



Commission Members -

Cheryl Ebsworth, Chair, Joleen Jones, Vice Chair, Brian Franchini, Kristen Martinson, Scott Fletcher, Dustin Madden and Luke Heath

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

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Meeting ID: 247 430 364 077

Passcode: 9xB6t2yv

ROLL CALL

NEW BUSINESS

1. Parker Road Townhomes Design Review - 5706 & 5712 Parker Rd E

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



REPORT TO THE DESIGN COMMISSION
from the DEVELOPMENT SERVICES DEPARTMENT

Project Number: DR-2025-0006

Applicant: Jonathan Paul
Fulcrum Development
1313 Broadway, Suite 310
Tacoma, WA 98402

Project Location/Parcels: 5706 & 5712 Parker Rd E
Sumner, WA 98390
#0520197056 and 0520197057

Project Components: Design Review for construction of a new town home community with 6 total buildings and 28 total units.

Date of Meeting: November 12, 2025, at 6:00 pm.

Staff Representative: Brayden Shannon, Assistant Planner

Recommendation: Conditionally Approve

Attachments: Plans set (including site, renderings, landscape, floor, and elevations).

I. BACKGROUND INFORMATION

Site Location and Vicinity

The 55,698 square foot project site is currently vacant and is accessible off Parker Road. The site is zoned Medium Density Residential (MDR) and is regulated by various applicable SMC development standards, including but not limited to SMC 18.14 and Chapter 3 of Sumner’s Design and Development Guidelines. Neighboring parcels to the north, west, and south are zoned MDR as well, and parcels to the east across Parker Road are zoned Low Density Residential – 6,000 (LDR-6) and Low Density Residential – 8,500 (LDR-8.5). Properties in this vicinity include multi-family residential properties and to the southeast across the street is Avista Senior Living.



II. REVIEW CRITERIA AND ANALYSIS

The project site is zoned Medium Density Residential (MDR) and is evaluated by the Multifamily section of the *Design and Development Guidelines*. This project involves the construction of a new townhome community, consisting of 6 buildings with 28 units.

Medium Density Residential Townhomes -

- 3- Multifamily Design Guidelines
 - 3.3 Townhouse Guidelines
 - 3.5 Site Design and Parking
 - 3.6 Pedestrian Access and Amenities
 - 3.7 Building Design
 - 3.8 Building Details and Materials
 - 3.9 Landscaping and Screening

Applicability

These guidelines apply to all new *multifamily* and cottage developments in the City. This includes any building containing three or more dwelling units and mixed-use buildings featuring commercial and at least one dwelling unit. While multi-family complexes may adopt a wide variety of neighborhood types, at their perimeter they should harmonize with the surrounding neighborhood type through both site planning and architectural techniques.

Relationship with Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement to the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

District Objectives

MDR, Medium Density Residential district

The MDR and HDR residential districts are intended to reserve appropriately located areas for multifamily living at a broad range of dwelling unit densities consistent with the comprehensive plan. They are further intended to protect the public health, safety and general welfare by ensuring that opportunities to obtain reasonable cost housing exist for households representing a variety of income categories and lifestyles, facilitating the provision of utility services and other public facilities commensurate with anticipated population and dwelling unit densities, providing designs compatible with community goals, and providing that multifamily developments offer the amenities and conveniences necessary to assure the comfort and enhance the lifestyles of their occupants.

Design Guidelines: Chapter 3 - Multifamily:

3.3 Townhouse guidelines

3.3.1 Dimensional standards for townhouses.

Standard	Requirement (Rationale/Discussion)
Maximum Lot Coverage	None.
Impervious Area	See Public Works Standards.
Maximum number of units in one building	6 unless otherwise noted in particular zoning district.
Minimum Private Open Space	200SF attached and accessible from each unit. This may include landscaped front and/or rear yards, porches, patios, and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. Up to 50% of the required private open space can be provided as additional common open space (beyond minimum requirements specified below).
Minimum Common Open Space	100 square feet/dwelling unit for developments with more than 10 dwelling units.
Maximum Height	SEE STANDARDS FOR PARTICULAR ZONING DISTRICT
Minimum Setback from a Public Street	10 feet for building 5 feet for porch/stoop
Side Yard (setback to exterior property line for development)	0 feet for connected structures 5 feet for end units 10 feet for street side yards
Rear Yard (setback to exterior property line for development)	10 feet

Compliant; meets setbacks, number of units, height and open space requirements. See Guideline 3.6.2 for more detail on open space.

3.3.2 Design standards unique to Townhouses:

- a) Townhouses may depart from lot size and width standards set forth in SMC 18.14.070 provided they do not exceed applicable density standards.
- b) Townhouses fronting on a street must all have individual ground-related entries accessible from the street.
- c) Emphasize pedestrian entries: New developments must give greater emphasis to individual pedestrian entrances rather than private garages to the extent possible by using both of the following measures:
 - i) Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - ii) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).
- d) Garage configuration... *Not applicable*.
- e) Landscaped alleys: For development configurations where the townhouse units have their primary pedestrian entry off of a street or a common open space and garages are served off of an alley, the alleys shall include one of the following landscaping elements:
 - i) Provide a planted area between each individual garage at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).
 - ii) Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.
 - iii) Other landscaping treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.
- f) Driveways on private internal streets... *Not applicable*.
- g) Building *articulation*. Townhouse buildings shall be articulated to emphasize individual units, per Guideline 3.7.1.
- h) Repetition with Variety: Townhouse developments shall employ one or more of the following “repetition with variety” guidelines:
 - i) Reversing the elevation of two out of four dwellings for townhouses.
 - ii) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, *articulation*, windows, and/or building *modulation* patterns.
 - iii) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).
 - iv) Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

Compliant; all proposed townhouses are accessible from the street via pedestrian pathways or private drive aisle that goes the length of the parcel. Additionally, buildings A-B meet guideline (h)(ii) with different elevations, as well as buildings on the north side having a reversed elevation to the buildings on the south side.

3.5 Site Design and Parking

3.5.1 Building location and orientation.

- a) Pedestrian entrances facing the street shall be clearly visible from the street.
- b) Building entries facing common open space which is oriented towards the street are acceptable.
- c) Buildings shall also provide windows facing the street to provide “eyes on the street” for safety. See Guideline 3.7.2(a) for specific requirements.

Compliant; pedestrian entrances that face the street are clearly visible as well as providing windows that face Parker Road.

3.5.2 Front yard transitional space. Multifamily buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s). This may include a landscaped front yard and/or landscaped entry court. This creates a semi-public space that divides the public space (the street) from private space (the building). This space is an important security element, particularly when views are maintained between the street and building(s).

Compliant; proposed is a transitional space of landscaping between proposed buildings and the street.

3.5.3 Surface parking location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.

Compliant; all proposed parking is located to the side of buildings. No parking is proposed adjacent to a street corner.

3.5.4 Parking garage entries. Parking garage entries must not dominate the streetscape. They should be designed and sited to complement the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Compliant; the pedestrian entry is prioritized as an access point for entrance. The parking garages within the internal alleyways utilize landscape buffers and curb islands between sidewalk segments to adjacent buildings.

3.5.5 Common parking garage design guidelines. Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area, to the satisfaction of the Director. Upper-level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Not applicable; this guideline is geared towards structures dedicated for above-grade parking.

3.5.6 Privacy and relationship to adjacent sites. Adequate solar access and privacy for multifamily dwelling units and adjacent properties shall be provided along the side yard. Specific standards and guidelines:

- a) Buildings or portions thereof containing dwelling units whose solar access is only from the

side of the building (facing towards the side property line) shall be set back from the property line at least 15 feet.

- b) Other designs may be considered by applicant if adequate solar access and privacy along the side yard is provided as recommended by the Design Commission and approved by the Director.

Compliant; all buildings are setback from the side property lines by 15 feet.

3.5.7 Vehicular access and connectivity.

- a) On corner lots... *Not applicable.*
- b) Sites abutting an alley... *Not applicable.*
- c) Where no alley access is available, the development shall be configured to minimize the number and width of driveways. Shared driveways are encouraged and may be required depending on the nature of the adjacent street.
- d) The shared driveway or access... *Not applicable.*
- e) The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Consider special landscaping, lighting, and architectural treatment to accomplish this.
- f) Development of large sites (more than 2 acres) ... *Not applicable.*

Compliant; the development proposes one ~22-foot-wide vehicle accessway. Special landscaping is proposed in front of the buildings to provide prominence to the pedestrian accessways.

3.5.8 Service, loading, and garbage areas. Developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- a) Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- b) Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.
- c) The designated spot for service elements shall be paved.
- d) Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:
 - i) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.
 - ii) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
 - iii) Preferably, service enclosures are integrated into the building itself.
 - iv) The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.
- e) Exterior mechanical devices shall conform to SMC 18.16.080(A) concerning noise impacts.

Compliant; it is detailed that the solid waste enclosure will be screened with a black steel frame with horizontal painted or stained cedar slats to provide visual relief.

3.5.9 Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a visible from the street, pedestrian pathway, common space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

Any proposed and future above ground utilities or mechanical equipment needs to be screened from the view of neighboring properties and the ROW. This guideline will be met as conditioned.

3.6 Pedestrian Access and Amenities

3.6.1 Internal Pedestrian Paths and Circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:

- a) Pathways between dwelling units and the street are required. Exceptions may be allowed by the Director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common space.
- b) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, trails, common outdoor areas, adjacent pedestrian ways, and any pedestrian amenities shall be required.
- c) Elevated external walkways/stairways may be allowed only when they enhance the integrity of the architecture.
- d) Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:
 - i) Landscaped beds that separate the pathway from the building façade featuring windows; and/or
 - ii) Landscaping adjacent to windows shall not impede views from dwelling units.
- e) Materials standards for pathways:
 - i) The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the private circulation system that provide access to no more than four residential units may be three feet wide.
 - ii) Except as allowed in subparagraph (iii), below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar methods. Striping does not meet this requirement. If a raised path is used it must be at least four inches high, and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
 - iii) The pedestrian circulation system may be within an auto travel lane if pedestrian circulation system is surfaced with paving blocks, bricks, or other special paving as approved by the Director and as recommended by the Design Commission. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.
- f) Lighting. The on-site pedestrian circulation system must be illuminated to a level where pedestrians can identify faces from a reasonable distance.

Compliant; pedestrian pathways connect to the street, all main entrances, and open spaces.

Screening/buffering is proposed to provide a physical separation from pedestrian entrance and vehicle entrance and is at least five feet wide at all points. Lighting is not provided and will be required as conditioned.

3.6.2 Require open space for *multifamily* developments.

- b) Townhouses must comply with open space requirements specified in Table 3-2, Guideline 3.3.1.

Compliant; private open space proposed is 118 square feet per unit, reducing the minimum by 41% and providing additional common open space to compensate as allowed per Table 3-2. Common open space required is at least 2,800 square feet, with an additional 2296sf required to allow the reduction of private open space by 41%, for a total of 5,096sf required. 7,854 square feet of common open space is proposed.

3.6.3 Open space types and standards:

- a) Common open space: Common open space may count for up to 100 percent of the required open space for stacked flats. This includes landscaped *courtyards* or decks, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
 - i) Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein.
 - ii) Space under stairways, stair landings, above grade walkways, balconies and decks shall not count as common open space.
 - iii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width. Alternative configurations may be considered by the Director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
 - iv) Spaces (particularly children’s play areas) shall be visible from dwelling units and positioned near pedestrian activity.
 - v) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - vi) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
 - vii) Common space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units).
 - viii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
 - ix) An atrium roof covering may be built over a *courtyard* to provide weather protection provided it does not obstruct natural light inside the *courtyard*.
 - x) Raingardens may count as common open space if it is usable common open space.
- b) Indoor recreational areas: ... *Not proposed*.
- c) Community gathering space: Community gathering space, such as mailbox kiosks or community boards, shall provide relief from the weather and provide landscaping, adequate lighting, and a bench.

Compliant; as proposed the site meets these guidelines for common open space by (a)(i) not including required setbacks or (a)(ii) spaces, and (a)(iii) does not include spaces less than 15' in width. Features (a)(v) paths, landscaping, and seating, with (a)(vi) man doors access points on various buildings facades facing the common open space. Lighting is not shown, and standards will be met as conditioned under DG 3.6.1. Guideline (a)(vii) discusses that common spaces shall be separated from ground floor windows through screening treatments, the present proposal has ground floor windows that do not have distinct separation from the common open space. Staff finds this amenable due to the low activity of the spaces with only 28 units and the number of open spaces provided would encourage for only the adjacent units to be utilizing the space at any given time. Staff would be interested to hear Design Commissions opinion on this standard.

3.7 Building Design

3.7.1 Building articulation – multifamily residential buildings and residential portions of mixed-use buildings. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following *modulation* and/or *articulation* features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas, unless approved by the Design Commission:

- a) Repeating distinctive window patterns at intervals less than the required interval.
- b) Vertical building *modulation*. To qualify for this measure *modulation* shall be significant and tied to a change in color or building material and/or roofline *modulation* as defined below (Figure 3-27). Significant building modulation must have a distinct change in modulation and creativity as approved by the Design Commission like the reduction as seen in Figure 3-28. Balconies may not be used to meet *modulation* options unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the Director. For example, “cave” balconies or balconies that appear to be “tacked on” to the façade will not qualify for this option.
- c) Horizontal *modulation* (upper-level step-backs). To qualify for this measure, the horizontal *modulation* shall be significant as shown in figure 3-34.
- d) *Articulation* of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.

Compliant; all buildings feature modulation features (a), (b) and (d) on all facades. Buildings A-F feature (a) repeating distinctive window patterns, (b) roofline modulation, and (d) distinct floor levels on their exterior facing facades (north for B, D, and F, south for A, C and E, east for A and B). Features (a) repeating distinctive window patterns, (b) building material modulation, and (d) distinctive floor levels between ground floor and upper two floors are featured on the interior facades facing common parking areas of buildings A-F (west and east for C-F and just west for A and B). Features (a) repeating distinctive window patterns, (b) change in building materials, and (d) distinctive articulation of the ground floor and upper two floor levels are featured on the interior facing facades facing the private interior drive aisle for buildings A-F (north for A, C and E and south for B, D, and F).

3.7.2 Façade modulation. Buildings shall be divided by a 30-foot-wide *modulation* of the exterior wall. Such *modulation* must be at least 6 feet for buildings up to 120-foot-wide structure and shall increase 1 foot for every additional 10 feet of width and extend through all floors. Decks and roof overhangs may encroach

up to 3 feet (per side) into the *modulation*. The Director and the Design Commission will consider other design methods that are effective at reducing the perceived length of the building. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.

Compliant; all facades feature design elements such as balconies, windows, pergolas, and man doors within every 30 feet and no façade exceeds 120 feet in length.

3.7.3 Diversity of building types. Multi-building developments shall be required to provide different architectural designs to provide interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic façade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal *articulation*, *fenestration*, building materials, architectural style, and/or roof design provided they meet the Guideline 3.6.1 above and other applicable standards.

Compliant; color schemes are alternated between buildings side and rear walls to ensure no two buildings share color combinations and are easily distinguished between each other. In addition, curb islands and landscape islands called out in DG 3.5.4 have been provided on buildings to provide additional design. This guideline will be met as conditioned.

3.7.4 Roofline standards.

- a) Single purpose residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.
- b) Mixed-use buildings... *Not applicable*.
- c) All buildings shall incorporate roofline *modulation*. The maximum length of any continuous roofline shall be 30 feet for single purpose residential buildings and 60 feet for mixed-use buildings. Specifically:
 - i) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than 40 feet in width (measured horizontally).

Compliant; although proposed rear elevations of buildings (facing internal) do not propose modulation of the roofline while having a continuous roofline greater than 30 feet, staff finds this amenable as the facades all face internally and all exterior facing facades proposed demonstrate roofline modulation. Staff is interested in Design Commissions opinion on the holding of this standard in this case.

3.8 Building Details and Materials

3.8.1 Details toolbox: All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth **one point** unless otherwise noted. Multifamily buildings must achieve the equivalent of **two points** worth of architectural details from each section on their facades from the following elements:

Section 1

- a) Decorative porch design with distinct design and use of materials.
- b) Decorative treatment of windows and doors, such as decorative molding/framing details

around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.

- c) Brick or stonework covering more than 10 percent of the façade. These finishes cannot end on an outside corner (2 points).
- d) Decorative building materials that add visual interest, including
 - i) Individualized patterns or continuous wood details.
 - ii) Decorative moldings, brackets, wave trim or lattice work.
 - iii) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the façade).
 - iv) Other materials with Decorative or textural qualities as approved by the Director and as recommended by the Design Commission. The applicant must submit architectural drawings and material samples for approval.

Section 2

- a) Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.
- b) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.
- c) Other details that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission.
- d) Decorative balcony design, such as distinctive railings.
- e) Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting for each building entry on the façade.
- f) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.

Compliant; all buildings utilize from Section 1 items (a) a decorative porch design showing recessed doors under balconies, (b) decorative framing details around all ground floor windows and doors, and (d)(i) continuous wood detail. Buildings A and B as well have (d)(iii) decorative stonework. From Section 2, all buildings utilize items (a) with a decorative roofline design and (d) decorative balcony designs on all exterior facing facades.

3.8.2 Window design.

- a) Windows facing the street must be transparent. At least 35-45 percent of the front façade must be transparent. At least 10-15 percent of the side façade must be transparent.
- b) Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.

Compliant; the structures façade that is directed towards the street is a reoriented side façade. With corresponding with the applicant, the transparency has been able to be increased to ~11.6% as well as adding additional siding details to add more design to greater increase the interest and look on the façade facing Parker Road. Staff deems this compliant as it is within the 10-15 percent transparency requirement for side facades even though it is the front façade.

3.8.3 Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the City’s desired traditional main street character are as follows:

- a) Brick or stone masonry.
- b) Horizontal wood or composite siding (generally with a reveal of 5 inches or less); wider siding will be considered where there is historic precedent.
- c) Locally sourced or produced.
- d) Other materials subject to approval by the Director and as recommended by the Design Commission.

Compliant; proposed materials include stone veneer and varying sized bevel siding.

3.8.4 Prohibited materials. The following materials are prohibited in visible locations unless an exception is granted by the Director based on the integration of the material into the overall design of the structure.

- a) Vinyl or plywood siding (including T-111 or similar plywood).
- b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade.
- c) Corrugated fiberglass.
- d) Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- e) Crushed colored rock/crushed tumbled glass.
- f) Non-corrugated and highly reflective sheet metal.

Compliant; no prohibited materials proposed.

3.8.5 Special materials standards:

- a) Concrete block. When used for the façade of any building, concrete blocks shall be masonry washed, split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.
- b) Other materials subject to approval by the Director and as recommended by the Design Commission.

Not applicable; no special materials proposed.

3.9 Landscaping and Screening

3.9.1 Landscaping. Developments are subject to SMC Chapter 18.41 requirements.

- a) *Green roofs* may be used to meet up to 50 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.
- b) Permeable pavements may count for up to approximately 30 percent of the required landscaped areas based on the level of permeability and long-term maintenance capabilities as determined by the Director and as recommended by the Design Commission.

Compliant; site provides approximately 25% landscaping and meets the various other

landscaping requirements as required within SMC 18.41 and in the guidelines below.

3.9.2 Side and rear yard buffer requirements. Refer to SMC for buffer to other zones or use. For MF to MF – developments shall incorporate one or more of the following design options:

- a) Provide *Landscaping Type A* at least 10 feet deep along side and/or rear property lines where a strong visual buffer to adjacent uses is desired. A screen fence up to 6 feet tall may be used in conjunction with the landscaping.
- b) Provide *Landscaping Type B or C* at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.
- c) Other treatments that meet the intent of the guidelines as approved by the Director and as recommended by the Design Commission. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:
 - i) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
 - ii) Tall privacy fence or hedge (up to 6 feet tall).
 - iii) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

Compliant; Landscaping Type C is proposed around the side and rear property lines, the planting strip is reduced to five-feet with a six-foot tall cedar fence as allowed in subsection a of this guideline.

3.9.3 Building perimeter planting. All elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building façade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a) Columnar trees and shrubs adjacent to building walls can provide visual relief without obscuring natural light and views for individual units.
- b) The landscaped area must be a minimum of 3 feet wide.
- c) There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- d) Groundcover plants must fully cover the remainder of the landscaped area.

Not applicable; no foundation is exposed on any of the 6 proposed buildings.

3.9.4 Parking landscape: Landscaped islands shall be required between every 8-10 stalls and should be located in front of building entranceways when applicable. Landscaping strips shall be a minimum of 5 feet. Those landscaped islands in front of building entranceways shall include 5 feet minimum of continuous landscaping. The stall adjacent to the landscape strip shall be a minimum of 12 feet wide.

Not applicable; no section of stalls is equal to or greater than 8, not requiring any landscape islands.

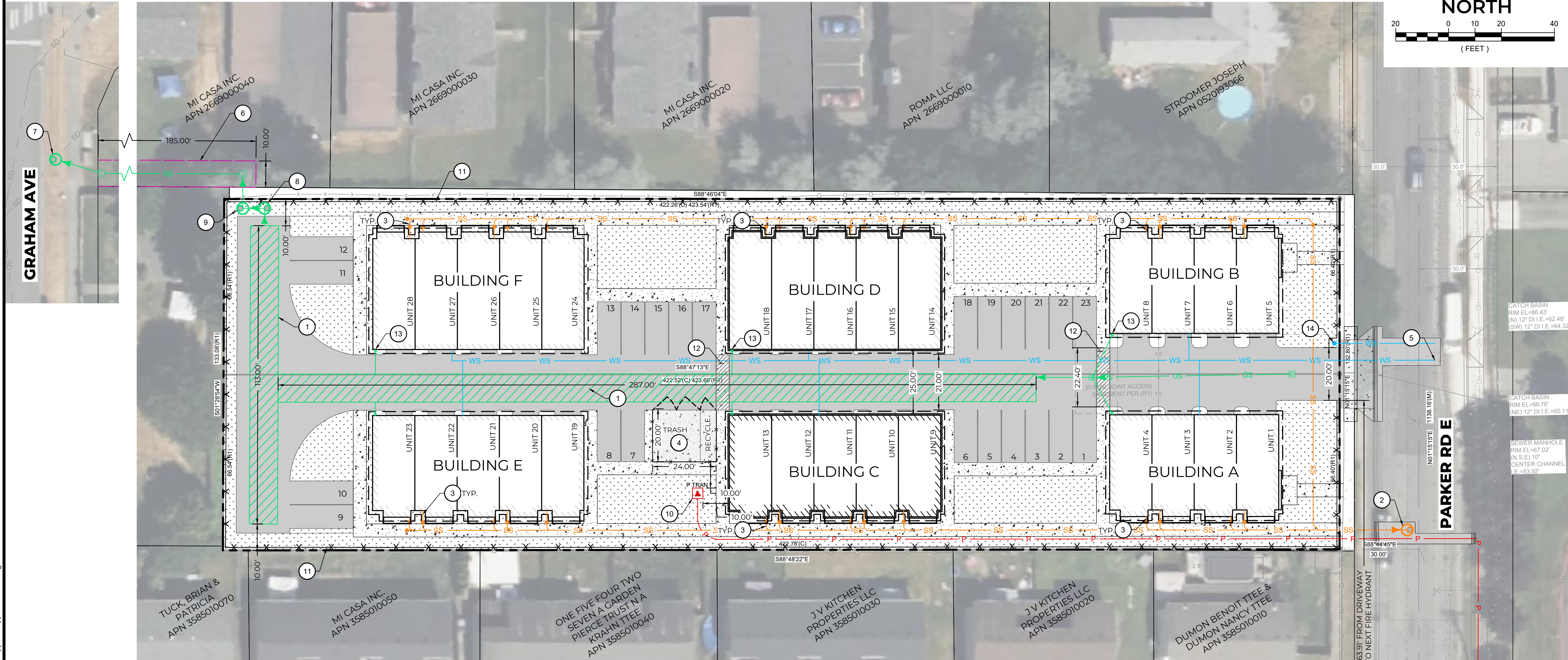
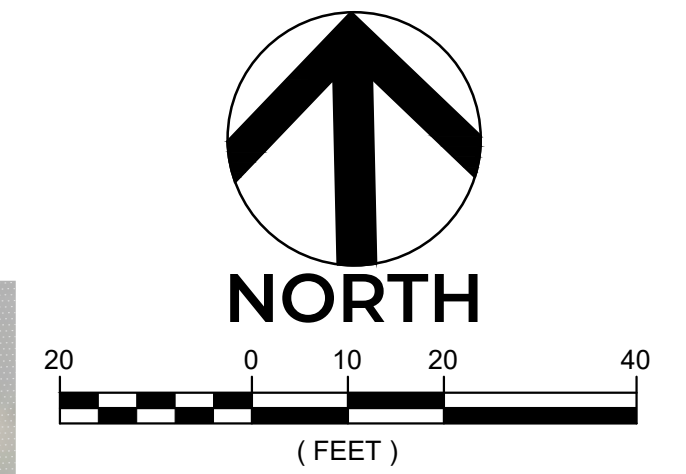
III. STAFF RECOMMENDATIONS

The proposal should be approved subject to the following CONDITIONS OF APPROVAL:

- 1. DG 3.5.9 Any future above ground utilities or mechanical equipment needs to be screened from the view of neighboring properties and the ROW.*
- 2. DG 3.6.1 Prior to building permit issuance, any new lighting shall be included and described, lighting shall either be down shielded or low to the ground.*
- 3. DG 3.7.3 Facades shall have color scheme alternations applied to ensure color combination patterns are not repeated throughout the development.*

PARKER ROAD DEVELOPMENT

PRELIMINARY CIVIL PLAN



NO.	DATE	REVISION DESCRIPTION	BY	CHK



PRELIMINARY

APN 0520197056 & 0520197057
 FULCRUM DEVELOPMENT INC.
DESIGN REVIEW PLAN
 5706 & 5712 PARKER RD E
 SUMNER, WA

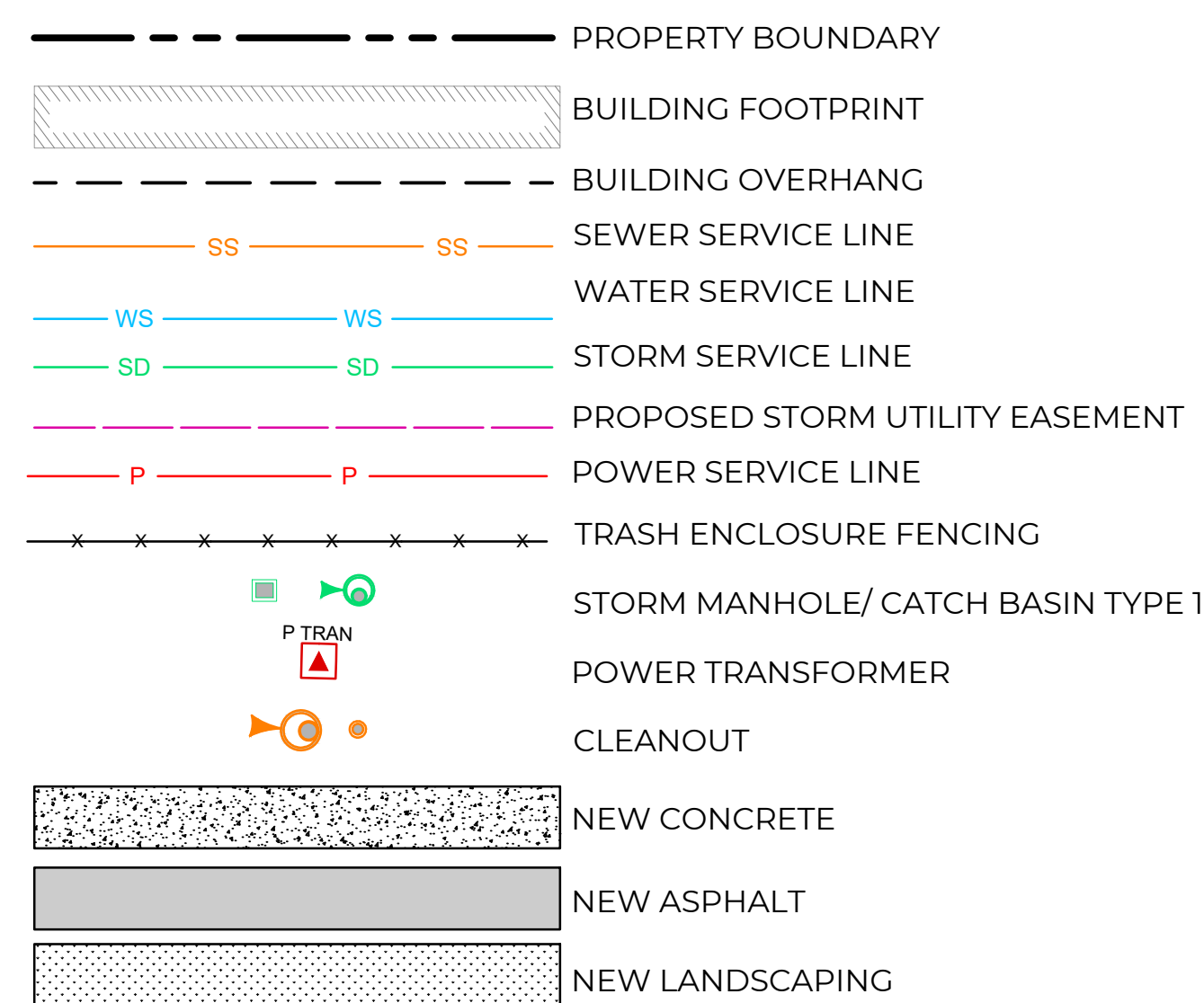


CHECKED BY:	MAP
DESIGNED BY:	TC
DRAWN BY:	TC
HORIZ. DATUM:	NAD83
VERT. DATUM:	NAVD88
DATE:	10/20/25
PROJECT NO.:	FULC-0002
SHEET NO.:	1 of 1
REFERENCE NO.:	C1.0

PRELIMINARY CIVIL KEYNOTES

- 1 PROPOSED 400-FOOT 123"x83" ARCH PIPE DETENTION TANK (VOLUME = 22,500 CF).
- 2 NEW 6" SEWER SERVICE. CONNECT TO EXISTING MAIN WITHIN PARKER RD EAST.
- 3 CONNECT NEW 4" BUILDING SIDE SEWER TO NEW 6" SEWER SERVICE WITH SEWER SWEEP TEE.
- 4 SOLID WASTE ENCLOSURE. ENCLOSURE SCREENING TO BE BLACK STEEL FRAMED ENCLOSURE WITH HORIZONTAL PAINTED OR STAINED CEDAR SLATS.
- 5 CUT-IN CONNECTION TO EXISTING MAIN PER CITY OF SUMNER DEVELOPMENT STANDARDS.
- 6 PROPOSED 10'-WIDE STORM DRAINAGE EASEMENT.
- 7 CONNECTION TO EXISTING 12" PUBLIC STORM MAIN. INVERT APPROXIMATELY 60.50. CONTRACTOR TO POTHOLE TO VERIFY EXISTING STORM MAIN DEPTH PRIOR TO CONSTRUCTION.
- 8 FLOW CONTROL STRUCTURE.
- 9 STORMWATER TREATMENT DEVICE.
- 10 PROPOSED TRANSFORMER.
- 11 6-FOOT-TALL CEDAR BOARD FENCE.
- 12 COLORED AND STAMPED CONCRETE AT PEDESTRIAN CROSSINGS
- 13 ROOF DRAIN CONNECTION (TYP.)
- 14 PROPOSED FIRE HYDRANT

UTILITY LEGEND

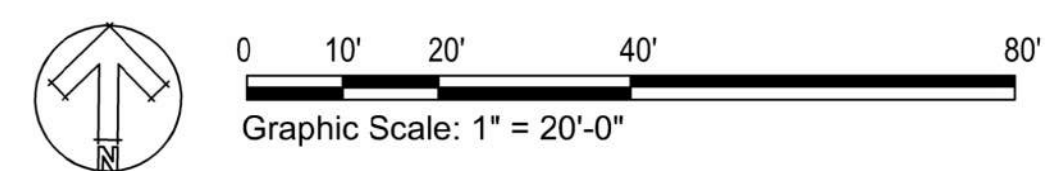


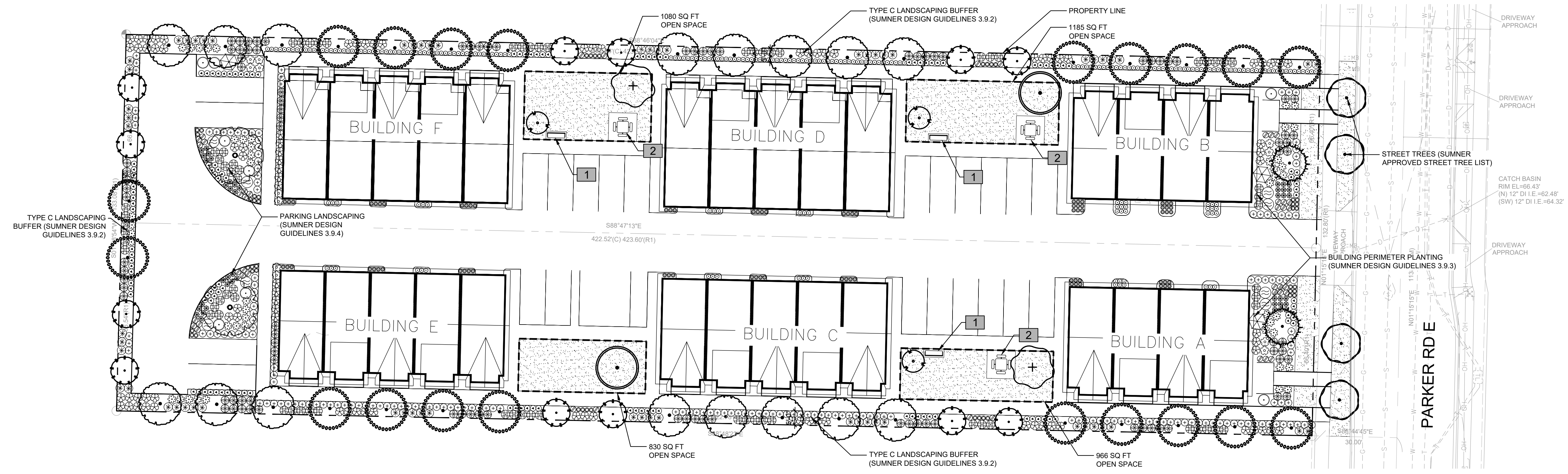


PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER GRISEUM PAPERBARK MAPLE
	BETULA JACQUEMONTII WHITEBARKED HIMALAYAN BIRCH
	CERCIDIPHYLLUM JAPONICUM 'RED FOX' RED FOX KATSURA TREE
	CERCIS CANADENSIS 'COVEY' LAVENDER TWIST® EASTERN REDBUD
	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE
	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA
	PICEA ORIENTALIS 'SKYLANDS' SKYLANDS ORIENTAL SPRUCE
	THUJA PLICATA WESTERN RED CEDAR
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA

SHRUBS	
	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERRY
	CAREX X ET CRX 904' MOON FALLS SEDGE
	HOSTA X 'GOLD STANDARD' GOLD STANDARD HOSTA
	LEUCOTHOE FONTANESIANA 'LITTLE FLAMES' LEAFSCAPE™ LITTLE FLAMES LEUCOTHOE
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
	MISCANTHUS SINENSIS 'LITTLE MISS' LITTLE MISS EULALIA GRASS
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	RHODODENDRON MACROPHYLLUM PACIFIC RHODODENDRON
	ROSA NUTKANAE NOOTKA ROSE
	RUDBECKIA AMPLEXICAULIS BLACK-EYED SUSAN
	SARCOCOCCA CONFUSA SWEETBOX
	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM
	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
GROUND COVERS	
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	FRAGARIA CHILOENSIS BEACH STRAWBERRY
GROUND COVERS	
	TURF HYDROSEED
	DROUGHT TOLERANT FESCUE BLEND

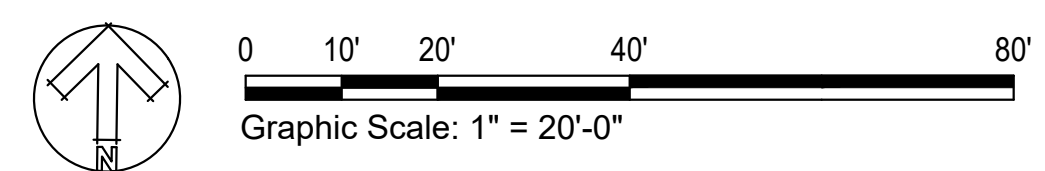




PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
+	ACER GRISEUM PAPERBARK MAPLE
•	BETULA JACQUEMONTII WHITEBARKED HIMALAYAN BIRCH
•	CERCIDIPHYLLUM JAPONICUM 'RED FOX' RED FOX KATSURA TREE
•	CERCIS CANADENSIS 'COVEY' LAVENDER TWIST® EASTERN REDBUD
•	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® MAIDENHAIR TREE
•	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA
•	PICEA ORIENTALIS 'SKYLANDS' SKYLANDS ORIENTAL SPRUCE
•	THUJA PLICATA WESTERN RED CEDAR
•	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA

SHRUBS	
•	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERRY
•	CAREX X 'ET CRX 904' MOON FALLS SEDGE
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•	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
•	MISCANTHUS SINENSIS 'LITTLE MISS' LITTLE MISS EULALIA GRASS
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•	POLYSTICHUM MUNITUM WESTERN SWORD FERN
•	RHODODENDRON MACROPHYLLUM PACIFIC RHODODENDRON
•	ROSA NUTKANA NOOTKA ROSE
•	RUDEBECKIA AMPLEXICAULIS BLACK-EYED SUSAN
•	SARCOCOCCA CONFUSA SWEETBOX
•	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM
•	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
GROUND COVERS	
•	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK
•	FRAGARIA CHILOENSIS BEACH STRAWBERRY
GROUND COVERS	
•	TURF HYDROSEED
•	DROUGHT TOLERANT FESCUE BLEND



811
 Know what's below.
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LANDSCAPE SPECIFICATIONS AND NOTES

1. SCOPE OF WORK
 - A. THE LANDSCAPING AND IRRIGATION WORK IS PART OF A LARGER SITE PROJECT RESULTING IN DISTURBANCE TO THE SITE, LANDSCAPE AND IRRIGATION. AS SUCH, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR, BOTH BEFORE ANY CONSTRUCTION BEGINS, AND DURING THE COURSE OF CONSTRUCTION.
2. MATERIALS
 - A. TOPSOIL. TOPSOIL A SHALL BE A 3 WAY BLEND OF THE FOLLOWING PRODUCTS; SANDY LOAM, SAND AND ORGANIC COMPOST (40-40-20), REFER TO SPECIFICATIONS.
 - B. MULCH. MULCH SHALL BE DARK FINE MULCH, APPLIED TO A 2" COMPACTED DEPTH ON ALL BEDS. MULCH AVAILABLE FROM PACIFIC TOPSOIL 800-884-7645
 - C. FERTILIZER. AGRAFORM 21-GRAM TABLET TIME RELEASE FERTILIZER SHALL BE USED IN ALL PLANTINGS. PLACE 1 FOR EACH GROUND COVER, 2 FOR EACH SHRUB AND 4 FOR EACH TREE. THEY SHALL BE PLACED IN THE PLANT PITS AS DETAILED. ALSO, TOP DRESS ALL PLANTS WITH A SUITABLE 'STARTER' FERTILIZER.
 - D. TREE STAKES. TREE STAKES SHALL BE 2" DIAMETER X 8' LENGTH LODGEPOLE PINE. FASTENERS SHALL BE 1" PVC CHAIN-LOCK, PLACED AS DETAILED.
3. SOIL PREPARATION
 - A. PRIOR TO ANY LANDSCAPE WORK, CONTRACTOR SHALL REMOVE, OR HAVE REMOVED, ALL DEBRIS FROM THE OTHER BUILDING TRADES FROM THE LANDSCAPE SURFACES. NO LANDSCAPE WORK SHALL COMMENCE UNTIL THE AREAS ARE CLEARED OF OTHER TRADES DEBRIS.
 - B. CULTIVATE THE EXISTING GROUND SURFACE TO A MINIMUM DEPTH OF 8" AND REMOVE ALL ROCKS OVER 1", EXISTING ROOTS AND OTHER DEBRIS.
 - C. FINE GRADE THE SUBGRADE TO ADJOINING SURFACES IN PREPARATION OF ADDING SPECIFIED TOPSOIL.
 - D. BEDS. PLACE A MINIMUM OF 8" OF SPECIFIED TOPSOIL ON ALL BEDS AND TILL OR CULTIVATE THE TOPSOIL A MINIMUM DEPTH OF 8". REMOVE ALL ROCK AND DEBRIS WHICH MAY SURFACE. FINISHED GRADE OF TOPSOIL SHALL BE 2.5" BELOW ADJOINING PAVED SURFACES, ALLOWING 2" FOR MULCH. THEREFORE, FINISHED GRADE SHALL BE 1/2" BELOW PAVED SURFACE.
4. PLANTING OF TREES, SHRUBS, AND GROUNDCOVERS
 - A. CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES.
 - B. CONTRACTOR IS TO CONFIRM THAT ALL BEDS ARE PREPARED AND READY FOR PLANTING, WITHOUT INTERFERENCE WITH OTHER TRADES.
 - C. LAYOUT ALL PLANTS AS PER PLAN AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REP, MAKING SURE THE PLANTS ARE ORIENTATED TO GIVE BEST APPEARANCE TO THE VIEWER.
 - D. PIT PLANT ALL PLANTS INTO PREPARED SOIL AND PLANT PER THE DETAILS. WHILE PLANTING, WATER THE PLANTS INTO THE PLANT PITS THOROUGHLY SOAKING THE ROOT BALLS AND SOIL. PLACE FERTILIZER TABLETS AS SPECIFIED, FILLING PLANT PITS WITH SPECIFIED TOPSOIL. TOP DRESS FERTILIZE WHEN COMPLETED.
 - E. TREES PLANTED 5' OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER CONTROL. SHRUBS AND GROUNDCOVER SHALL BE PLANTED TO ATTAIN COVERAGE OF 90% OF THE PLANTING AREA WITHIN 3 YEARS.
5. WARRANTY
 - A. ALL LANDSCAPING SHALL BE WARRANTED FOR ONE YEAR FROM FINAL ACCEPTANCE. PLANTS REQUIRING REPLACEMENT SHALL BE OF THE ORIGINAL VARIETY AND SIZE AS SPECIFIED HEREIN.
6. IRRIGATION
 - A. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THROUGH THE BIDDER DESIGN PROCESS
 - B. CONTRACTOR TO CONFIRM LOCATION OF CONTROLLER WITH OWNER.
 - C. CONTRACTOR TO PROVIDE COVERAGE TEST FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER.
 - D. CONTRACTOR TO PROVIDE AS-BUILT DRAWING OF IRRIGATION SYSTEM.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
TREES					
	ACER GRISEUM / PAPERBARK MAPLE	3" CAL.	B&B		2
	BETULA JACQUEMONTII / WHITEBARKED HIMALAYAN BIRCH	3" CAL.	B&B		16
	CERCIDIPHYLLUM JAPONICUM 'RED FOX' / RED FOX KATSURA TREE	3" CAL.	B&B		20
	CERCIS CANADENSIS 'COVEY' / LAVENDER TWIST® EASTERN REDBUD	3" CAL.	B&B		3
	GINKGO BILOBA 'PNI 2720' / PRINCETON SENTRY® MAIDENHAIR TREE	3" CAL.	B&B		4
	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	3" CAL.	B&B		2
	PICEA ORIENTALIS 'SKYLANDS' / SKYLANDS ORIENTAL SPRUCE	6' HT MIN	B&B		12
	THUJA PLICATA / WESTERN RED CEDAR	6' HT MIN	B&B		2
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B		2
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS					
	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY	3 GAL.	POT	36" o.c.	62
	CAREX X 'ET CRX 904' / MOON FALLS SEDGE	1 GAL.	POT	18" o.c.	74
	HOSTA X 'GOLD STANDARD' / GOLD STANDARD HOSTA	3 GAL.	POT	36" o.c.	12
	LEUCOTHOE FONTANESIANA 'LITTLE FLAMES' / LEAFSCAPE™ LITTLE FLAMES LEUCOTHOE	1 GAL.	POT	18" o.c.	224
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	3 GAL.	POT	36" o.c.	73
	MISCANTHUS SINENSIS 'LITTLE MISS' / LITTLE MISS EULALIA GRASS	1 GAL.	POT	24" o.c.	42
	NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO	3 GAL.	POT	36" o.c.	90
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.	POT	36" o.c.	46
	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON	3 GAL.	POT	72" o.c.	3
	ROSA NUTKANA / NOOTKA ROSE	3 GAL.	POT	48" o.c.	8
	RUDBECKIA AMPLEXICAULIS / BLACK-EYED SUSAN	1 GAL.	POT	18" o.c.	44
	SARCOCOCCA CONFUSA / SWEETBOX	1 GAL.	POT	36" o.c.	96
	SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM	1 GAL.	POT	24" o.c.	42
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	3 GAL.	POT	48" o.c.	8
GROUND COVERS					
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	POT	30" o.c.	177
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	POT	24" o.c.	123
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS					
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED			5,020 SF

AMENITY LEGEND

SYMBOL	DESCRIPTION	QTY
	BENCH; WABASH VALLEY COURTYARD DIAMOND OUTDOOR BENCH; POWDER COAT BLACK	3
	PICNIC TABLE; WABASH VALLEY SIGNATURE SQUARE PEDESTAL DIAMOND PICNIC TABLE; POWDER COAT BLACK; IN-GROUND MOUNT	3
	SOIL	8,082 SF
	ASPHALT	16,309 SF
	CONCRETE	9,046 SF



DESIGN REVIEW

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

Parker Road Townhomes
5706 & 5712 Parker Rd E
Sumner, Washington 98390

DESIGN: MT
DRAWN: MT
CHECKED: EW/ES

DATE: October 17, 2025

PROJECT: Parker Road Townhomes

NUMBER: LLA0649.25

SCALE:
TITLE:

PLANT SCHEDULE AND NOTES

SHEET:

L1.01



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PLANT IMAGES



LAVENDER TWIST REDBUD



RED FOX KATSURA TREE



SKYLANDS ORIENTAL SPRUCE



PRINCETON SENTRY GINKGO



HIMALAYAN BIRCH



PAPERBARK MAPLE



GREEN VASE ZELKOVA



SAUCER MAGNOLIA



WESTERN RED CEDAR



GOLD STANDARD HOSTA



MOON BAY HEAVENLY BAMBOO



ROSE GLOW JAPANESE BARBERRY



BLACK-EYED SUSAN



LITTLE MISS MAIDEN GRASS



FRAGRANT SWEET BOX



WESTERN SWORD FERN



AUTUMN JOY SEDUM



COMPACT OREGON GRAPE



SNOWBERRY



PACIFIC RHODODENDRON



NOOTKA ROSE



BEACH STRAWBERRY



KINNIKINNICK



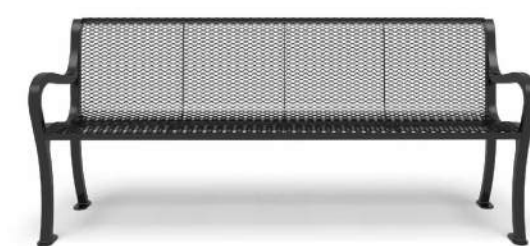
LITTLE FLAMES LEUCOTHOE



MOON FALLS SEDGE

SITE AMENITY IMAGES

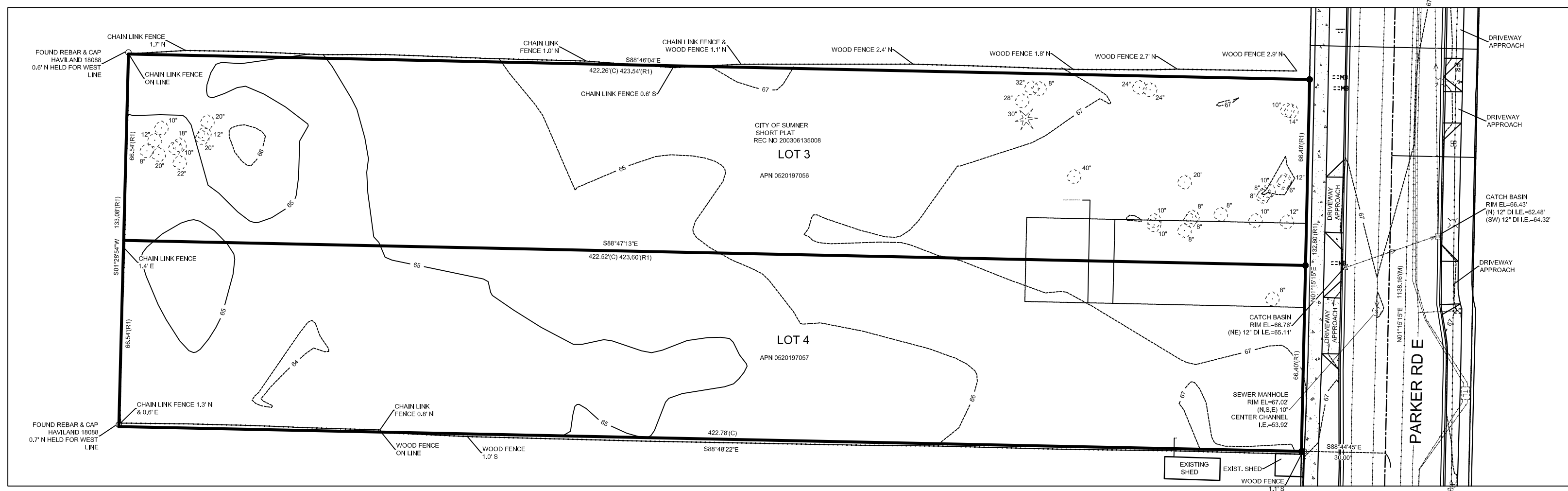
BENCH; WABASH VALLEY COURTYARD DIAMOND
OUTDOOR BENCH; POWDER COAT BLACK



PICNIC TABLE; WABASH VALLEY SIGNATURE
SQUARE PEDESTAL DIAMOND PICNIC TABLE;
POWDER COAT BLACK; IN-GROUND MOUNT



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EXISTING SITE PLAN

SCALE : 1" = 50'-0"



STREETSCAPE PARKER ROAD EAST

SCALE : 1" = 15'-0"

PROJECT DATA

BUILDING CODE: WASHINGTON STATE AMENDMENTS IN WAC 51-50
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 WASHINGTON STATE FIRE CODE
 2021 WASHINGTON STATE ENERGY CODE
 2021 CITY OF SUMNER MUNICIPAL CODE

ZONE: MDR
 DENSITY: 22 UNITS PER ACRE = 1.29 ACRES = 28.37 UNITS
 OCCUPANCY GROUP: R-2
 CONSTRUCTION TYPE: V-B
 SITE AREA: 56168.908 SQ. FT. (1.289 ACRES)
 BUILDING UNIT HEATED AREA: 1275 SQ. FT.
 BUILDING UNIT GROSS AREA: 5100/6375 SQ. FT.
 BUILDING FOOTPRINT AREA: 2304/2880 SQ. FT.
 BUILDING GROSS AREA: 6464/8080 SQ. FT.
 BUILDING SPRINKLERED: YES
 SPRINKLER MODEL: NFPA 13D PER IBC 903.3.11
 MONITORED FIRE ALARM SYSTEM REQUIRED: YES

CLIENT DATA

PROJECT NAME: FULCRUM DEVELOPMENT

PARCEL NUMBER

0520197056

PROJECT LOCATION

5706 & 5712 PARKER RD E
 SUMNER, WA 98390

LEGAL DESCRIPTION

SECTION 19 TOWNSHIP 20 RANGE 05 QUARTER 31 L 3 OF S P 2003-06-13-5008 EXC E 10 FT CYD TO CY OF SUMNER PER ETN 4038721
 TOG/W EASE OF REC OUT OF 3-184 SEG 2004-0382 3-17-04JK DC10/20/09CL
 SECTION 19 TOWNSHIP 20 RANGE 05 QUARTER 31 L 4 OF S P 2003-06-13-5008 EXC E 10 FT CYD TO CY OF SUMNER FOR ADDL R/W PER ETN 4038721 TOG/W EASE OF REC OUT OF 3-184 SEG 2004-0382 3-17-04JK DC10/20/09CL

PROJECT DESCRIPTION

CONSTRUCTION OF 22-UNITS INCLUDING 4-UNIT & 5-UNIT, THREE STORY, TOWNHOUSE STYLE APARTMENTS AT 1275 SQ FT PER UNIT WITH A 1-CAR GARAGE

DESIGNER

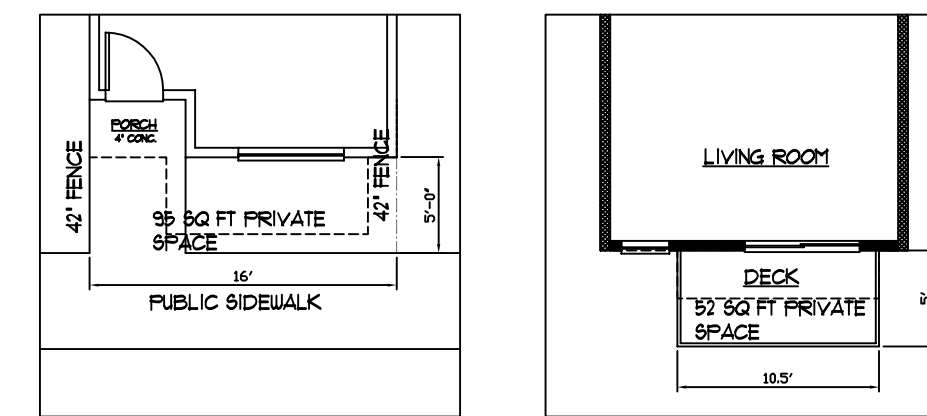
MD DESIGNS
 3220 NORTH 26TH ST
 TACOMA, WA 98407

CONTRACTOR

FULCRUM DEVELOPMENT
 1313 BROADWAY SUITE 310, SUITE 310
 TACOMA, WA 98402

PARKING

28 UNITS - 28 1-CAR GARAGES
 23 ADDITIONAL PARKING STALLS
 1.8 PARKING STALLS PER UNIT

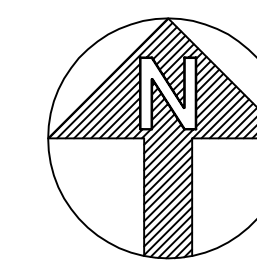


PRIVATE OPEN SPACE PER UNIT



DRIVE AISLE STREETSCAPE

SCALE : 1" = 30'-0"



FULCRUM DEVELOPMENT

PARCEL #0520197056
 5706 & 5712 PARKER RD EAST
 SUMNER, WA 98390

MD Designs

Residential - Commercial Design
 md@mdarchitects.net www.mdarchitects.net
 www.facebook.com/mddesignsportfolio
 3220 North 26th Street Tacoma, WA 98407
 ph: 253.756.1652 fx: 253.756.2025

PROJECT INFORMATION
 SITE PLAN

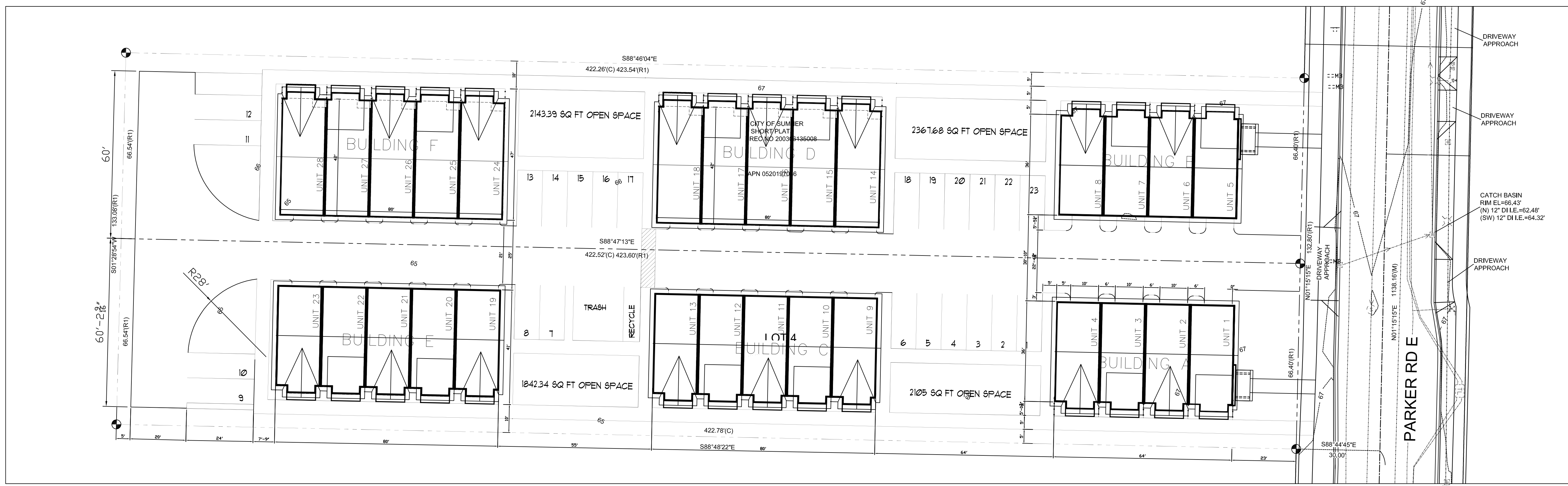
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A1

DATE:
06/28/25
DESIGNER:
JPD

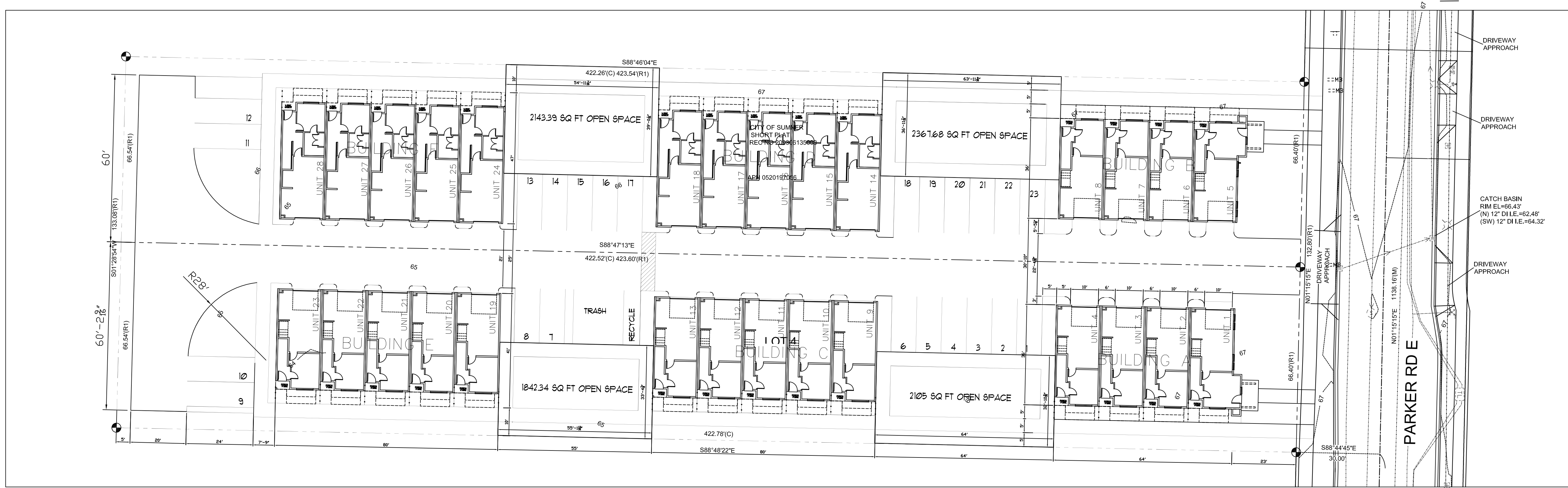
11

PROJECT #:
R24000



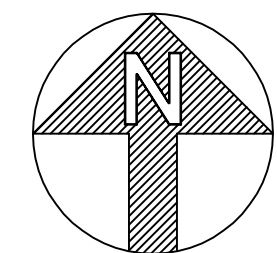
PROPOSED ROOF DESIGN SITE PLAN

SCALE : 1" = 30'-0"



PROPOSED BUILDING FOOTPRINT SITE PLAN

SCALE : 1" = 30'-0"



FULCRUM DEVELOPMENT

PARCEL #0520197056
5706 & 5712 PARKER RD EAST
SUMNER, WA 98390

MD Designs

Residential - Commercial Design
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ph: 253.756.1652 fx: 253.756.2025

SITE PLAN

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A2

DATE:
06/28/25
DESIGNER:
JPD

11

PROJECT #:
R24.000



SOUTH ELEVATION

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SCALE : 1/4" = 1'-0"

NOTE:
 CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS TO VERIFY COMPATIBILITY WITH PROJECT INTENT AND/OR EXISTING CONDITIONS. ANY/ALL OBSERVED OMISSIONS MUST BE REPORTED TO JOHN DELOMA PRIOR TO COMMENCING WORK. MD DESIGNS SHALL NOT BE RESPONSIBLE FOR DISCREPANT PROJECT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

BUILDING
A & B

PARCEL #0520197056
 5706 & 5712 PARKER RD EAST
 SUMNER, WA 98390

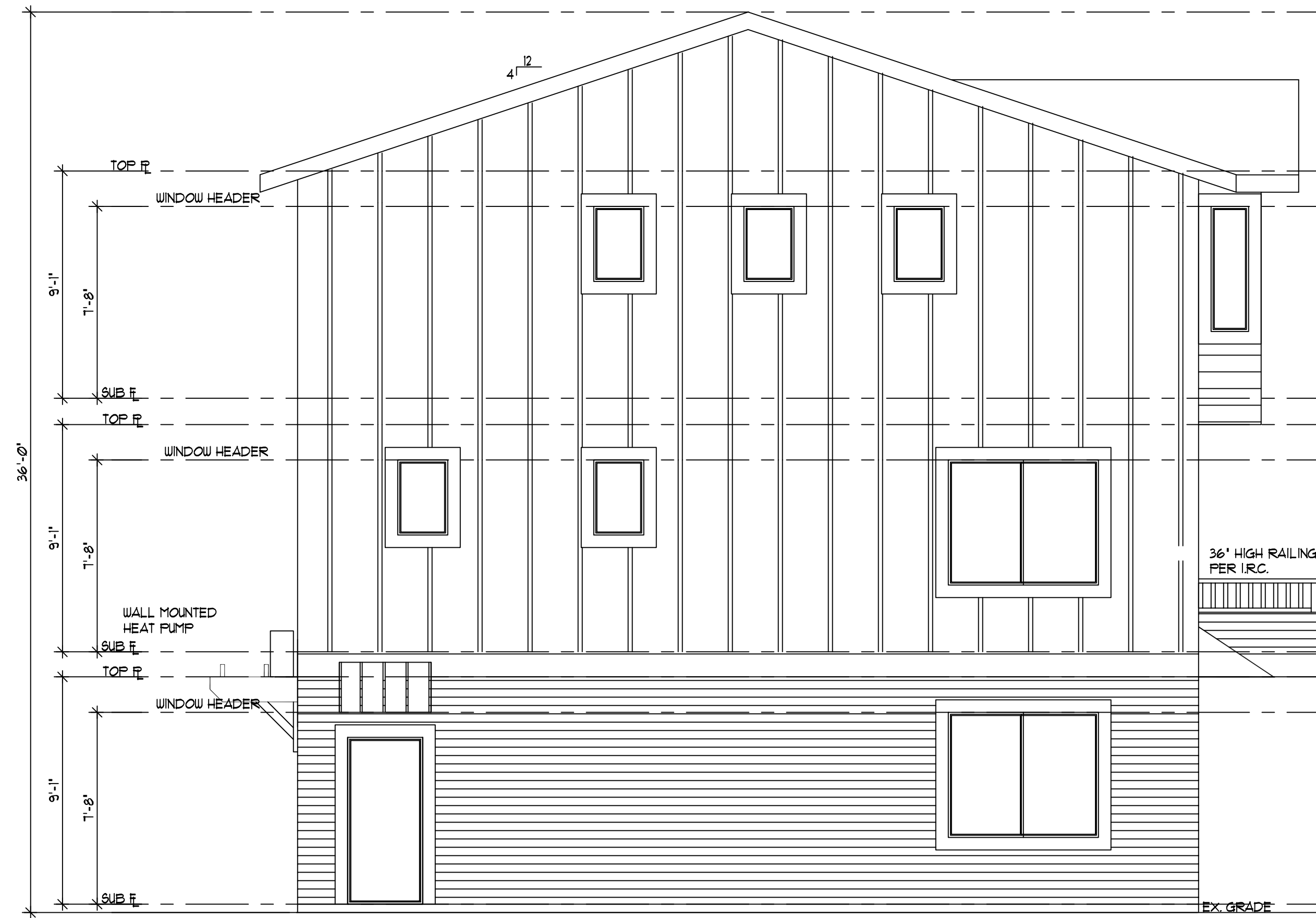
MD Designs
 Residential - Commercial Design
 md@mdarchitects.net www.mdarchitects.net
 www.facebook.com/mddesigns.portfolio
 3220 North 26th Street Tacoma, WA 98407
 ph: 253.756.1652 fx: 253.756.2025

WEST ELEVATIONS

THESE CONSTRUCTION DOCUMENTS ARE FOR THE CONSTRUCTION OF RENTAL APARTMENTS AND ARE NOT TO BE CONDOMINIUMIZED

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A3	DATE: 12/15/24
	DESIGNER: JPD
11	PROJECT #: R24-022



WEST ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"

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BUILDING
A & B

PARCEL #0520197056
 5706 & 5712 PARKER RD EAST
 SUMNER, WA 98390

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NORTH/SOUTH ELEVATIONS

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A4

DATE:
12/15/24
DESIGNER
JPD

11

PROJECT #:
R24-022

BUILDING
A & B

PARCEL #0520197056
5706 & 5712 PARKER RD EAST
SUMNER, WA 98390

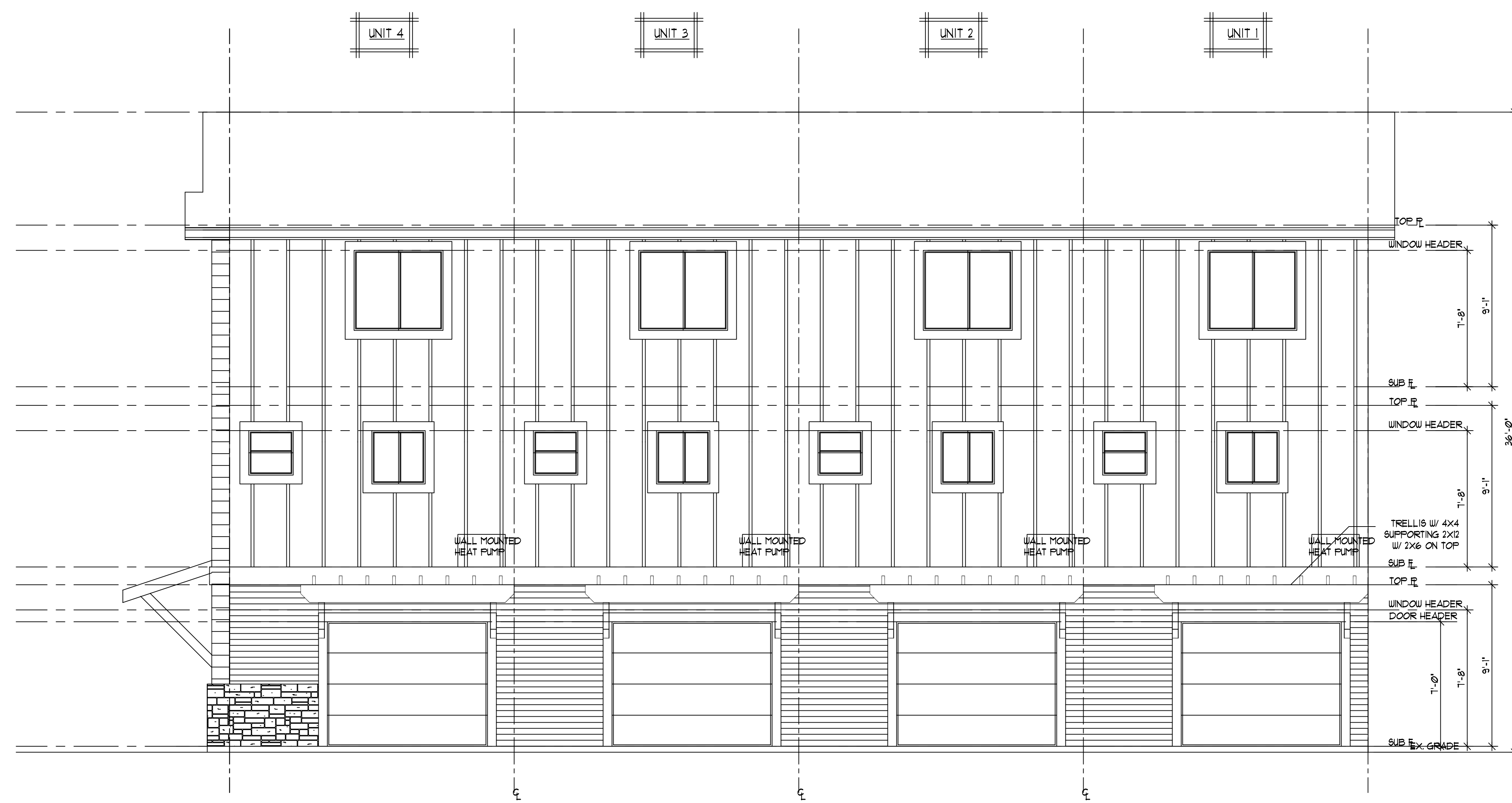
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EAST ELEVATIONS

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A5	DATE: 12/15/24
	DESIGNER: JPD
11	PROJECT #: R34.022



NORTH ELEVATION

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SCALE : 1/4" = 1'-0"

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FRONT ELEVATION

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SCALE : 1/4" = 1'-0"

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BUILDING
C & E

PARCEL #0520197056
 5706 & 5712 PARKER RD EAST
 SUMNER, WA 98390

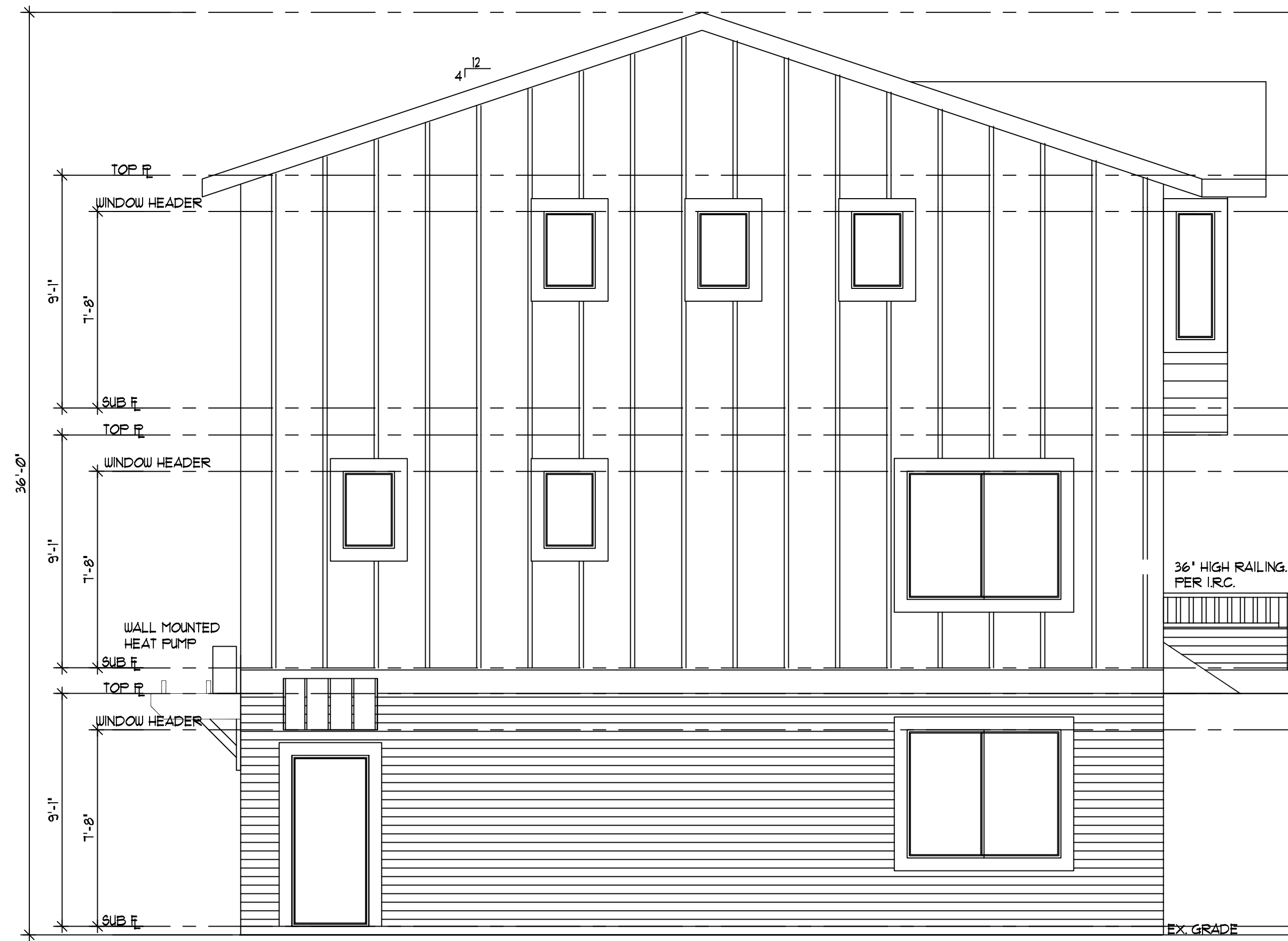
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WEST ELEVATIONS

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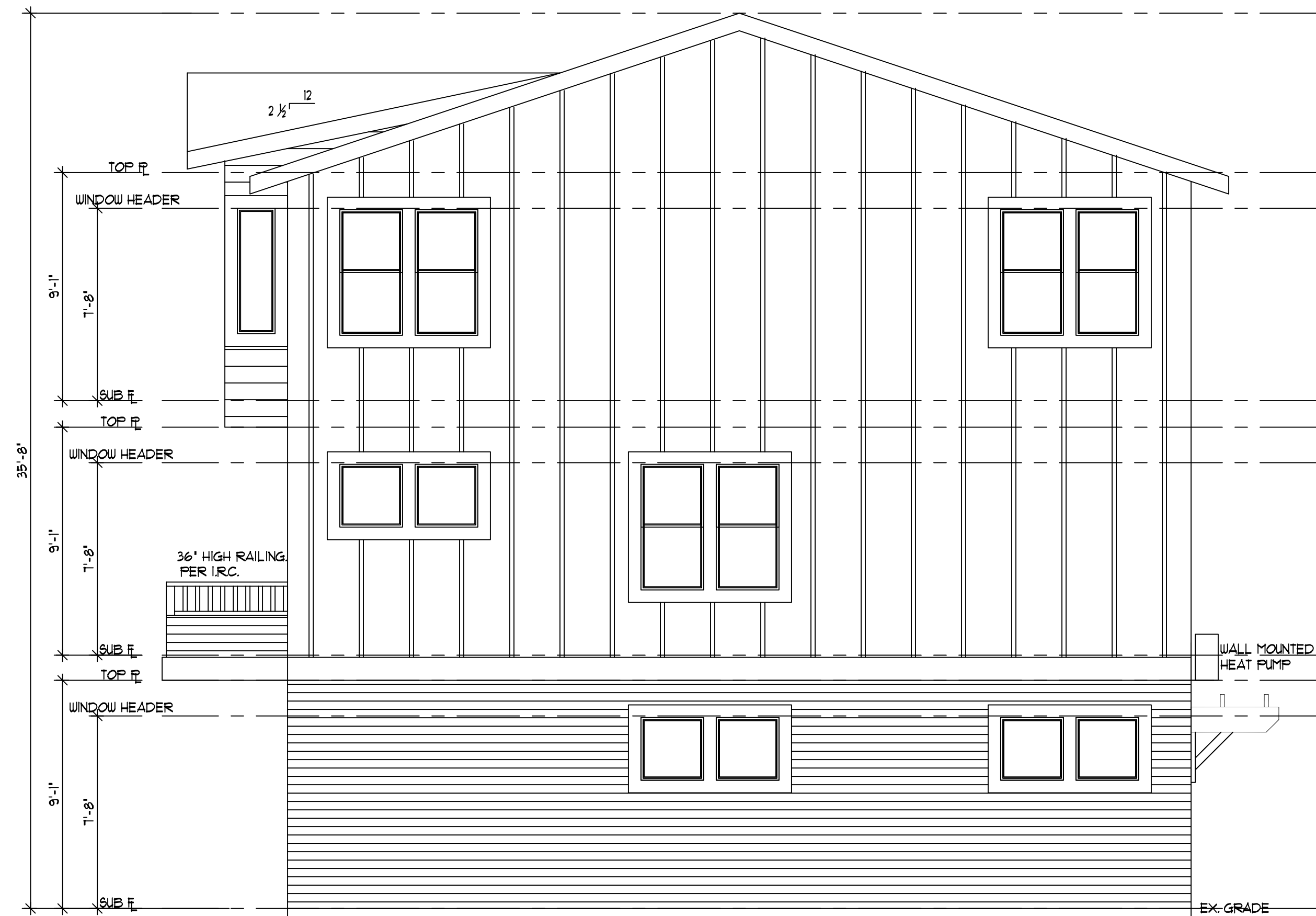
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A6	DATE: 04/15/24
	DESIGNER: JPD
11	PROJECT #: R24009



WEST ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"

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NORTH/SOUTH ELEVATIONS

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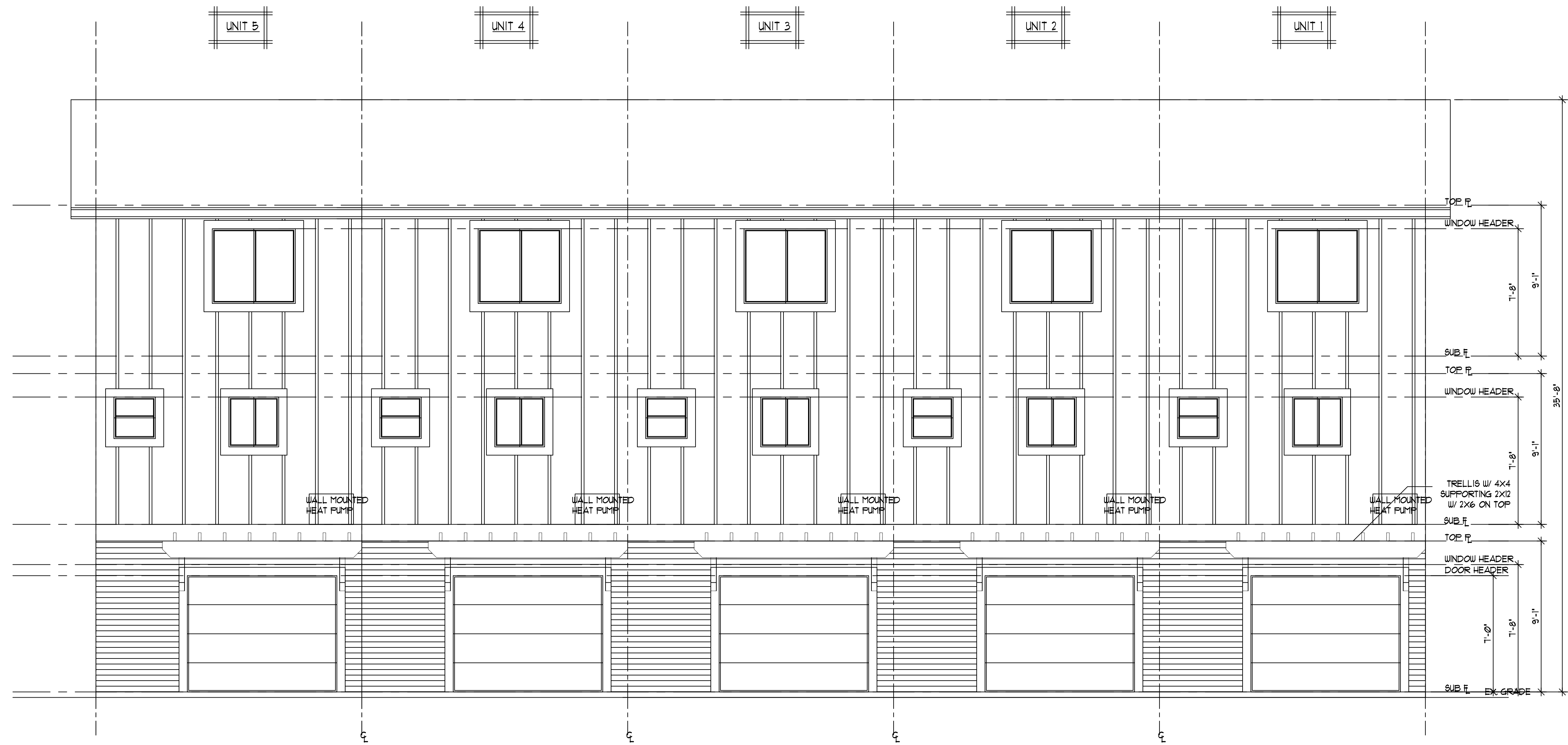
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A7

DATE:
04/15/24
DESIGNER:
JPD

11

PROJECT #:
R34209



REAR ELEVATION

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SCALE : 1/4" = 1'-0"

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BUILDING
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A8	DATE: 04/15/24
	DESIGNER: JPD
11	PROJECT #: R34203

BUILDING
D & F

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WEST ELEVATIONS

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A9	DATE: 12/15/24
	DESIGNER: JFD
11	PROJECT #: R24-022



FRONT ELEVATION

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SCALE : 1/4" = 1'-0"

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EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"

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BUILDING
D & F

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NORTH/SOUTH ELEVATIONS

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A10	DATE: 12/9/24
	DESIGNER JPD
11	PROJECT #: R24.022

BUILDING
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A11	DATE: 12/15/24
11	DESIGNER: JPD
	PROJECT #: R24-022



SOUTH ELEVATION

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SCALE : 1/4" = 1'-0"

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