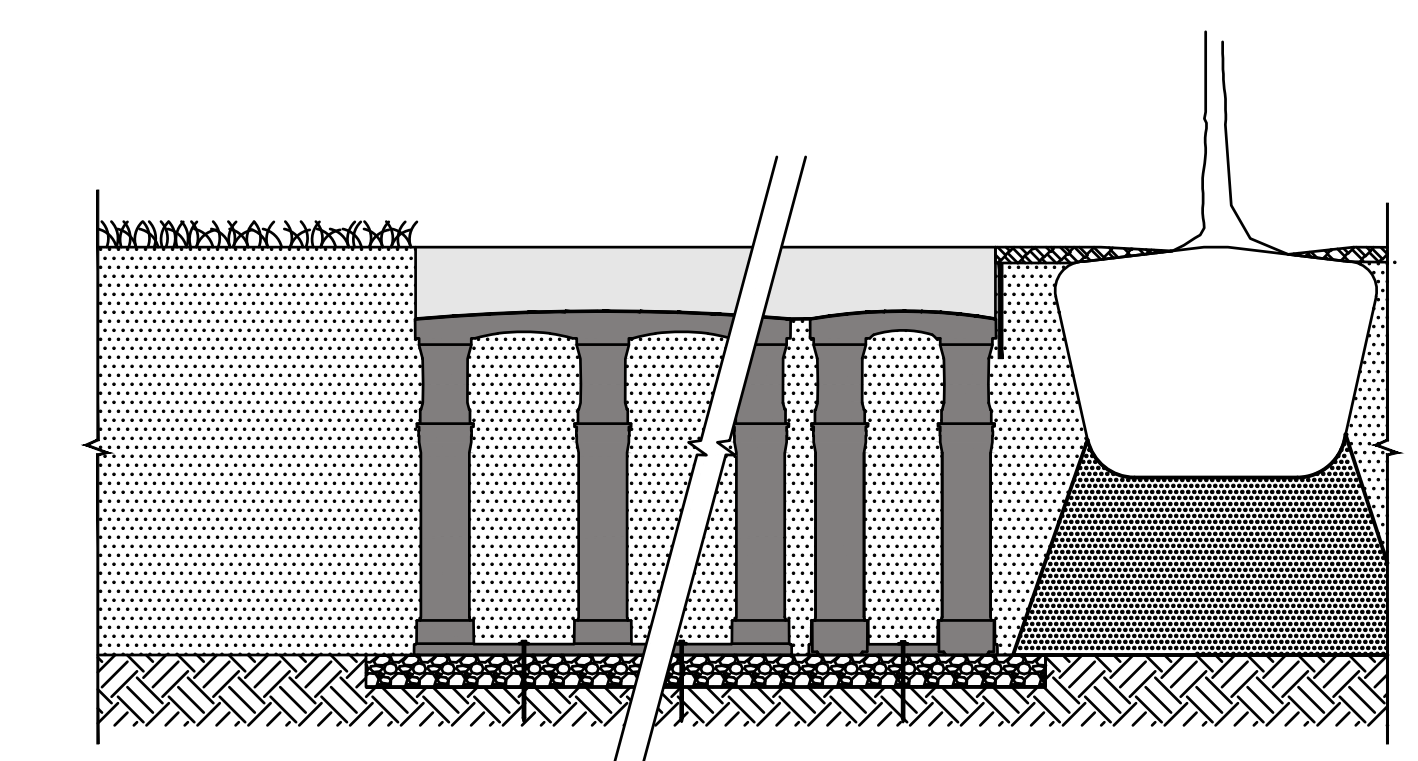
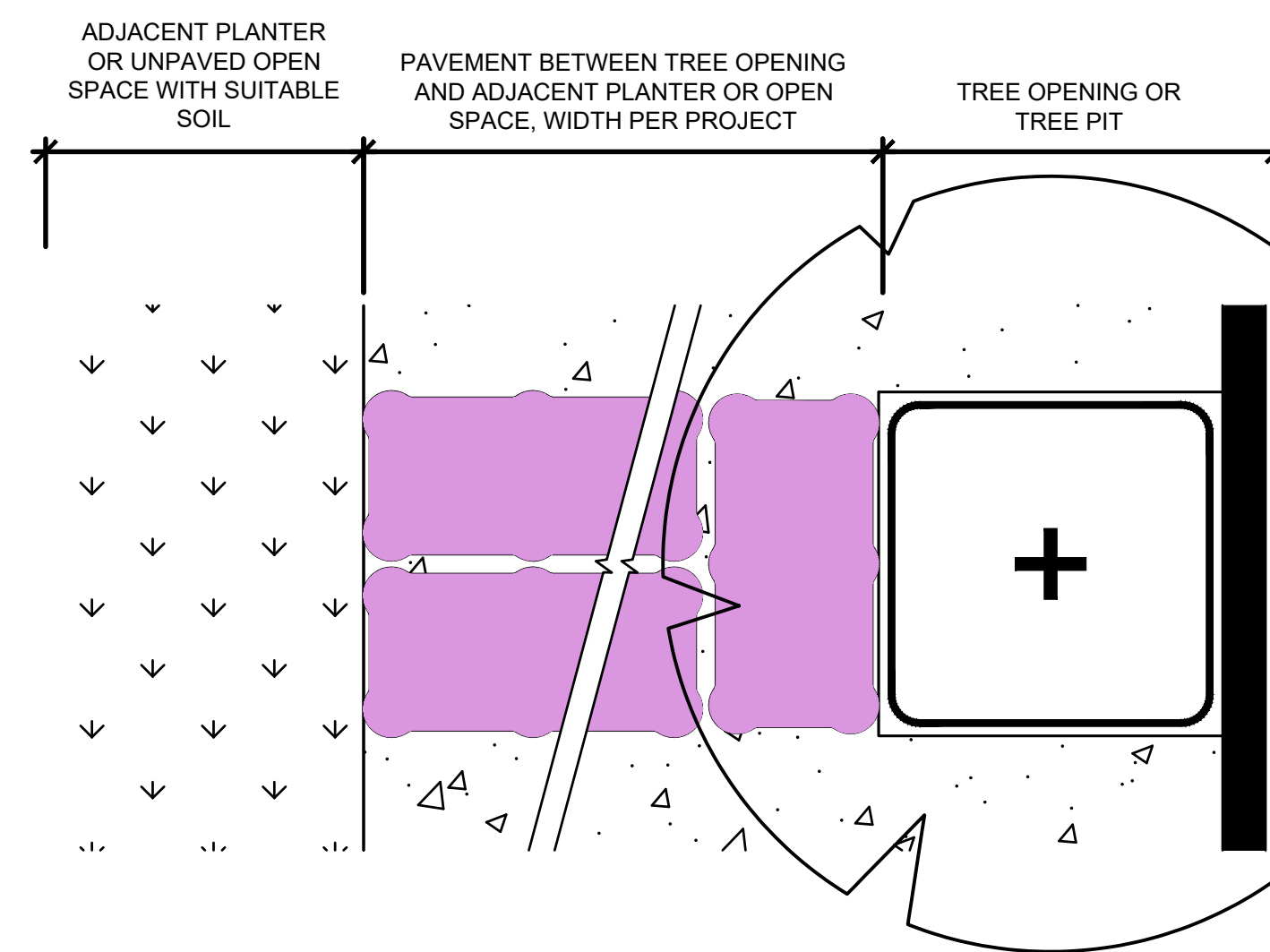
- A CONCRETE CURB AND GUTTER. MUST BEAR ENTIRELY OVER TOP OF SILVA CELLS.

**1** CU-STRUCTURAL SOIL  
SCALE: NTS

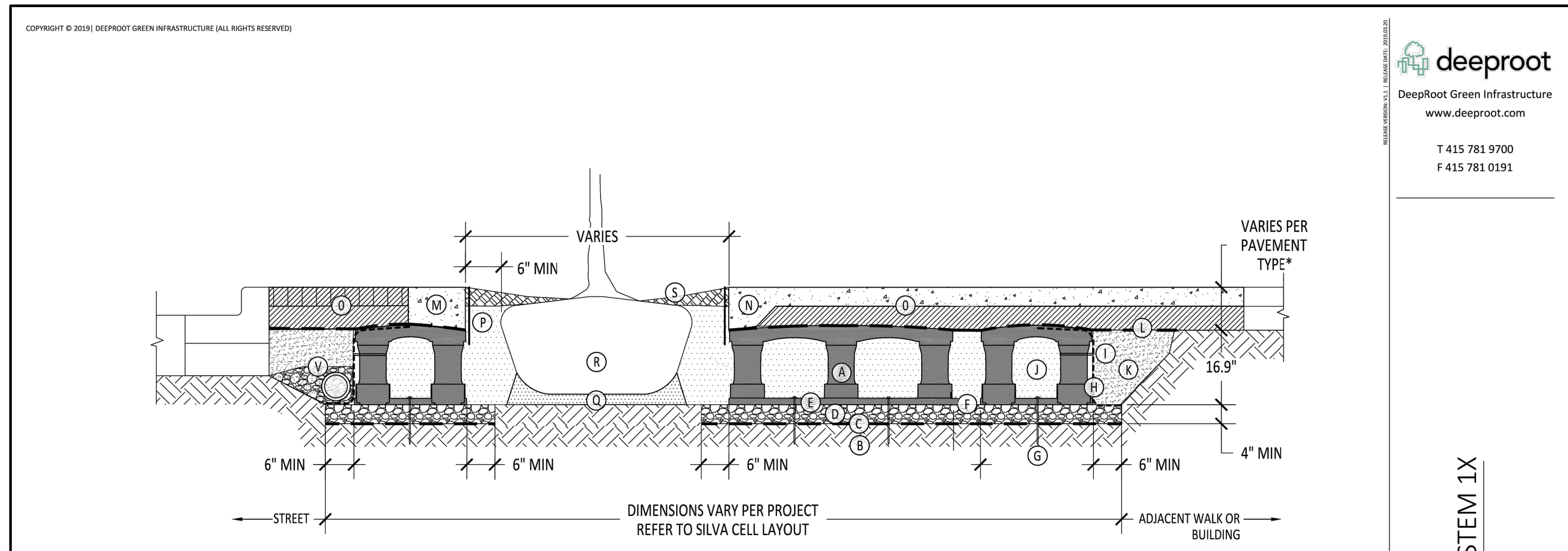
**2** BRIDGING WITH AGGREGATE  
SOIL CELL  
SCALE: NTS

**3** BRIDGING OVER UTILITIES  
SOIL CELL  
SCALE: NTS

**4** PARKING BAY  
SOIL CELL  
SCALE: NTS



**5** BREAKOUT ZONE  
SOIL CELL  
SCALE: NTS



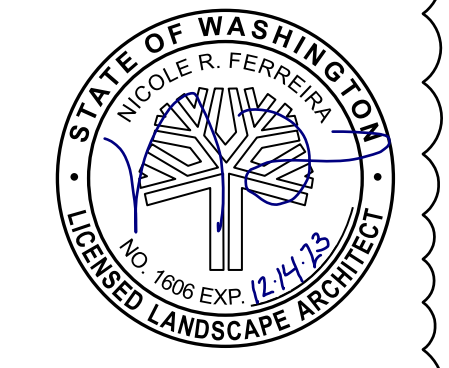
**6** SILVA CELL SYSTEM 1X  
NOT TO SCALE

- KEY PLAN**
- A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
  - B SUBGRADE, COMPACTED
  - C GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
  - D 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
  - E SILVA CELL BASE SLOPE, 10% MAX
  - F 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
  - G ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
  - H GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
  - I CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
  - J PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
  - K COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
  - L GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
  - M RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
  - N THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
  - O PAVEMENT AND AGGREGATE BASE PER PROJECT \*
  - P DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
  - Q PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
  - R ROOT BALL
  - S TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
  - T NOT USED
  - U NOT USED
  - V UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
- \*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**
- |             |                         |
|-------------|-------------------------|
| PAVEMENT    | + AGGREGATE BASE COURSE |
| 4" CONCRETE | + 4" AGGREGATE          |
| 3" PAVER    | + 12" AGGREGATE         |
| 4" ASPHALT  | + 12" AGGREGATE         |
| 2.6" PAVER  | + 5" CONCRETE           |
- NOTES**
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
  - PROVIDE SUPPLEMENTAL IRRIGATION
  - DO NOT SCALE DRAWINGS

**deeprout**  
DeepRoot Green Infrastructure  
www.deeprout.com  
T 415 781 9700  
F 415 781 0191

SILVA CELL SYSTEM 1X

NOT TO SCALE  
FEET



REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**SOIL DETAILS**

DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L5.11**

JOB NO. **2220290.00**





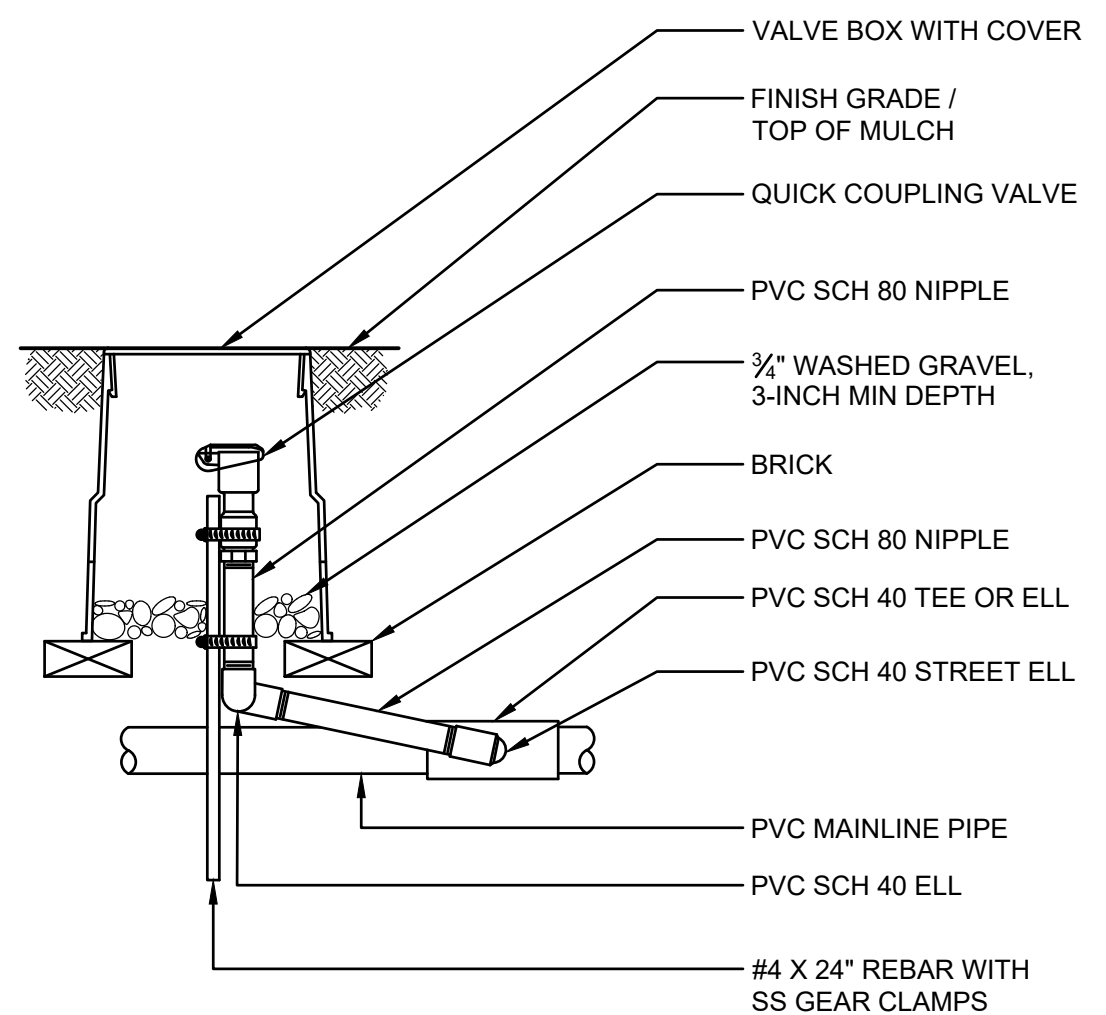
REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**IRRIGATION  
DETAILS**

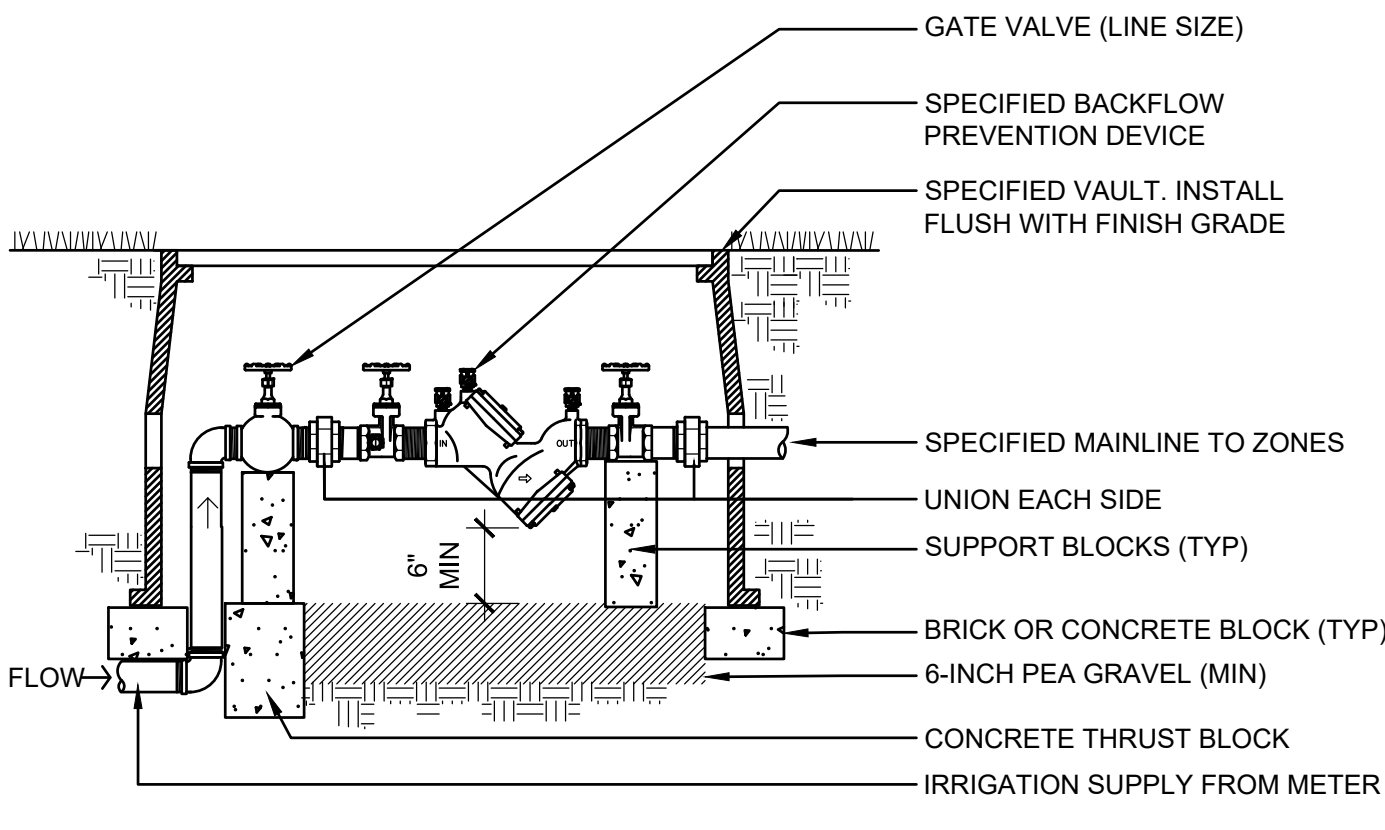
DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L5.12**

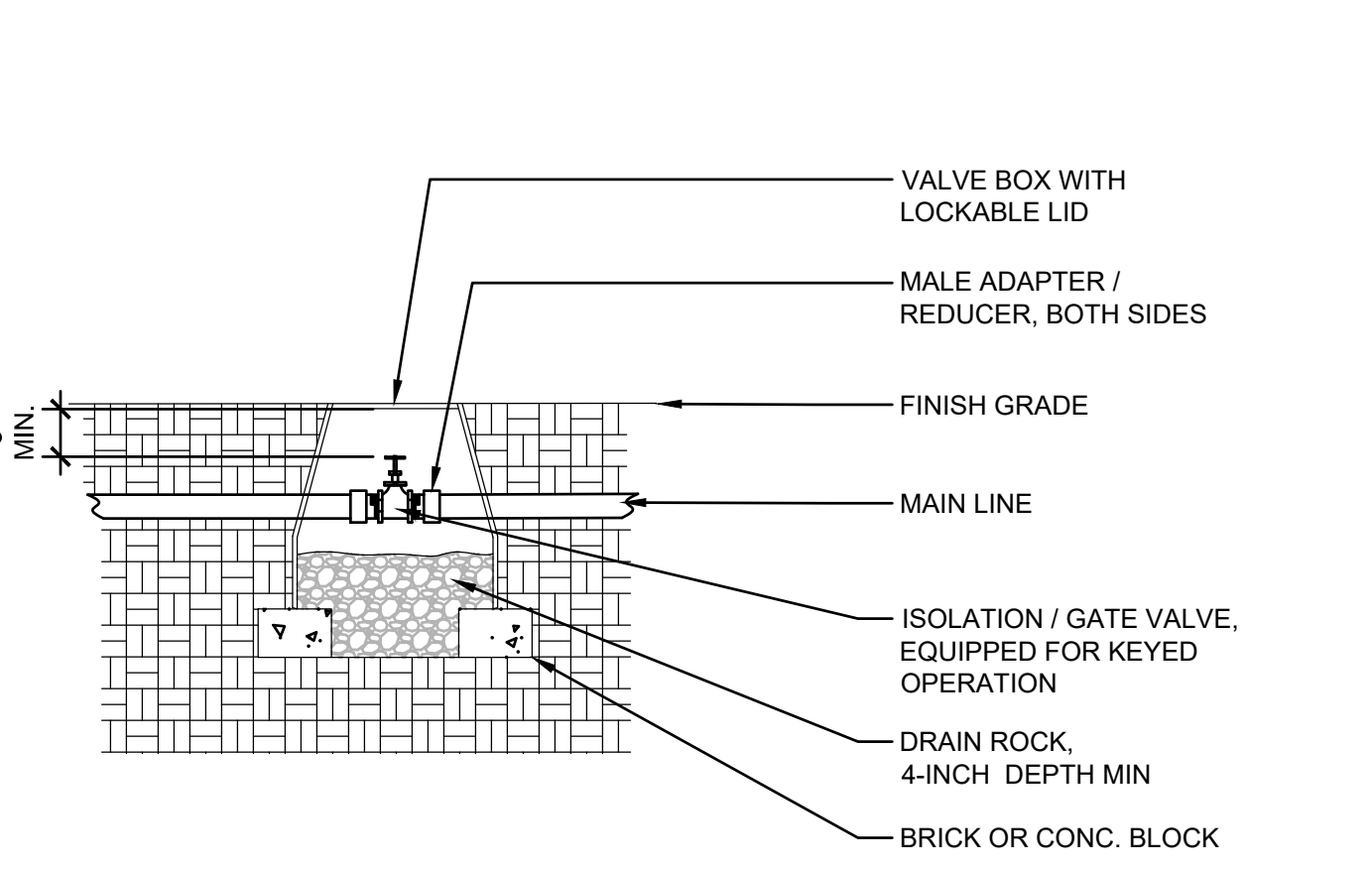
JOB NO. **2220290.00**



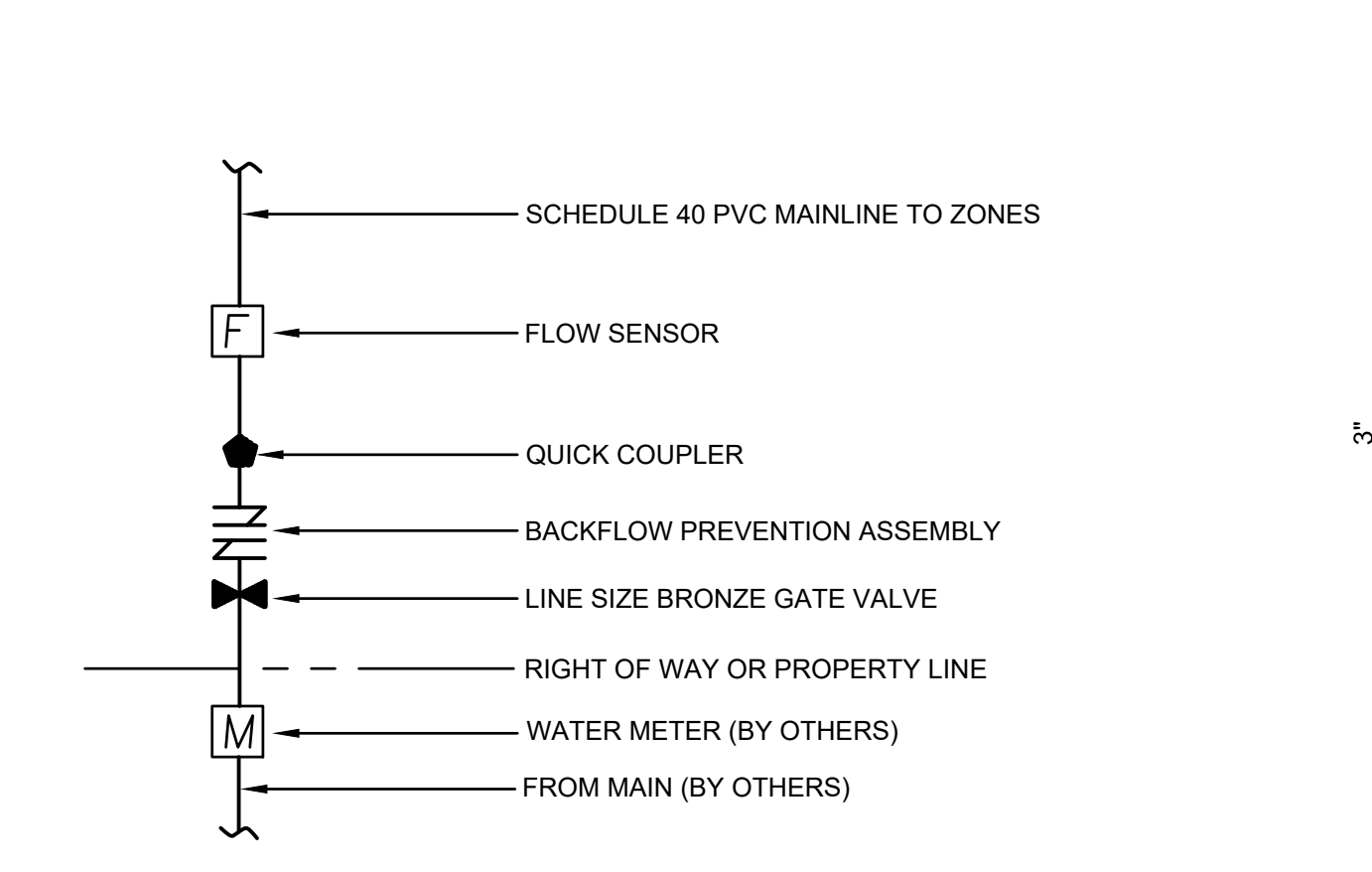
**4 QUICK COUPLER VALVE**  
SCALE: NTS  
BASE BID - IRRIGATION QUICK COUPLERS  
LJ-DET-VALV-COUP.DWG



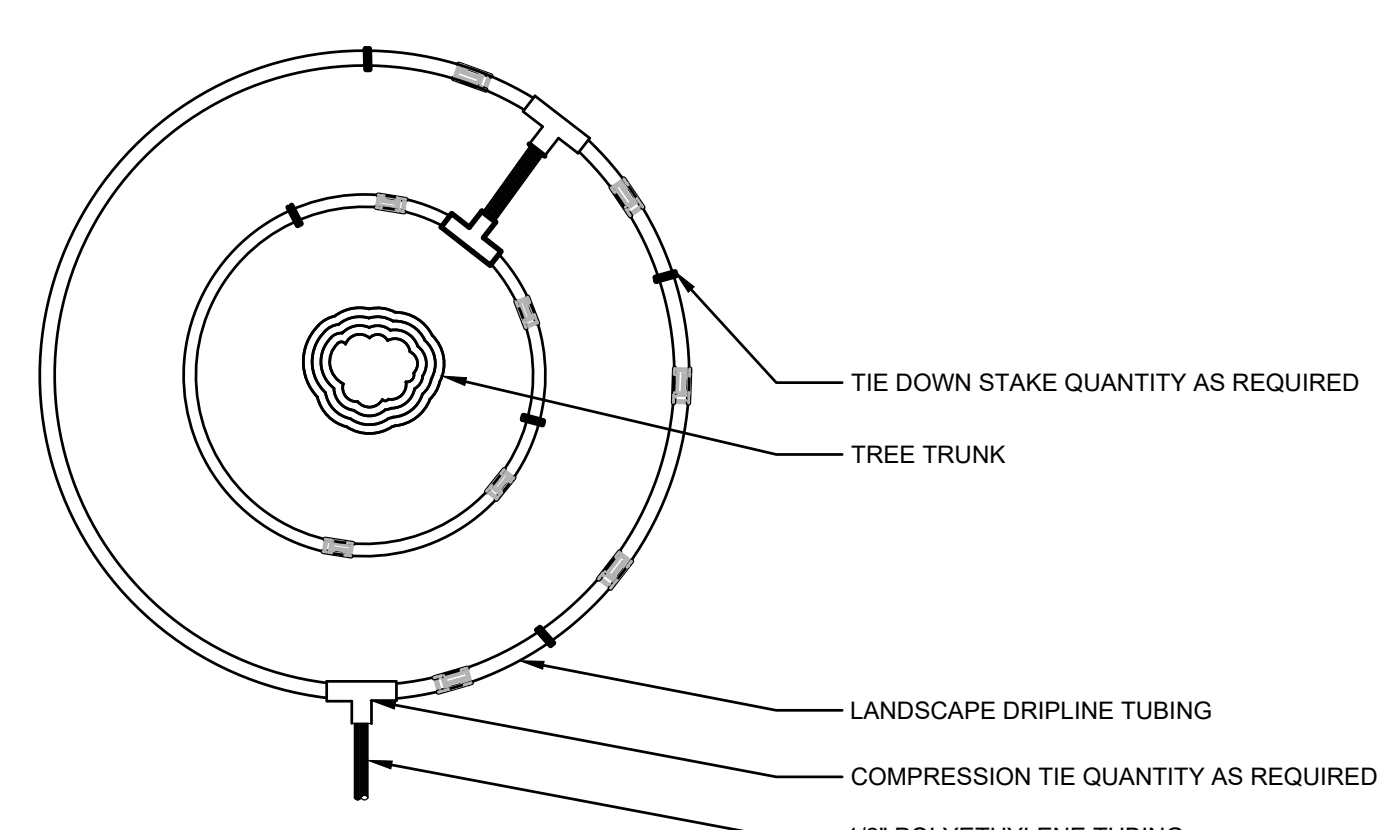
**3 DOUBLE CHECK VALVE**  
SCALE: NTS  
BASE BID - IRRIGATION BACKFLOW PREVENTOR  
LJ-DET-VALV-DCHK.DWG



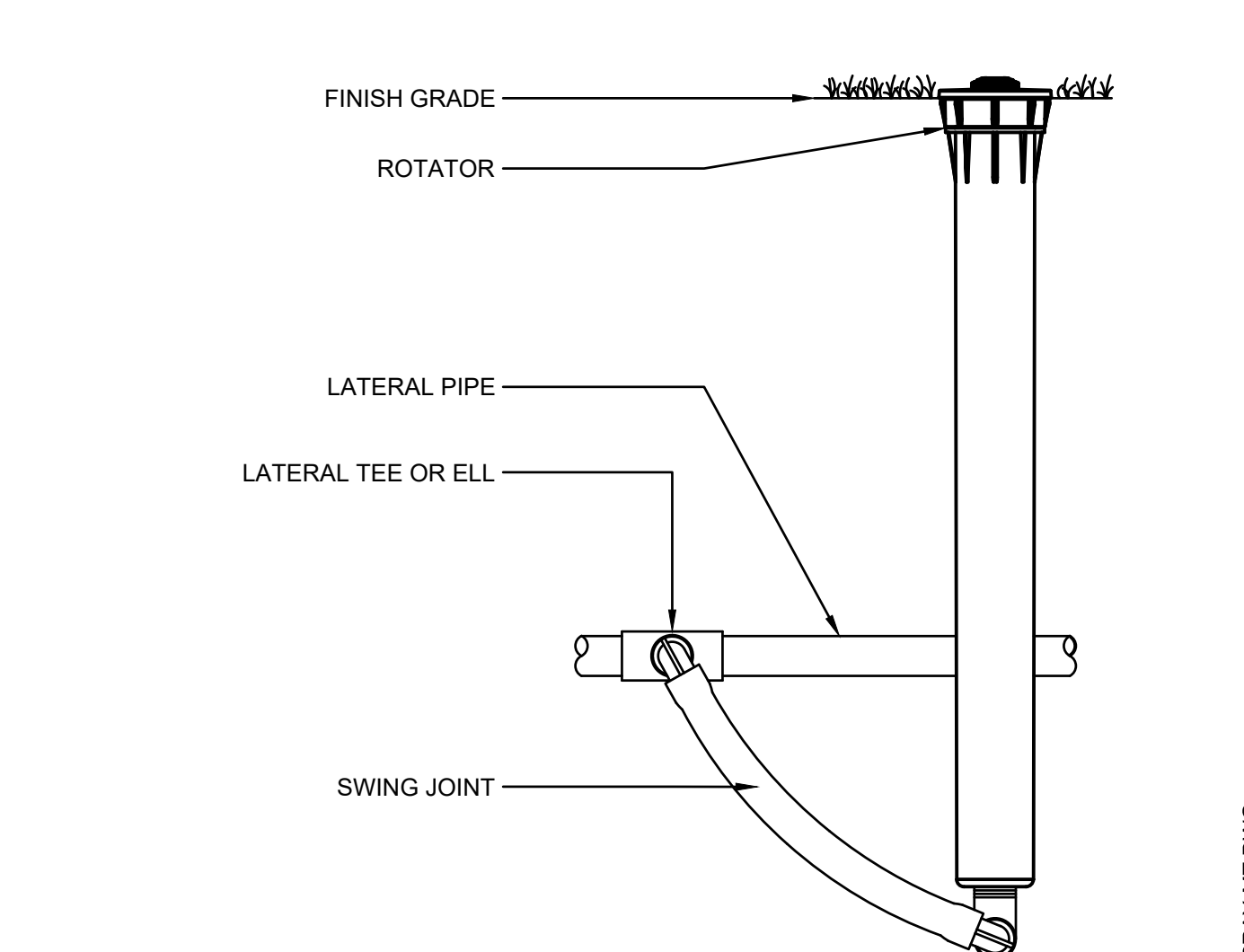
**2 ISOLATION / GATE VALVE**  
SCALE: NTS  
BASE BID - IRRIGATION ISOLATION VALVE  
LJ-DET-VALV-GATE-ISOL.DWG



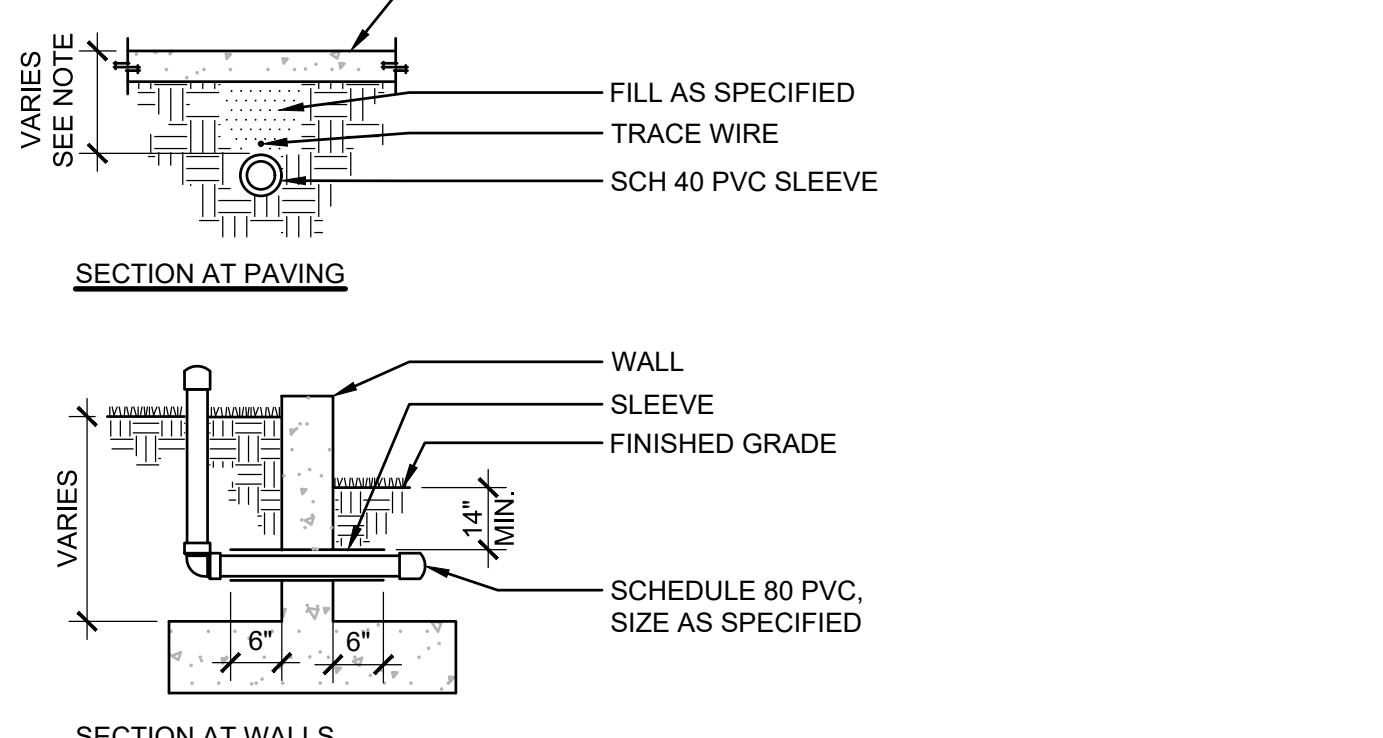
**1 POINT OF CONNECTION**  
SCALE: NTS  
LJ-DET-GEN-POC.DWG



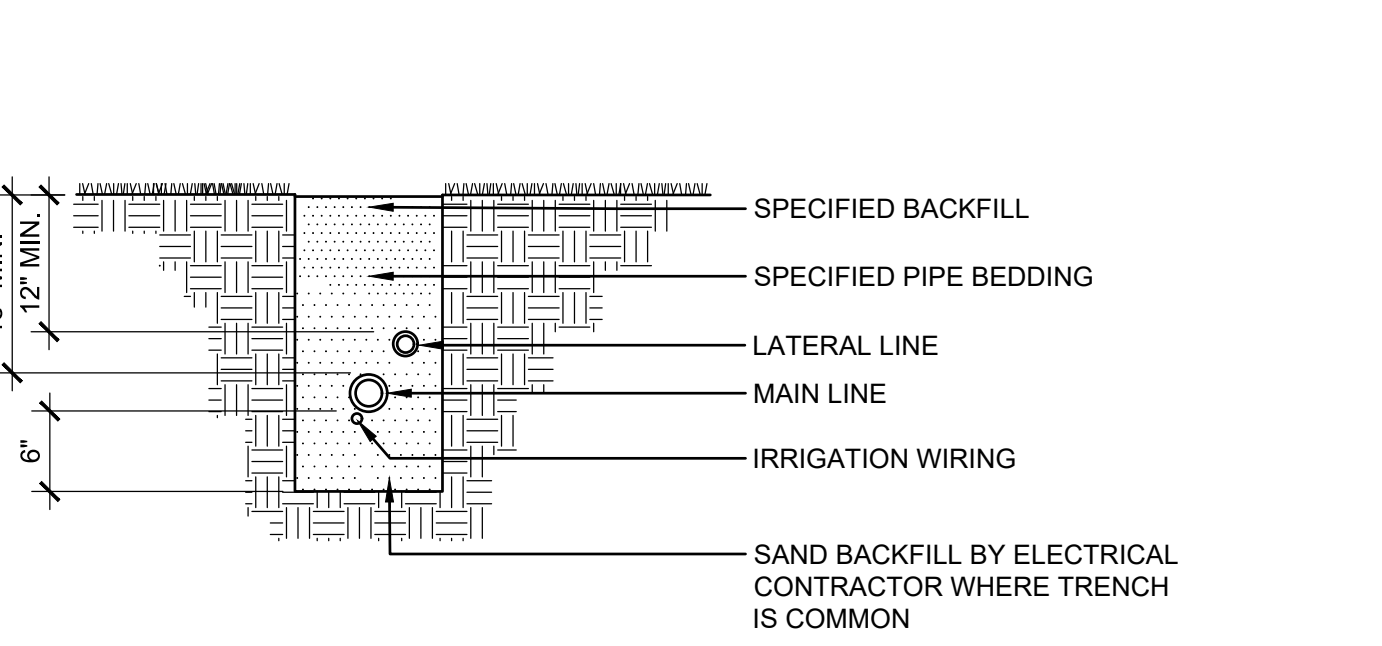
**8 DRIPLINE AROUND TREE**  
SCALE: NTS  
BID ALT 1  
LJ-DET-HEAD-SPRAY-MT.DWG



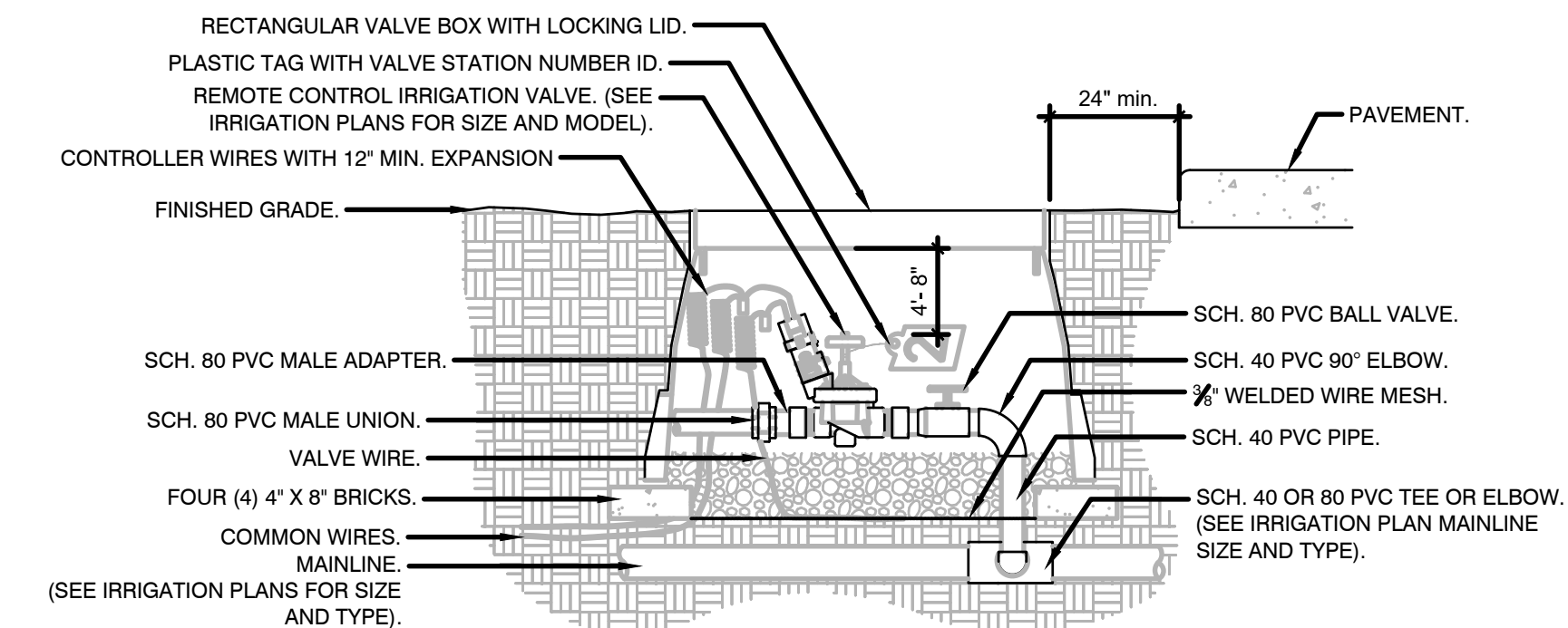
**7 MULTI-TRAJECTORY SPRAY HEAD**  
SCALE: NTS  
LJ-DET-GEN-SLEEVE.DWG



**6 IRRIGATION SLEEVES**  
SCALE: NTS  
BASE BID  
LJ-DET-GEN-TRENCH.DWG

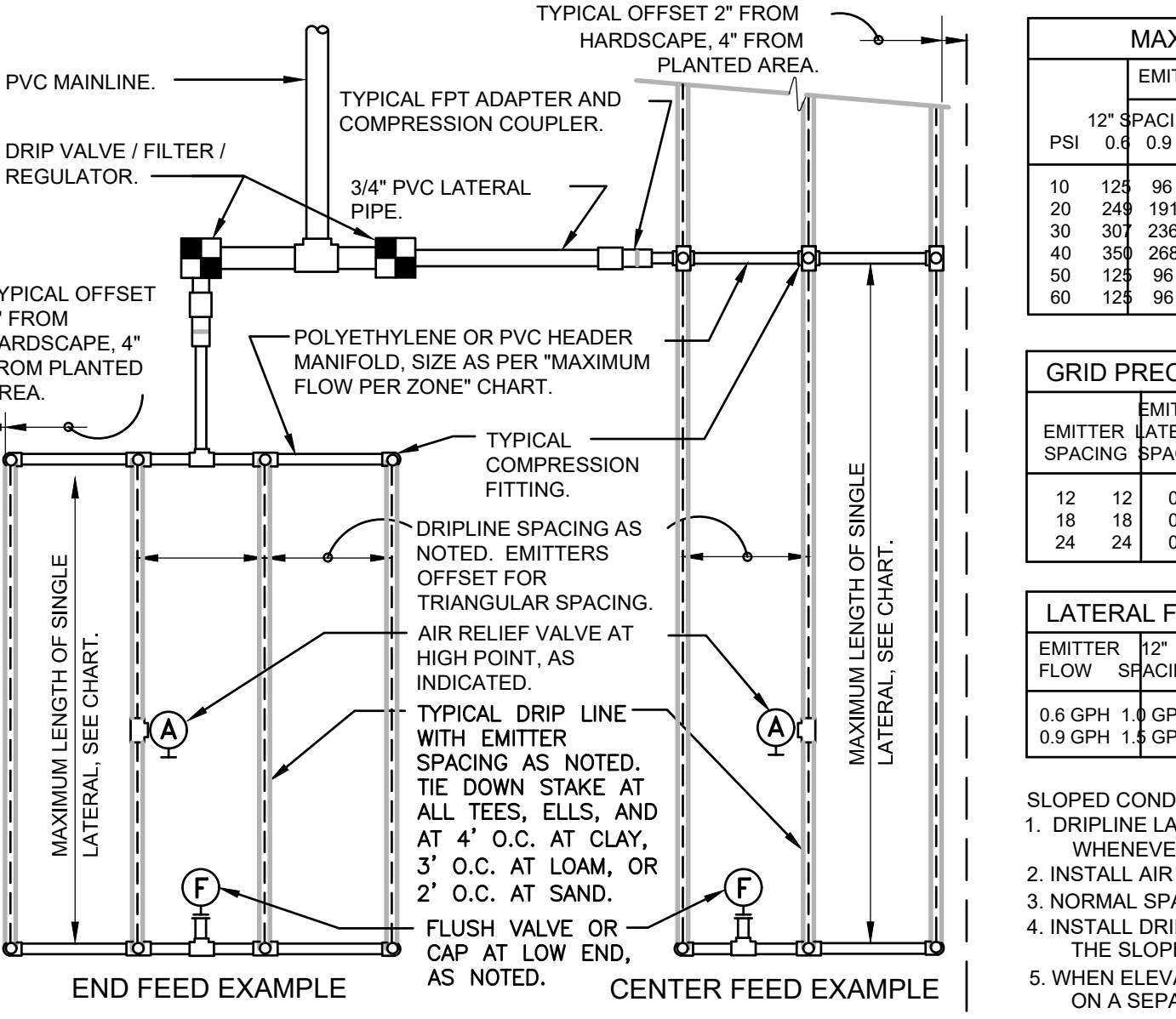


**5 IRRIGATION TRENCHING (TYP)**  
SCALE: NTS  
BASE BID  
LJ-DET-GEN-TRENCH.DWG



**10 REMOTE CONTROL IRRIGATION VALVE**  
SCALE: NTS  
1 1/2\"/>

MAXIMUM LATERAL LENGTH (FEET)			
EMITTER FLOW RATE GPH	EMITTER SPACING		
	12\"/>		



**9 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS**  
SCALE: N.T.S.



REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**PLANTING  
DETAILS**

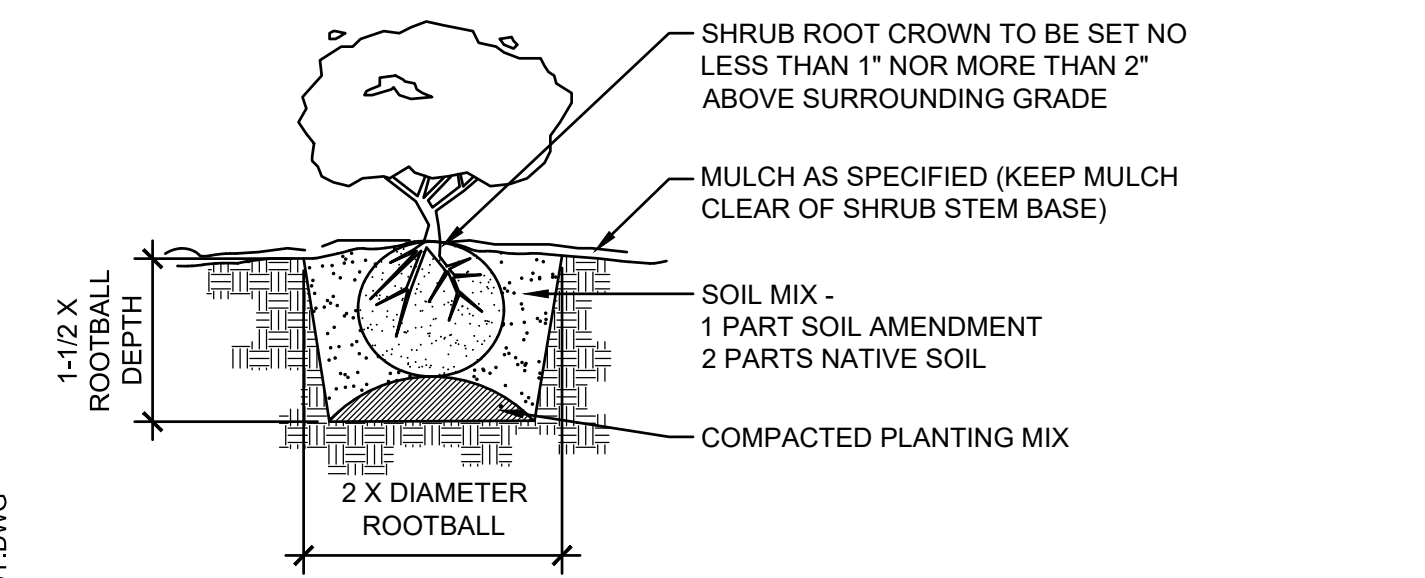
DRAWN BY: LJM

CHECKED BY: NRF

SHEET:

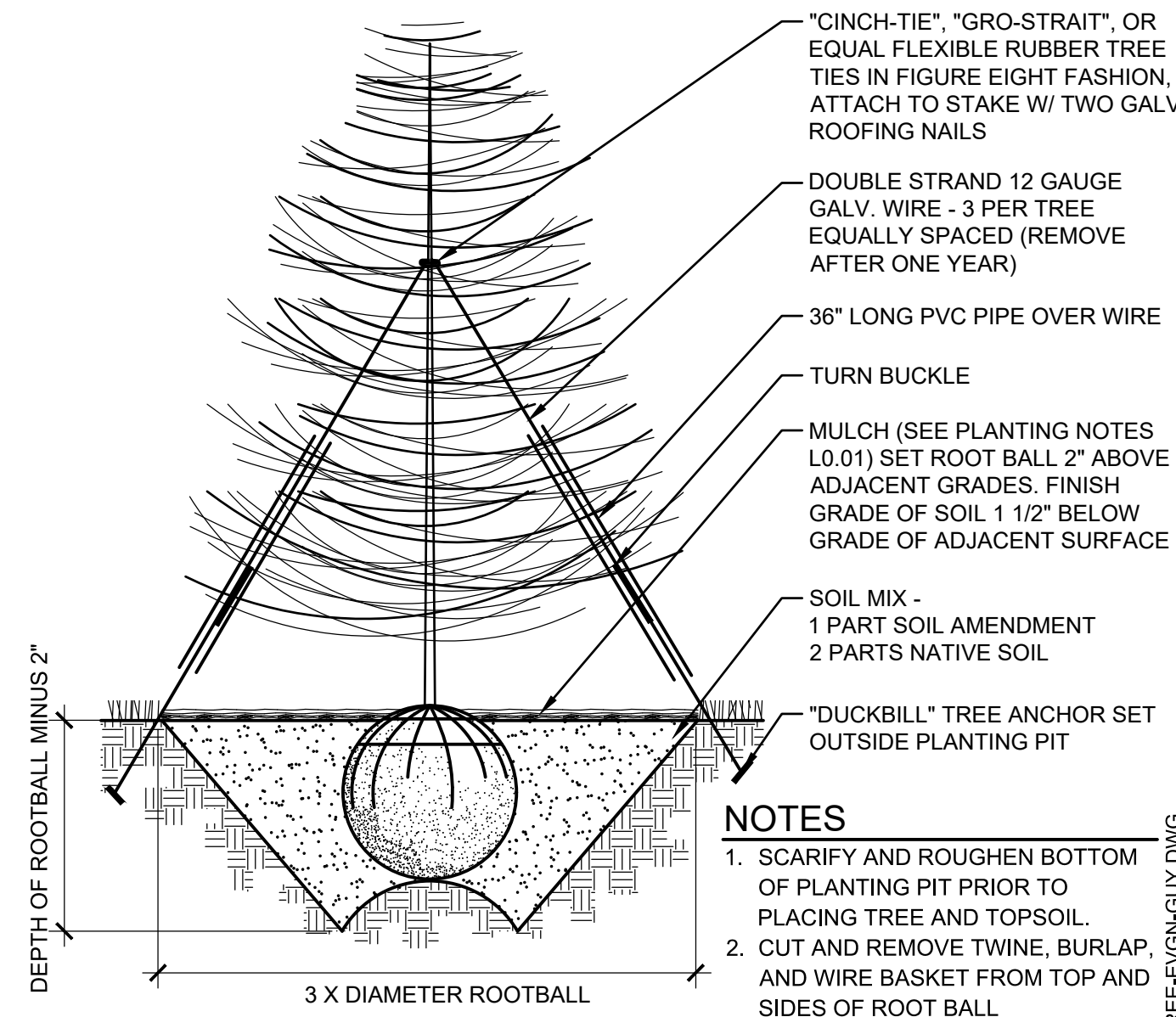
**L5.13**

JOB NO. **2220290.00**



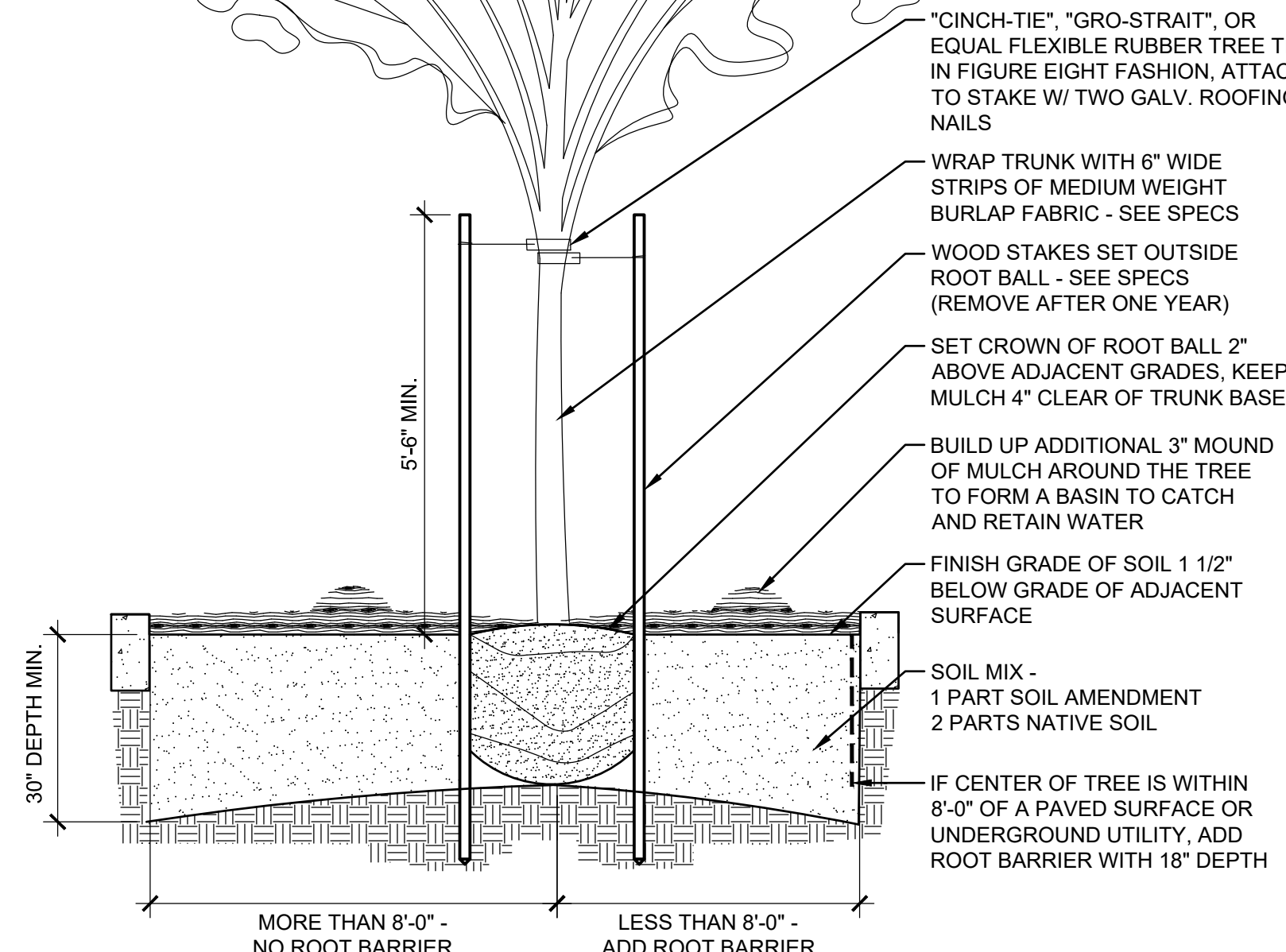
3 SHRUB PLANTING

SCALE: NTS



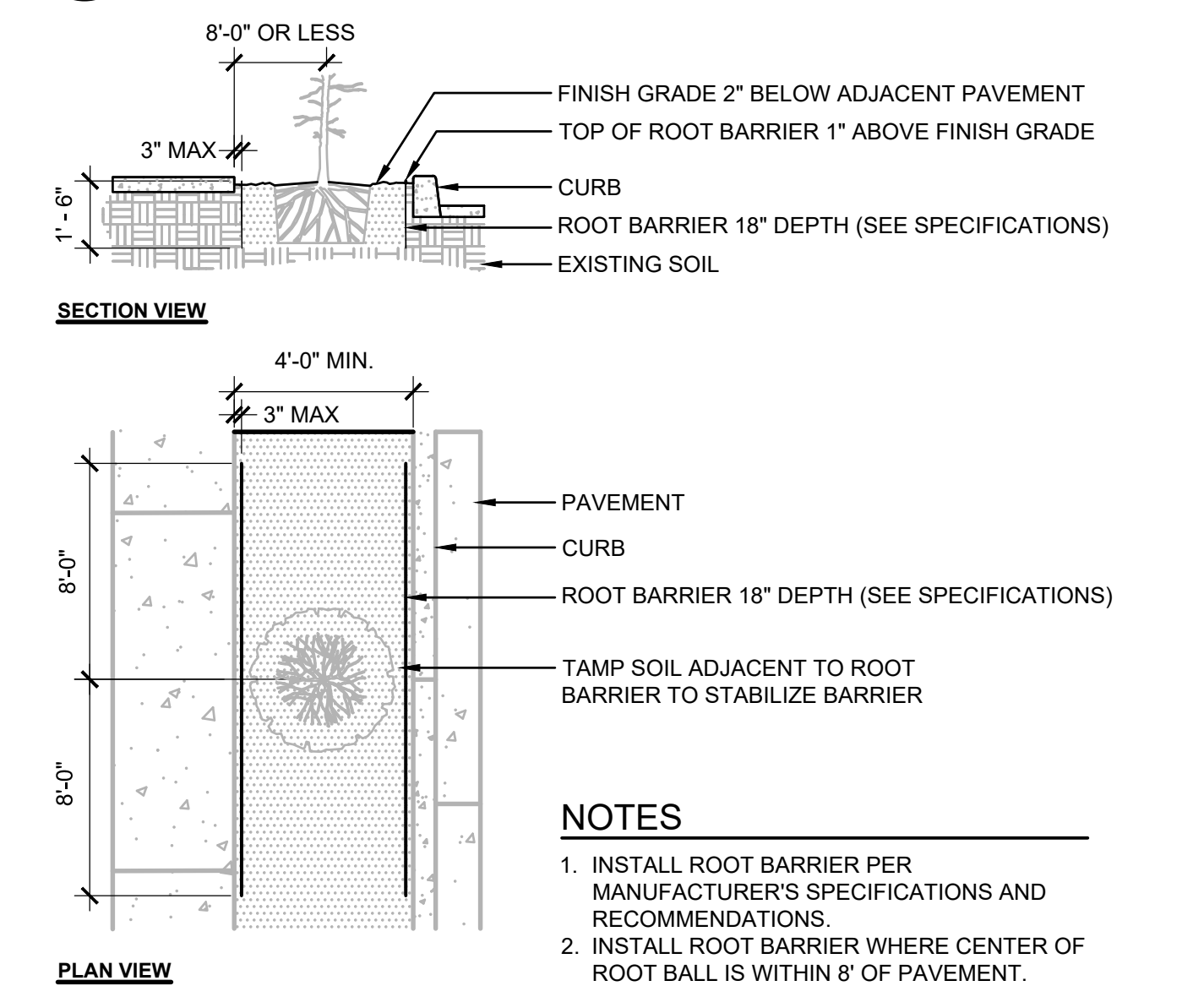
2 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



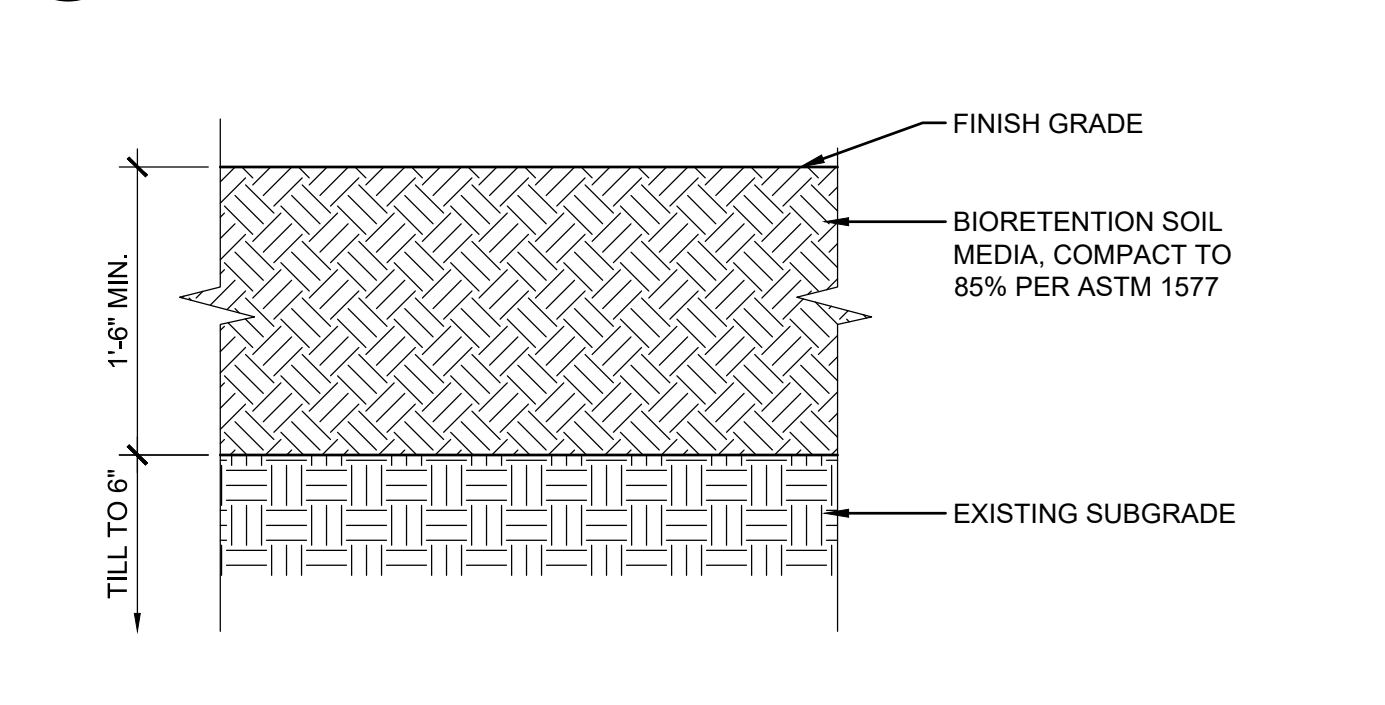
1 DECIDUOUS TREE PLANTING DETAIL

- NOTES**
- PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
  - ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
  - SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
  - THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
  - ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
  - EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
  - DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
  - SET TREE STRAIGHT ON TAMPED SOIL.
  - BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
  - STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
  - WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
  - ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.



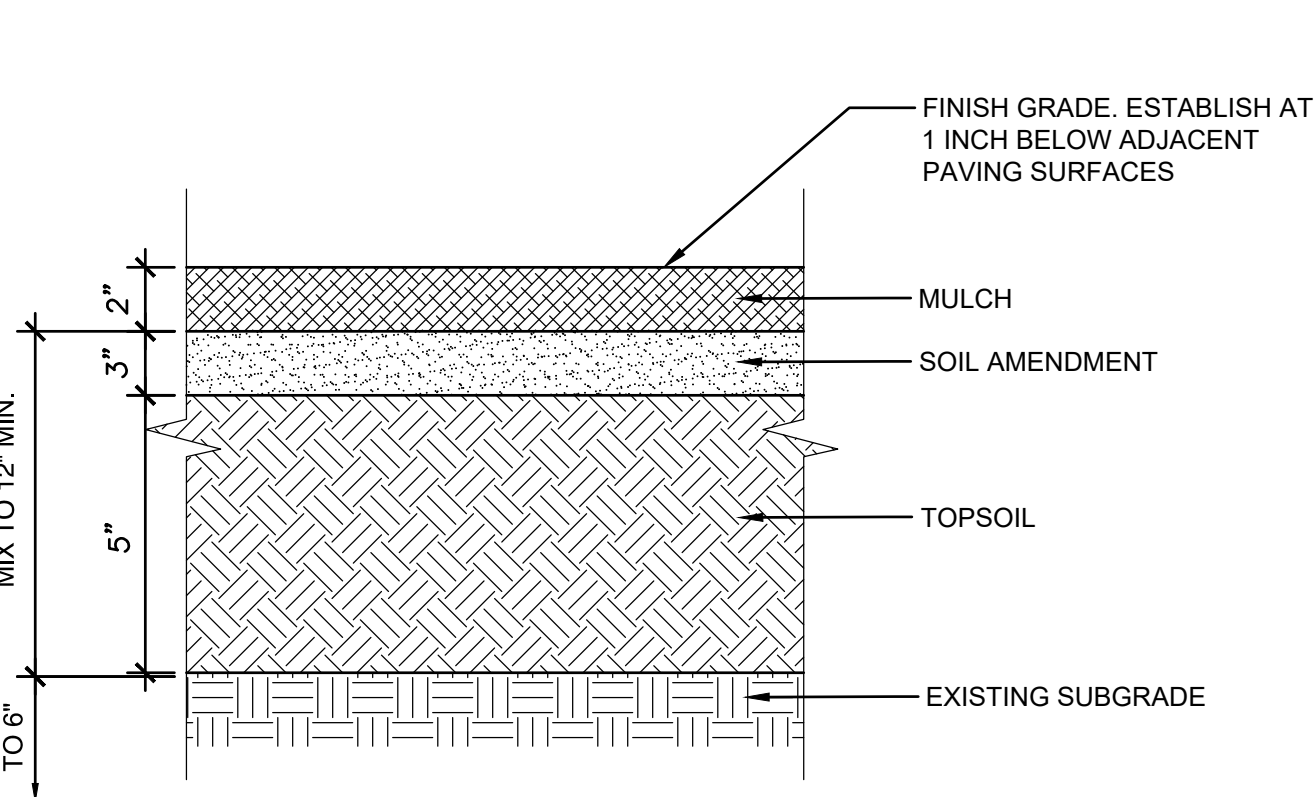
7 ROOT BARRIER DETAIL

SCALE: NTS



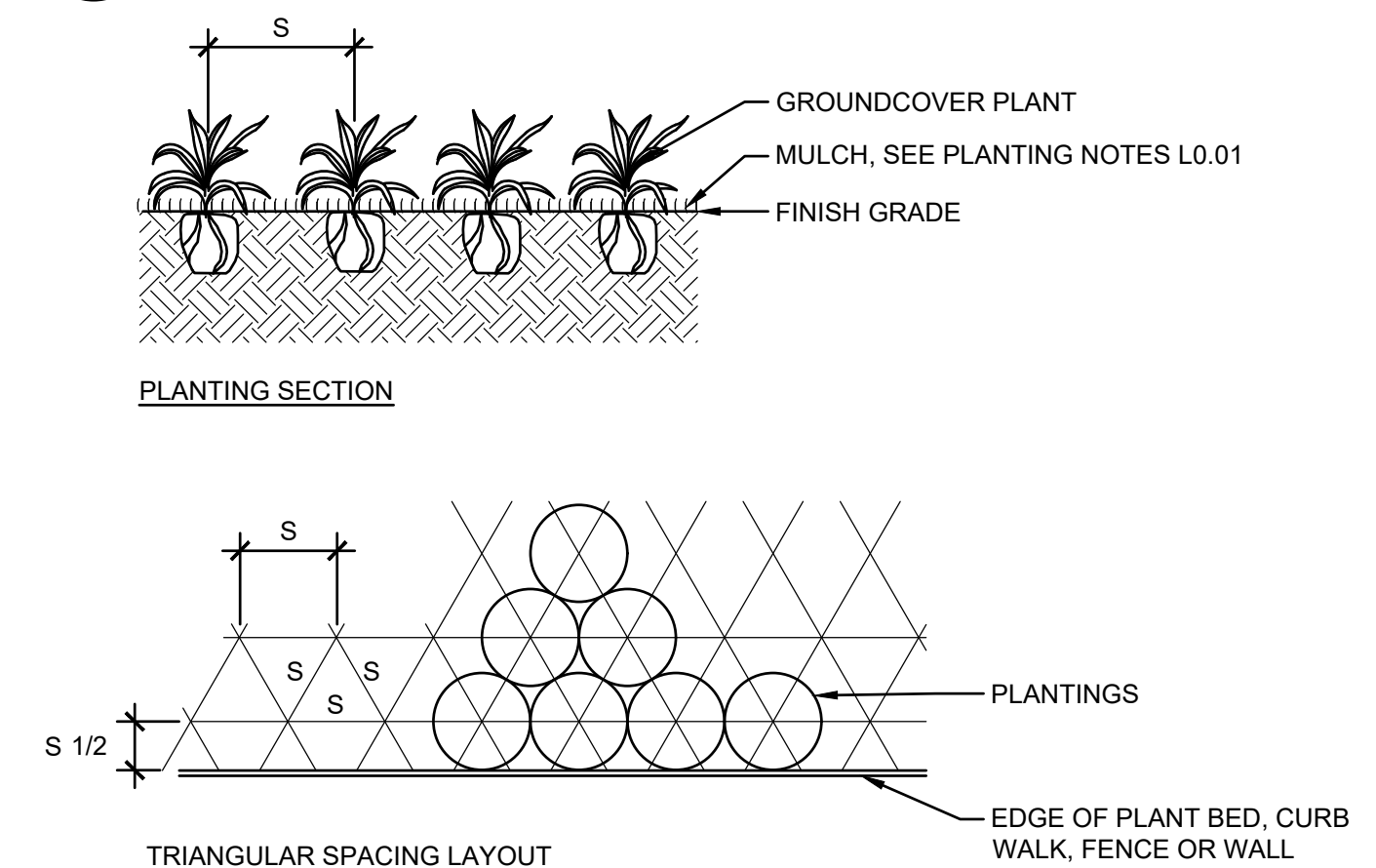
5 SOIL PREP. AT STORMWATER WESTERN WASHINGTON

SCALE: NTS



5 SOIL PREPARATION - PUYALLUP

SCALE: NTS

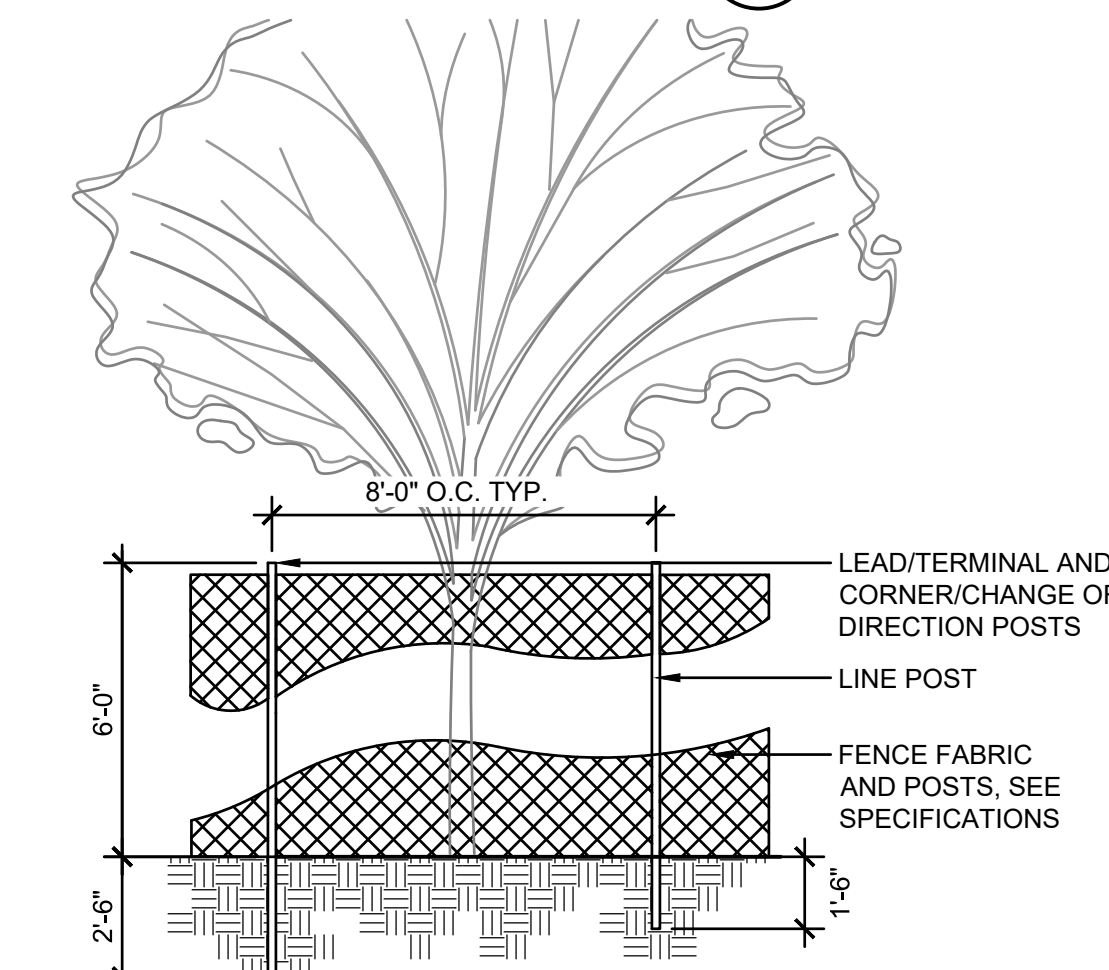


4 GROUNDCOVER PLANTING

SCALE: NTS

- NOTES**
- TILL SOIL SO THAT THERE ARE NO CLOUDS OR CLUMPS LARGER THAN 1 1/2\"/>

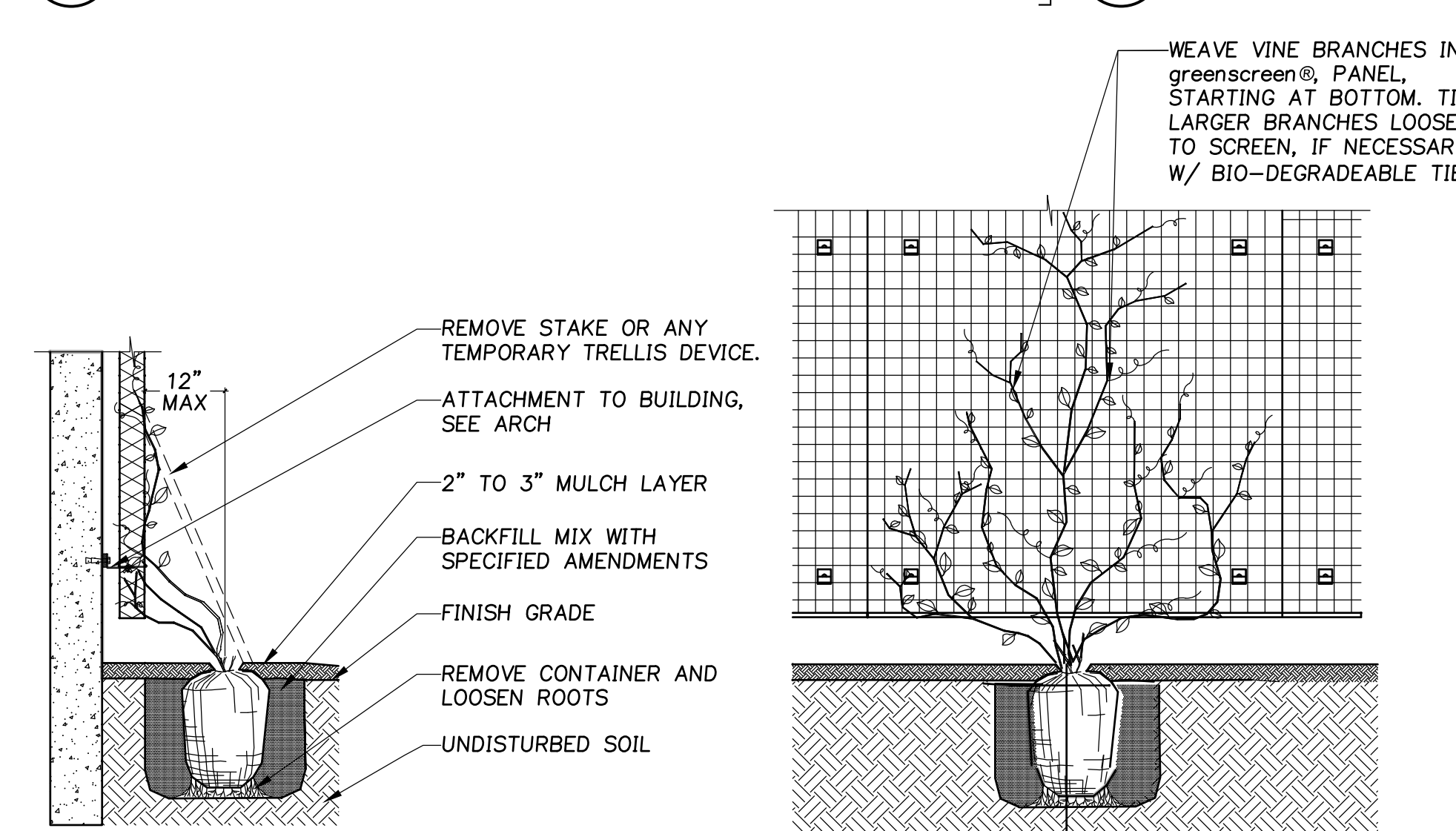
- NOTES:**
- REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1 INCH IN DIAMETER FROM TOP 12 INCHES OF SOIL.
  - BIORETENTION SOIL MEDIA SHALL MEET THE STANDARDS ESTABLISHED IN THE 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, AS AMENDED IN DECEMBER 2014, VOLUME V - CHAPTER 7 'DEFAULT BIORETENTION SOIL MEDIA (BSM)'.
  - RIP AND TILL EXISTING TOPSOIL TO 6 INCHES DEEP MINIMUM, PRIOR TO INSTALLING GROWING MEDIUM. TILL INTERFACE OF SUBGRADE AND TOPSOIL.
  - MIX GROWING MEDIUM AND EXISTING TOPSOIL TO A MINIMUM 10 INCH DEPTH.



9 TREE PROTECTION

SCALE: NTS

- TREE PROTECTION MEASURES**
- UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- 6\"/>



8 VINE PLANTING

SCALE: NTS

- NOTE:**
- PLANT VINES PER LANDSCAPE PLANS (L1.10-L1.11)



REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	8/29/2023

SHEET TITLE:  
**STREET PLANTING DETAILS**

DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L5.14**

JOB NO. **2220290.00**

**3 SOIL AMENDMENT AND DEPTH**

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY: LINDA LIAN	CHECKED BY: CHRIS BEALE	APPROVED BY: COLLEEN HARRIS	REVISED BY: XXXX	CITY STANDARD
FILE NAME: P:\PROJECTS\COMM\STDCITY\STREET\01.02.08	DATE APPROVED: 08/01/2008	DATE REVISED: 08/01/2008	SCALE: 1" = 12"	01.02.08a

**NOTES:**

- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
- SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
- COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
- SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.), WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
- SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

**2 ROOT BARRIER DETAIL**

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY: JIM FERRIS/SVOROKA	CHECKED BY: CHRIS BEALE	APPROVED BY: COLLEEN HARRIS	REVISED BY: LINDA LIAN	CITY STANDARD
FILE NAME: P:\PROJECTS\COMM\STDCITY\STREET\01.02.03	DATE APPROVED: 03/01/2003	DATE REVISED: 08/01/2008	SCALE: 1" = 2"	01.02.03

**NOTES:**

- ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT\*.
- ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
- UB - 24 SHALL BE USED.
- ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
- INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
- FOR PRODUCT INFORMATION VISIT: [http://www.deeproot.com/template.php?sec=products&nov=treeRoot&content=rb\\_opp&sub=2&sel=1](http://www.deeproot.com/template.php?sec=products&nov=treeRoot&content=rb_opp&sub=2&sel=1)

\*PLANTING EASEMENT\* SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

**1 STREET TREE PLANTING IN PLANTING STRIP**

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY: LINDA LIAN	CHECKED BY: CHRIS BEALE	APPROVED BY: COLLEEN HARRIS	REVISED BY: LINDA LIAN	CITY STANDARD
FILE NAME: P:\PROJECTS\COMM\STDCITY\STREET\01.02.07	DATE APPROVED: 08/01/2007	DATE REVISED: 08/01/2008	SCALE: 1" = 1"	01.02.07

**NOTES:**

- PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
- SHAVE SOIL SURFACE TO PROVIDE 4" DIA WATERING RING.
- TREE CLEARANCE SHALL BE PER STD SECTION 01.01.11.
- ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (8" SLACK).
- ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN FIVE FEET. PLACE VERTICAL ROOTBARRIERS AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
- FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOTS) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED).
- ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TRIGATOR JUNIOR PRO, OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.

STAKE TREE WITH (2) TREATED 2" DIA LOSERPLE FINE DIMPLED TREE STAKES (8'-0" LENGTH) LOOP EACH THE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.

"CHUNKLOCK" OR EQUAL TREE TIE MATERIAL (1" SIZE NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH THE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.

4" MULCH DEPTH (EMPORED AT TRUNK) MULCH RING SHALL NOT EXCEED HEIGHT OF ADJACENT CURB OR SIDEWALK (TAPERED AT EDGE OF CURB AND SIDEWALK).

MULCH TREE PIT MIN 5'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE) OR PROVIDE 5'-0" DIA MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0".

24" ROOTBARRIER AT SIDEWALK.

ROUGHEN SIDES OF PLANTING HOLE MANUALLY EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB.

ROOTBARRIER PLACE AT EDGE OF PAVEMENT/SIDEWALK, ETC. PLACE PRIOR TO PLACEMENT OF NEW SIDEWALK OR CURB TO PREVENT UNDERMINING. SEE DETAIL 01.02.03.

SEE STD SPEC SECTION 8.2 MUL OR AS APPROVED BY PLANNING DEPT.

REMOVE ALL WIRE, STRING, AND OTHER NON-BIODEGRADABLE MATERIALS AND REMOVE BURLAP FROM TOP 1/4 OF ROOTBALL. MINIMUM REMOVE ENTIRELY WHEN DIRECTED BY THE PLANNING DEPT.

MIN WIDTH OF TREE PIT = 2 TIMES ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER.

MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.

SET TOP OF ROOT GROW 1" - 2" ABOVE ADJACENT CURB AND SIDEWALK GRADE.

24" ROOTBARRIER AT CURB WHEN SHOWN ON THE DRAWINGS.

TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION).

DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

UNDISTURBED SUBGRADE EXPOSED TO TOP SOIL BASE SO THAT ROOTBALL WILL NOT SINK.

PRODUCT # HEIGHT LENGTH  
UB 24-2 2' 2'

**5 SOIL PREP. AT HYDROSEED**

SCALE: NTS

**NOTES:**

- REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 6" OF SOIL.
- RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
- TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 8" DEPTH.
- SUBMIT SAMPLE OF BARK MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.
- BID ALTERNATIVE: PERMAMATRIX BIOTIC SOIL AMENDMENT MAY BE USED IN LIEU OF 4 INCHES OF TOPSOIL. APPLY PER MANUFACTURERS RECOMMENDATIONS.

**4 TREE PROTECTION FENCING DETAIL**  
(for public and private trees)

NTS

**TREE PROTECTION ZONE (TPZ)**

NO ENTRY, NO GRADE CHANGES, STORAGE/STOCKPILING OF MATERIALS OR EQUIPMENT, PLACEMENT OF FILL OR TOP SOIL, TRENCHING OR VEHICULAR/FOOT TRAFFIC PERMITTED WITHIN THE TPZ. THIS TREE BARRIER SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM PUYALLUP PLANNING DEPARTMENT—SUBJECT TO FINES AND ENFORCEMENT ACTION BY THE CITY—TO REPORT VIOLATIONS OR FOR MORE INFORMATION—CALL (253) 864-4165.

SIGNIFICANT TREE TO BE RETAINED

HIGH VISIBILITY ORANGE FENCING, 6' TALL (MIN.)

INSTALL AT APPROVED LOCATION OR CRITICAL ROOT ZONE

6' MIN

MINIMUM SIX (6) FEET HIGH TEMPORARY HIGH VISIBILITY ORANGE CONSTRUCTION FENCING SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE ON APPROVED FINAL LANDSCAPE PLAN SET. FENCING SHALL BE INSTALLED USING POSTS DRIVEN INTO GROUND—FIBER OPTICS SHALL NOT BE USED. ARBORIST PHOTO DRIVERS WITH ROOTS LARGER THAN 1/2" DIAMETER. FENCING SHALL BE INSTALLED PRIOR TO WORK COMMENCING OR SET AND REMAIN IN PLACE THROUGHOUT AND PHASES OF CONSTRUCTION—CALL THE CITY'S PLANNING DIVISION WITH REQUESTS TO MODIFY THE LOCATION OF THE TREE PROTECTION FENCING—(253) 864-4165.

TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVING DAMAGED PORTION OF ROOT. AN EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. OTHER PRE-TREATMENT MEASURES MAY BE REQUIRED TO PROTECT ROOT SYSTEM—SEE APPROVED TREE PROTECTION OR FINAL LANDSCAPE PLAN FOR FURTHER DETAILS.

NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, PLACEMENT OF TOP SOIL OR FILL MATERIAL, STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE ESTABLISHED FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING DIVISION. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST WITH PRIOR WRITTEN APPROVAL BY THE CITY PLANNING DIVISION.

THE ABOVE REFERENCED TREE SIGNS SHALL BE PLACED EVERY 5 FEET ALONG THE FENCING AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.





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**MACKENZIE.**

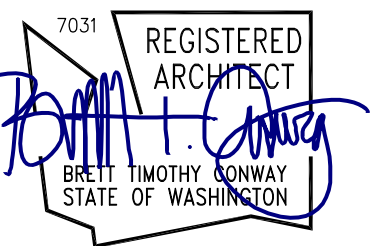
DESIGN DRIVEN | CLIENT FOCUSED

Client  
**CREF3 PUYALLUP  
OWNER LLC**

11611 SAN VICENTE  
BLVD  
10TH FLOOR  
LOS ANGELES  
CA 90049

Project  
**FORTRESS -  
PUYALLUP**

240 15TH ST SE  
PUYALLUP, WA,  
98372



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	05/26/23
2	PLAN CHECK	08/25/23

SHEET TITLE:  
**SITE PLAN**

DRAWN BY: MVP

CHECKED BY: DIN

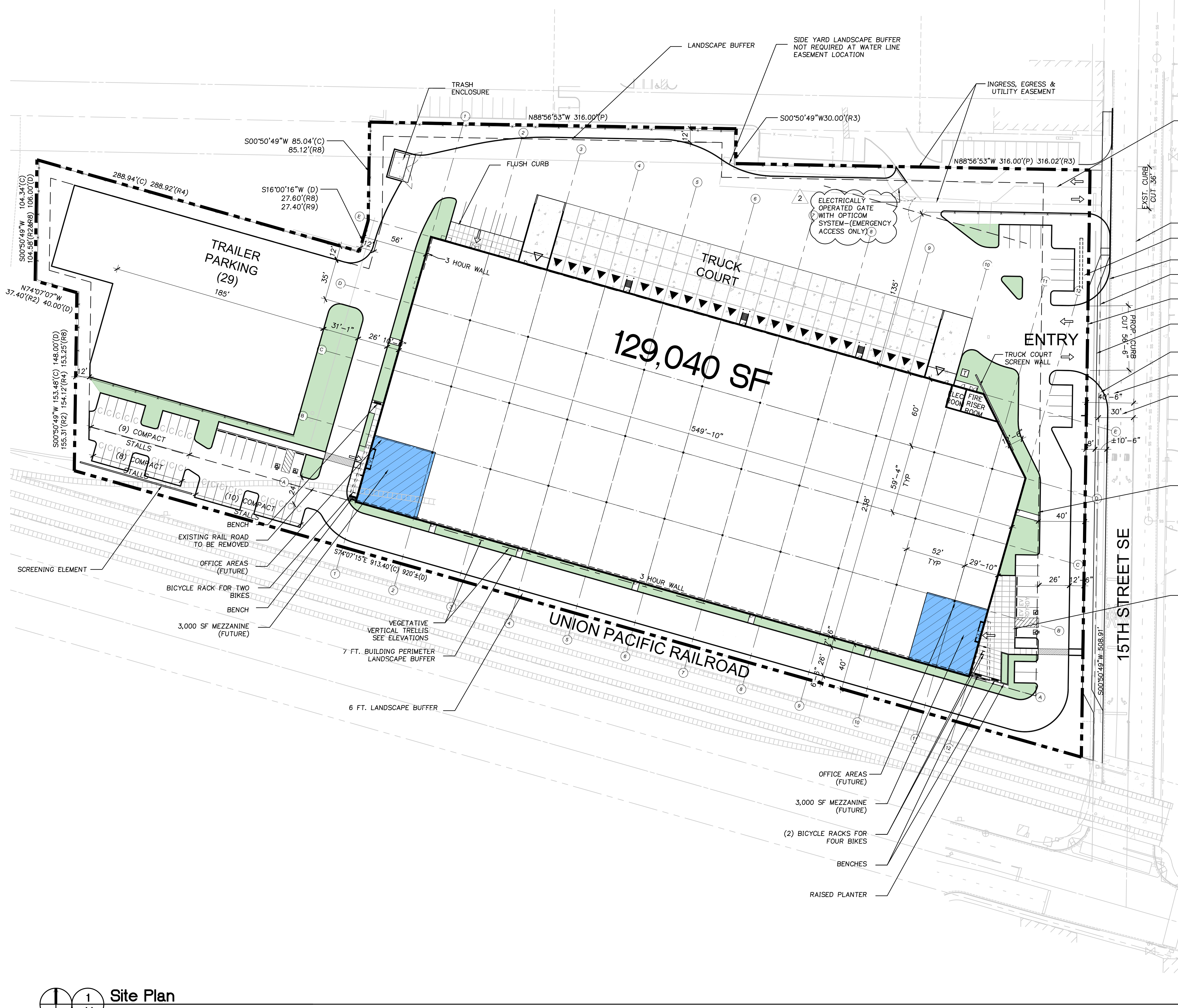
SHEET:

**A1.10**

JOB NO. **2220290.00**

DESIGN REVIEW AND SEPA SUBMISSION

222029000DRAWINGSARCHITECTURAL1290\_SITE PLAN.DWG JEA 08/28/23 17:27 1:480.00



- EXISTING WATERLINE EASEMENT
- ROAD CENTER LINE
- SCREENING ELEMENT (VEGETATIVE)
- EXISTING CURB LINE
- EXISTING PROPERTY LINE
- NEW PROPOSED PROPERTY LINE
- PROPOSED 8FT. SIDEWALK
- PROPOSED ROW LANDSCAPING
- PROPOSED NEW WIDTH ROW 40.5FT.
- EXISTING ROW HALF WIDTH 30FT.
- BUILDING SETBACK
- FLUSH CURB

**SITE INFORMATION**

ZONING	INDUSTRIAL (ML)
BUILDING FOOTPRINT:	129,040 SF
MEZZANINE (FUTURE):	6,000 SF
TOTAL AREA W/MEZZANINE:	135,040 SF
SITE AREA (BARGHAUSEN):	(7.96 ac) 346,554 SF
NEW SITE AREA:	(7.82 ac) 341,226 SF
LOT COVERAGE:	37.8%
OFFICE AREA (5%):	6,452 SF
WAREHOUSE (95%):	122,588 SF

**MIN REQ'D PARKING**

OFFICE (1 PER 300 SF):	22 SPACES
WAREHOUSE (1 PER 3,000 SF):	41 SPACES
TOTAL REQ'D:	63 SPACES
STANDARD PARKING STALL:	33 SPACES
COMPACT PARKING STALL (30% MIN. REQ'D):	27 SPACES
ACCESSIBLE PARKING STALL:	4 SPACES
PARKING PROVIDED:	64 SPACES

**2** ELECTRIC VEHICLE READY PARKING STALLS REQUIRED  
B OCCUPANCY: 22 STALLS  
22 X .05 (WSBC 429.2) = 2 STALLS REQUIRED  
PROVIDED: 2 (1 ACCESSIBLE)

TRAILER PARKING STALL:	29
PAVED AREA:	155,105 SF
INTERIOR PARKING AREA LANDSCAPE (10% MIN) SEE LANDSCAPE DRAWINGS	
DOCK DOORS PROVIDED:	23
AT-GRADE DOORS:	2

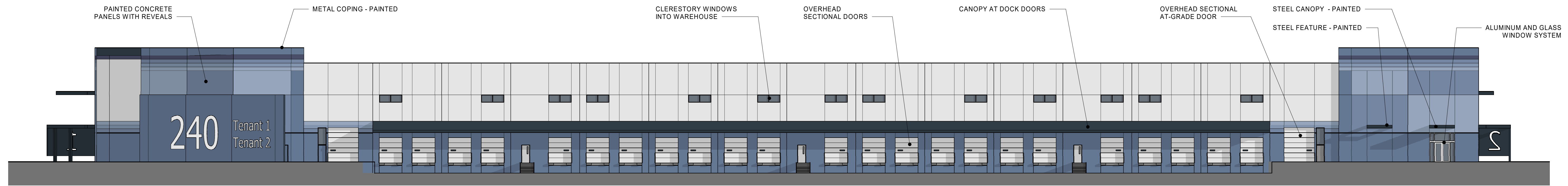
- LEGEND**
- ▽ DRIVE IN DOOR
  - ▼ DOCK DOOR
  - LANDSCAPE AREA (INCLUDED IN CALCULATION)
  - ▨ CONCRETE PAVING

**1**  
**A1** Site Plan  
1" = 40'-0"

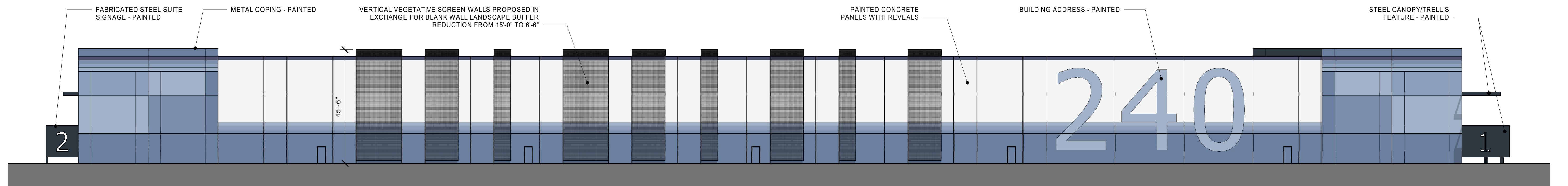
JOB NO. **2220290.00**



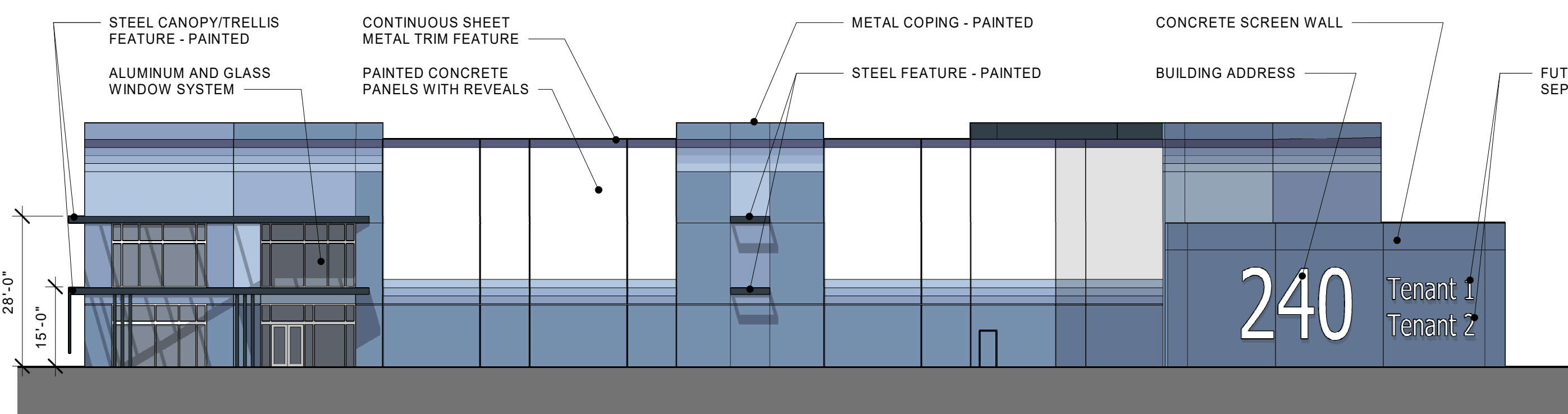
REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	5/26/2023



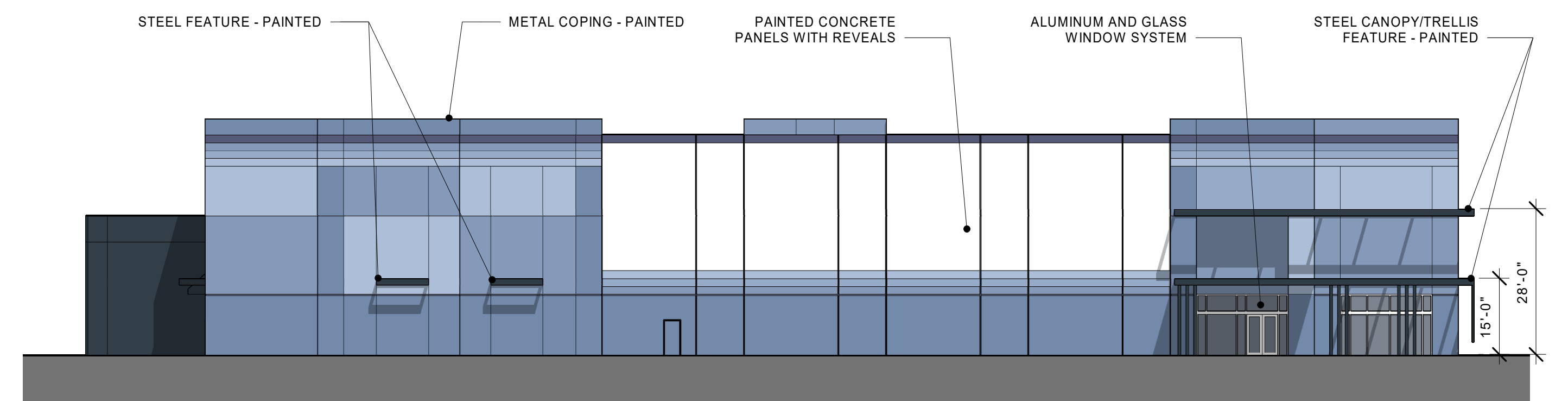
**NORTH ELEVATION**



**SOUTH ELEVATION**



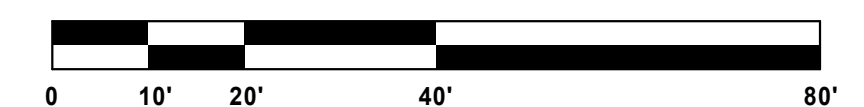
**EAST ELEVATION**



**WEST ELEVATION**

**PAINT LEGEND**

- PAINT PT-1
- PAINT PT-2
- PAINT PT-3
- PAINT PT-4
- PAINT PT-5
- PAINT PT-6
- PAINT PT-7



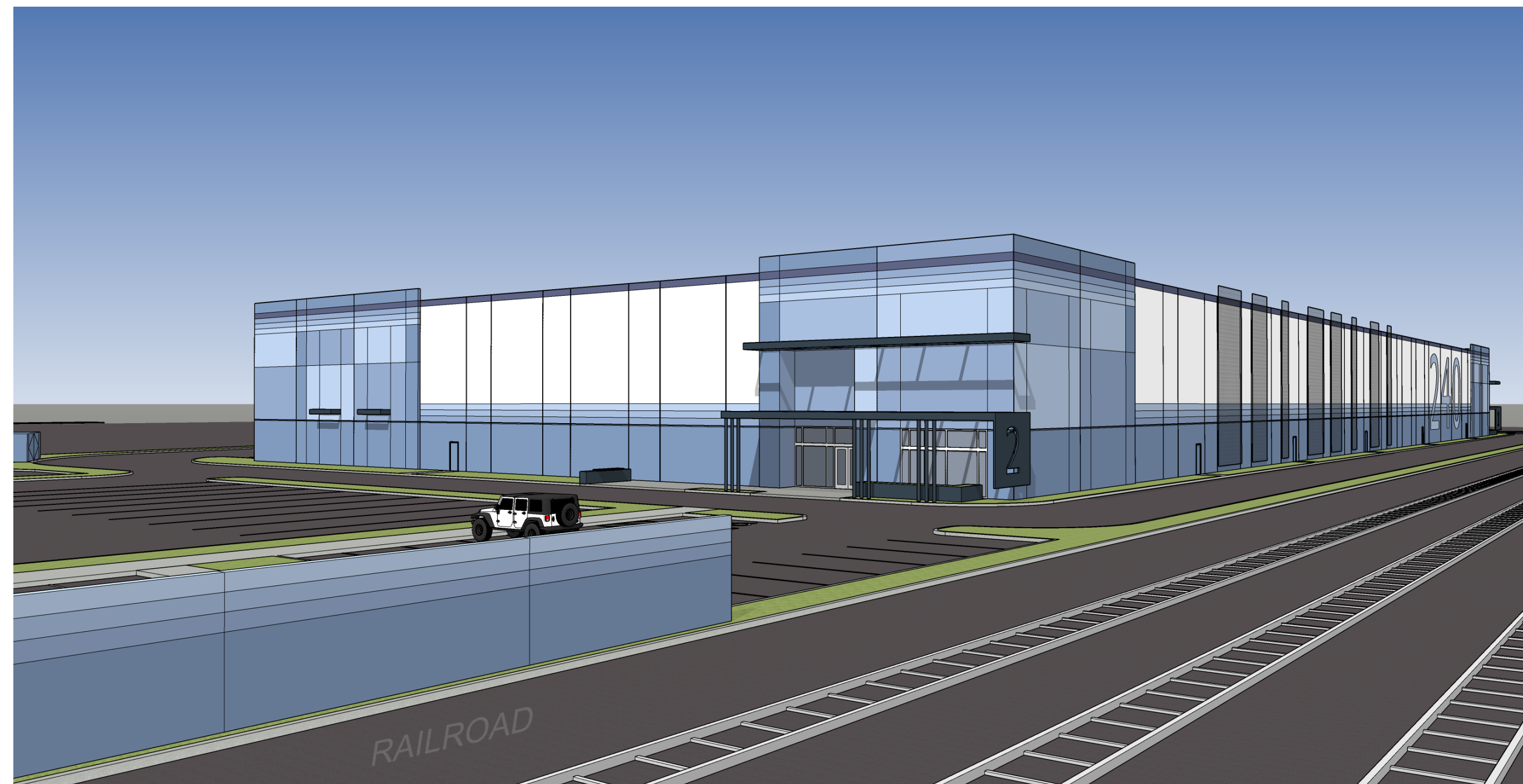




MAIN ENTRANCE



SOUTH EAST CORNER



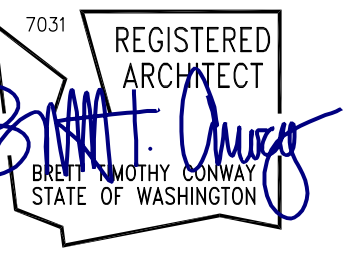
SOUTH WEST CORNER



NORTH WEST CORNER

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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	5/26/2023

SHEET TITLE:  
**EXTERIOR  
RENDERINGS**

DRAWN BY: TN

CHECKED BY: BC

SHEET

**A2.10**

JOB NO. **2220290.00**