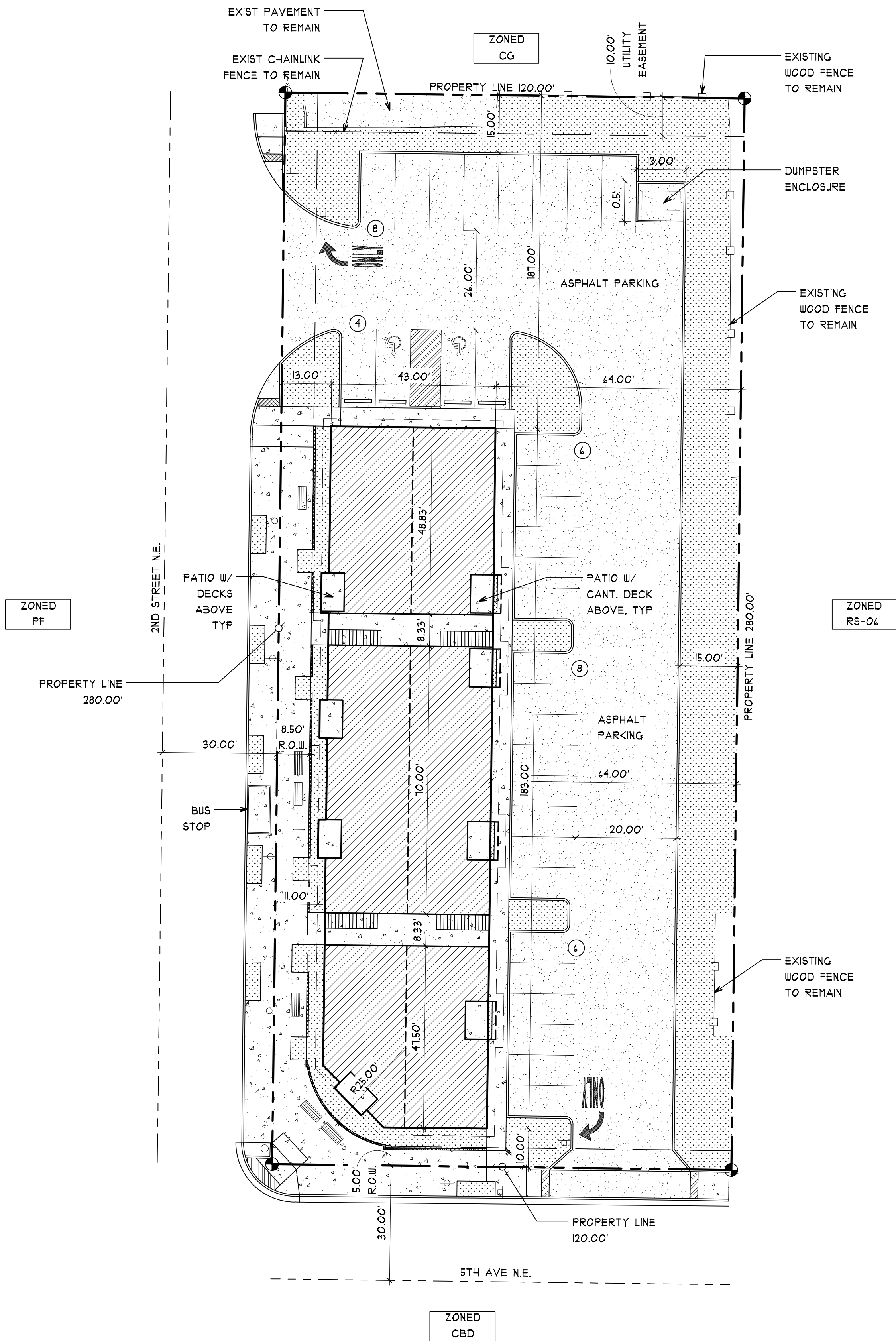
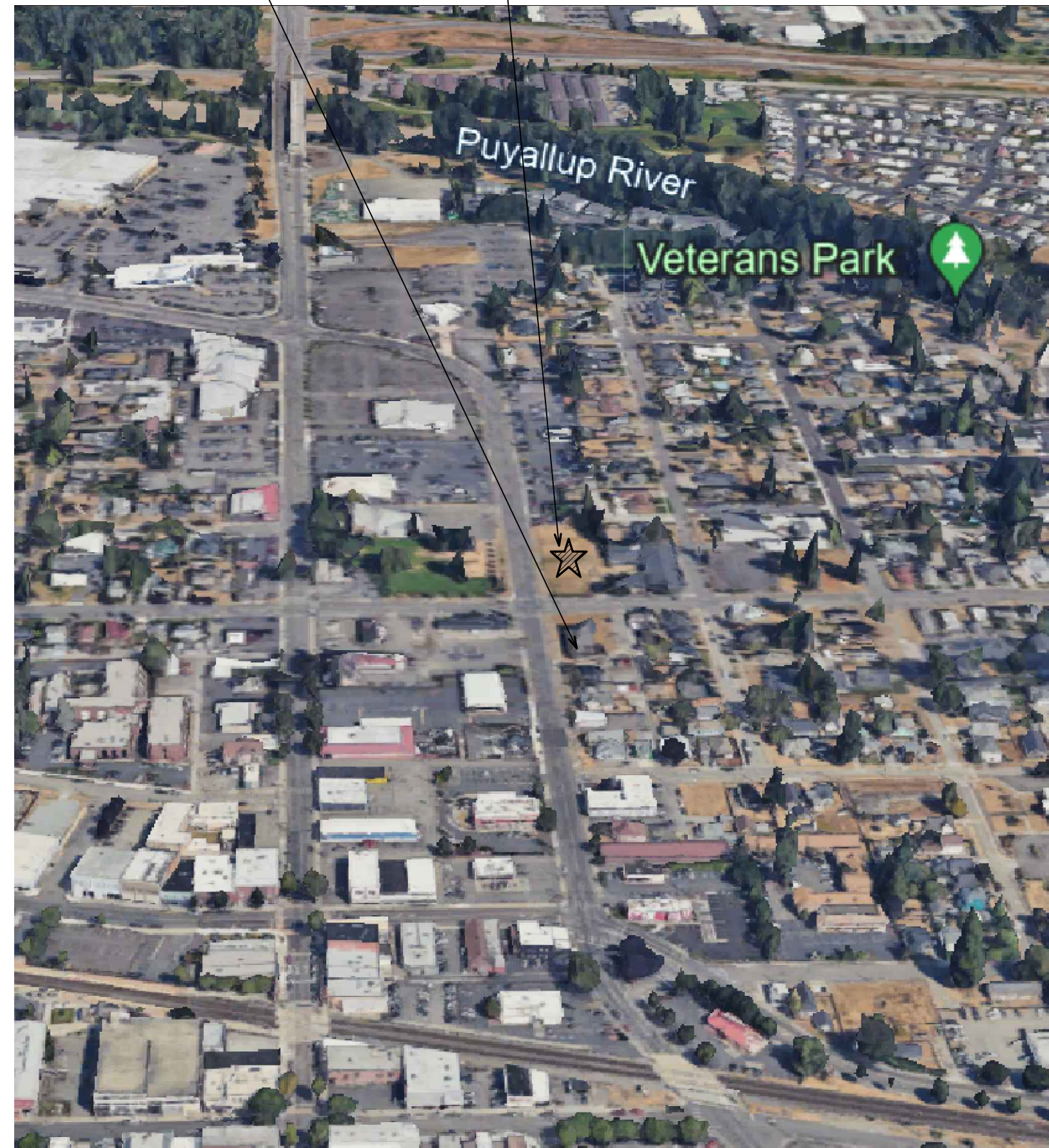


2ND STREET APARTMENTS - DESIGN REVIEW

CITY OF PUYALLUP, WA



(1) CHARACTER STRUCTURE WITHIN 200 FT OF SITE (BUILT 1928)



NEIGHBORHOOD PERSPECTIVE

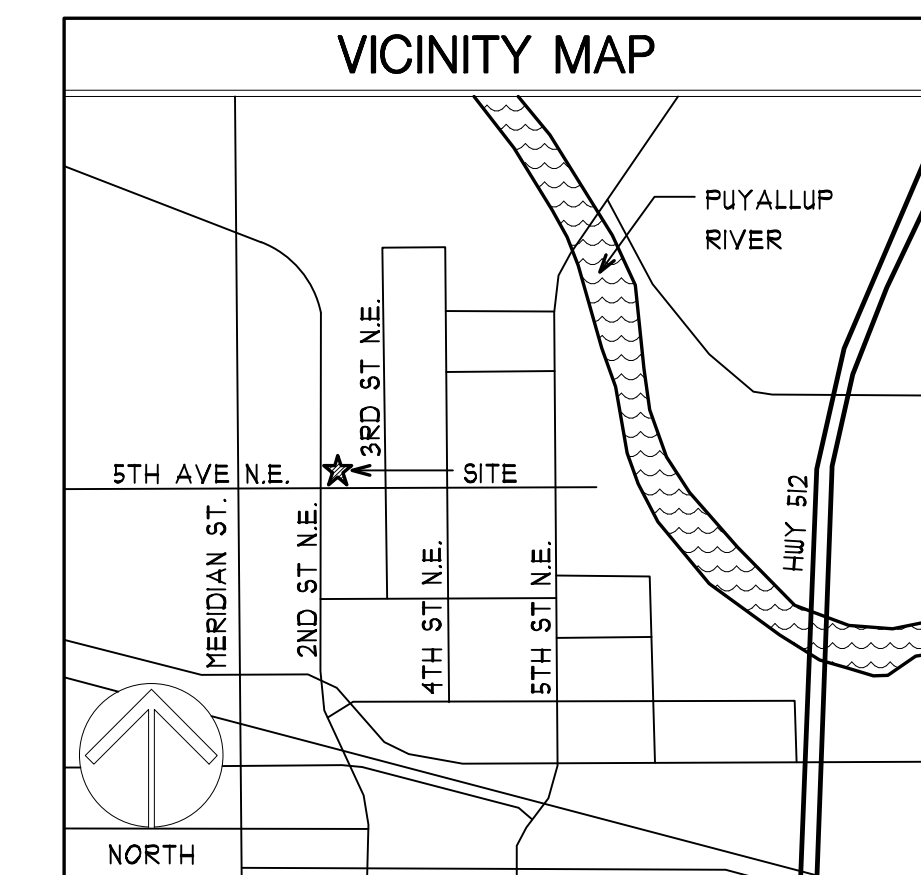
PROJECT DESCRIPTION	
PROPOSED PROJECT INCLUDES A 19,923 S.F. THREE-STORY, 24-UNIT WALK-UP APARTMENT BUILDING.	

PROPERTY INFORMATION	
TAX PARCEL #	1600200051
LOT SIZE:	33,400 S.F.
PROPOSED R.O.W. DEDICATION:	3,072 S.F.
LOT SIZE AFTER R.O.W. DEDICATION:	30,528 S.F.
ZONING DISTRICT:	CBD
PARKING REQUIRED:	24 STALLS (1 PER UNIT)
PARKING PROVIDED:	32 STALLS
BUILDING COVERAGE:	1,821 S.F. (23%)

BUILDING INFORMATION	
BUILDING AREA:	
1ST FLOOR:	4,545 S.F.
2ND FLOOR:	4,479 S.F.
3RD FLOOR:	4,479 S.F.
TOTAL BUILDING AREA:	19,923 S.F.

SHEET INDEX	
PG 1	AO.1 SITE PLAN & PROJECT INFORMATION
PG 2	SCHEMATIC FLOOR PLANS
PG 3	SCHEMATIC EXTERIOR ELEVATIONS W/ FOLIAGE
PG 4	SCHEMATIC EXTERIOR ELEVATIONS
PG 5	SCHEMATIC EXTERIOR PERSPECTIVES
PG 6	LANDSCAPE PLAN

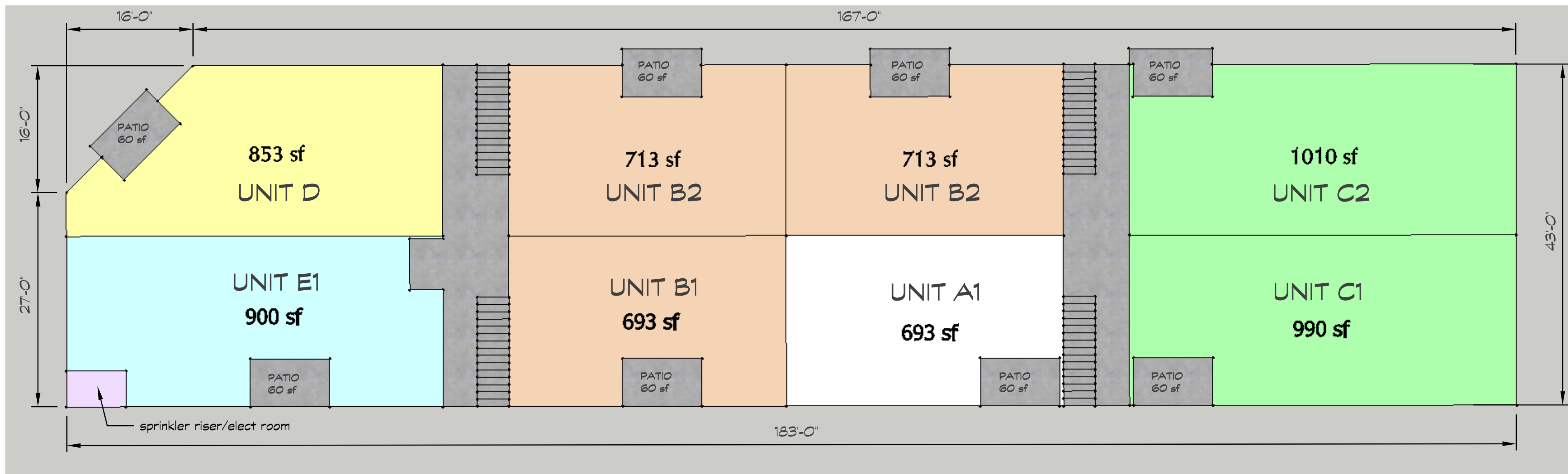
SITE PLAN LEGEND	
	BUILDING AREA
	ASPHALT
	CONCRETE
	LANDSCAPING
	POWER POLE
	SIGN
	BIKE RACK
	BENCH
	RETAINING WALL
	ROOF EAVE
	PROPERTY LINE
	CENTER LINE OF R.O.W.



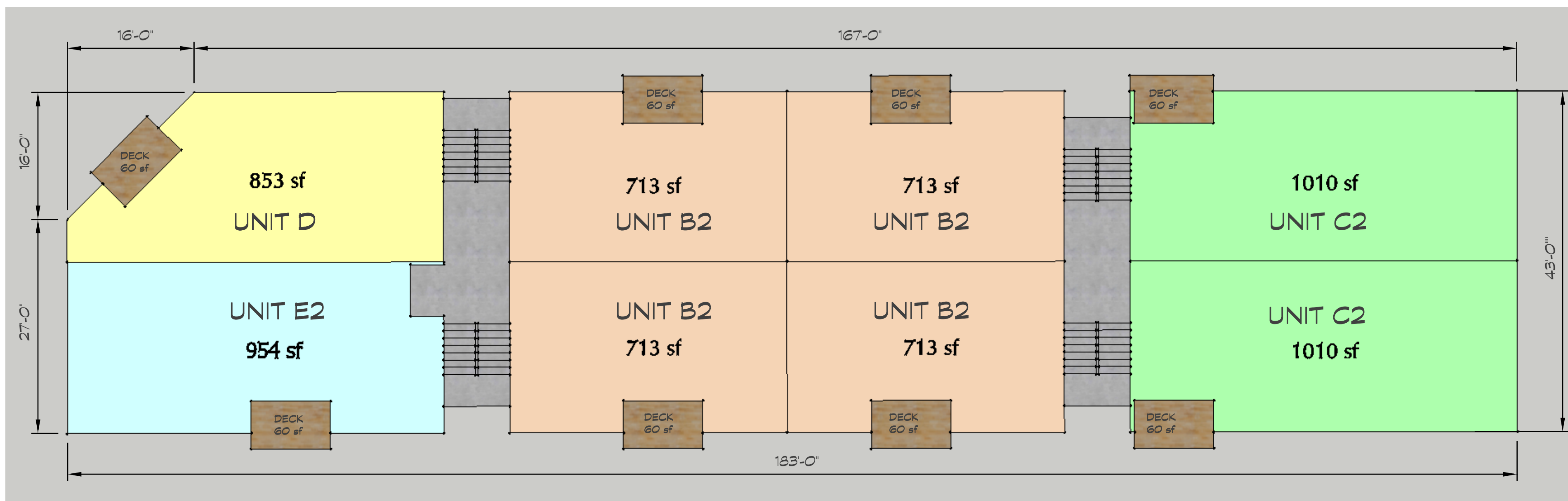
7520 Bridgeport Way West
Lakewood, WA 98499
Phone: (253) 581-6000
Website: www.jgarch.net
James Guerrero Architects, INC.

PROJECT
2ND STREET APARTMENTS - DESIGN REVIEW
DRAWING TITLE
SITE PLAN & PROJECT INFORMATION

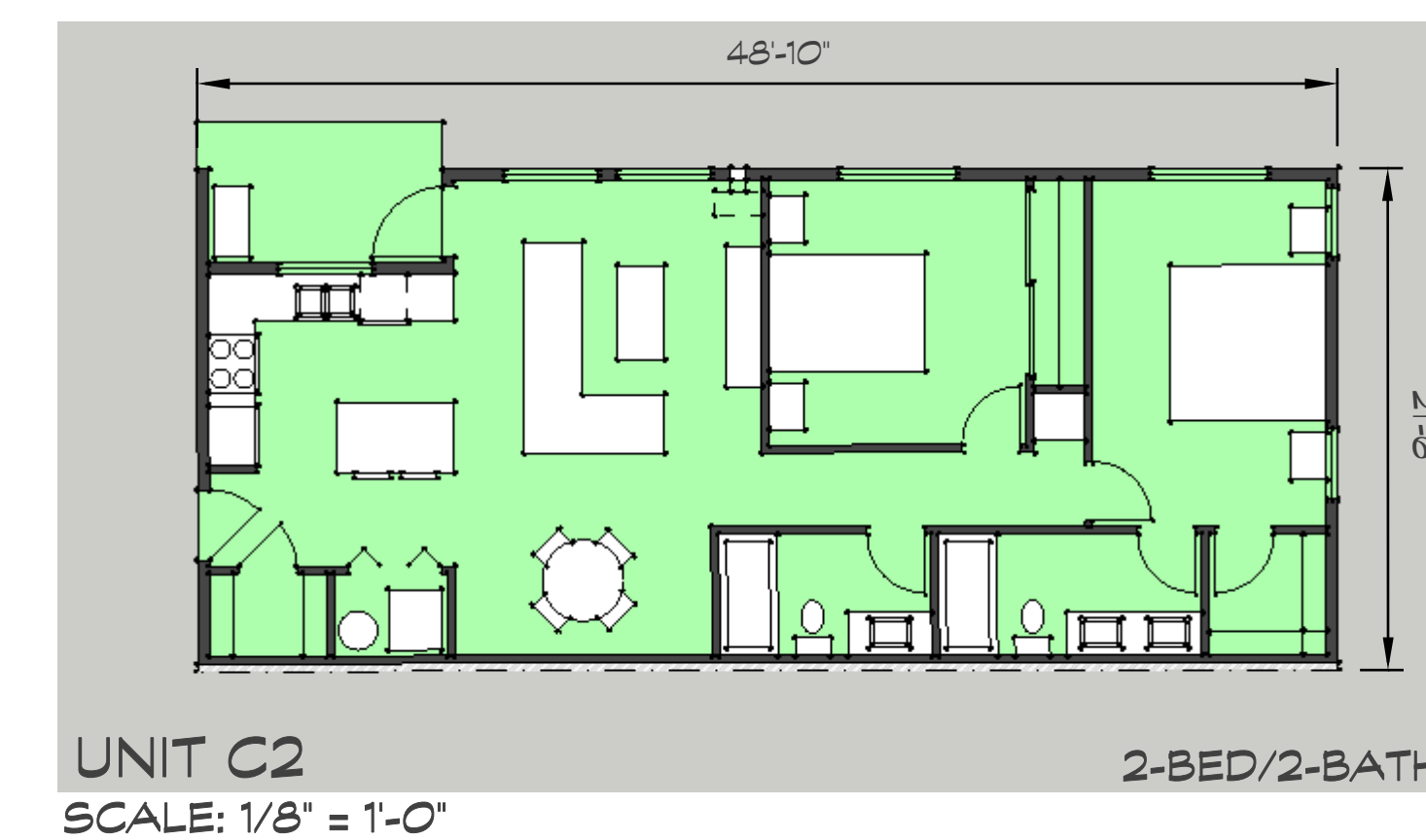
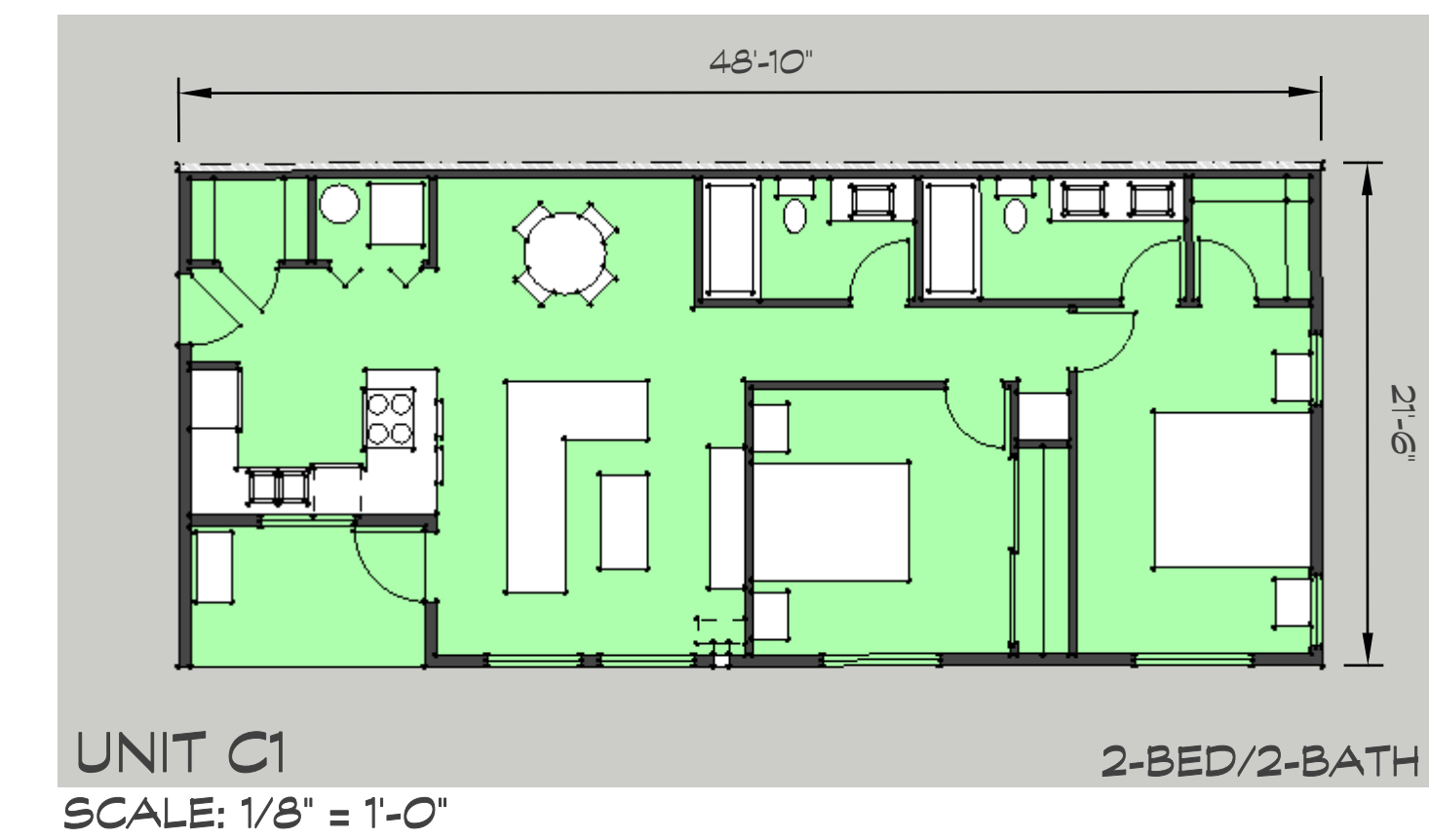
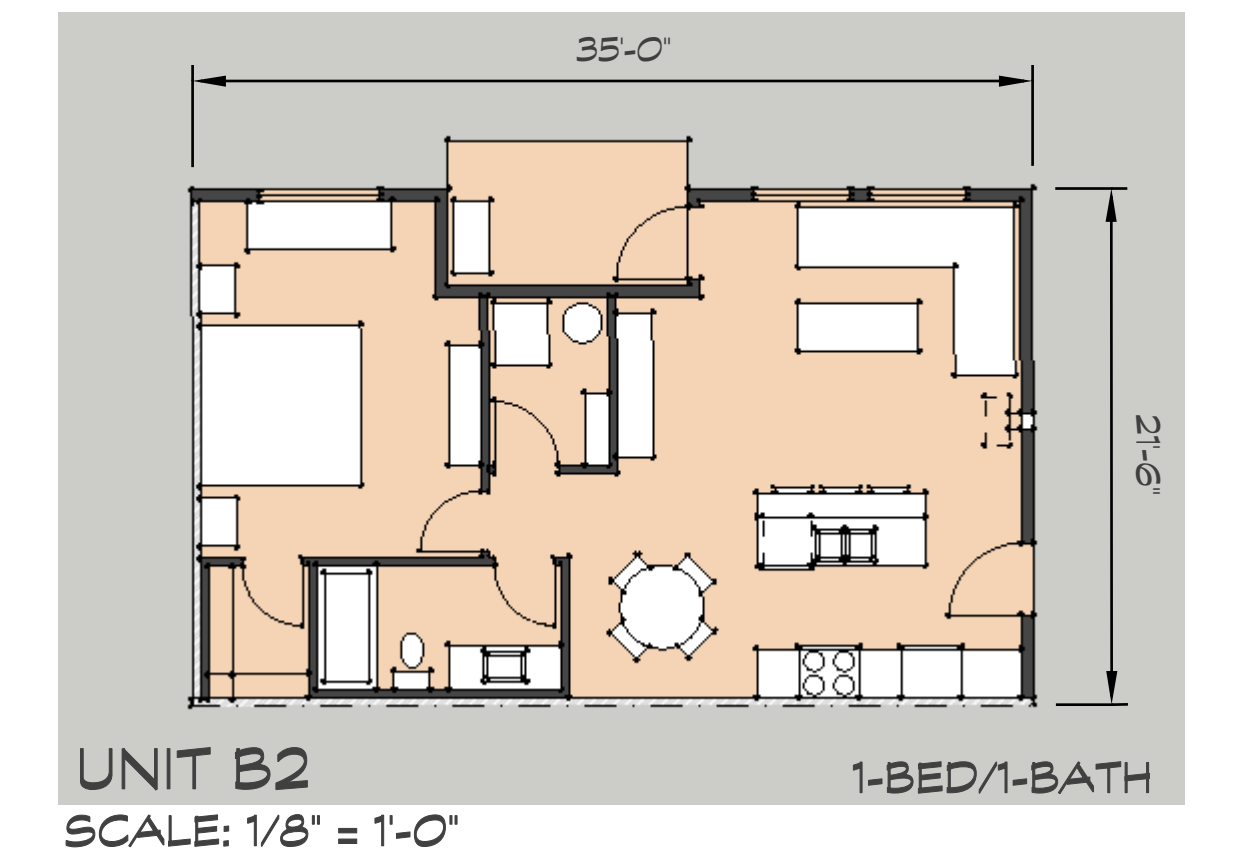
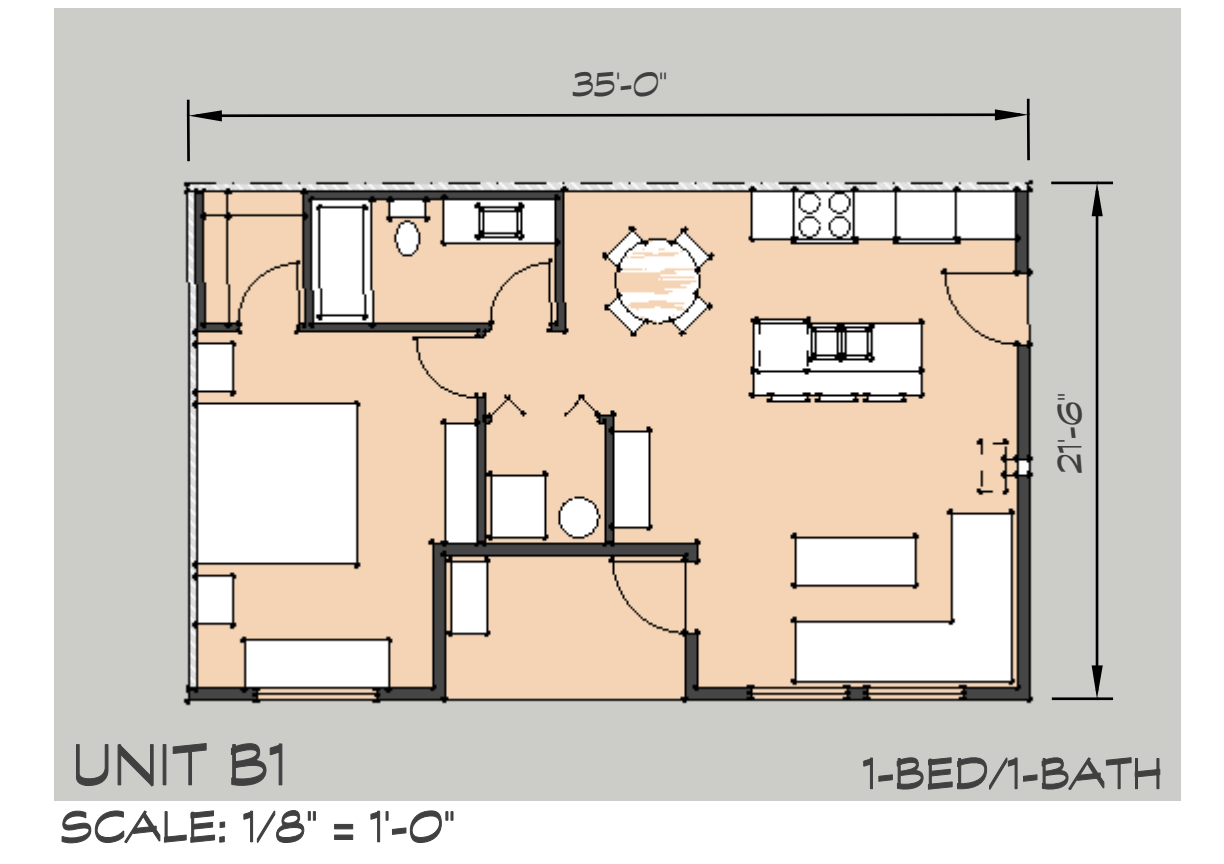
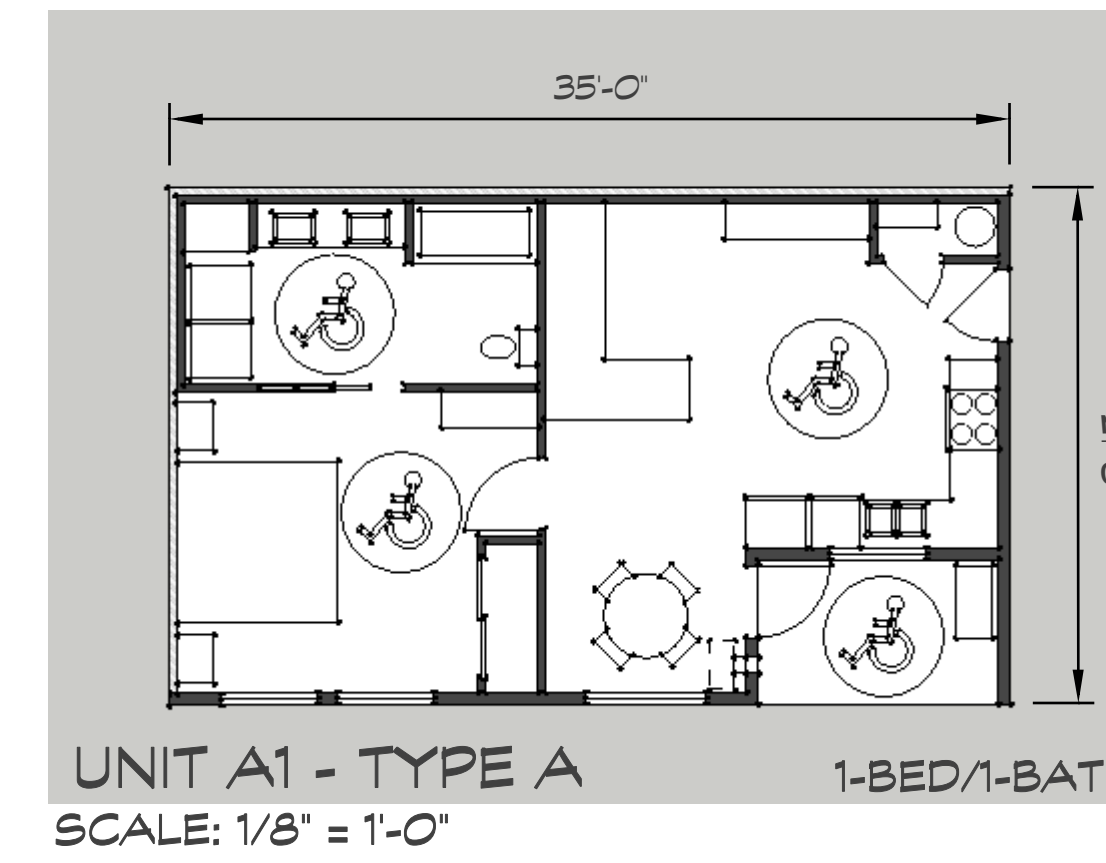
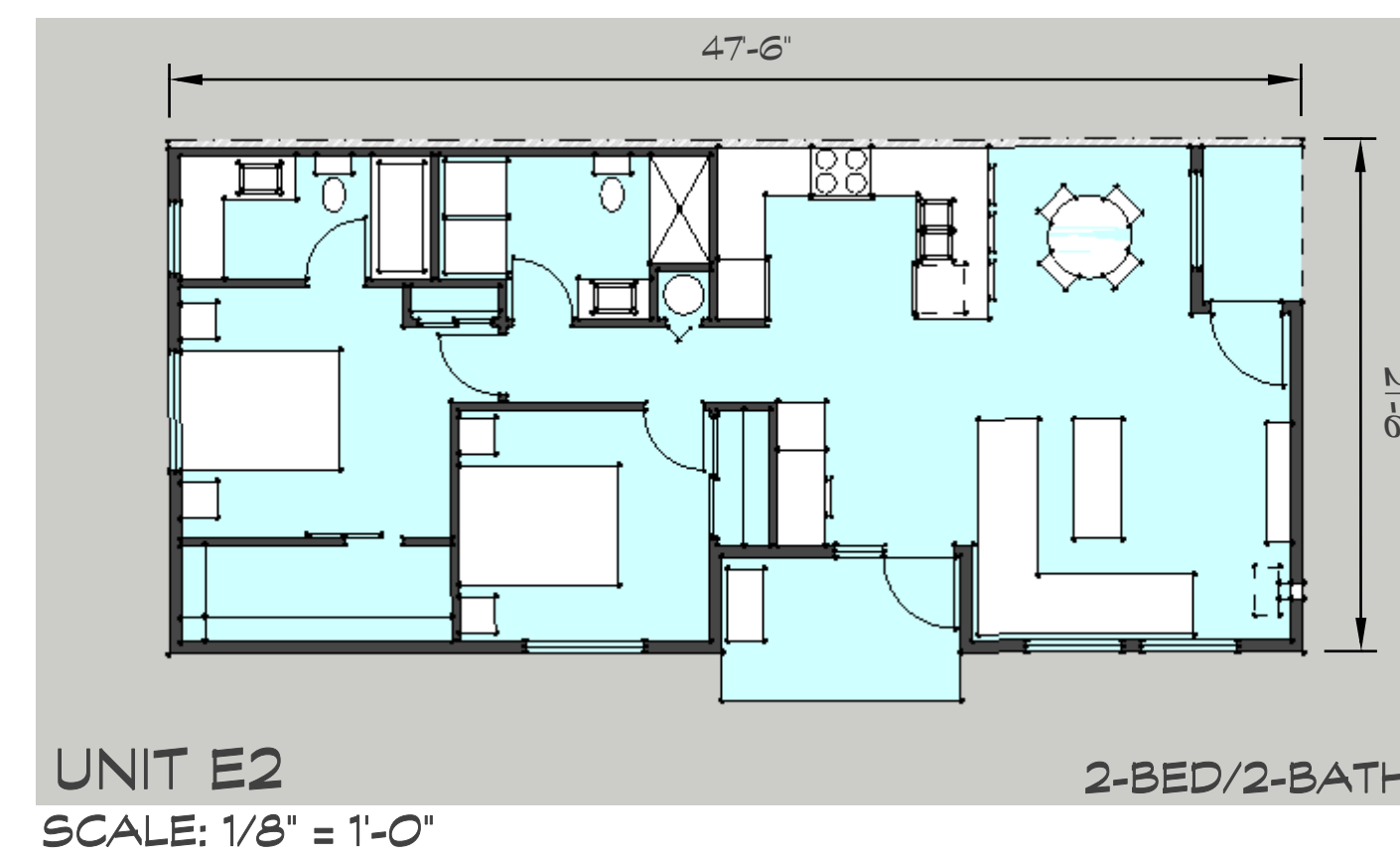
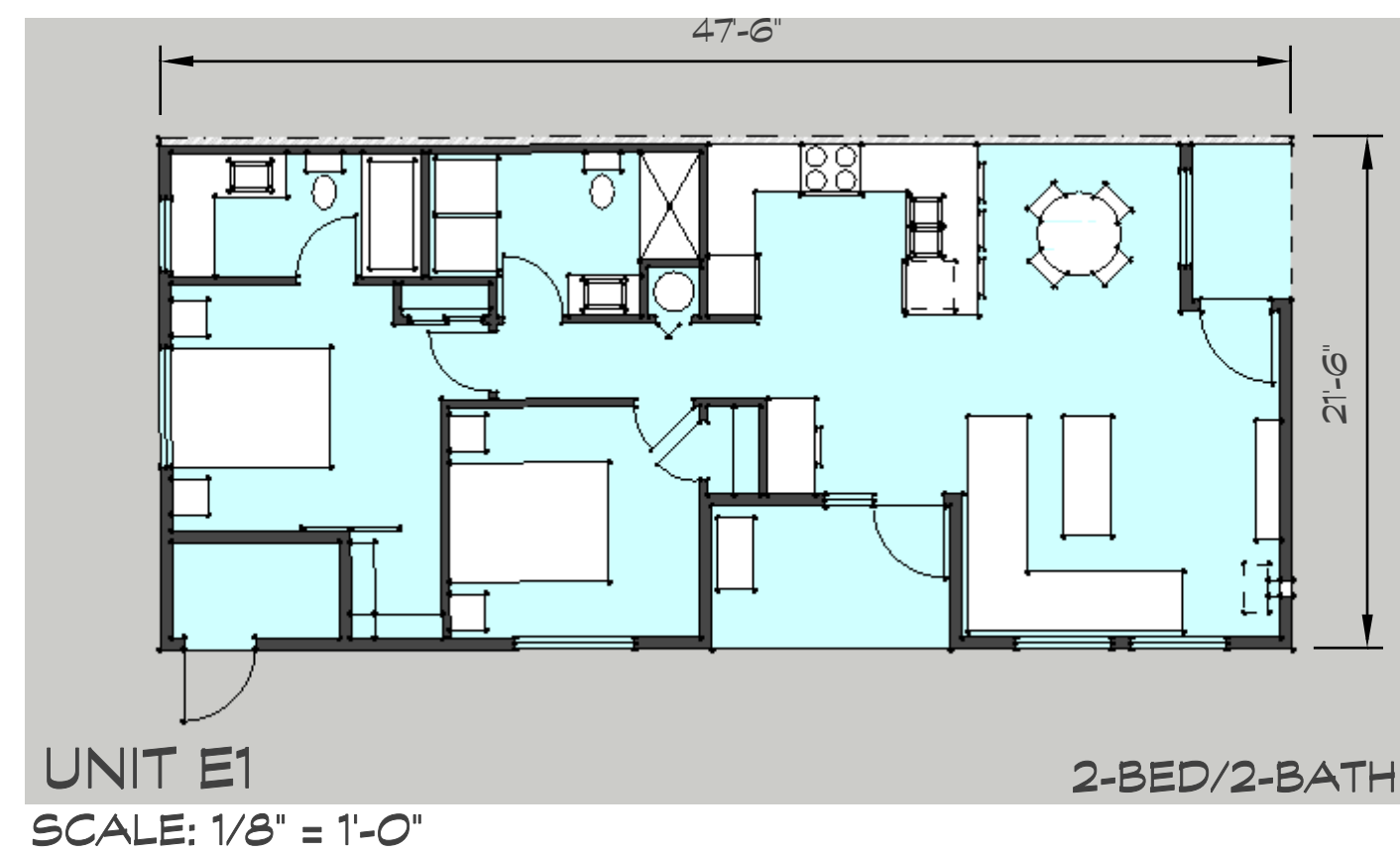
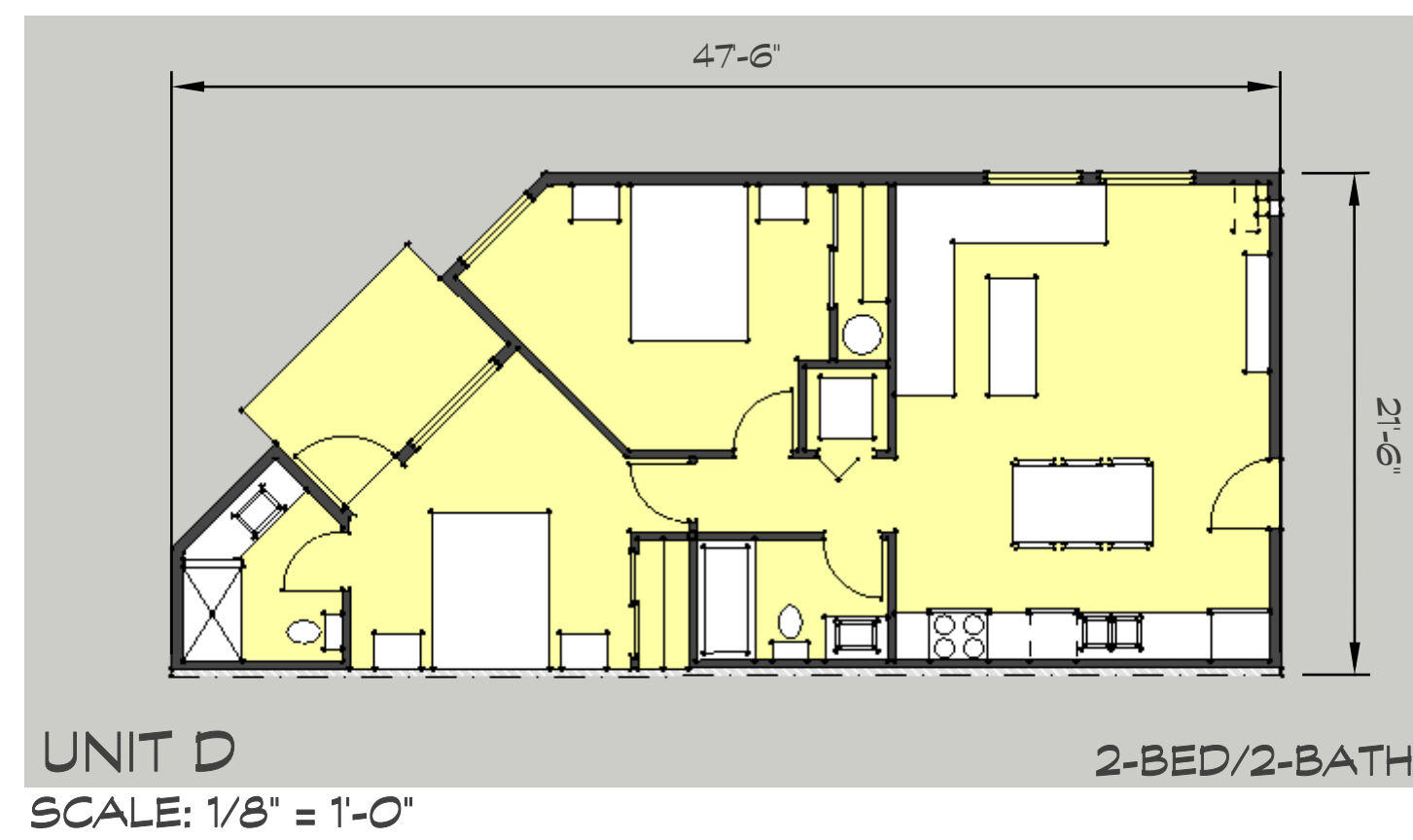
DESIGN REVIEW
DATE: 02-21-24
REVISED
SHEET NO.
A0.1



1ST FLOOR PLAN
SCALE: 1" = 10'-0"



2ND & 3RD FLOOR PLAN
SCALE: 1" = 10'-0"





SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



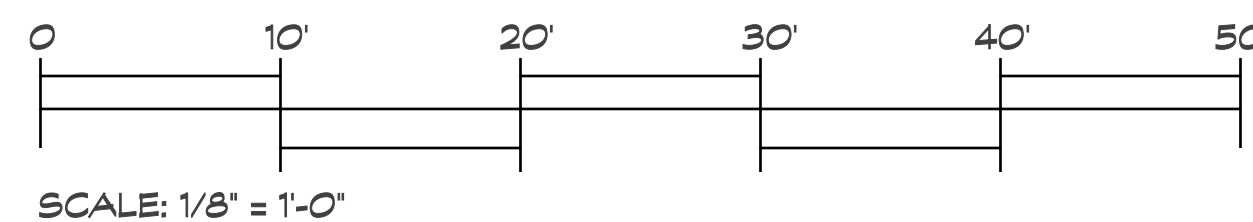
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



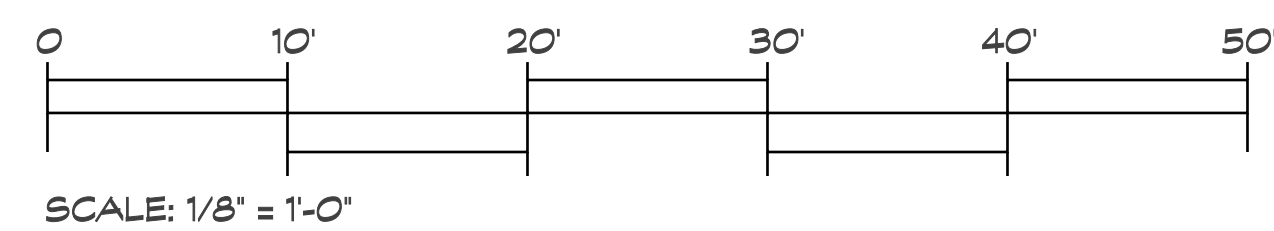
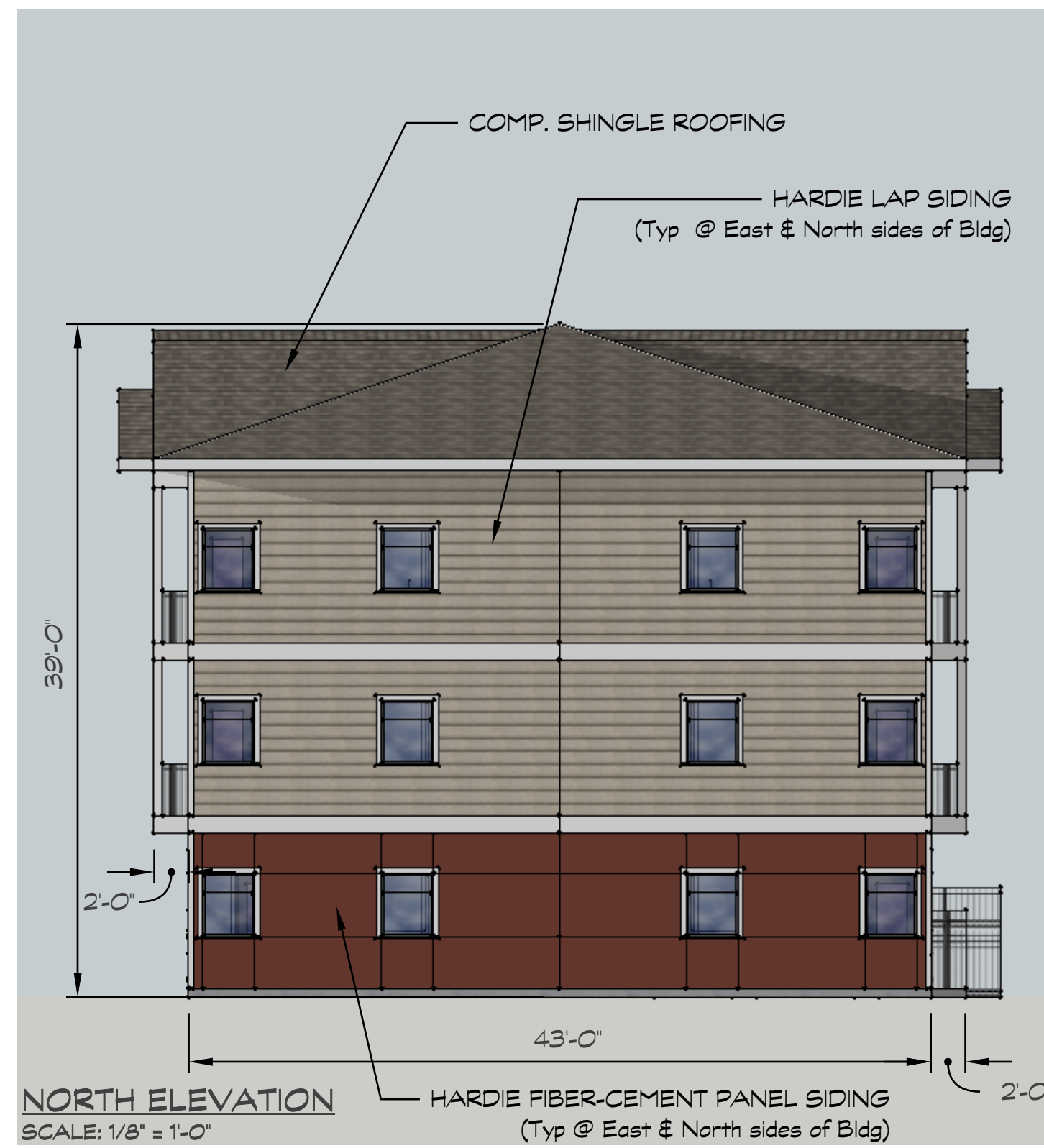
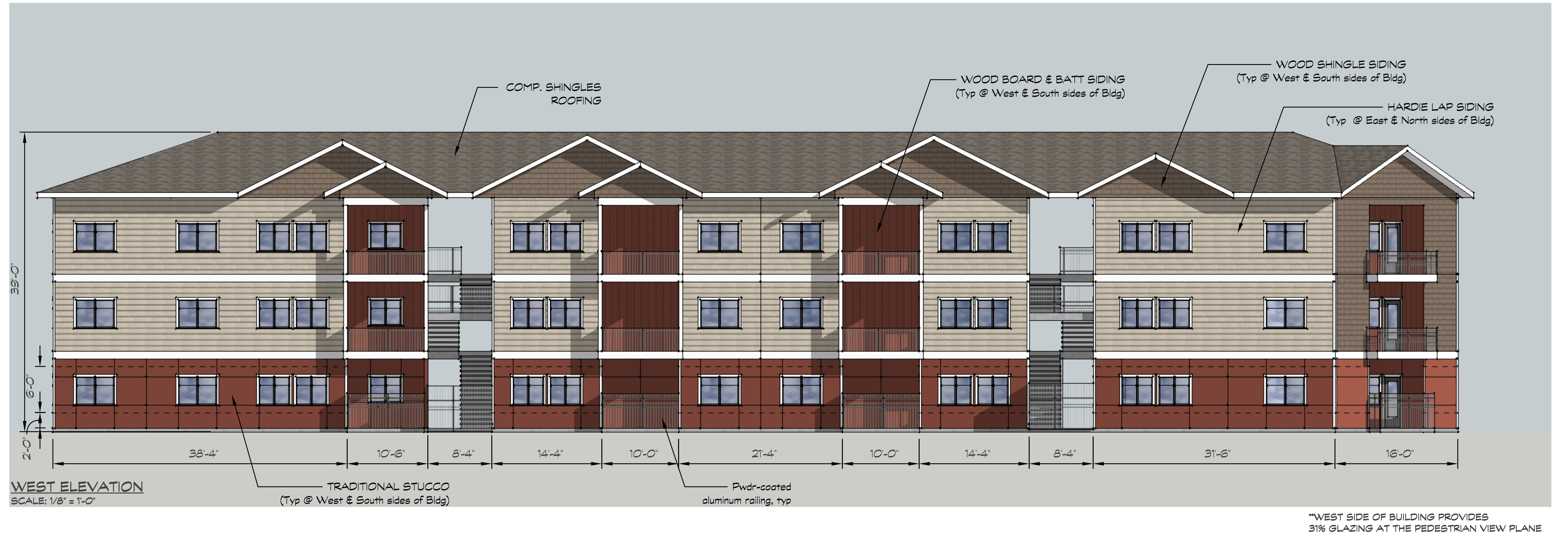
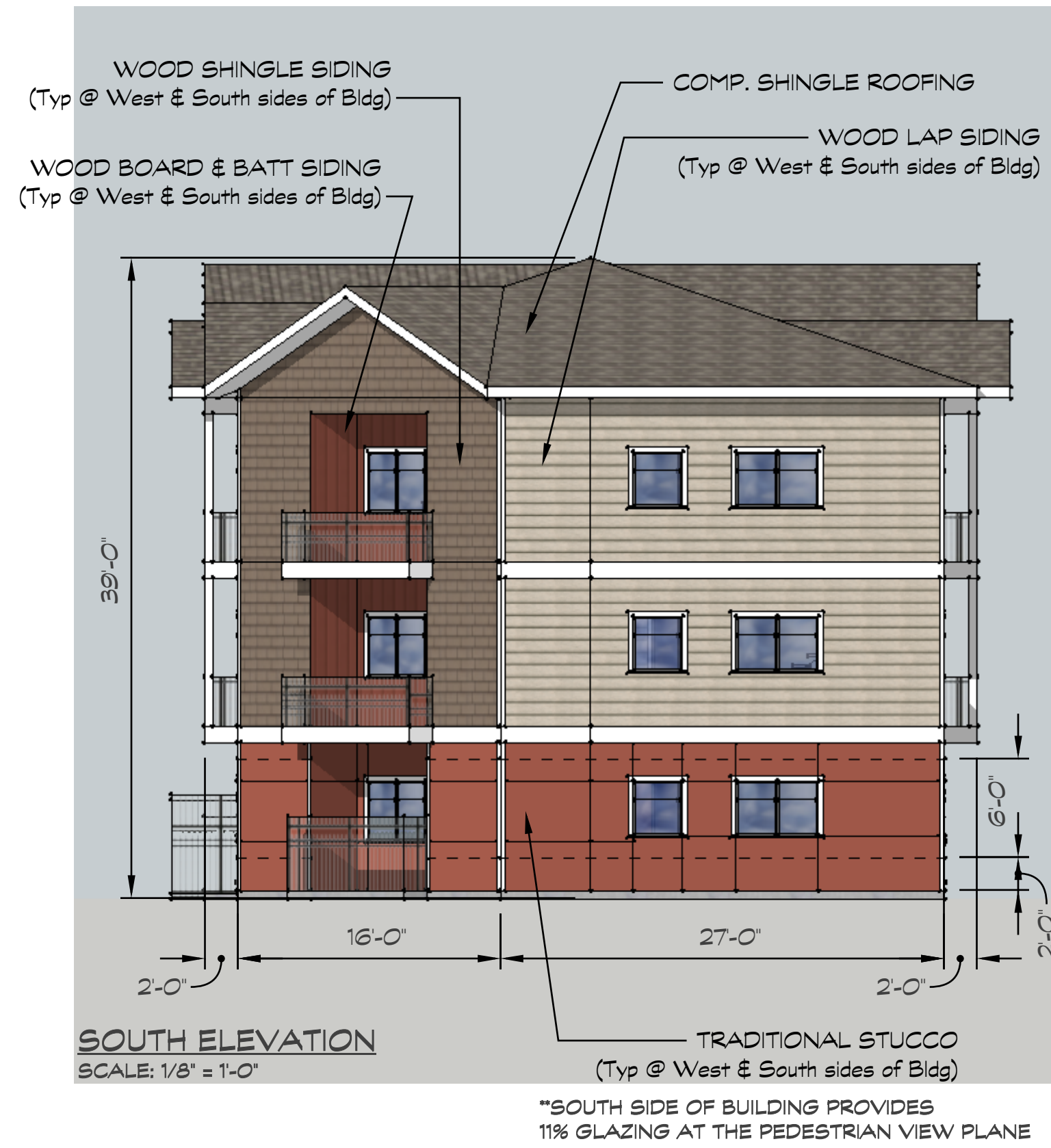
EAST ELEVATION
SCALE: 1/8" = 1'-0"



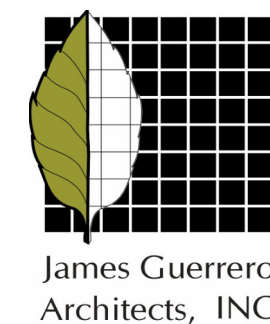
2nd Street Apartments - Puyallup	
Exterior Elevations - w/ foliage	
02-21-24	Page 3 of 6



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2nd Street Apartments - Puyallup	
Exterior Elevations	
02-21-24	Page 4 of 6



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SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



WEST FACADE

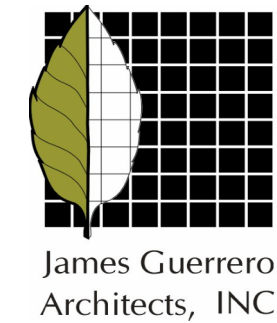


SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE





2nd Street Apartments - Puyallup	
Building Perspectives	
02-21-24	Page 5 of 6













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UNDERGROUND UTILITIES TO BE MARKED PRIOR TO PLANTING.
TREES TO BE LOCATED 10' FROM BURIED PIPES.

PLANT LIST

- EVERGREEN TREES**
-  PSEUDOTSUGA MENZIESII, DOUGLAS FIR
 -  TSUGA MERTENSIANA, MOUNTAIN HEMLOCK
CLASS I OVERHEAD STREET TREE
 -  PINUS CONTORTA, SHORE PINE
CLASS I OVERHEAD STREET TREE
 -  PICEA PUNGENS 'FASTIGIATA', COLUMNAR BLUE SPRUCE
CLASS II NARROW STREET TREE

- DECIDUOUS TREES**
-  PARROTTIA PERSICA, PERSIAN PARROTTIA
CLASS III STREET TREE PER CITY VEGETATION
MANAGEMENT STANDARDS
 -  ACER DOUGLASII, DOUGLAS MAPLE
 -  FAGUS SYLVATICA, 'FASTIGIATA'
 -  QUERCUS GARRYANA, GARRY OAK

- EVERGREEN SHRUBS**
-  MAHONIA REPENS, LOW OREGON GRAPE
OR ERICA CARNEA, WINTER HEATH
 -  MYRICA CALIFORNICA, CALIFORNIA WAX MYRTLE
 -  ARBUTUS UNEDO 'COMPACTA', DWARF STRAWBERRY TREE
 -  PINUS MUGO, MUGO PINE
 -  CHOISYA TERNATA, MEXICAN ORANGE
 -  TRACHELOSPERMUM JASMINOIDES, STAR JASMINE

- DECIDUOUS SHRUBS**
-  OEMERIA CERASIFORMIS, OSO BERRY
 -  VIBURNUM ELLIPTICUM, OREGON VIBURNUM
MAY SUBSTITUTE VIBURNUM EDULE
 -  RIBES SANGUINEUM, RED FLOWERING CURRANT
 -  SYMPHORICARPOS MOLLIS, CREEPING SNOWBERRY
 -  SPIREA DENSIFLORA, SUBALPINE SPIREA
OR CISTUS, ROCKROSE OR POTENTILLA FRUTICOSA

- GROUNDCOVERS**
- ARCTOSTAPHYLOS UVA-URSI, KINNICKINICK, TYPICAL
THROUGHOUT UNLESS NOTED OTHERWISE
- FULL SUN GROUNDCOVER MIX:**
GROUP IN DRIFTS
FRAGARIA CHILOENSIS, COAST STRAWBERRY
POTENTILLA ANSERINA, SILVERWEED
FESTUCA IDAHOENSIS, BLUE FESCUE

LANDSCAPE BUFFERS

- TYPE IIa BUFFER, VISUAL SCREEN**
- SINGLE ROW OF TREES, 50/50 EVERGREEN AND DECIDUOUS NO MORE THAN 30' O.C.
 - SHRUBS 50% DECIDUOUS/50% EVERGREEN PLANTED 5-1' O.C.
 - GROUNDCOVER PLANTED 18"-34" O.C. TURF GRASS NOT ALLOWED
 - FOLIAGE TO PROVIDE 75% VISUAL SEPARATION UP TO A HEIGHT OF 4.5' ABOVE GRADE WITHIN THREE YEARS
- TYPE IV BUFFER, PARKING LOT LANDSCAPING**
- ONE CLASS III OR CLASS IV STREET TREE PER PERIMETER ISLAND
 - SEE LANDSCAPING NOTES FOR ADDITIONAL INFORMATION

LANDSCAPING NOTES

- SEE ALSO CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS
- ALL PLANTS INSTALLED SHALL BE OF THE TYPE AND SIZE SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - PLANTS SHALL BE FREE OF SCARS, BRUISES, BREAKS TO MAJOR BRANCHES AND WEEDS.
 - TREES SHALL HAVE A DOMINANT CENTRAL LEADER AND BALANCED GROWTH AT THE TIME OF PLANTING.
 - PLANTS SHALL BE IN GOOD HEALTH.
- REQUIRED SIZES AT TIME OF PLANTING**
- DECIDUOUS TREES SHALL BE AT LEAST 1" CALIPER.
 - EVERGREEN TREES SHALL BE AT LEAST 4' TALL.
 - SHRUBS SHALL BE AT LEAST 2 GALLON SIZE.
 - GROUNDCOVERS SHALL BE 1 GALLON SIZE.

PROVIDE GROUNDCOVER, SHRUBS AND TREES IN THE AMOUNTS AND SPACING REQUIRED BY THE CITY OF PUYALLUP IN THE LANDSCAPING NOTES. ILLUSTRATED PLANT SPACING IS SCHEMATIC, TYPICAL ALL PLANTING AREAS.

- TYPE IV PARKING LOT LANDSCAPING**
- Underground utilities shall not be designed to cross below any perimeter or internal island in a manner which would prohibit or off-set the required tree planting(s); crossings of underground utility lines through connector landscaping strips shall be minimized to angled or perpendicular crossings and shall not follow the path of the landscaping strip. Such utility crossings shall also be offset as to avoid displacing required trees.
 - Internal parking lot lighting poles and fixtures shall be located to minimize future conflicts with parking lot trees - parking lot lights shall be placed 20' from any parking lot tree required under the type IV standard. Other aboveground civil utilities (e.g. fire department connections, hydrants, etc.) shall only be placed into parking lot islands when required for life-safety purposes.
 - No parking space shall be placed further than 50 feet from a tree.
 - All landscaping strips and islands internal to the site's paved areas/parking lots shall be designed and installed using a minimum of 1.5" (18") of top soil depth; Subsoils below the topsoil layer shall be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers.
 - All landscaping islands and connector strips shall be designed using either evergreen and deciduous shrub masses spacing at light on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas. A 18" striped buffer area between the edge of the parking stall and any internal or perimeter landscaping island curbing shall be provided to allow for adequate door swing area. All parking stalls abutting landscape islands shall be the standard stall width dimensions (see PMC 20.55.035).
 - Irrigation shall be provided in all landscape islands.

LANDSCAPE WORK TO COMPLY WITH CITY OF PUYALLUP ADOPTED VEGETATION MANAGEMENT STANDARDS

- 8.0 LANDSCAPE INSTALLATION STANDARDS:**
- 8.1. GENERAL INSTALLATION STANDARDS**
- All work shall be performed and completed in a professional manner. All public rights-of-ways shall be cleared of all mud and debris at the completion of every work day. All on-site storage and work areas shall be maintained in a safe and hazard free condition.
 - All final landscape plans shall indicate the method of planting and tree staking when applicable. Staking shall only be used where demonstrated to be necessary. Newly planted trees installed in very loose soil or extremely windy locations shall be staked for one full growing season to minimize tree movement. The tree shall be secured to the stakes with a loose attachment that will allow the tree to grow without injury. The stake will be placed in such a manner that there will be no limb or bark damage. The stake shall not penetrate the root ball and be placed on the lee side of the prevailing winds. All stakes and attachment material will be removed by the contractor or property owner at the completion of the first full growing season.
 - In parking areas, trees and shrubs shall be planted at least two and one-half feet from the inside edge of the curb or wheel stop, where vehicles may overhang planted areas. Ground cover vegetation should be installed on a regular spaced grid pattern including the overhang area.

8.2 SOIL QUALITY AND QUALITY STANDARDS

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution-generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter. Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

All soils in all landscape installations shall conform to the following soil depth and quality requirements. Please refer to appendix 20.9 (DOE BMP T513) for further installation guidance:

A. A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 4.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three inch (3") layer of compost tilled into the entire depth.

B. The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total top soil and compost import volumes and specify the top soil and compost source during the final landscape plan review. A top soil delivery ticket(s), invoice(s) or other physical proof that the correct quantity and quality of top soil was delivered shall be provided at the time of final inspection.

8.3 MULCHING

In an effort to minimize water use, reduce costs and use of chemicals for maintenance, all planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded sub-surface. Four inches of mulch in planting areas shall be maintained through the life of the project. Herbicides shall not be used in the mulch ring area for street trees; see city standard 801.02.01 for street tree mulch application and dimensions.

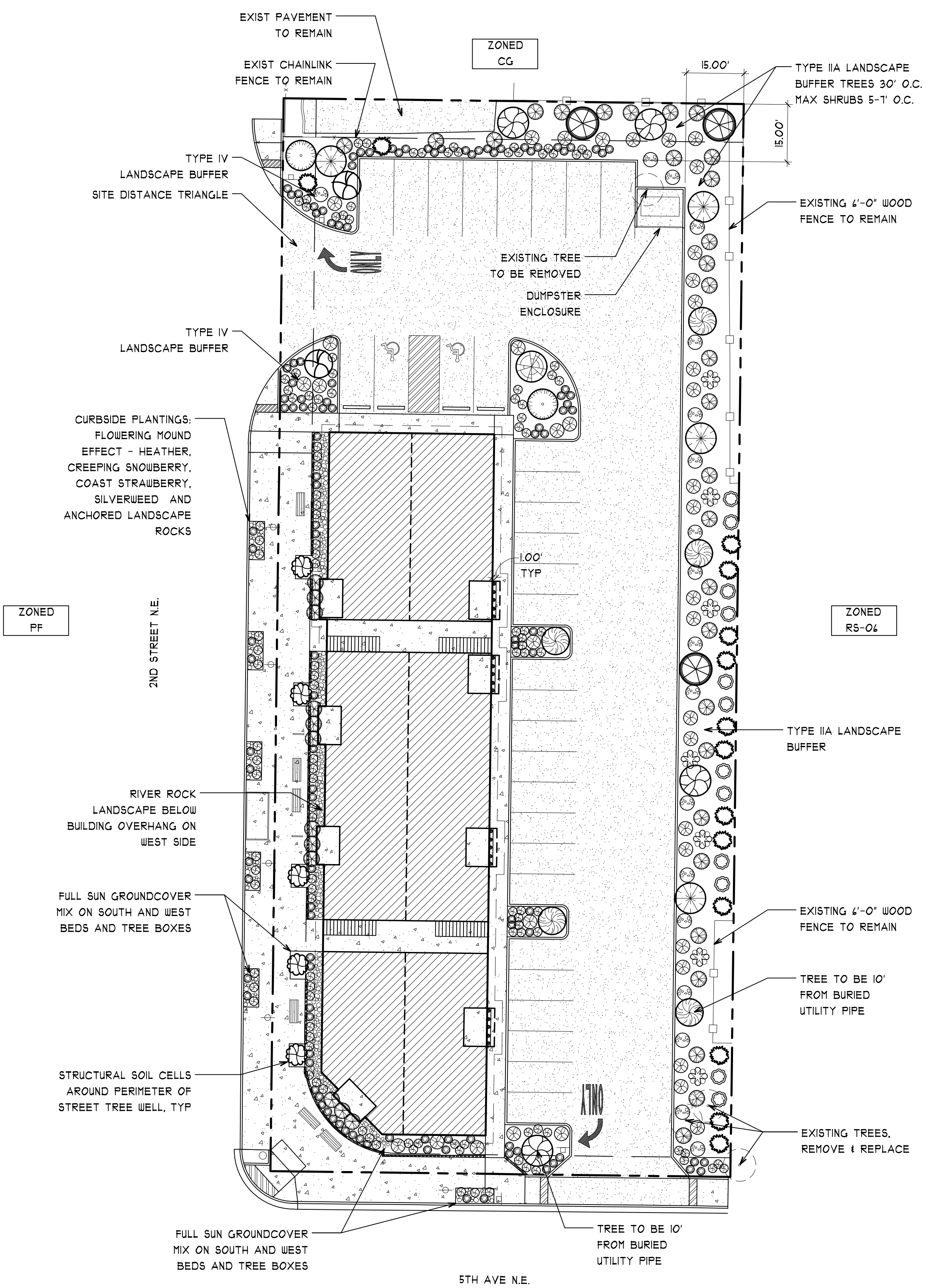
PROJECT INFORMATION

ZONE: CBD
PARCEL: 1600200051
SITE AREA: 33,400 S.F.
ADDRESS: XXX 2ND ST NE
PROPERTY OWNER: DON HUBER
PO BOX 44160, TACOMA, WA 98445
253-544-4049 DON@SPP-HFG.COM

ARCHITECT/LANDSCAPE DESIGN:
JAMES GUERRERO ARCHITECTS INC.
7520 BRIDGPORT WAY W, LAKEWOOD, WA
253-581-6000

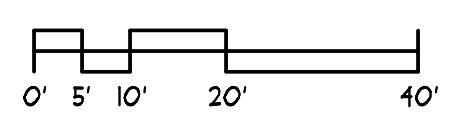
CONTACT: RHENE@JGARCH.NET

LANDSCAPE DESIGNER: RHENE JOHNS, CPH



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

11
1.1



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

James Guerrero Architects, INC.

2ND STREET APARTMENTS - DESIGN REVIEW
LANDSCAPE PLAN

DESIGN REVIEW

PROJECT: 2ND STREET APARTMENTS - DESIGN REVIEW
DRAWING TITLE: LANDSCAPE PLAN

DATE: 02-21-24
REVISED:
SHEET NO.: L11