

Owner/Developer:
CITY OF SUMNER
 CITY OF SUMNER
 1104 Maple Street
 Sumner, WA 98390
 (253) 299-5700

Landscape Architect:
JETT
 LANDSCAPE ARCHITECTURE + DESIGN
 JETT
 3445 California Ave SW
 Seattle, WA 98116
 (206) 909-3890

Architect:
TCF Architecture
 TCF Architecture
 902 N 2nd Street
 Tacoma, WA 98403
 (253) 572-3993

Engineer:
JMJTEAM
 JMJ Team
 905 Main Street, Suite #200
 Sumner, WA 98390
 (206) 596-2020

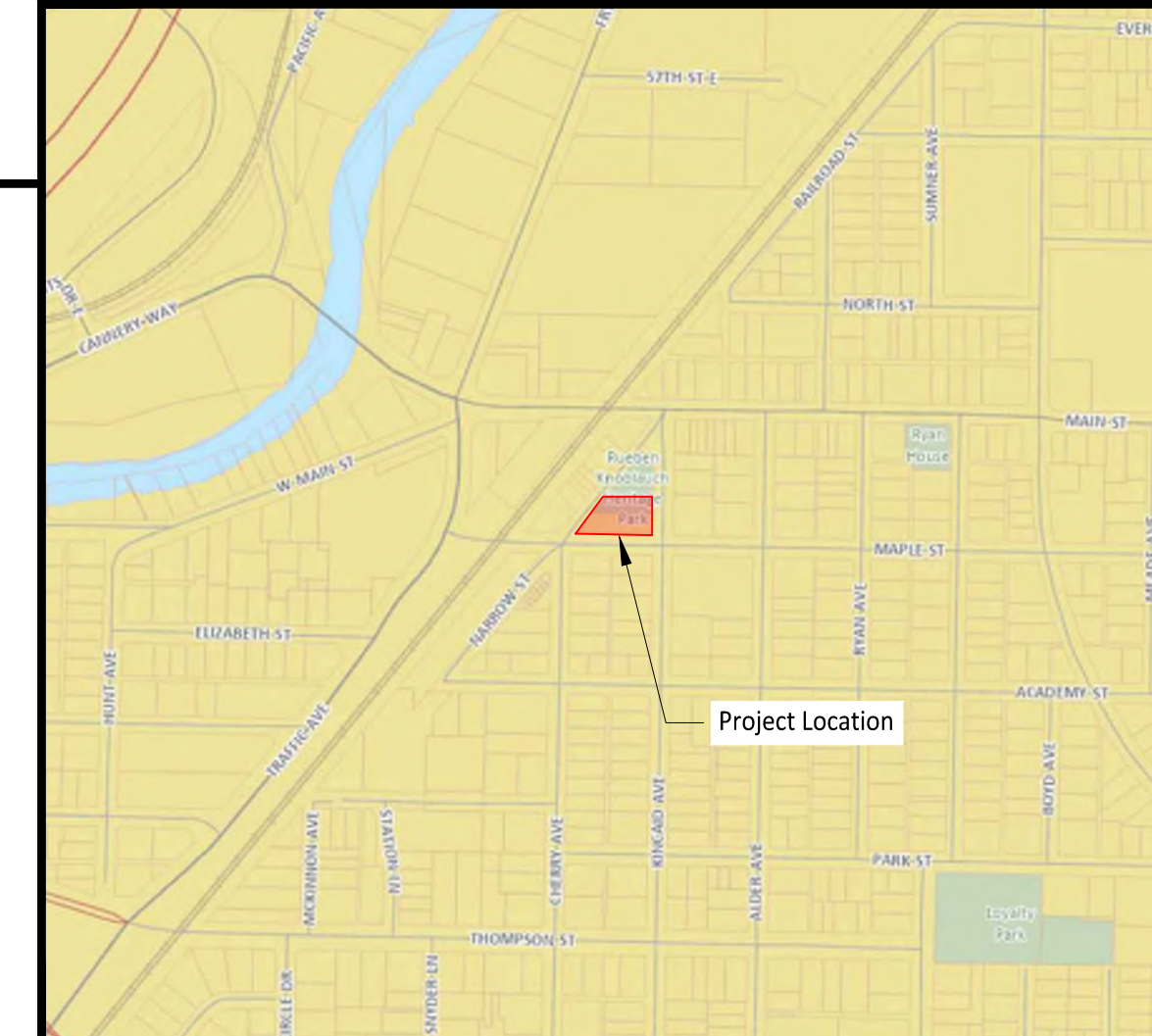
Project:
Heritage Park

ONE INCH AT FULL SCALE.
 IF NOT, SCALE ACCORDINGLY

DR Submittal

REV	DATE	DESCRIPTION

File: 1607004-02C-SP.dwg Path: C:\Users\Powers\Documents\JM TEAM\JM Projects - General\1607 - JETT\004 - Sumner Town Center\02 - Design Review\



VICINITY MAP

LEGEND

	Proposed Landscape
	Proposed Permeable Turf
	Proposed Bioretention Cell

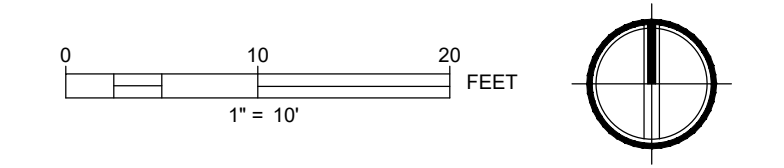
SITE DATA

Parcel No:	7985000604, 7985000610
	Parcels to be Combined in Proposed Lot Combination, City to Verify
Parcel Area:	18,764 SF (0.43 AC)
Zoning:	4 Stories, Multi-Family/Commercial, Town Center Area

ON-SITE LOT COVERAGE

Landscape Area:	4,337 SF
Vehicular Use Area:	0 SF
Building Area:	6,565 SF

- STORMWATER NOTES**
- Runoff from Proposed Roof shall be routed to infiltration gallery located below lawn area in the Park Lot.
 - Runoff from Proposed Sidewalk shall be routed to silva cells and permeable turf in park to be infiltrated.



SHEET TITLE

Site Plan

PROJ. NO:	1607-004
DATE:	July 3rd, 2024
DRAWN BY:	PO
DESIGN BY:	JJ
SHEET NUMBER:	C1.101
DWG:	X OF XX

REVIEW #1
 DR-2024-0006



LOOKING SOUTH AT NORTH WALL



LOOKING EAST AT WEST WALL



LOOKING NORTH AT SOUTH WALL



LOOKING NORTH AT SOUTHEAST WALL

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 Tacoma, WA 98103
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REV	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR RENDERINGS

PROJ. NO.: -
 DATE: July 3, 2024

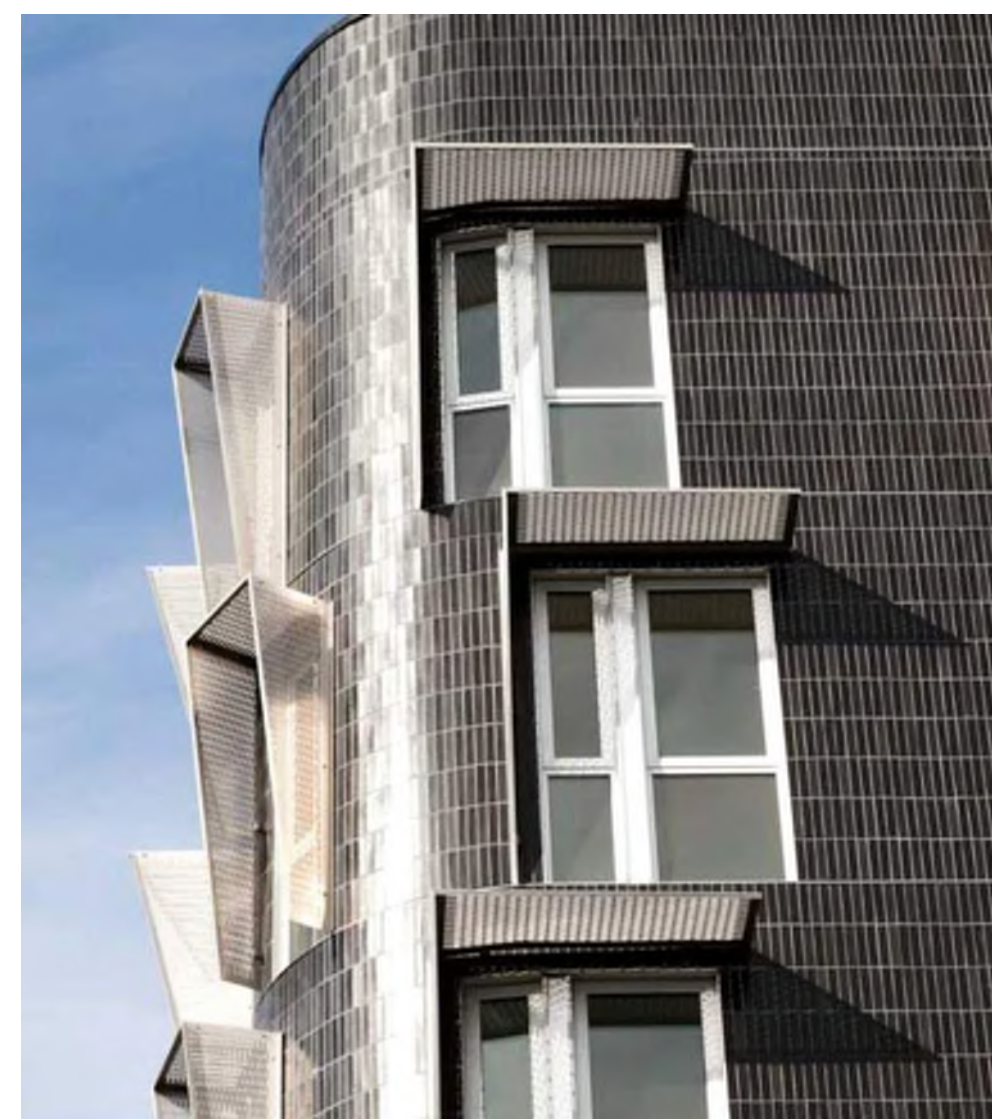
DRAWN BY: KE DESIGN BY: MP

SHEET NUMBER:
G4.01

DWG. _____ OF XX



DARK GRAY CLINKER BRICK, TYP



BLACK GLAZED ACCENT BRICK



RESYSTA COMPOSITE CLADDING



RESYSTA SLATTED SCREEN

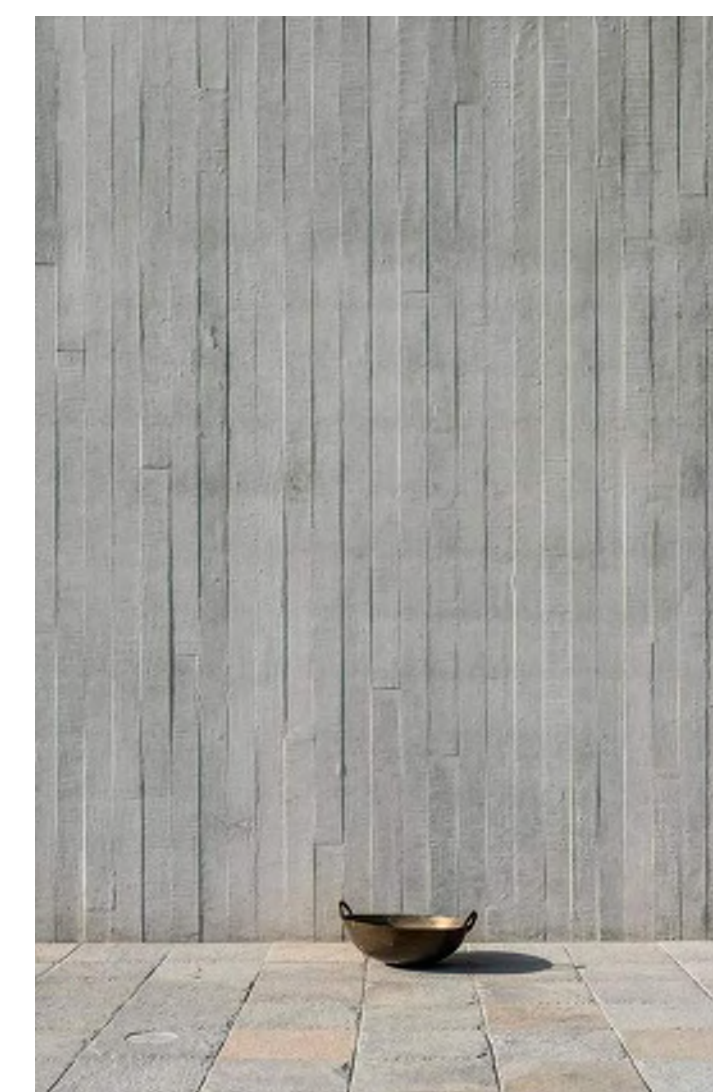
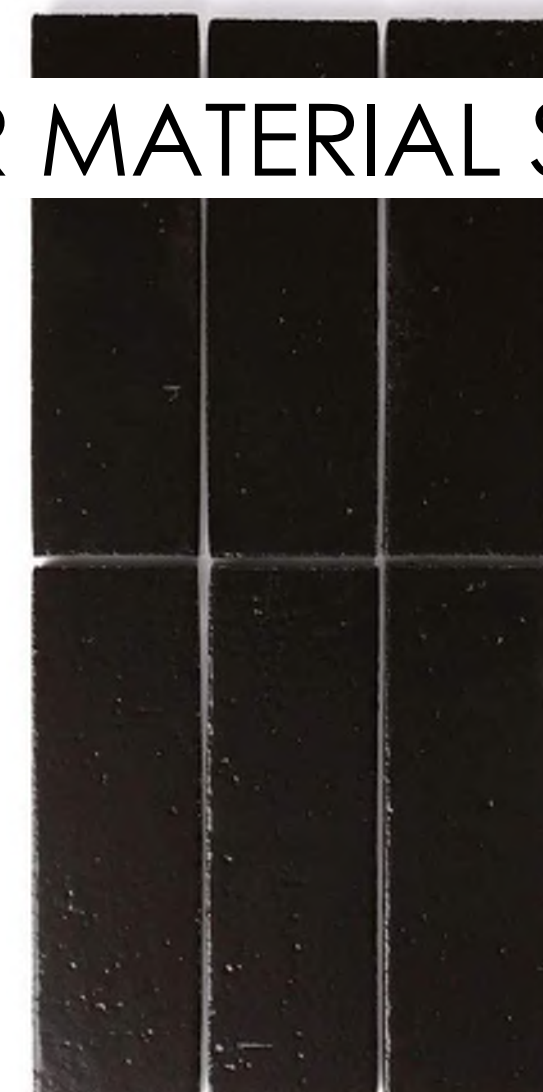


ARCHITECTURAL METAL SCREEN

EXTERIOR MATERIAL PALETTE



PRELIMINARY EXTERIOR MATERIAL SELECTION



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)

METAL SCREEN - REVAMP ALUMINUM METAL SCREEN, WOVEN PATTERN IN BLACK (PATTERN FOR REFERENCE ONLY)

VERTICAL BOARDFORM CONCRETE, CAST IN PLACE

PORT ORFORD CEDAR GLULAM COLUMNS AND BEAMS



C73, Yellow Teak

TYP WOOD - RESYSTA COMPOSITE WOOD CLADDING



C08, Burma

ACCENT WOOD - RESYSTA COMPOSITE WOOD CLADDING & SLATS




EXTENSIVE GREEN ROOF, SEDUM AND WILDFLOWER MIX




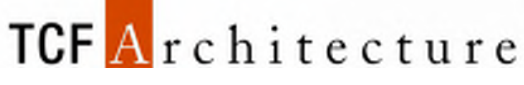
ALUMINUM STOREFRONT FRAMING, KAWNEER TRIFAB VERSAGLAZE 451 IN BLACK



WOOD STOREFRONT FRAMING

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REV	DATE	DESCRIPTION

SHEET TITLE
MATERIAL PALETTE

PROJ. NO.: -
 DATE: July 3, 2024
 DRAWN BY: KE DESIGN BY: MP

SHEET NUMBER
A5.10

DWG. _____ OF _____ XX

REV	DATE	DESCRIPTION

SHEET TITLE
EXTERIOR LIGHTING PLAN - SECOND FLR

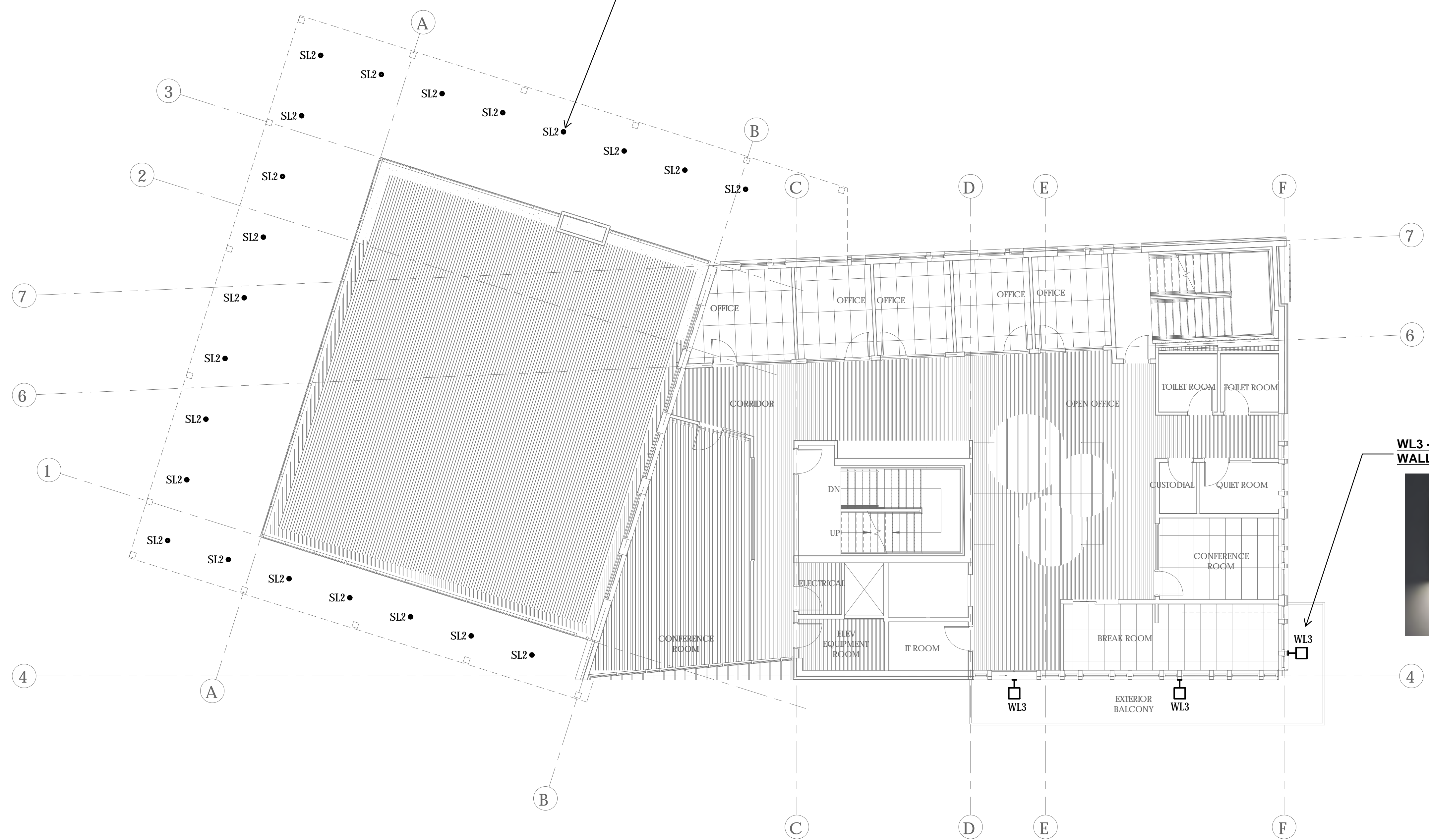
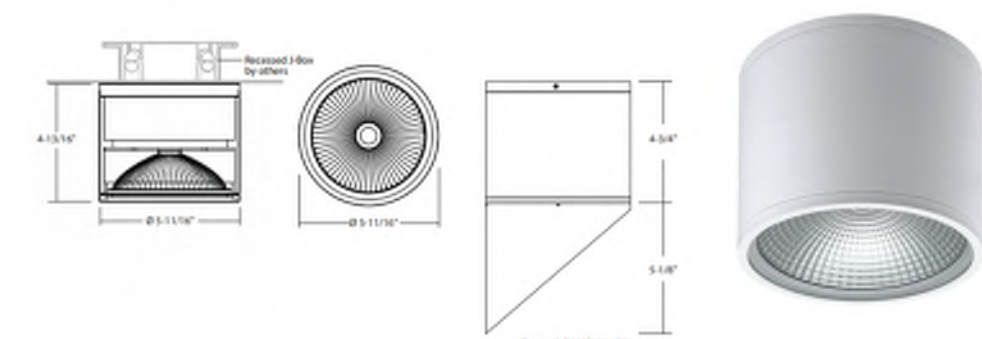
PROJ. NO.: -
 DATE: July 3, 2024

DRAWN BY: KE DESIGN BY: MP

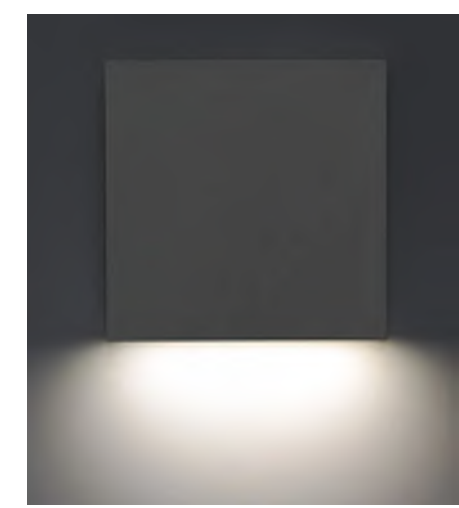
SHEET NUMBER
E2.11

DWG. _____ OF XX

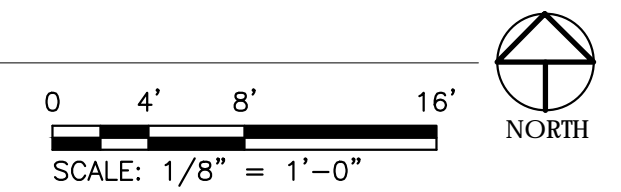
(SL2) 6" CEILING MOUNT CYLINDER LED FIXTURE



WL3 - 7"X7" EXTERIOR WALL PACK LED FIXTURES



1 SECOND FLOOR EXTERIOR LIGHTING PLAN
 1/8" = 1'-0"



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 IF NOT, SCALE ACCORDINGLY

Design Review Submittal

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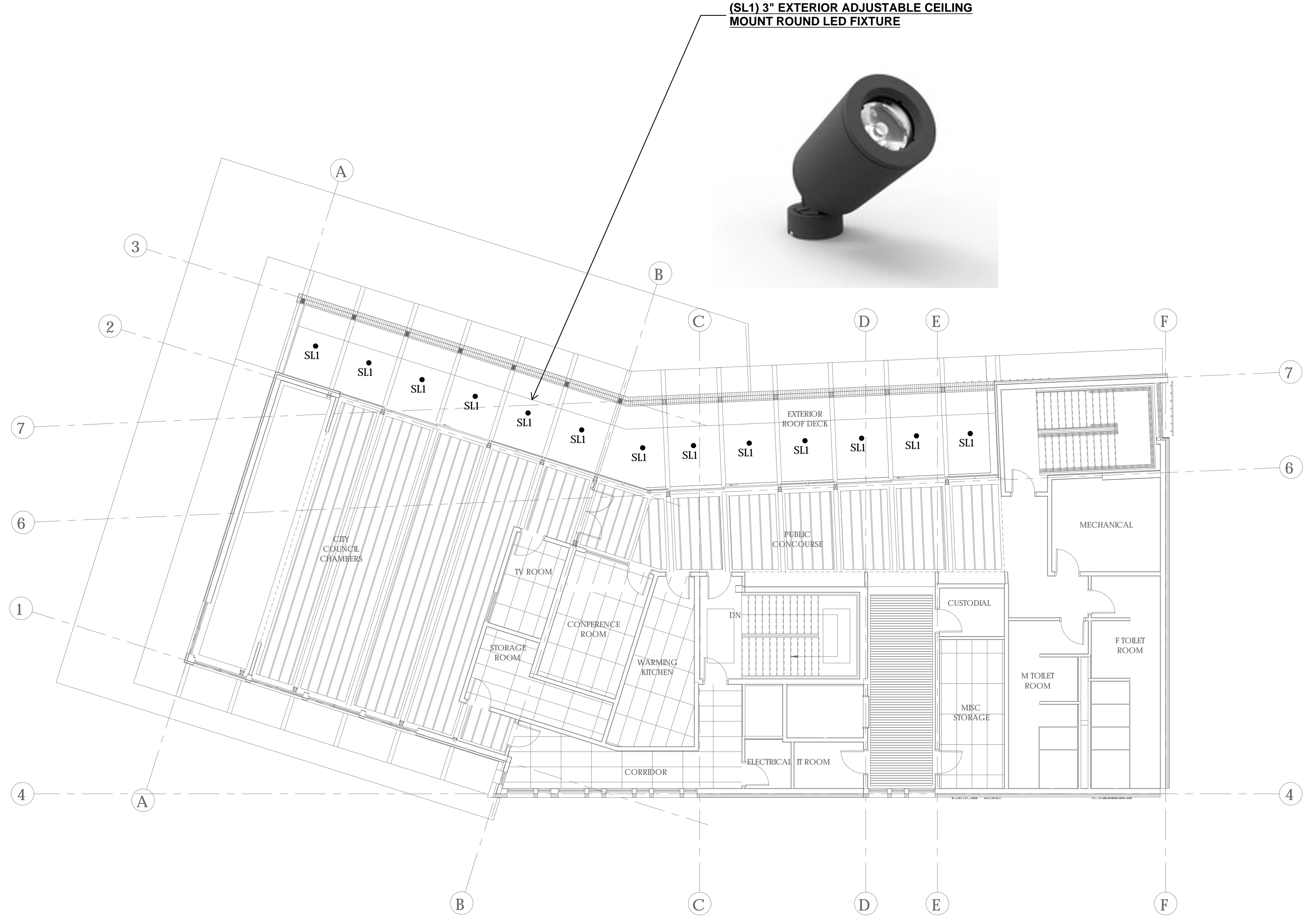
SHEET TITLE
**EXTERIOR LIGHTING PLAN
 - THIRD FLOOR**

PROJ. NO.:	-
DATE:	July 3, 2024
DRAWN BY:	KE
DESIGN BY:	MP

SHEET NUMBER
E2.12

DWG. _____ OF XX

(SL1) 3" EXTERIOR ADJUSTABLE CEILING MOUNT ROUND LED FIXTURE



1 THIRD FLOOR EXTERIOR LIGHTING PLAN
 1/8" = 1'-0"

