



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 Ruston Way Suite E
Tacoma, WA 98402

Phone: (253) 272-4214

Fax: (253) 272-4218

DESIGN REVIEW SUBMITTALS

Letter of Transmittal

Date: 06/13/2022 **Received 6/22/2022 By Email**

To: City of Fircrest

From: Graves and Associates, PLLC

Attn. To whom it concerns

Project Description:

This is a 413,384 sq.ft lot and will consist of four 5-story buildings; Building A & B are mixed-use buildings (with commercial on the first floor and residential units above) whereas Building C & D are residential buildings that contain a parking garage below. Total of 389 residential units of various size and approx. of 9,300 sq.ft of retail. There will be a workout space, an amenity space, and two commercial spaces.

Parcel Number: 0220112005

Legal Description:

SECTION 11 TOWNSHIP 20 RANGE 02 QUARTER 22: SW OF NE OF NW SUBJ TO CY OF
TAC EASE
LESS R/W FOR RD1

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Administrative Design Review Application

Submittal Items

Please include the following:

- Application
- Two copies of elevation plans, site design plan, exterior mechanical devices screening plans, and/or other related documents needed for review.
- Required building/construction plans
- Review Fee: \$250 intake
\$300 deposit

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceeded by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Administrative design review requires a staff review to ensure project compliance with all applicable development regulations contained in this code, the design guidelines adopted in this title and incorporated by reference in Chapter 22.64 FMC, and the goals, policies and objectives of the comprehensive plan. Administrative design review may consist of either a one-step or two-step process depending on the complexity of the proposal and the applicant preferences.




THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

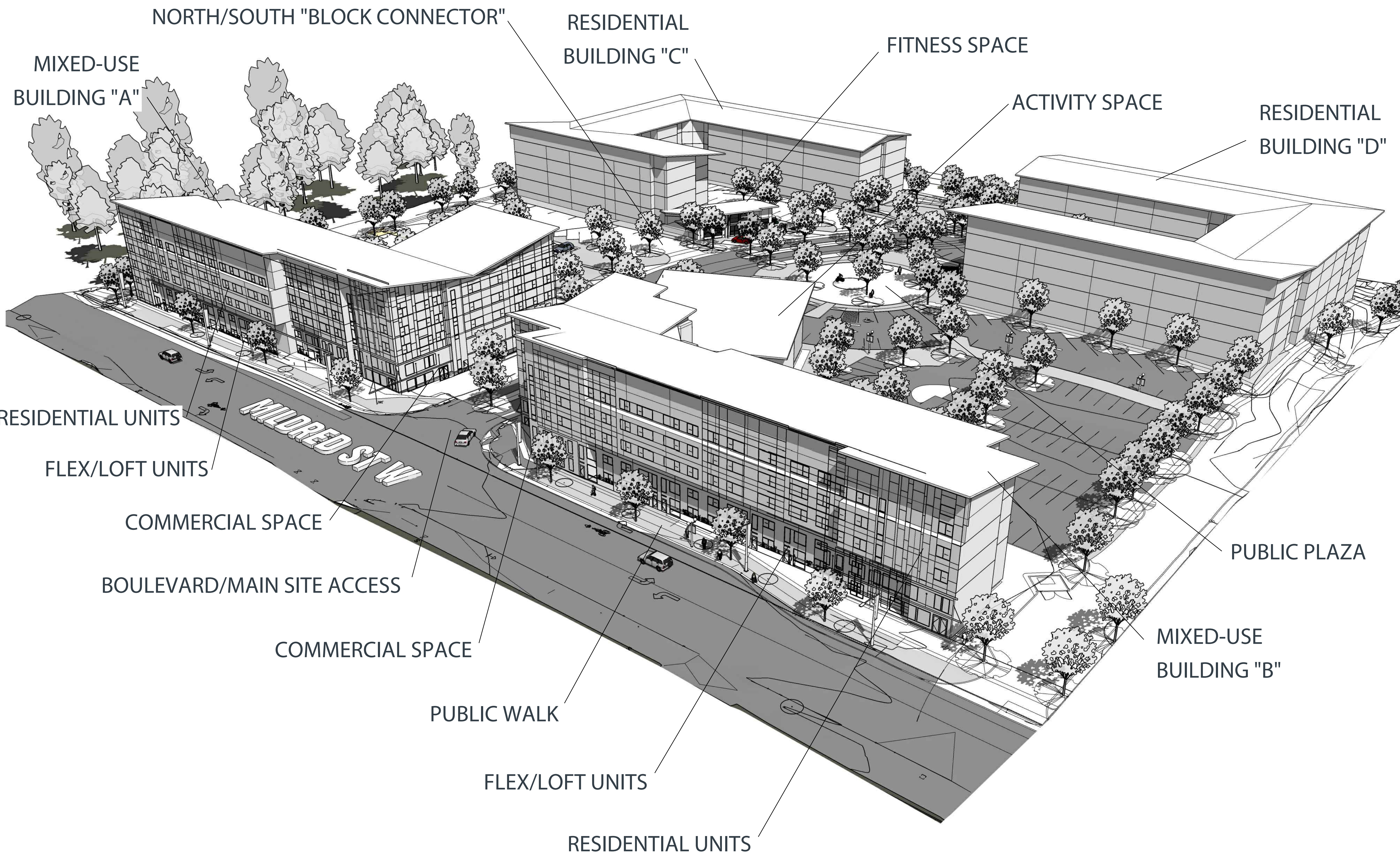
Applicant Name:	
Address:	
Representative (if different):	
Phone:	Email:
Property Owners (if different):	
Phone:	Email:

Project Address:	
Brief Description of Project: Mixed use with 389 residential units of various size/layouts with ground floor retail. Parks, recreation, open space, through street connections proposed. Parking is both surface and structured.	
Parcel Number(s):	Commercial Use:
Land Use Designation:	Zoning Designation:
Environmental sensitive areas on or within 150': Yes No	
Physical Characteristics of Site:	

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature: _____  _____ Date: _____

Signature: _____ Date: _____



RESIDENTIAL UNITS

FLEX/LOFT UNITS

COMMERCIAL SPACE

BOULEVARD/MAIN SITE ACCESS

COMMERCIAL SPACE

PUBLIC WALK

FLEX/LOFT UNITS

RESIDENTIAL UNITS

NORTH/SOUTH "BLOCK CONNECTOR"

RESIDENTIAL BUILDING "C"

FITNESS SPACE

ACTIVITY SPACE

RESIDENTIAL BUILDING "D"

PUBLIC PLAZA

MIXED-USE BUILDING "B"

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"x36"

1 SPACIAL MASSING EXHIBIT
SCALE: NO SCALE



1900 N NORTHLAKE WAY
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ALLIANCE
 PROSE FIRCREST
 MIXED-USE PROJECT
 2119 MILDRED ST W
 FIRCREST, WA 98466

REVISIONS	DATE	DESCRIPTION

PROJECT: 2134
PM: MA

LAND-USE ENTITLEMENT
06.10.2022

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AS-102

KEYNOTE LEGEND

MATERIALS / COLORS

A		FIBER CEMENT LAP SIDING COLOR: STORM WARNING SW ID: SW 9555
B		FIBER CEMENT BOARD AND BATTEN COLOR: PERLE NOIR SW ID: SW 9154
C		FIBER CEMENT ARCHITECTURAL PANEL COLOR: ELLIE GRAY SW ID: SW 7650
D		FIBER CEMENT ARCHITECTURAL PANEL COLOR: LEATHER BOUND SW ID: SW 6118



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1 BUILDING A WEST ELEVATION

SCALE: 1/16" = 1'-0"

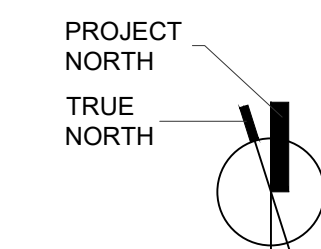
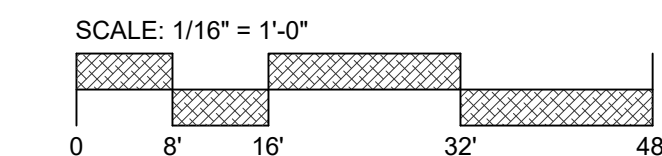


2 BUILDING A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES:

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EXTERIOR ELEVATIONS
A200

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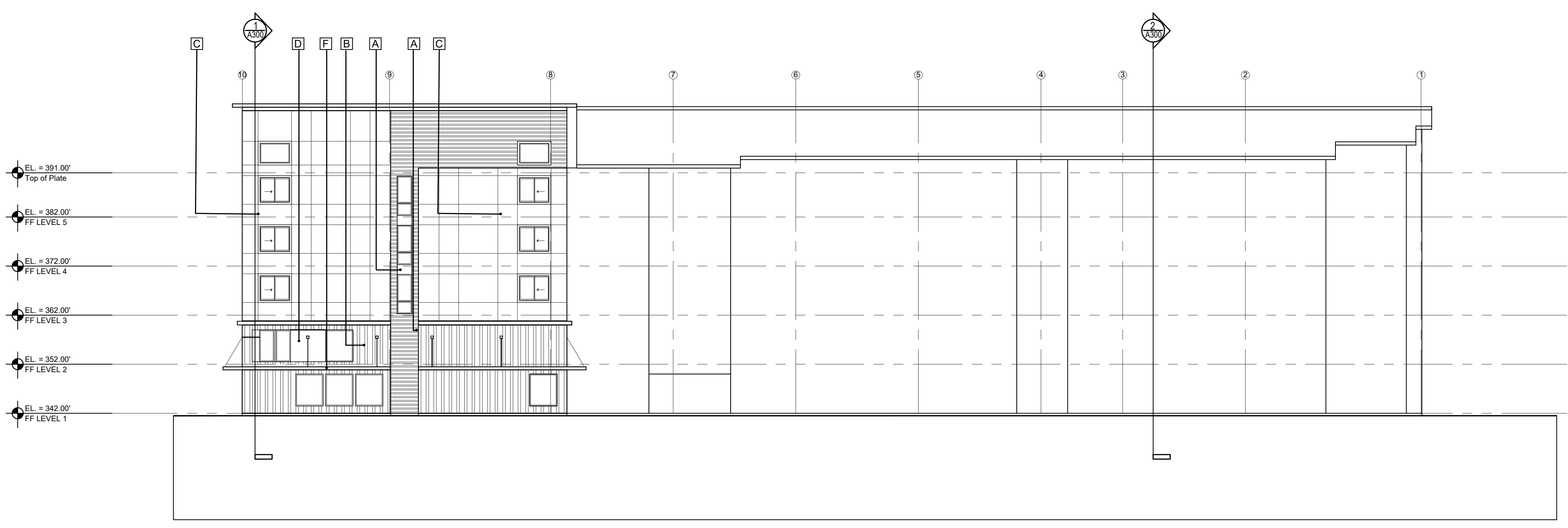
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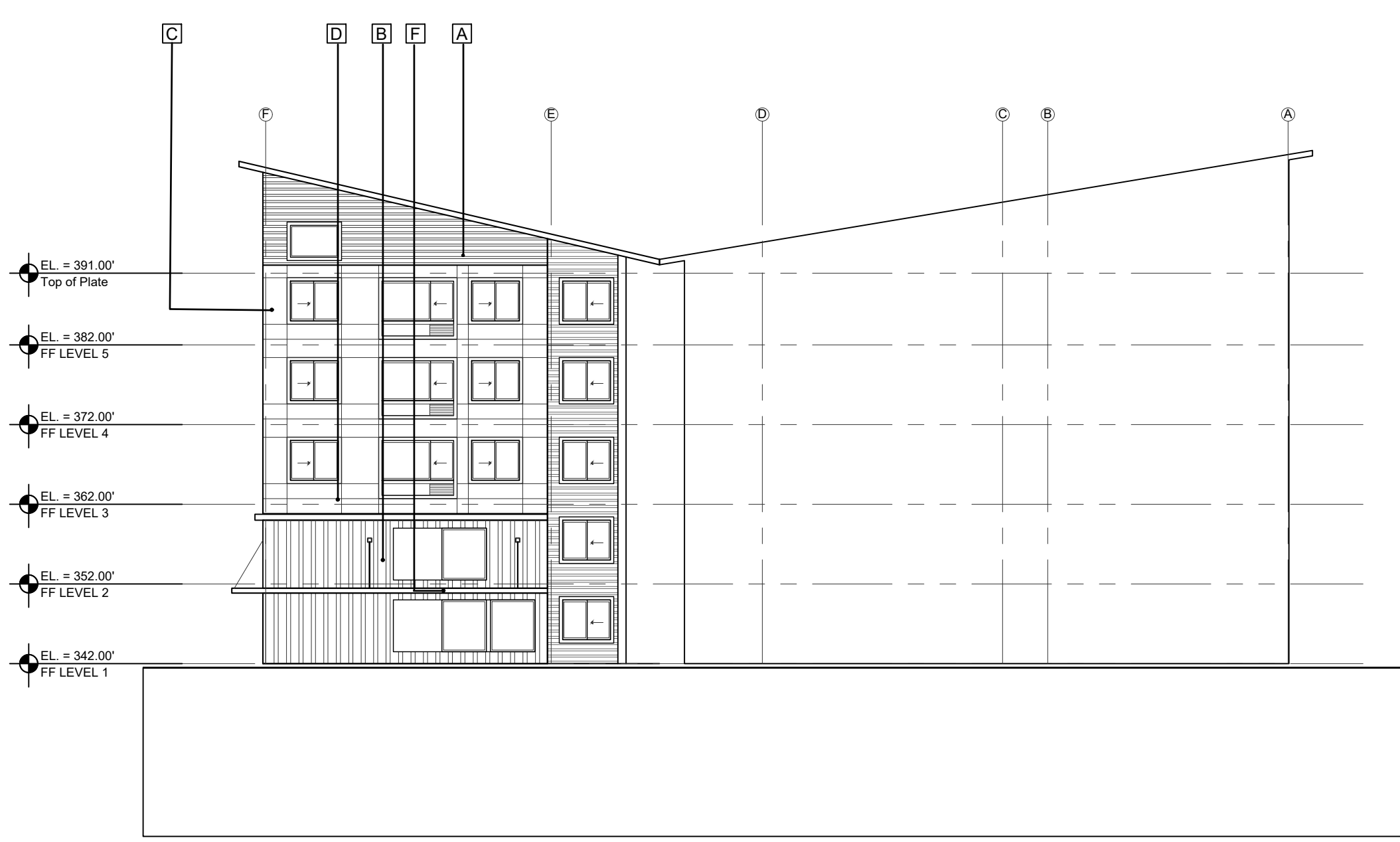
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EXTERIOR ELEVATIONS
A201



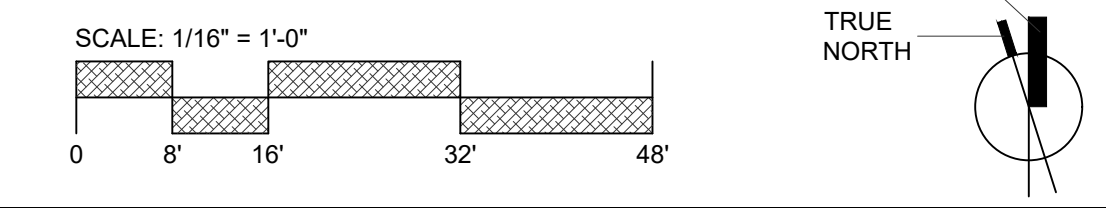
1 BUILDING A PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING A PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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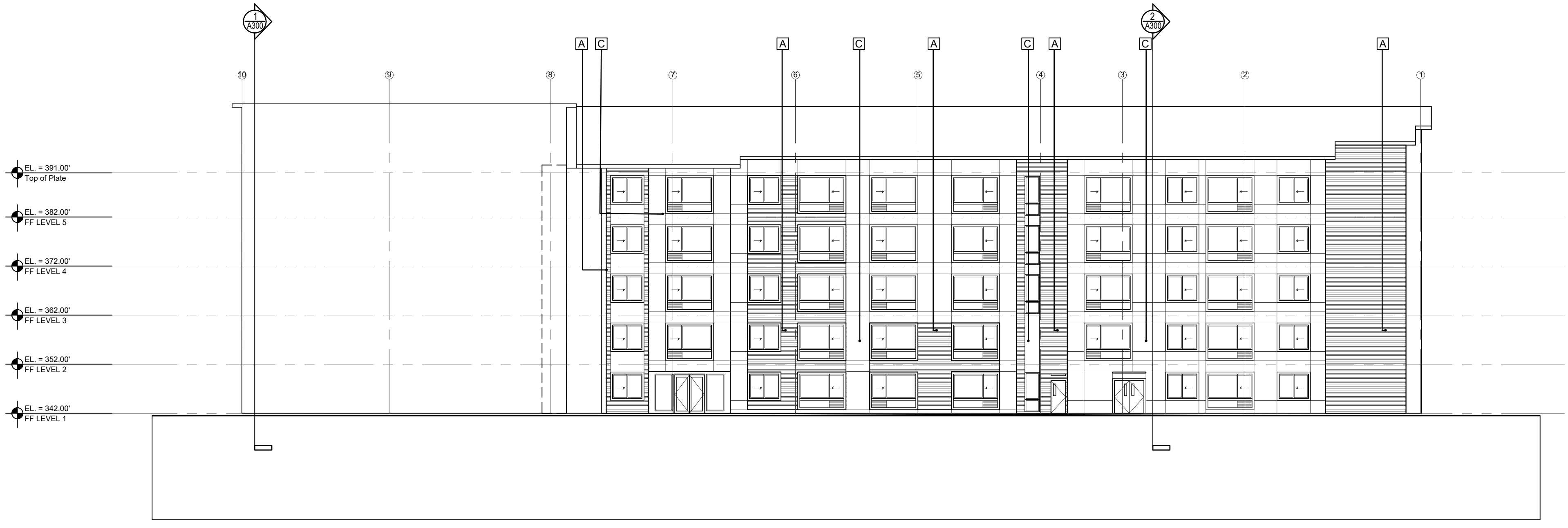
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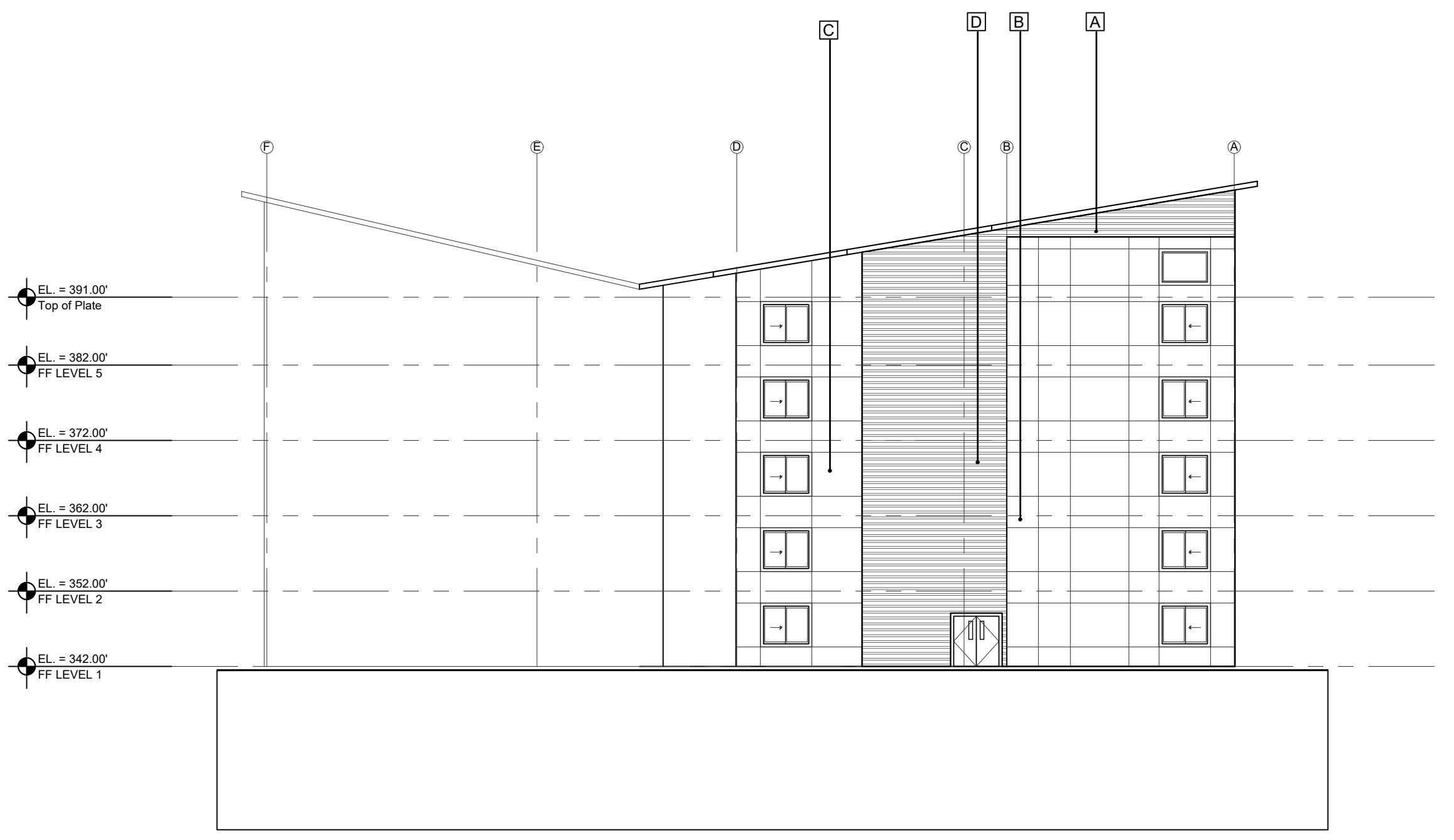
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EXTERIOR ELEVATIONS
A202



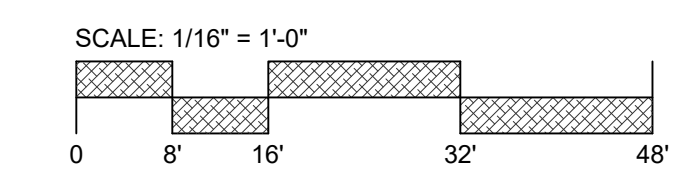
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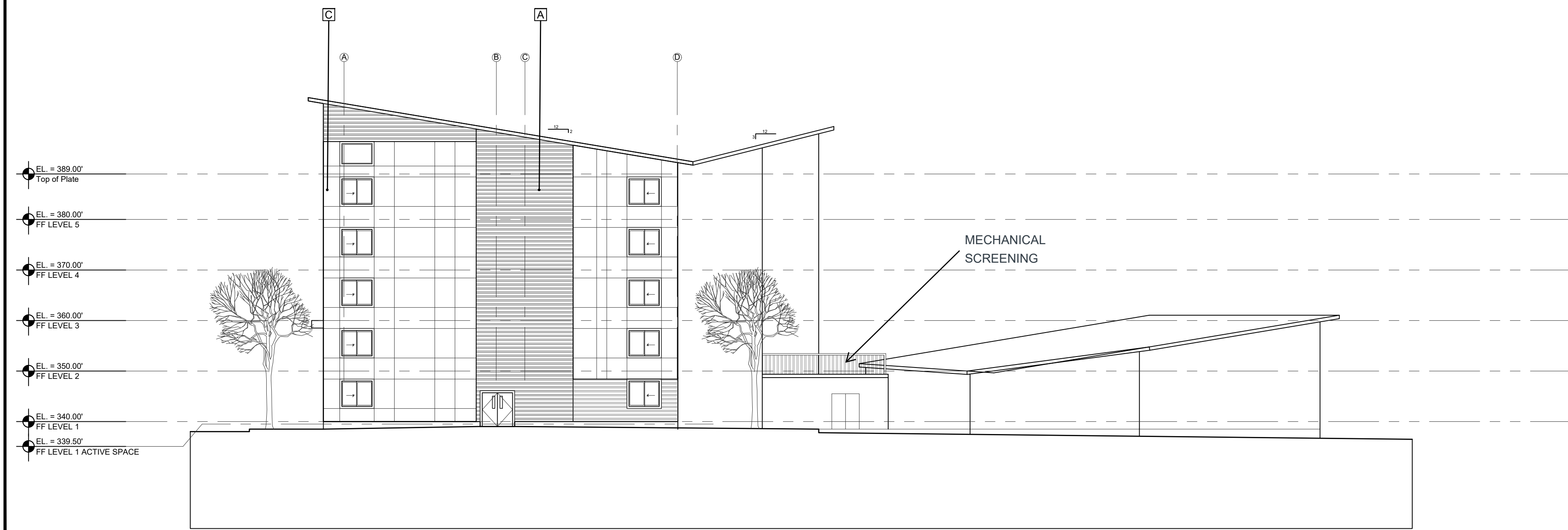
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2 BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

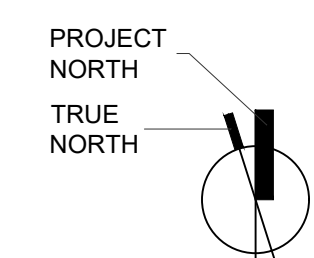
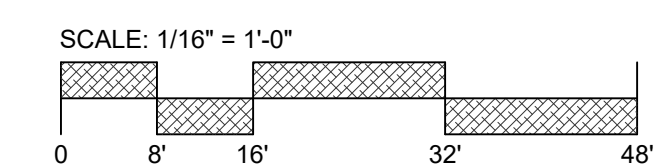
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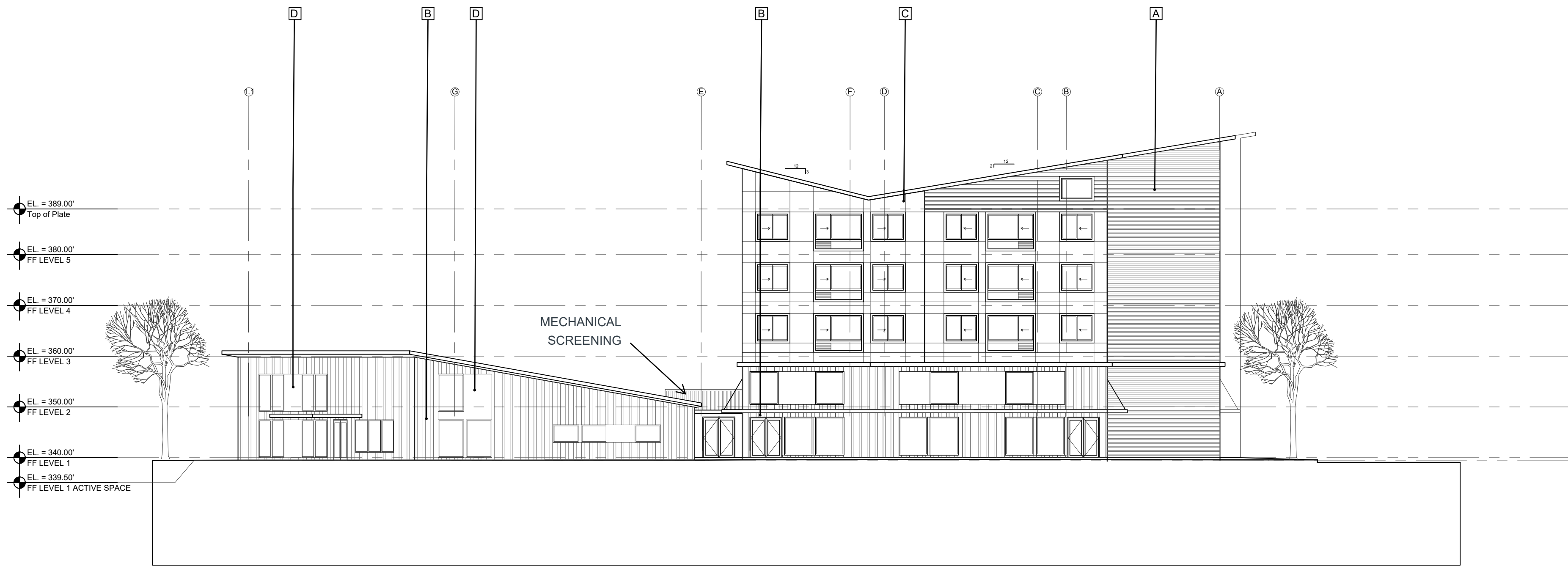
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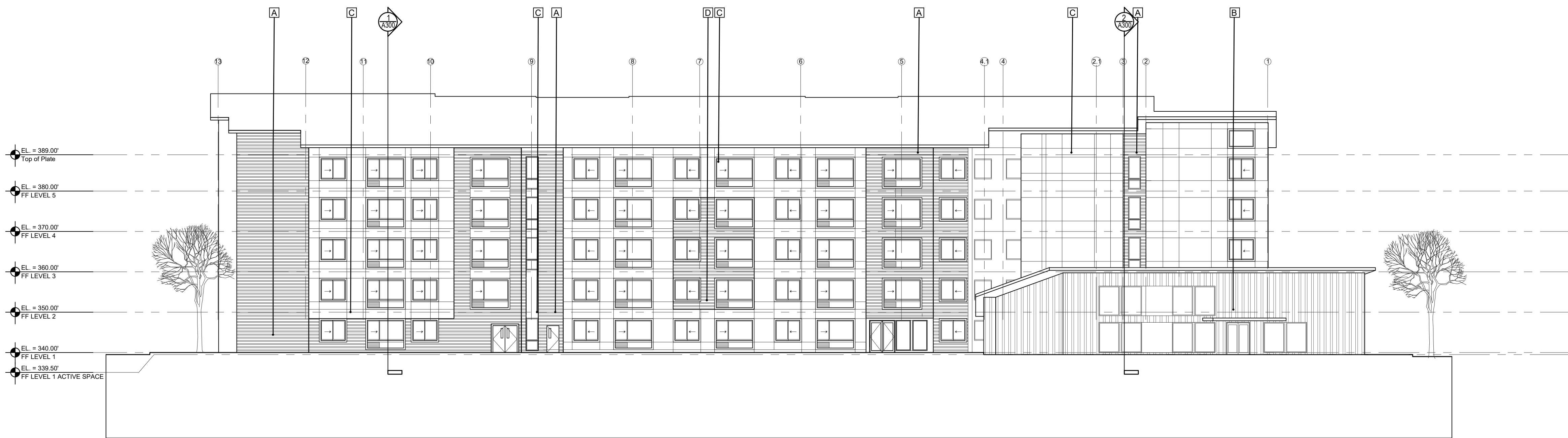
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EXTERIOR ELEVATIONS
A203

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2 BUILDING B EAST ELEVATION
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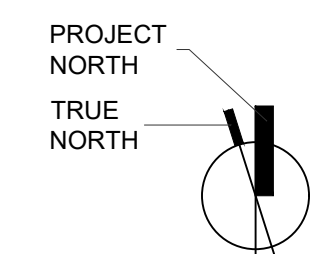
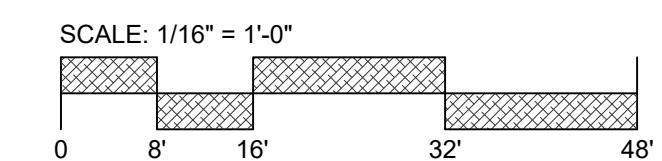
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LAP SIDING
COLOR: STORM WARNING
SW ID: SW 9555
- B** FIBER CEMENT
BOARD AND BATTEN
COLOR: PERLE NOIR
SW ID: SW 9154
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ARCHITECTURAL PANEL
COLOR: ELLIE GRAY
SW ID: SW 7650
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A204

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D	FIBER CEMENT ARCHITECTURAL PANEL COLOR: LEATHER BOUND SW ID: SW 6118



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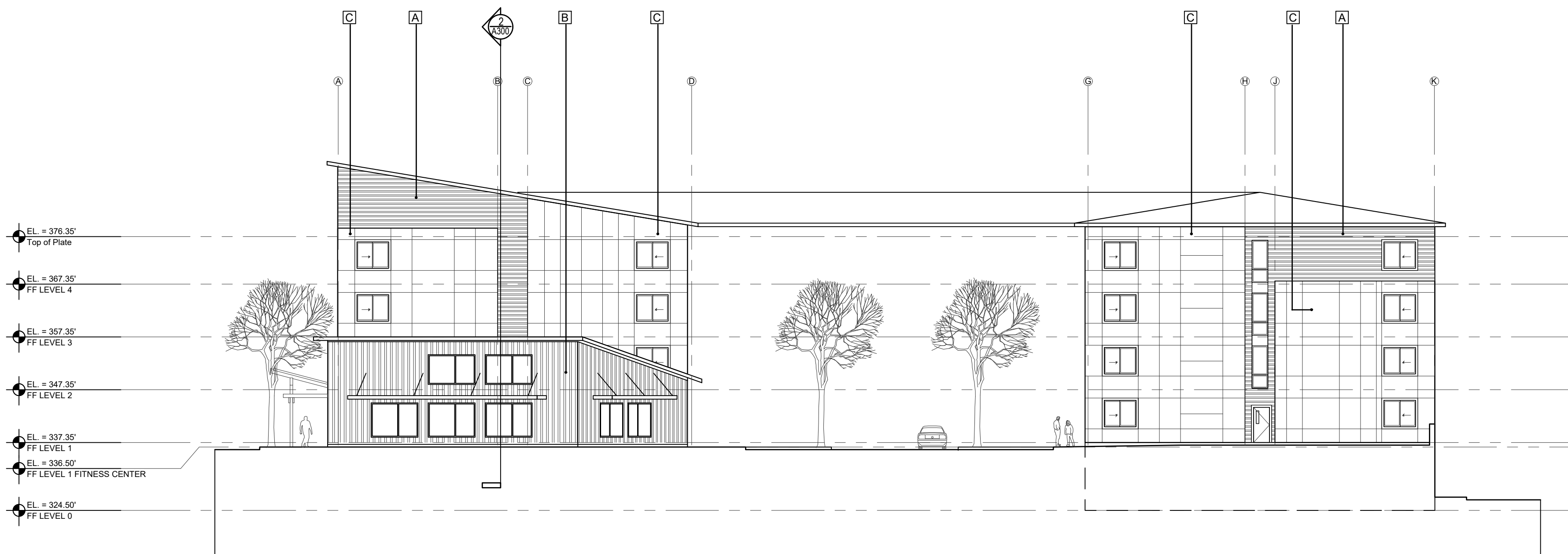
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ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT BLDG C
 2119 MILDRED ST W
 FIRCREST, WA 98466



1 BUILDING C WEST ELEVATION

SCALE: 1/16" = 1'-0"

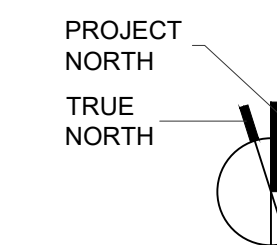
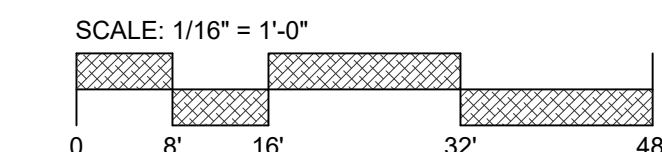


2 BUILDING C SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134
PM: MA

LAND-USE ENTITLEMENT
06.10.2022

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EXTERIOR ELEVATIONS

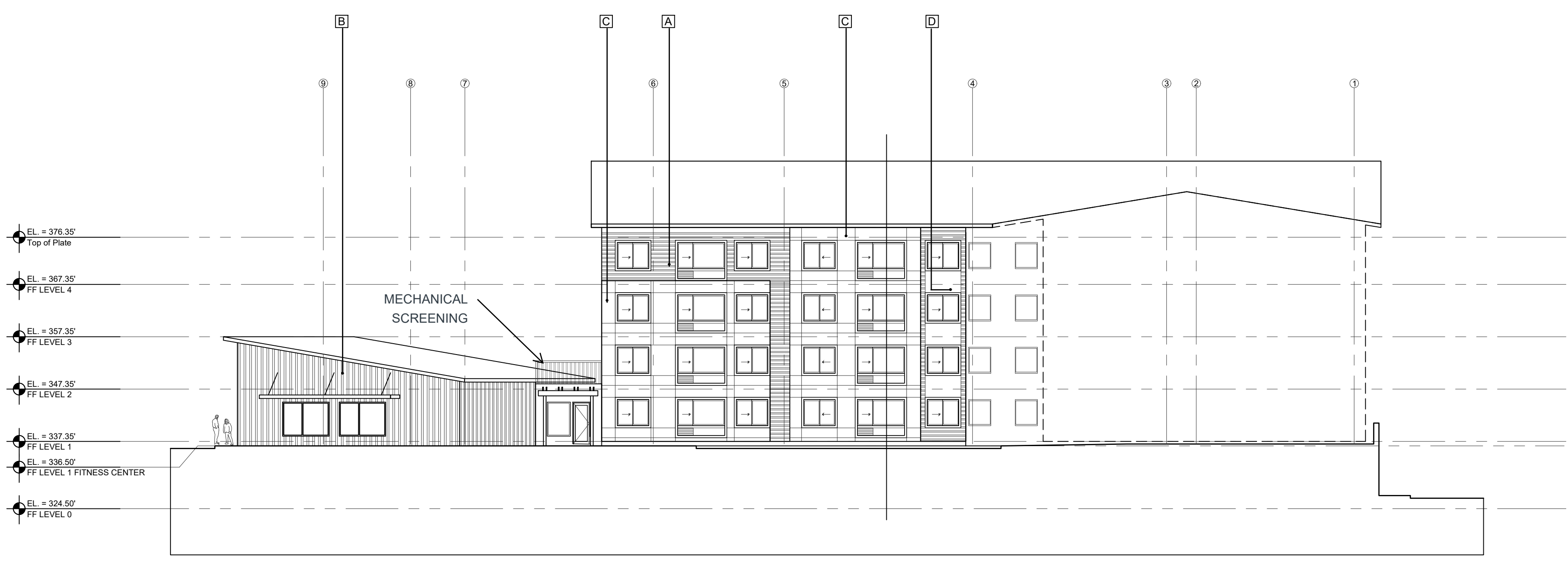
A205

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"

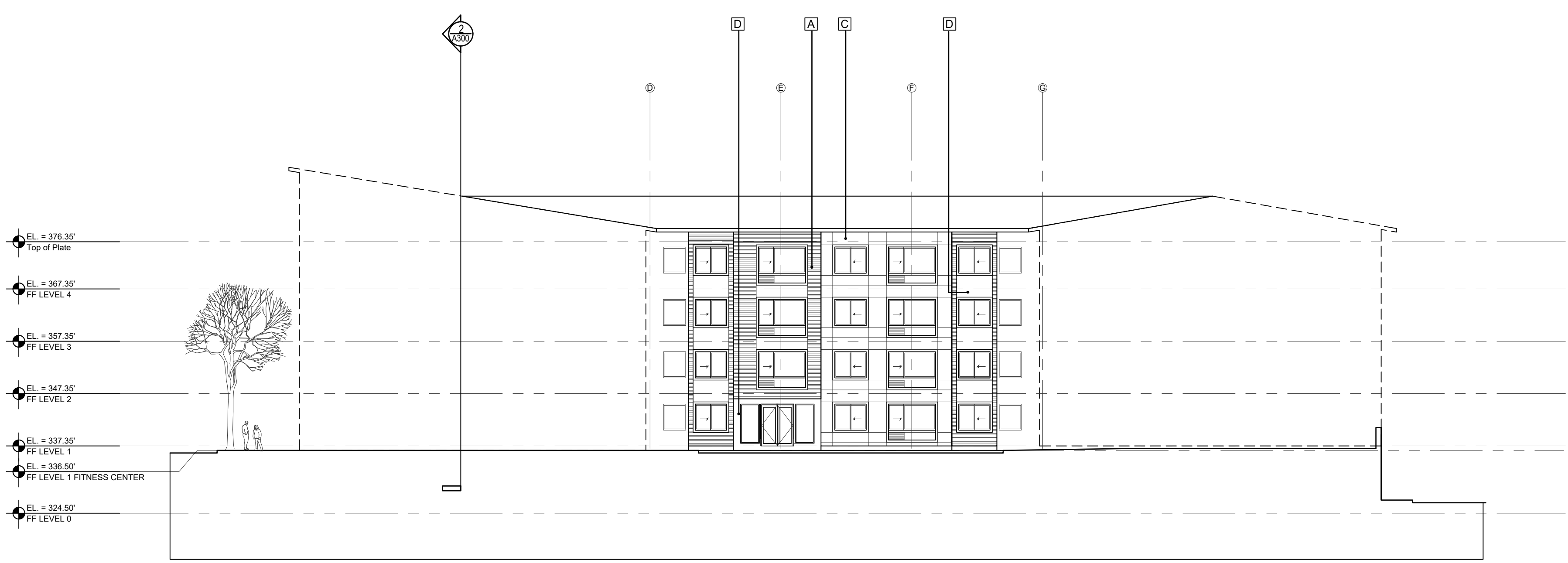
KEYNOTE LEGEND

MATERIALS / COLORS

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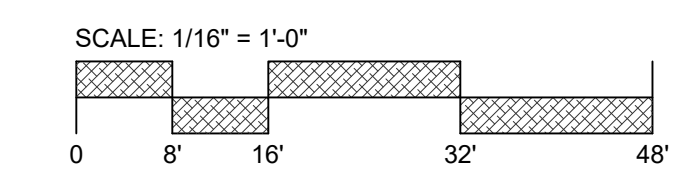
1 BUILDING C EAST COURT ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C SOUTH COURT ELEVATION
SCALE: 1/16" = 1'-0"

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ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT BLDG C
2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134
PM: MA
LAND-USE ENTITLEMENT
06.10.2022

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EXTERIOR ELEVATIONS
A206

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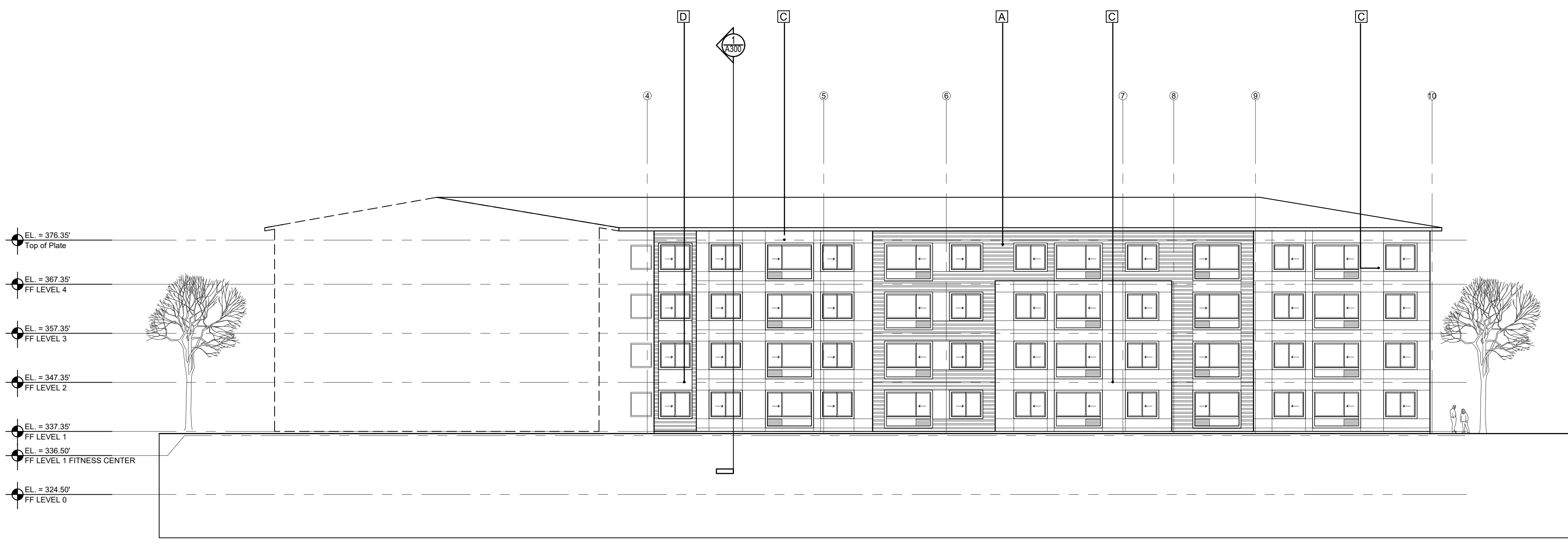
DATE	REVISIONS	DESCRIPTION

PROJECT:	2134
PM:	MA
LAND-USE ENTITLEMENT	06.10.2022

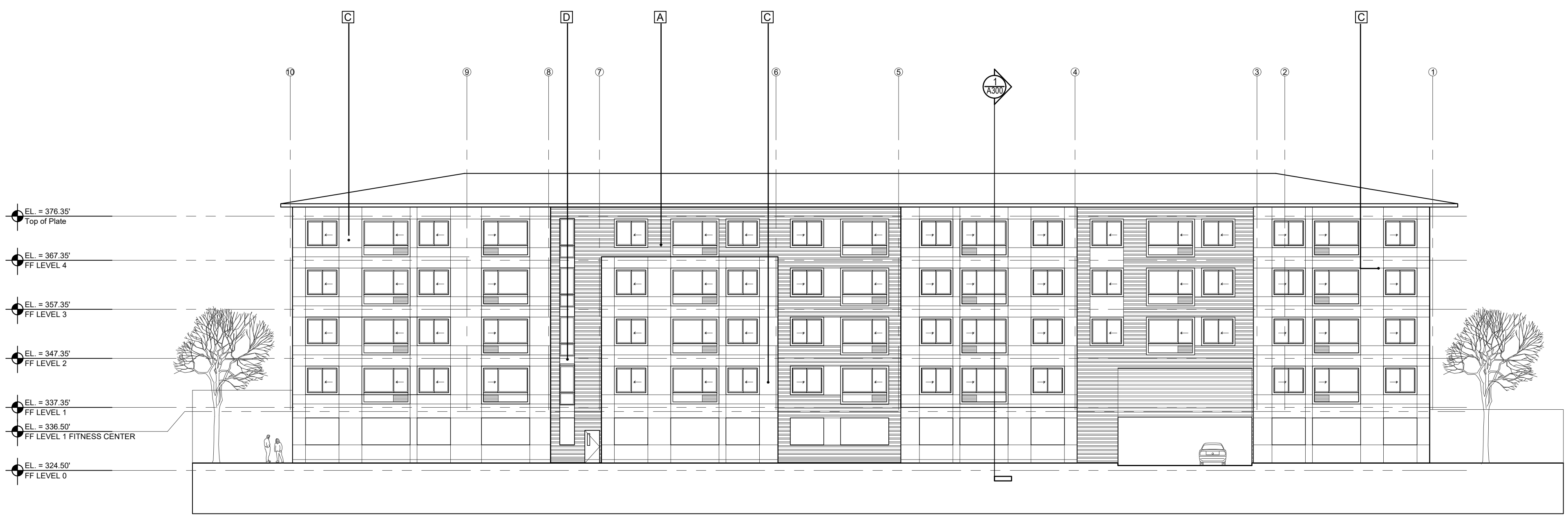
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EXTERIOR ELEVATIONS
A207



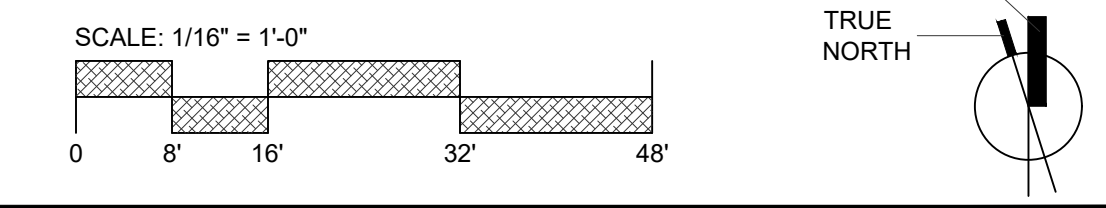
1 BUILDING C WEST COUT ELEVATION
SCALE: 1/16" = 1'-0"



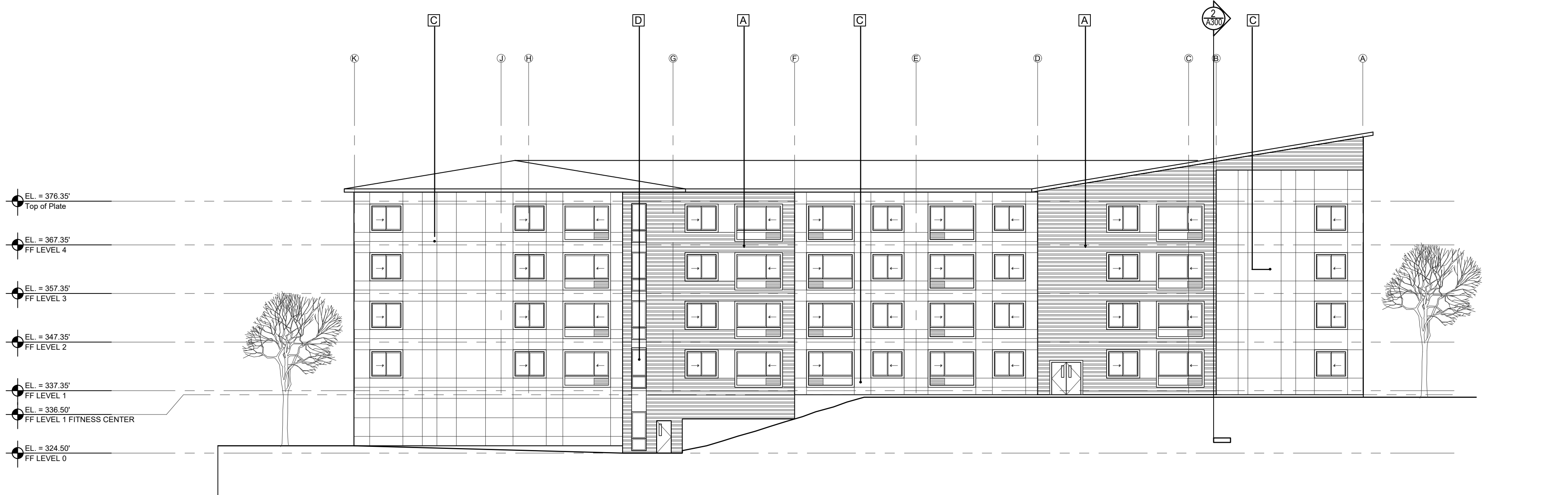
2 BUILDING C EAST ELEVATION
SCALE: 1/16" = 1'-0"

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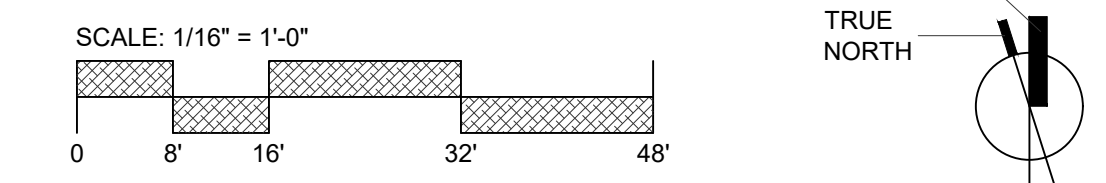
1 BUILDING C NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT BLDG C
 2119 MILDRED ST W
 FIRCREST, WA 98466

REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134
PM: MA

LAND-USE ENTITLEMENT
06.10.2022

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EXTERIOR ELEVATIONS
A208

KEYNOTE LEGEND

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REVISIONS	DATE
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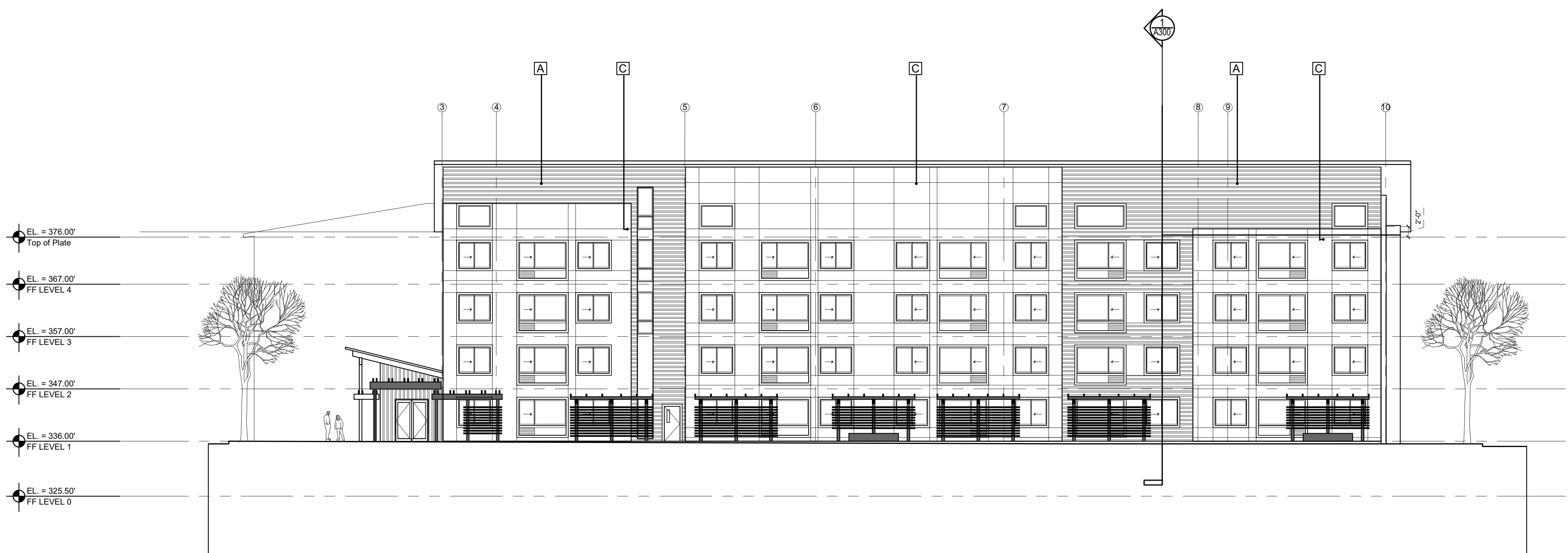
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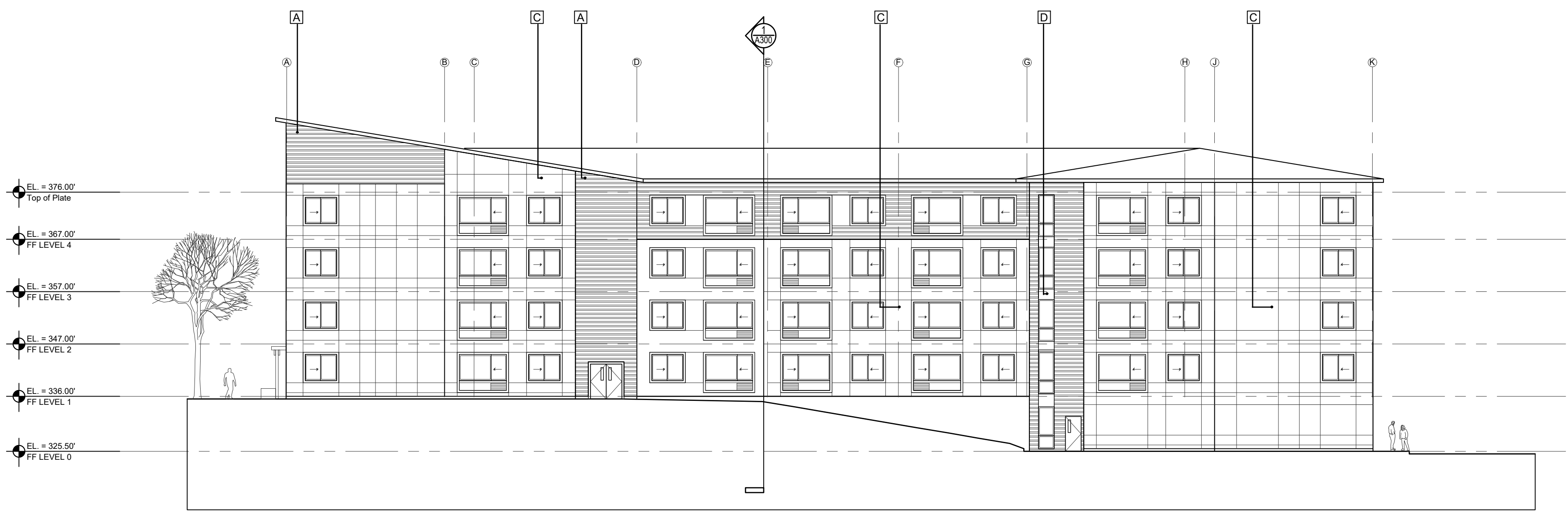
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EXTERIOR ELEVATIONS

A209



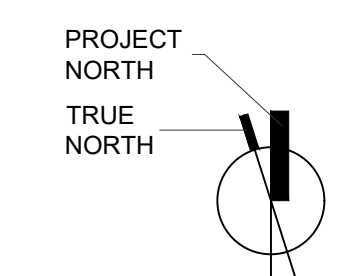
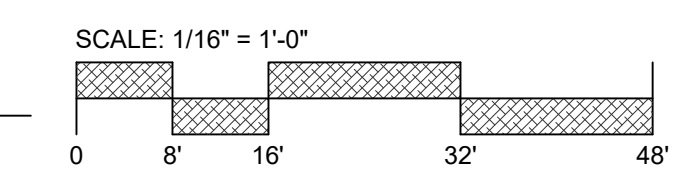
1 BUILDING D WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING D SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES:


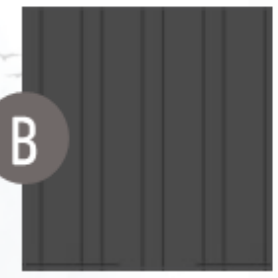
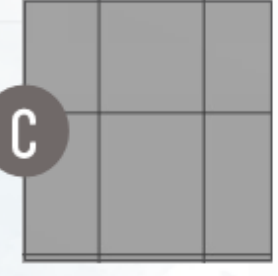

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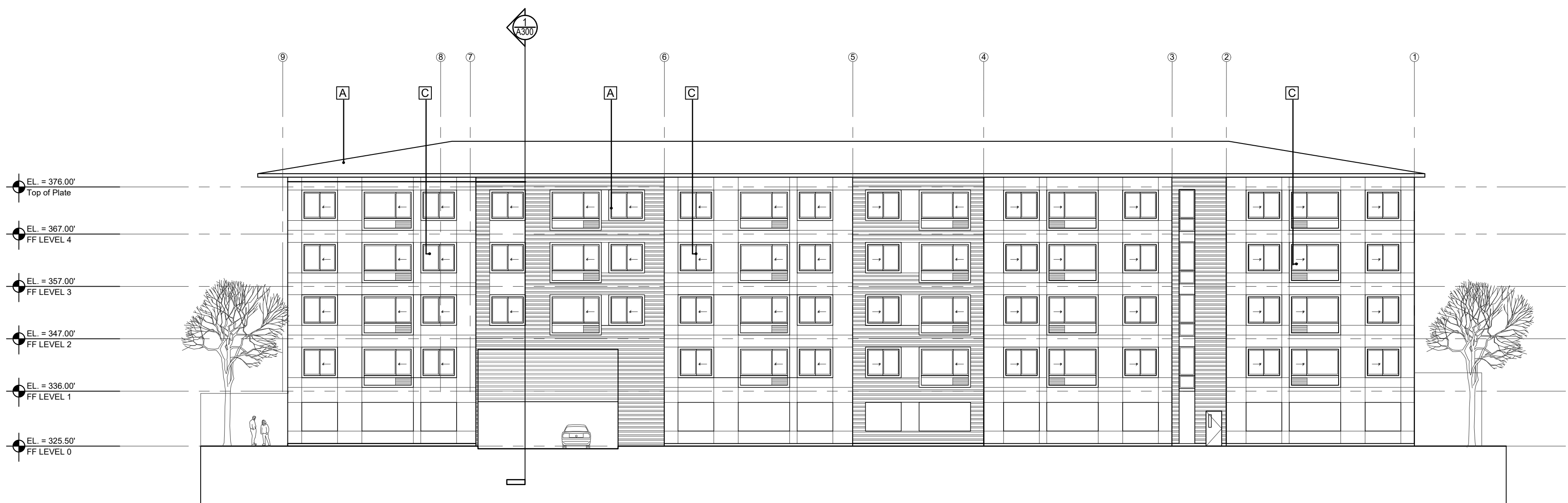


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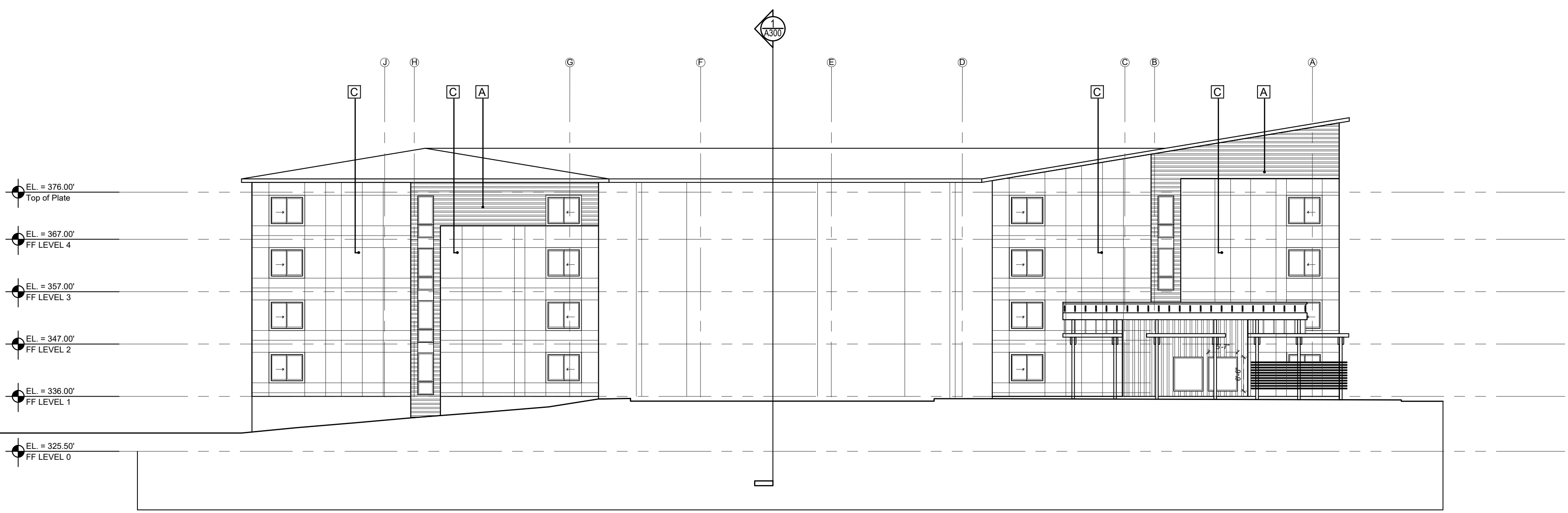
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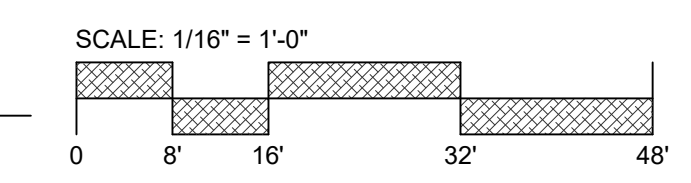
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EXTERIOR ELEVATIONS
A210

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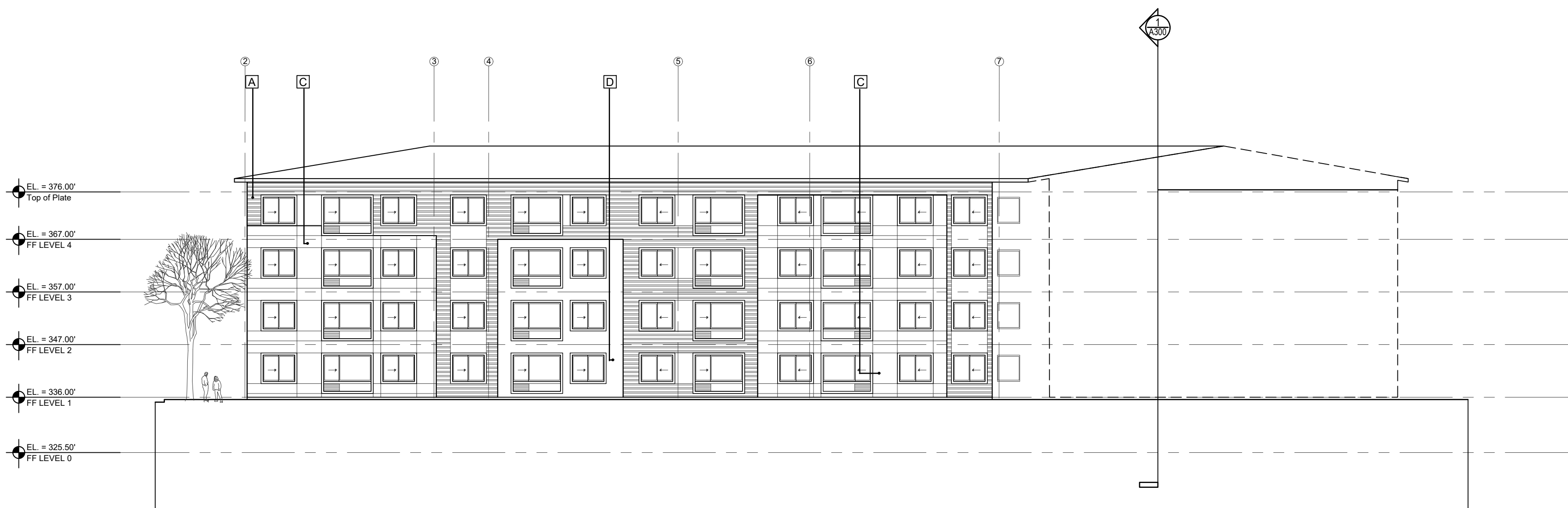


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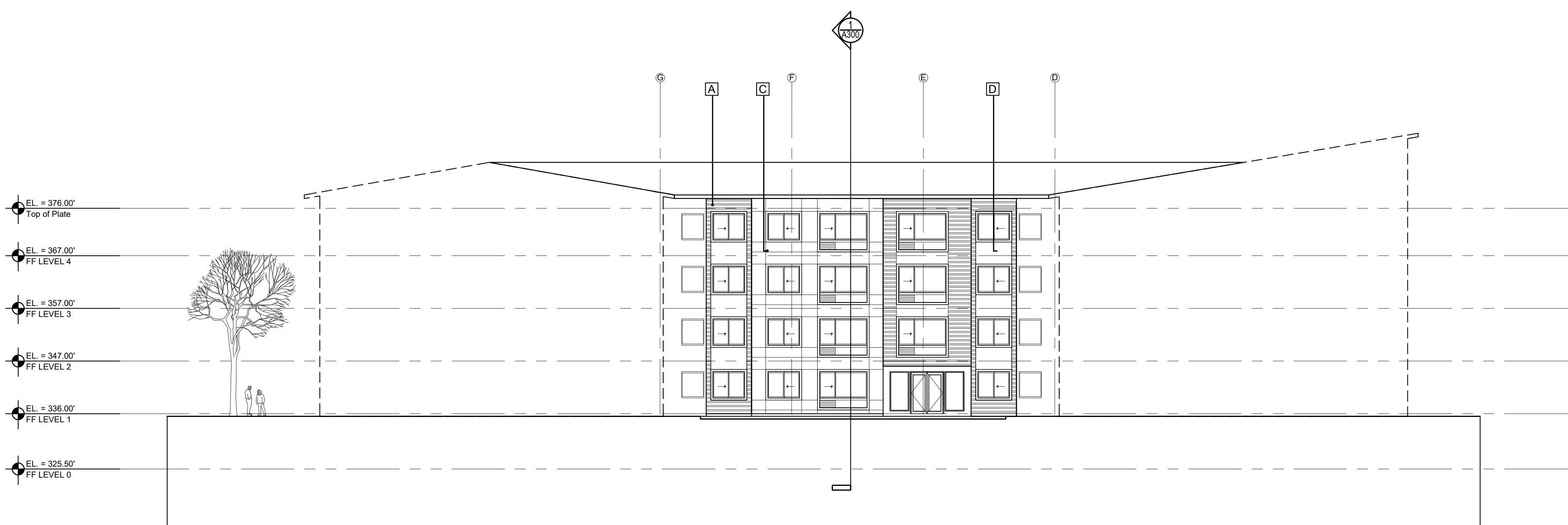


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TACOMA, WA 98402
PHONE: 253-272-4214

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT BLDG D
 2119 MILDRED ST W
 FIRCREST, WA 98466



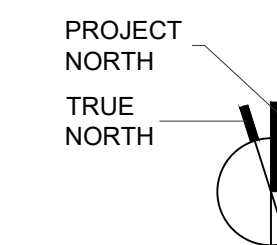
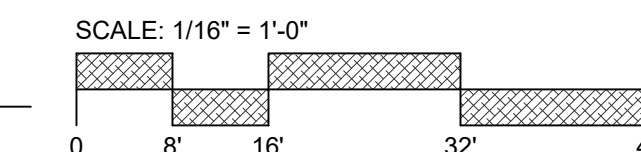
1 BUILDING D WEST COURT ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING D NORTH COURT ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES:

- SEE ALL DRAWINGS FOR CALLOUTS IN COMMON. THE DRAWINGS DO NOT ANNOTATE ALL OCCURRENCES OF ELEMENTS FOR CONSTRUCTION. SUFFICIENT INFORMATION HAS BEEN PROVIDED TO PRECISELY CONSTRUCT THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE ARCHITECTS DESIGN INTENT IN AREAS THAT ARE NOT FULLY DETAILED.
- FOR INFORMATION REGARDING THE MAXIMUM BUILDING HEIGHT DATUM, AS APPLICABLE, REFER TO THE LONGITUDINAL BUILDING SECTIONS TAKEN FROM THE EAST TO THE WEST. DUE TO THE SLOPE OF THE SITE FROM EAST TO WEST, THESE SECTIONS BEST ILLUSTRATE THE AVERAGE SLOPE PLANE THAT ESTABLISHES THE MAXIMUM HEIGHT DATUM.
- REFER TO ELEVATION KEYNOTES ON THIS SHEET FOR CALLOUT INFORMATION.
- SEE SHEET A6.3 FOR EXTERIOR PAINT COLORS.
- ANY AND ALL PRE-FINISHED GUTTERS, METAL FLASHING, DOWNSPOUTS SHALL BE FINISHED W/ COLORS AS CONFIRMED AND SELECTED BY THE ARCHITECT FROM MANUFACTURER STANDARD COLOR CHART.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF SUBMITTING SHOP DRAWINGS OR SKETCHES (SK'S) TO CONFIRM APPLICABLE PRE-FINISHED METAL PRODUCTS & ASSIGNED COLORS.
- WHERE PRODUCTS ARE NOT IDENTIFIED AS PRE-FINISHED, PRODUCTS SHALL BE FIELD AND OR SHOP-PAINTED UTILIZING ARCHITECT APPROVED MANUFACTURERS AND COLORS.
- WHERE SEALANTS ARE USED AND EXPOSED, SUCH PRODUCTS AND COLOR OPTIONS SHALL BE PRE-APPROVED BY THE ARCHITECT. SEALANTS USED SHALL BE COMPLIANT W/ THE 2015 WASHINGTON STATE ENERGY CODE.
- SEE ROOF PLAN SHEETS FOR DOWNSPOUT LOCATIONS.



REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134
PM: MA

LAND-USE ENTITLEMENT
06.10.2022

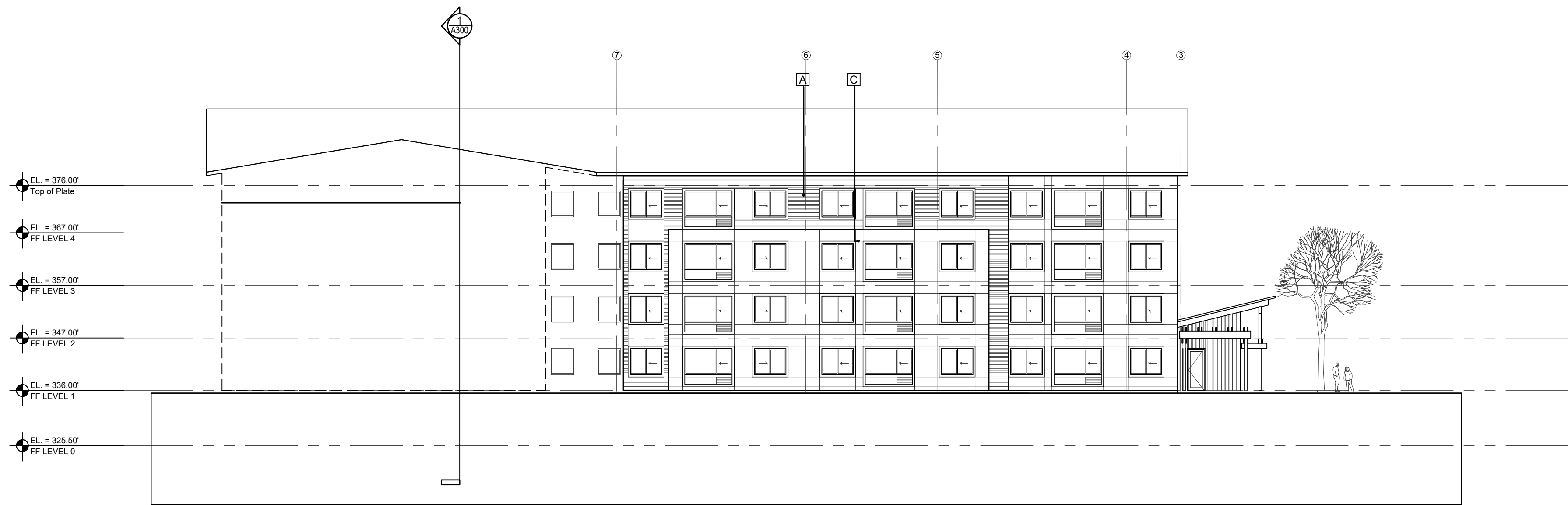
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EXTERIOR ELEVATIONS
A211

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"x36"



1 BUILDING D EAST COURT ELEVATION

SCALE: 1/16" = 1'-0"

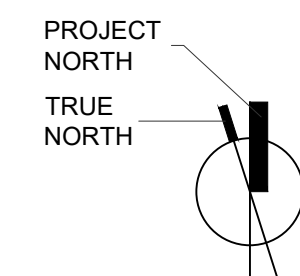
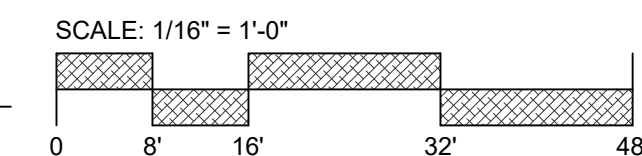
KEYNOTE LEGEND

MATERIALS / COLORS

A		FIBER CEMENT LAP SIDING COLOR: STORM WARNING SW ID: SW 9555
B		FIBER CEMENT BOARD AND BATTEN COLOR: PERLE NOIR SW ID: SW 9154
C		FIBER CEMENT ARCHITECTURAL PANEL COLOR: ELLIE GRAY SW ID: SW 7650
D		FIBER CEMENT ARCHITECTURAL PANEL COLOR: LEATHER BOUND SW ID: SW 6118

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EXTERIOR ELEVATIONS
A212

Additional Exhibits



Building Massing Study



Exterior Elevations Buildings A & B

Additional Exhibits



Exterior Elevations Buildings C & D



BUILDING A WEST ENLARGED ELEVATION-FLEX SPACE BUILDING TYPE WITH SHOPFRONT AND STOOPFRONT FRONTAGES
238 LINEAL FEET OF FRONTAGE | 31% TRANSPARENCY FOR SHOPFRONT FRONTAGE



BUILDING B WEST ENLARGED ELEVATION-FLEX SPACE BUILDING TYPE WITH SHOPFRONT AND STOOPFRONT FRONTAGES
260 LINEAL FEET OF FRONTAGE | 31% TRANSPARENCY FOR SHOPFRONT FRONTAGE

MATERIALS / COLORS



Enlarged Street Front Facades Buildings A & B.