

Parcel No:	7985000604, 7985000610 Parcels to be Combined in Proposed Lot Combination, City to Verify	Landscape Area:	4,337 SF
Daraal Araa		Vehicular Use Area:	0 SF
Parcel Area:	18,764 SF (0.43 AC)	Building Area:	6,565 SF
Zoning:	4 STories, Multi-Family/Commercial, Town Center Area		

idscape Area:	4,337 SF
hicular Use Area:	0 SF
lding Area:	6,565 SF



PARK & HOPS ALLEY - ILLUSTRATIVE PLAN 1" = 30'-0" 

REVIEW #1 DR-2024-0006

	Owner/Developer: CITY OF SUMMER City of Sumner 1104 Maple Street Sumner, WA 98390 (253) 299-5700
	Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890
	Engineer: JMJ Team 905 Main Street, Suite #200 Sumner, WA 98390 (206) 596-2020
	Project: Heritage Park
	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
	DR Submittal
*	REV DATE DESCRIPTION
	SHEETTITLE. ILLUSTRATIVE PLAN
	PROJ. NO: - DATE: July 1, 2024
0' 15' 30' 60' 90' <b>N</b> SCALE: 1"=30'-0"	DRAWN BY: DRAWN BY: DESIGN BY: TB SHEET NUMBER.
CALL TWO BUSINESS DAYS	G0.01
1-800-424-5555 utilities underground location center	DWG OFXX





# T.O. SLAB @ THIRD FLR 28' - 0"

T.O. SLAB

EXTERIC	OR MATERIALS LEGEND
	TYP BRICK - DARK GRAY NORMAN CLINKER BRICK, RUNNING BOND (BOD: PACIFIC CLAY THIN BRICK IN DARK IRON SPOT)
	ACCENT BRICK - BLACK GLAZED BRICK, SOLDIER COURSE (BOD: FIRE CLAY, GLAZED THIN BRICK IN BITTERROOT)
	TYP WOOD - COMPOSITE RESYSTA WOOD CLADDING, COLOR YELLOW TEAK
	CIP BOARDFORM CONCRETE
	HM DOORS AND FRAMES, AND ALUM STOREFRONT FRAMING (BLACK)
	ALUMINUM BRAKE METAL INFILL (BLACK)
	GLAZING / FENESTRATION
	PERFORATED METAL SCREEN (BOD: REVAMP ARCHITECTURAL METAL SCREEN, POWDER- COATED ALUMINUM, WOVEN PATTERN IN BLACK)

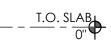
AB	@		FLR
		28'-	0"•

- 1x4 RESYSTA MOUNTAIN SCREEN, COLOR BURMA

- PORT ORFORD CEDAR GLULAM COLUMNS FOR SCREEN SUPPORT

- CLT PER STRUCTURAL, TYP

- 12" HIGH CONCRETE



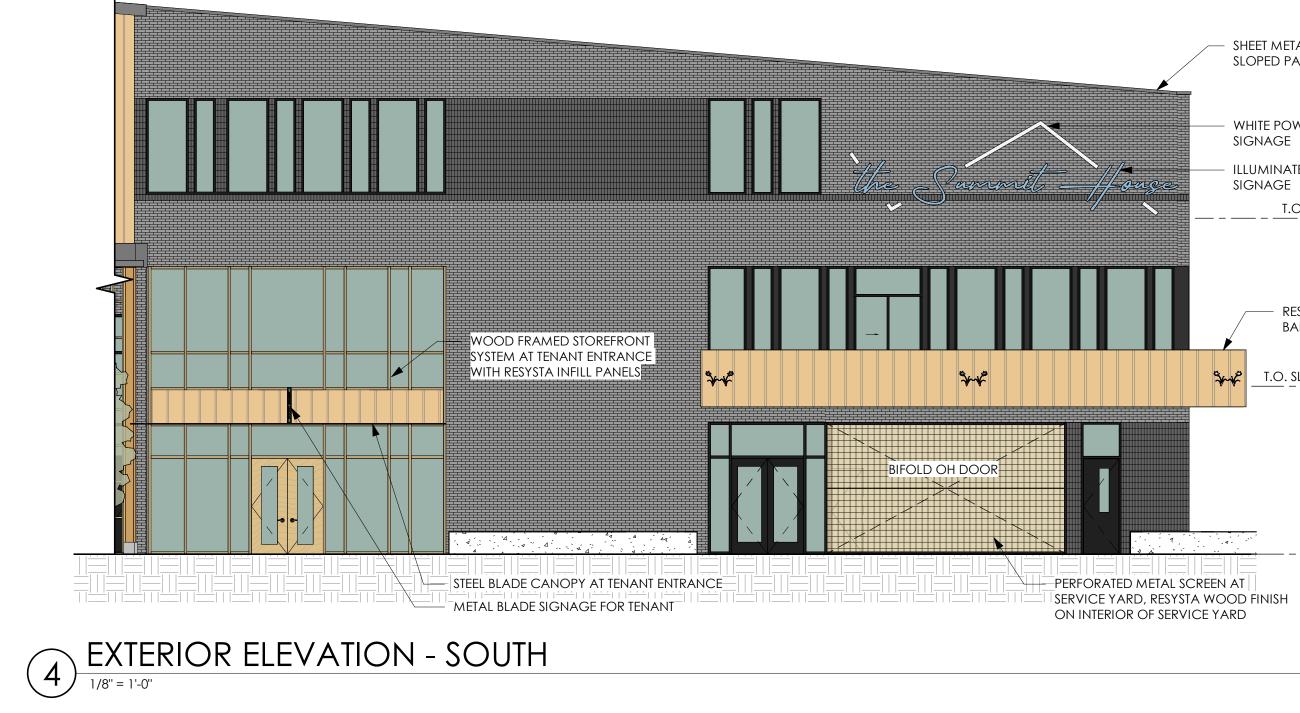
Owner/Developer: CITY OF SUMMER City of Sumner 1104 Maple Street Sumner, WA 98390 (253) 299-5700				
Landscape LANDSCAPE JETT 3445 Cal	Architect: ARCHITECTURE ifornia Ave WA 98116			
TCF Arch 124 Nort Tacoma,	Architect: <b>TCF</b> A r c h i t e c t u r e TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993			
Project: Herita	Project: Heritage Park			
ON IF N	IE INCH IOT, SCA	AT FULL SCALE.		
Design Review Submittal				
REV	DATE	DESCRIPTION		
SHEET TITLE EXTERIOR ELEVATIONS				
PROJ. NO:		- July 3, 2024		
DATE: DRAWN BY:		DESIGN BY:		
KE MP SHEET NUMBER. A5.01 DWG.				
		OF XX		

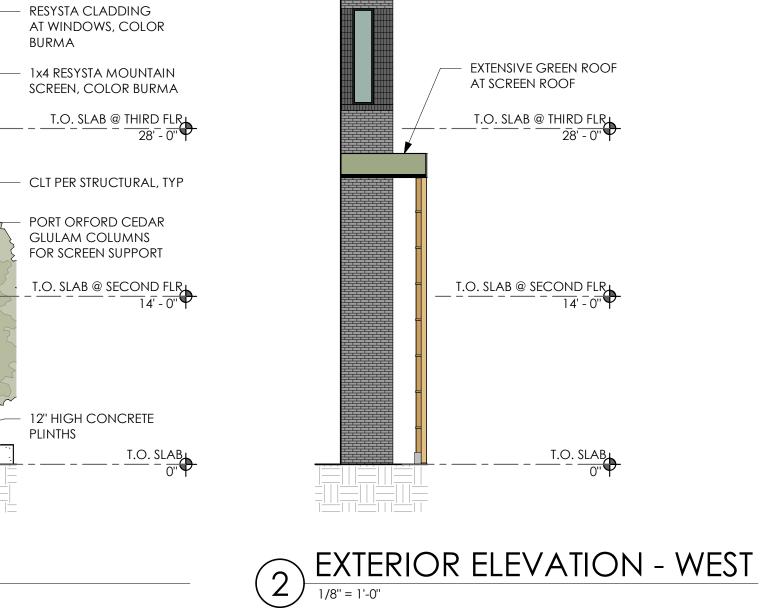






- SHEET METAL FLASHING AT STANDING SEAM ROOF (1:12 SLOPE)





EXTERIC	OR MATERIALS LEGEND
	TYP BRICK - DARK GRAY NORMAN CLINKER BRICK, RUNNING BOND (BOD: PACIFIC CLAY THIN BRICK IN DARK IRON SPOT)
	ACCENT BRICK - BLACK GLAZED BRICK, SOLDIER COURSE (BOD: FIRE CLAY, GLAZED THIN BRICK IN BITTERROOT)
	TYP WOOD - COMPOSITE RESYSTA WOOD CLADDING, COLOR YELLOW TEAK
	CIP BOARDFORM CONCRETE
	hm doors and frames, and alum storefront framing (black)
	ALUMINUM BRAKE METAL INFILL (BLACK)
	GLAZING / FENESTRATION
	PERFORATED METAL SCREEN (BOD: REVAMF ARCHITECTURAL METAL SCREEN, POWDER- COATED ALUMINUM, WOVEN PATTERN IN BLACK)

	Sheet metal coping at top of Sloped parapet wall (1:12 Slope)
	WHITE POWDER COATED ALUMINUM SIGNAGE ILLUMINATED NEON EFFECT EXTERIOR SIGNAGE 
,	RESYSTA WOOD BALCONY RAILING
*	T.O. SLAB @ SECOND FLR 14' - 0"

Owner/Developer: CITY OF SUMMER 1104 Maple Street Sumner, WA 98390 (253) 299-5700				
Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890	JETT 3445 California Ave SW Seattle, WA 98116			
Architect: <b>TCF</b> A rchitecture 124 North I Street Tacoma, WA 98103 (253) 572-3993	TCF Architecture 124 North I Street Tacoma, WA 98103			
Project: Heritage Park				
ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY				
Design Review Submittal				
REV DATE DESCRIPTION				
SHEET TITLE. EXTERIOR ELEVATIONS				
PROJ. NO: - DATE: July 3, 2024				
DRAWN BY: DESIGN BY: KE MP	)			
sheet NUMBER. A5.02				
DWG OFXX				



LOOKING SOUTH AT NORTH WALL



LOOKING NORTH AT SOUTH WALL

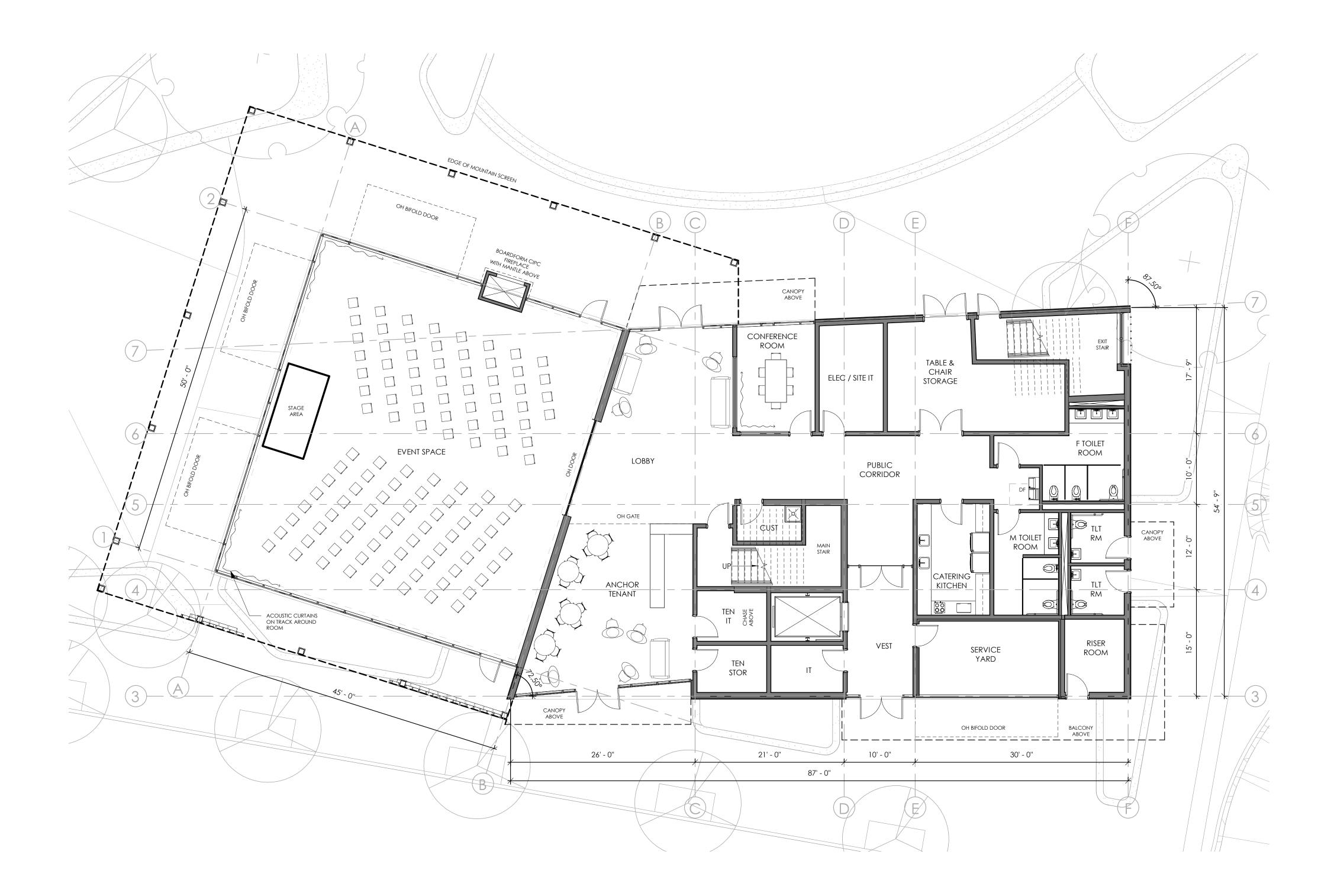


LOOKING EAST AT WEST WALL



LOOKING NORTH AT SOUTHEAST WALL

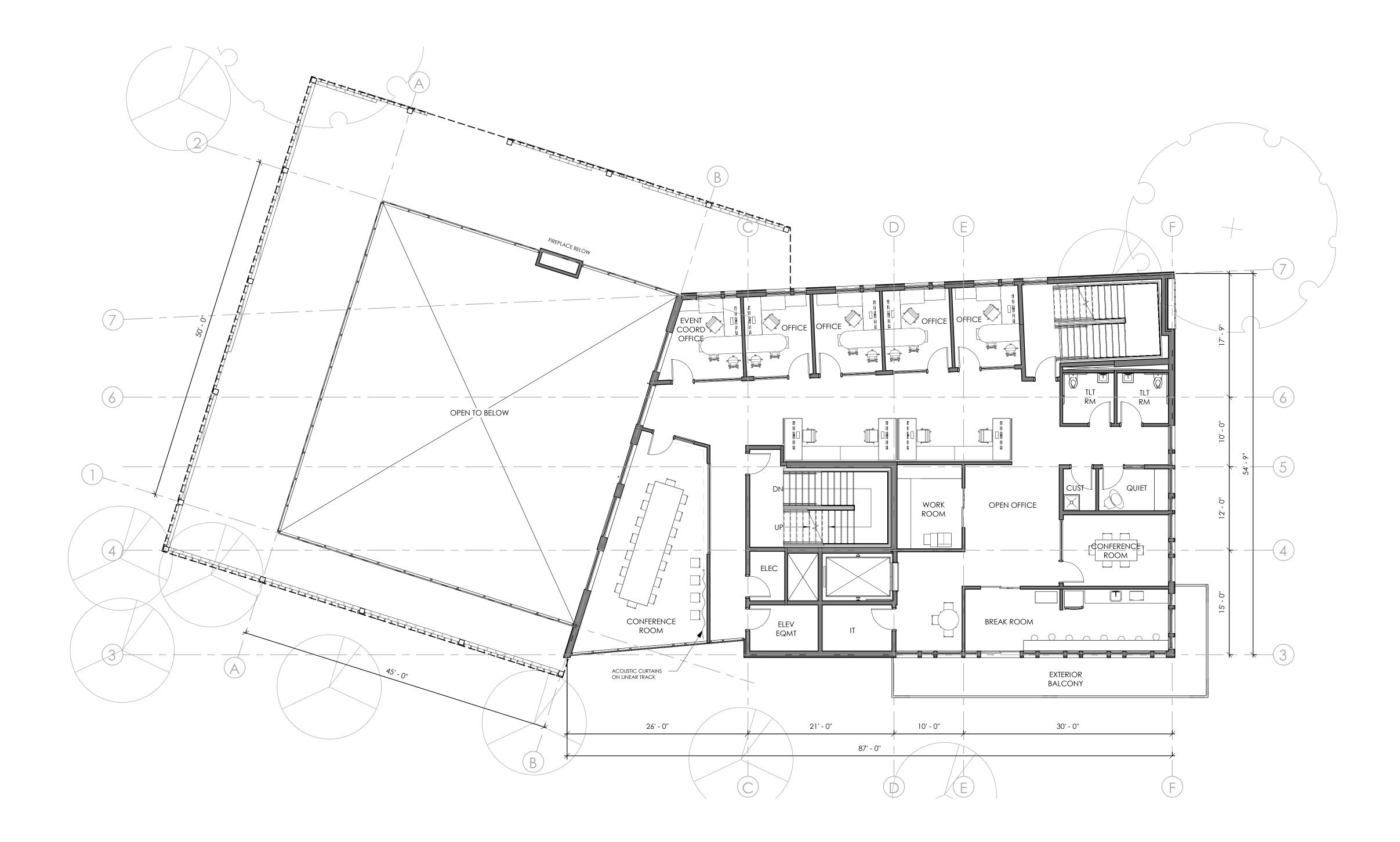
City of Summer 1104 Maple Street Summer, WA 98390 (253) 299-5700 Landscape Architect:		
1104 Maple Street Summer, WA 98390 (253) 299-5700 Landscape Architect: ISTET 3445 California Ave SW Seattle, WA 98116 (206) 909-3890 Architect: TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993 Project: Heritage Park ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY		
JETT   3445 California Ave SW   Seattle, WA 98116   (206) 909-3890   Architect:   TCF Architecture   124 North I Street   Tacoma, WA 98103   (253) 572-3993   Project: Heritage Park   BONE IN CH AT FULL SCALE, FNOT, SCALE ACCORDINGLY		
JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890 Architect: TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993 Project: Heritage Park		
Seattle, WA 98116 (206) 909-3890 Architect: TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993 Project: Heritage Park ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY		
TCF Architecture   124 North I Street   Tacoma, WA 98103   (253) 572-3993   Project: Heritage Park ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY		
124 North I Street Tacoma, WA 98103 (253) 572-3993 Project: Heritage Park ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY		
Heritage Park		
IF NOT, SCALE ACCORDINGLY		
Design Review Submittal		
REV DATE DESCRIPTION		
SHEET TITLE.		
EXTERIOR		
RENDERINGS		
PROJ. NO: -		
DATE: July 3, 2024 DRAWN BY: DESIGN BY:		
KE MP		
G4.01		
DWG OFXX		





NORTH

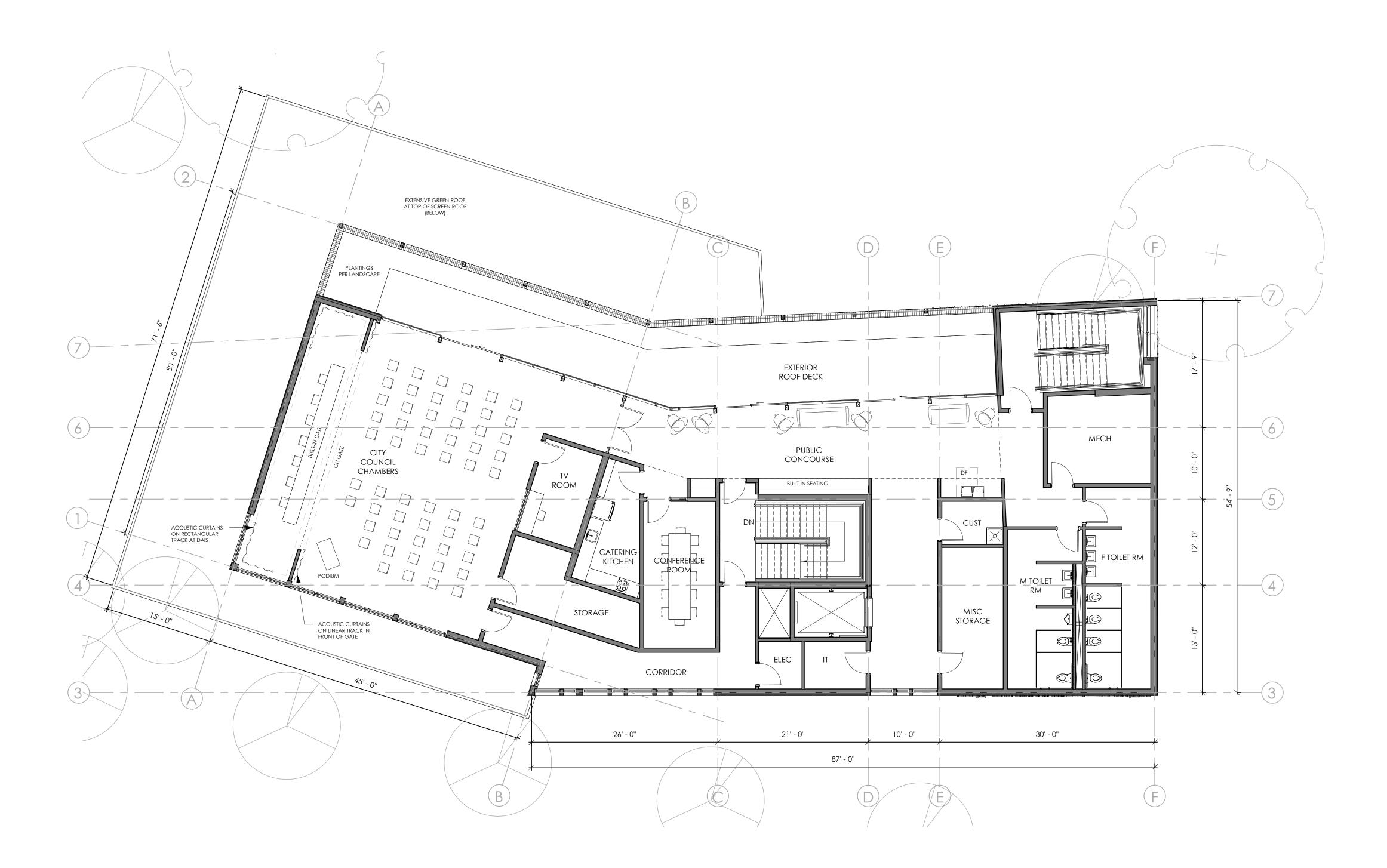
Owner/Developer: City of Summer 1104 Maple Street Sumner, WA 98390 (253) 299-5700				
JETT 3445 Ca Seattle,	Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890			
Architect:	<mark>A</mark> rc	hitecture		
124 Nor	nitecture th I Street . WA 98103 2-3993			
Project: Herita	age Parl	<		
		AT FULL SCALE.		
Desig	n Revie	w Submittal		
REV	DATE	DESCRIPTION		
SHEETTITLE FIRST FLOOR PLAN				
PROJ. NO: Date:		- July 3, 2024		
DRAWN BY:	K	DESIGN BY:		
SHEET NUMBER		2.10a		
DWG.		0F XX		





NORTH

Owner/Developer: City of SUMMERE 1104 Maple Street Sumner, WA 98390 (253) 299-5700			
JETT 3445 Ca	ARCHITECTURE lifornia Ave WA 98116		
Architect:	<mark>A</mark> rc	hitecture	
124 Nor	nitecture th I Street . WA 98103 2-3993		
Project: Herita	age Parl	<	
		AT FULL SCALE. LE ACCORDINGLY	
Desig	n Revie	w Submittal	
REV	DATE	DESCRIPTION	
SHEET TITLE.			
SECOND FLOOR PLAN			
PROJ. NO: Date:		- July 3, 2024	
DRAWN BY:		DESIGN BY:	
	A.	2.11a	
DWG.		0F XX	





NORTH

Owner/Developer: CITY OF SUMMERE 104 Maple Street Sumner, WA 98390 (253) 299-5700				
Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890				
Architect: <b>TCF</b> Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993				
Project: Heritage Park				
ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY				
Design Review Submittal				
REV	DATE	DESCRIPTION		
SHEET TITLE THIRD FLOOR PLAN				
PROJ. NO: Date:		- July 3, 2024		
DRAWN BY: DESIGN BY: KE MP				
SHEET NUMBER. <b>A2.12a</b> DWG.				
		0FXX		





DARK GRAY CLINKER BRICK, TYP

BLACK GLAZED ACCENT BRICK



TYP BRICK - DARK GRAY CLINKER NORMAN THIN BRICK, RUNNING BOND (PACIFIC CLAY THIN BRICK IN DARK IRON SPOT or INTERSTATE THIN BRICK IN PLATINUM)

ACCENT BRICK - BLACK GLAZED NORMAN THIN BRICK, SOLDIER COURSE (FIRECLAY TILE GLAZED THIN BRICK IN BITTERROOT)

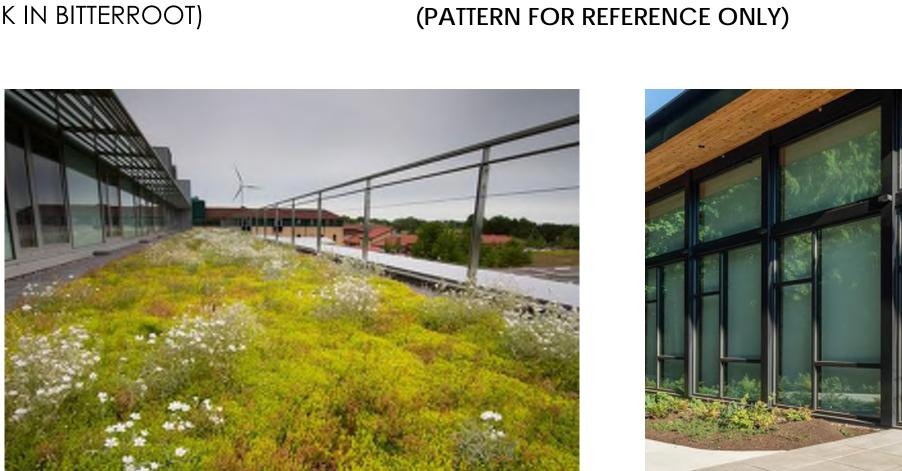


C73, Yellow Teak

TYP WOOD - RESYSTA COMPOSITE WOOD CLADDING



CO8, Burma ACCENT WOOD - RESYSTA COMPOSITE WOOD CLADDING & SLATS



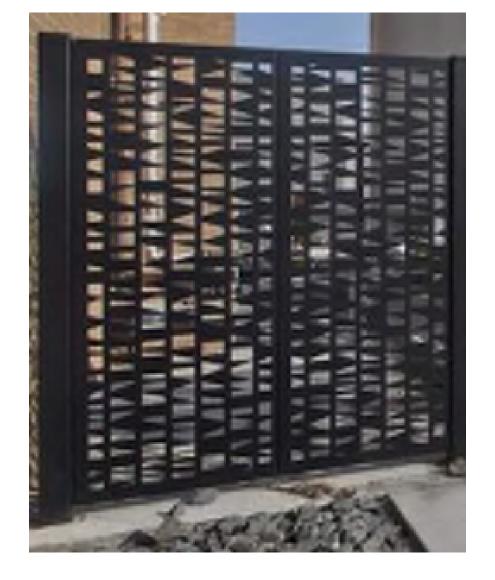
WILDFLOWER MIX



RESYSTA COMPOSITE CLADDING

RESYSTA SLATTED SCREEN

ARCHITECTURAL METAL SCREEN





METAL SCREEN - REVAMP ALUMINUM METAL SCREEN, WOVEN PATTERN IN BLACK

VERTICAL BOARDFORM CONCRETE, CAST IN PLACE

PORT ORFORD CEDAR GLULAM COLUMNS AND BEAMS

EXTENSIVE GREEN ROOF, SEDUM AND



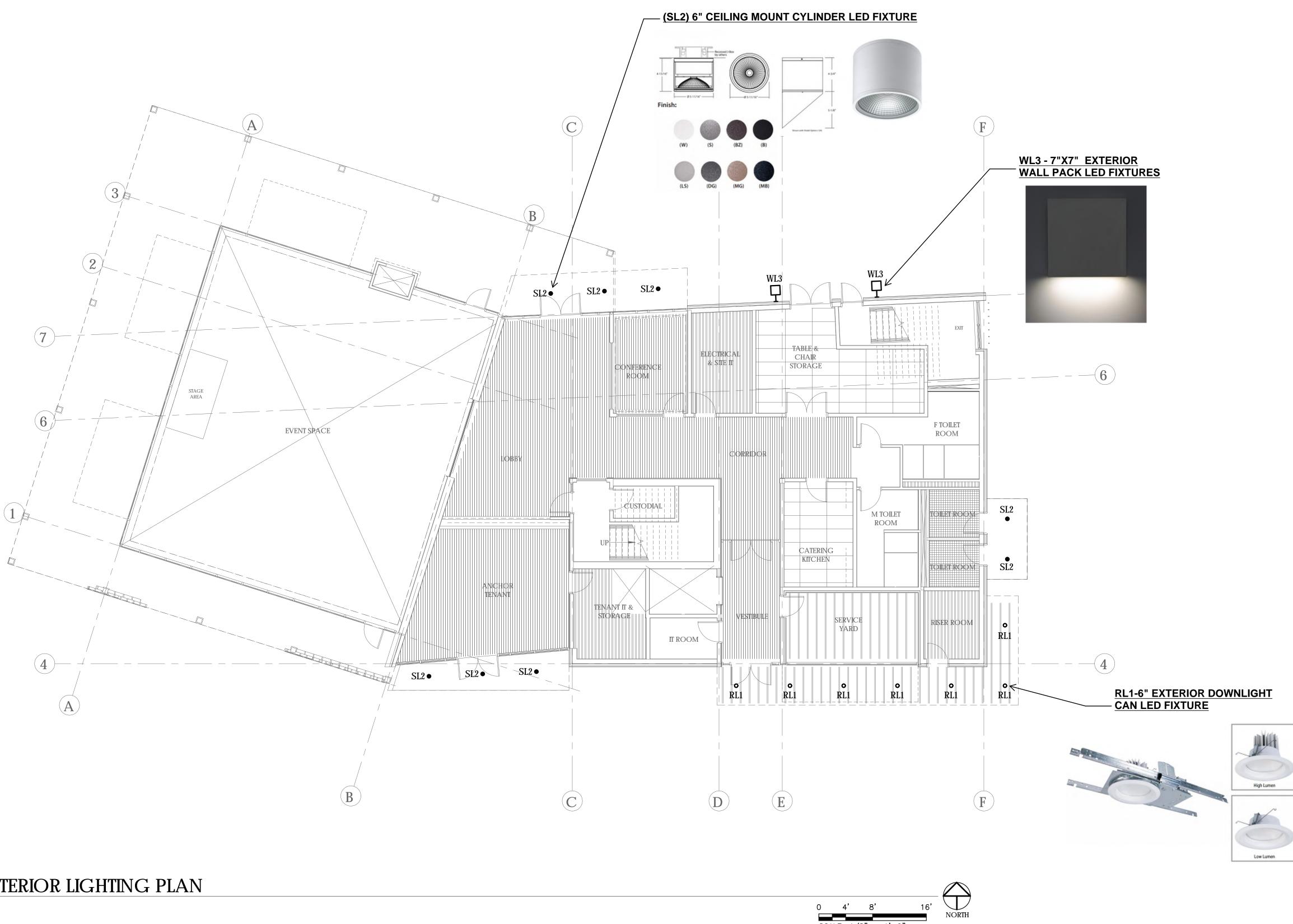


WOOD STOREFRONT Framing



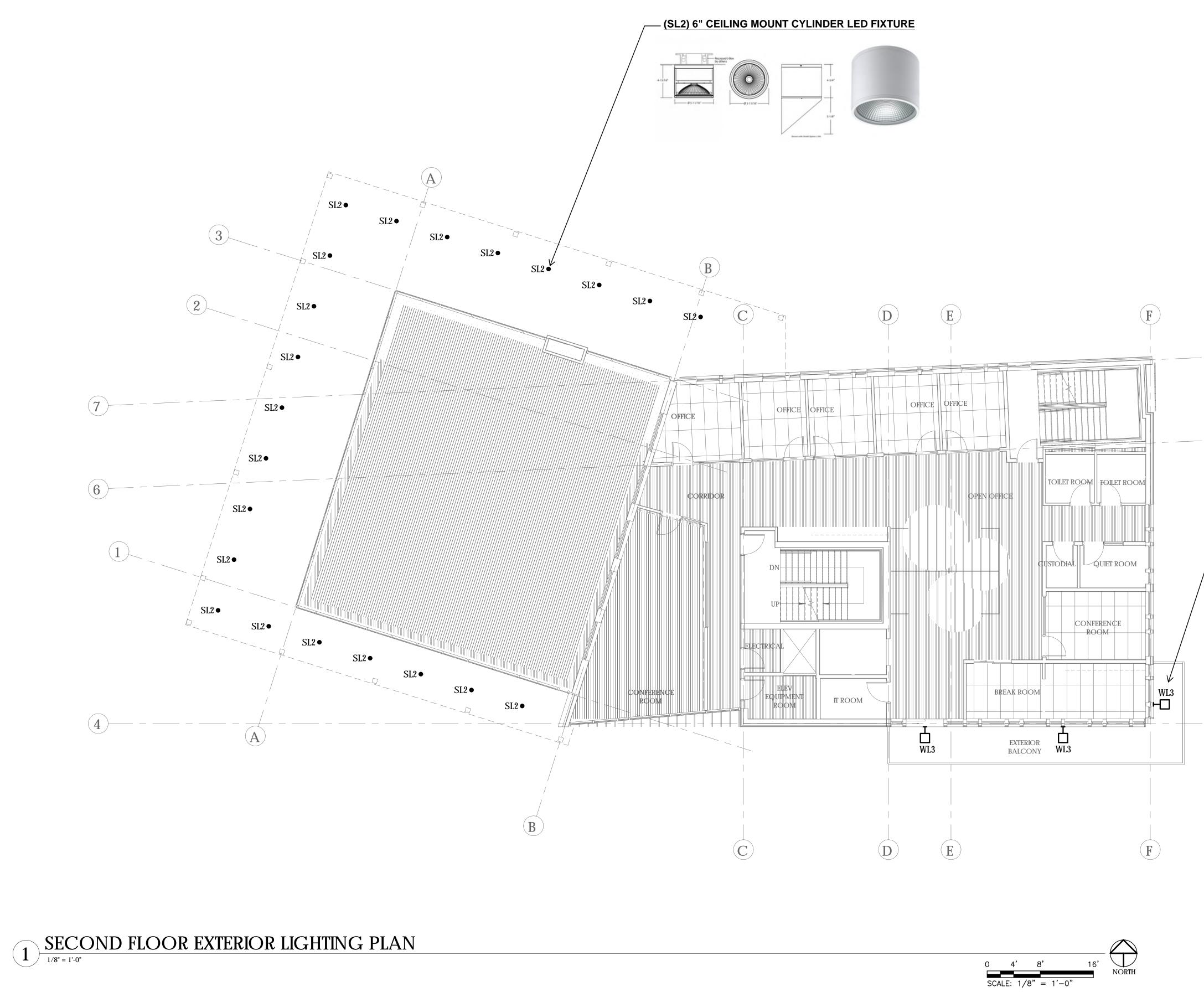


Owner/Developer:					
(253) 29	Sumner, WA 98390 (253) 299-5700				
JETT 3445 Cal Seattle, V	Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890				
Architect:	Architect: TCF Architecture				
TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993					
Project: Herita	age Parl	k			
IF N	ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY				
Design Review Submittal					
REV	DATE	DESCRIPTION			
SHEET TITLE.					
MATERIAL PALETTE					
PROJ. NO: DATE:		- July 3, 2024			
DRAWN BY:		DESIGN BY:			
SHEET NUMBER. A5.10					
DWG.	DWG OFXX				



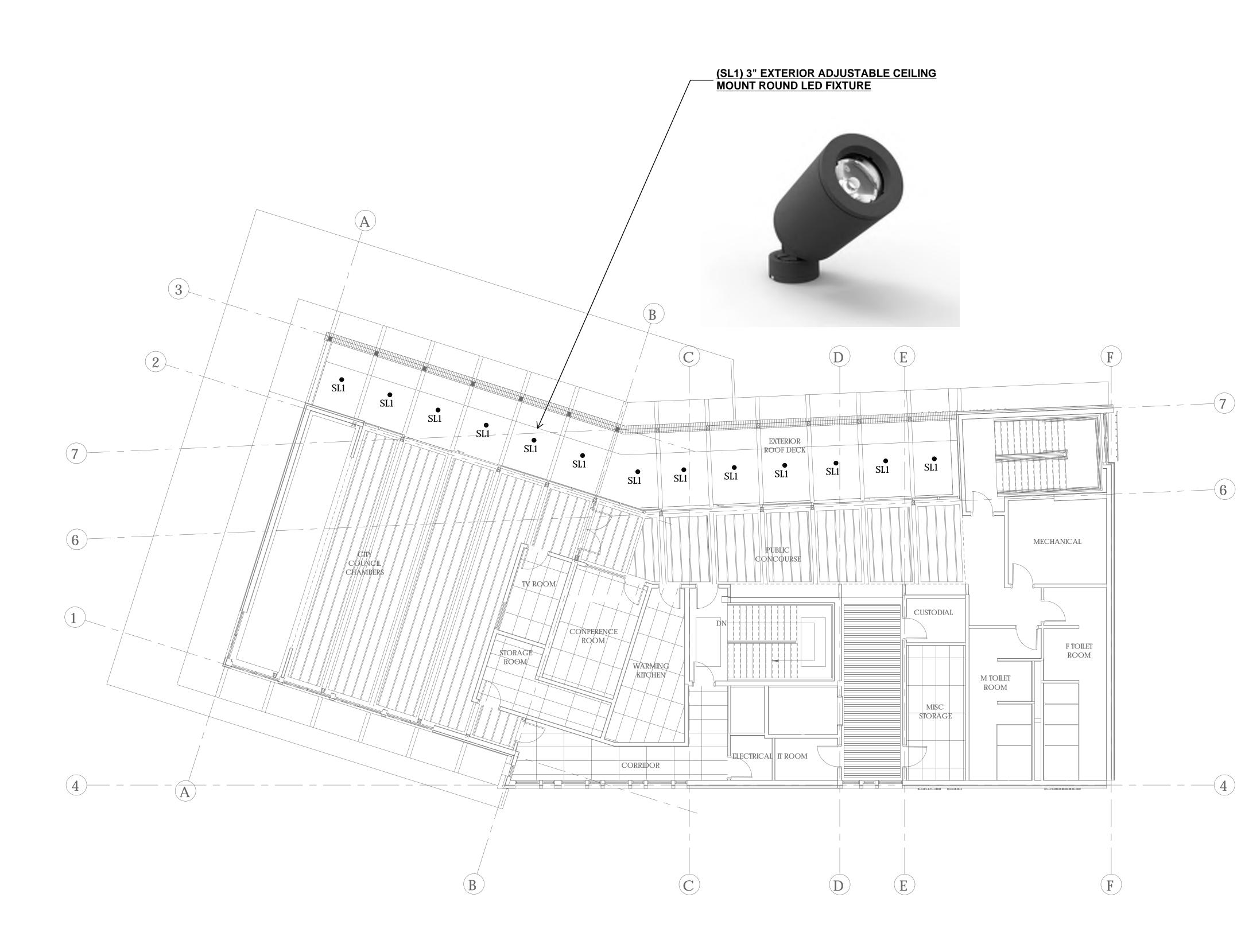


Owner/Developer: CITY OF SUMMER 1104 Maple Street Sumner, WA 98390 (253) 299-5700			
Landscape Architect: LANDSCAPE ARCHITECTURE + DESIGN JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890			
Architect: <b>TCF</b> A r c h i t e c t u r e TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993			
Project: Heritage Park			
ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY			
Design Review Submittal			
REV     DATE     DESCRIPTION			
SHEET TITLE. EXTERIOR LIGHTING PLAN - FIRST FLOOR			
PROJ. NO:         -           DATE:         July 3, 2024           DRAWN BY:         DESIGN BY:           KE         MP			
SHEET NUMBER. E2.10			
DWG OFXX			

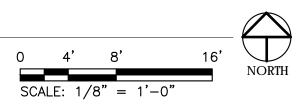




	City of Sumner
	1104 Maple Street Sumner, WA 98390 (253) 299-5700
	Landscape Architect:
	LANDSCAPE ARCHITECTURE + DESIGN
	JETT 3445 California Ave SW Seattle, WA 98116
	(206) 909-3890 Architect:
	<b>TCF</b> Architecture
	TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993
	Project: Heritage Park
7	ONE INCH AT FULL SCALE.
	IF NOT, SCALE ACCORDINGLY
	Design Review Submittal
-6	
<u>WL3 - 7"X7" EXTERIOR</u> WALL PACK LED FIXTURES	
WALL PACK LED FIXTORES	
	REV DATE DESCRIPTION
-(4)	
	EXTERIOR LIGHTING PLAN
	- SECOND FLR
	PROJ. NO: - DATE: July 3, 2024
	DRAWN BY: DESIGN BY: KE MP
	E2.11
	DWG.
	• ·







Owner/Developer:
City of Sumner 1104 Maple Street
Sumner, WA 98390 (253) 299-5700
Landscape Architect:
JETT 3445 California Ave SW Seattle, WA 98116 (206) 909-3890
Architect: <b>TCF</b> Architecture
TCF Architecture 124 North I Street Tacoma, WA 98103 (253) 572-3993
Project: Heritage Park
ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY Design Review Submittal
REV DATE DESCRIPTION
SHEET TITLE.
EXTERIOR
LIGHTING PLAN
- THIRD FLOOR
PROJ. NO: -
DATE: July 3, 2024 DRAWN BY: DESIGN BY:
KE MP SHEET NUMBER.
E2.12
DWG OFXX