



# GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 Ruston Way Suite E  
Tacoma, WA 98402

Phone: (253) 272-4214

Fax: (253) 272-4218

## SITE PLAN REVIEW SUBMITTALS

### Letter of Transmittal

**Date:** 06/13/2022

**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

**\*Note-** 1) Traffic Concurrency being concurrently reviewed by the City of University Place since the right-of-way is under University Place; traffic certificate will be submitted along with final- major site plan review. 2) Sign plan is differed at this point; it will be submitted in upcoming revisions.

# Table of Contents

- 1) Preliminary- Major Site Plan Review
- 2) Land Use Application
- 3) Property Owner Free Consent Form
- 4) SEPA/ Environmental Checklist
- 5) Certificate of Water Availability
- 6) AS-100 Colored Site Plan
- 7) AS-101 Impervious Areas Calculations
- 8) AS-102 Spatial Site Elements
- 9) A200 Building A- Exterior Elevations
- 10) A201 Building A- Exterior Elevations
- 11) A202 Building A- Exterior Elevations
- 12) A203 Building B- Exterior Elevations
- 13) A204 Building B- Exterior Elevations
- 14) A205 Building C- Exterior Elevations
- 15) A206 Building C- Exterior Elevations
- 16) A207 Building C- Exterior Elevations
- 17) A208 Building C- Exterior Elevations
- 18) A209 Building D- Exterior Elevations
- 19) A210 Building D- Exterior Elevations
- 20) A211 Building D- Exterior Elevations

- 21) A212 Building D- Exterior Elevations
- 22) L100 Overall Landscape Plan
- 23) L110 Schematic Landscape Plan
- 24) L111 Schematic Landscape Plan
- 25) L112 Schematic Landscape Plan
- 26) L113- Schematic Landscape Plan
- 27) L114 Schematic Landscape Plan
- 28) L200 Planting Schedule
- 29) L300 Planting Schedule
- 30) ALTA/NSPA Survey sheet 1
- 31) ALTA/NSPA Survey sheet 2
- 32) Topo Boundary Survey sheet 1
- 33) Topo Boundary Survey sheet 2
- 34) C2.0 Preliminary Grading Plan
- 35) C3.0 Preliminary Drainage Plan

# Major Site Plan Review - Preliminary Submittal

## Submittal Items

*Please included the following:*

- Land Use Application
- All materials listed in FMC [22.72](#)
- Traffic Concurrency Certificate or Application
- Traffic Impact Analysis\*
- Drainage Plan
- Sensitive Area Affidavit N/A
- Sensitive Area Special Study\*
- Environmental Checklist\*
- Certificates of Water/Sewer Availability \*\*
- Residential Project
  - Intake fee: \$400
  - Deposit: \$1000
- Nonresidential Project
  - Intake fee: \$750
  - Deposit: \$2000

\* When applicable

\*\* As required by Public Works

*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 exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.*



Planning and Building  
115 Ramsdell St Fircrest WA 98466  
253-564-8902  
[www.cityoffircrest.net](http://www.cityoffircrest.net)

Major site plan review consists of two separate reviews. The initial review (preliminary) is conducted by the hearing examiner and the second review is conducted by the director. The plans submitted for the initial review may be conceptual in detail. However, the greater the level of detail in the plans submitted for hearing examiner review, the greater the level of certainty the applicant will have in preparing detailed plans for final review.

### Major Site Plan Review (please check):

- New buildings greater than 2,000 square feet of gross floor area
- Building additions which are greater than 2,000 square feet of gross floor area
- Parking lot improvements associated with development proposals listed in subsections (a) and (b) of this section.

***Please demonstrate how the proposal is compliant with the following criteria: (An answer of YES is not sufficient; Use additional sheet, if necessary.)***

How will the proposed use and site design not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?

How will the proposed use and site design meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?

How will the proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan?

*For complete development regulations, please see FMC Chapter [22.72](#).*



# Land Use Application

## Type of Project

*Please check all that apply and attach submittal sheet(s):*

- Administrative Design Review
- Administrative Use Permit
- Boundary Line Adjustment
- Amendment – Comprehensive Plan
- Amendment – Zoning Regulations
- Amendment – Zoning Map \*
- Conditional Use Permit \*
- Conditional Use – Amendment \*
- Detached Accessory Structure \*
- Development Plan – Preliminary \*
- Development Plan – Final
- Development Plan – Amendment\*
- Plat Subdivision – Preliminary \*
- Plat Subdivision – Final \*
- Plat – Alteration/Vacation \*
- Reasonable Use Exception
- SEPA Checklist
- Short Plat
- Site Plan Review – Minor
- Site Plan Review – Major \*
- Site Plan Review – Final
- Site Plan Review – Amendment\*
- Variance – Major \*
- Variance – Minor\*
- Variance – Sign
- Other:

*\*Pre-application conference recommended*



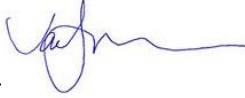
**THE CITY OF FIRCREST**

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:		
Parcel Number(s):	Site Area (square footage):	
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: \_\_\_\_\_



**THE CITY OF FIRCREST**

Public Works Department  
Location: 120 Ramsdell St · Fircrest, WA 98466 · Ph. (253) 564-8900 ·  
Fax: (253) 564-3640 · Email: vwalston@cityoffircrest.net

### CERTIFICATE OF WATER AVAILABILITY

#### PART A to be Completed by Applicant

Project Address: 2119 Mildred Street Parcel #: 0220112005

Related Permit #(s): TBD (If available)

Applicant Name: Garrett Hodgins - Alliance Residential Company

Applicant Contact #: 206.462.0142 Email: ghodgins@allresco.com

Proposed water usage: 1-2 (number of connections)

Customer type (check one)  Residential  Multi-Family  Commercial  
 Other: Mixed Use

I, the undersigned or my appointed representative, have requested the City of Fircrest to certify willingness and ability to provide the indicated service(s). I have read and understand the information provided by the City of Fircrest on this Certificate and acknowledge that the proposed project may require improvements to the water and or sewer system which would incur my financial obligation. Prior to final approval for construction of the water and/or sewer facilities, it is understood that a legal contract between myself and the City of Fircrest which specifies the terms of water service, operational responsibility, and financial obligation may be required.

Signature: [Signature] Date: 5/19/2022

Address: 1100 N Northlake Way Suite 236 City, State: Seattle, WA

#### PART B to be Completed by Water Purveyor

#### **TO BE COMPLETED BY WATER SYSTEM OFFICIAL**

**System/Purveyor: City of Fircrest**

✓ **Check One:**

- The above system will provide water service to the project address requested above.
- The above system will **NOT** provide water service to the projected address requested above.

Reason: \_\_\_\_\_

Water System Official: Tyler Benis Phone: (253) 564-8900

Title: Public Works Director

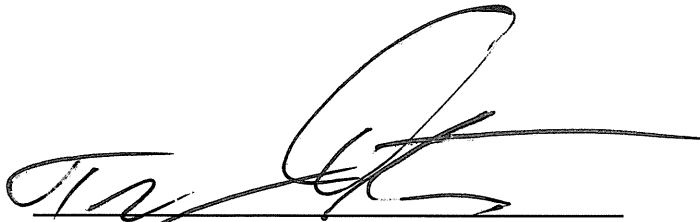
Signature: [Signature]

Date: 5/19/2022

**Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA**

PROPERTY OWNER'S AUTHORIZATION:

I, **Troy Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

  
SIGNATURE

JUNE 14, 2022  
DATE

1 of 1

*Notary (If Available)*

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

(Notary Seal)

\_\_\_\_\_  
Notary Signature

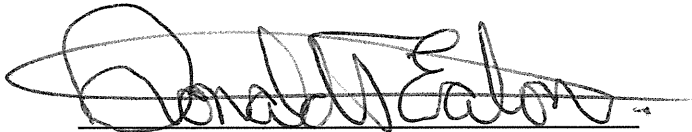
Notary Public in and for the State of

\_\_\_\_\_, residing at \_\_\_\_\_

**Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA**

PROPERTY OWNER'S AUTHORIZATION:

I, **Donald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.



SIGNATURE

6-9-2022

DATE

*Notary (If Available)*

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

(Notary Seal)

\_\_\_\_\_  
Notary Signature

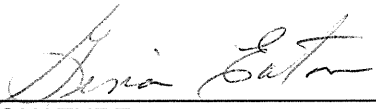
Notary Public in and for the State of

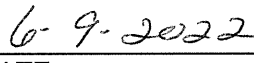
\_\_\_\_\_, residing at \_\_\_\_\_

**Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA**

PROPERTY OWNER'S AUTHORIZATION:

I, **Gina Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

  
SIGNATURE

  
DATE

*Notary (If Available)*

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

(Notary Seal)

\_\_\_\_\_  
Notary Signature


Notary Public in and for the State of

\_\_\_\_\_, residing at \_\_\_\_\_

**Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA**

PROPERTY OWNER'S AUTHORIZATION:

I, **Ronald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

  
SIGNATURE

6/9/22  
DATE

*Notary (If Available)*

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

(Notary Seal)

\_\_\_\_\_  
Notary Signature

Notary Public in and for the State of

\_\_\_\_\_, residing at \_\_\_\_\_



P.O. Box 1543 - 19738 - 144th Ave. N.E.  
Woodinville, Washington 98072  
A WASHINGTON CORPORATION

## HYDRANT FLOW TEST REPORT

Project: Prose Fircrest Date/Time: 4/26/2022, 9:00 AM  
Address: 2119 Mildred St W Performed by: Tom Rice, AFP  
Fircrest WA 98466 Witnessed by: Jeff Davis, City of Fircrest

### Test #1 (12" main)

#### Non-Flowing Hydrant

Location: 1501 Regents Blvd W  
Elevation:<sup>1</sup> 328 feet  
Static: 55 psi  
Residual: 52 psi

#### Flowing Hydrant

Location: Southwest corner of Regents Blvd W and Arondale Dr  
Elevation: 307 feet  
Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)  
Pitot: 18 psi (each hose)  
Flow<sup>2</sup> (Q<sub>f</sub>): 716 gpm x 2 = 1432 gpm  
Flow @ 20 psi (Q<sub>r</sub>) = Q<sub>f</sub> (h<sub>r</sub> / h<sub>f</sub>)<sup>0.54</sup> (h<sub>r</sub> = pressure drop to 20 psi; h<sub>f</sub> = measured pressure drop)  
Q<sub>r</sub> = 1432(35/3)<sup>0.54</sup> = 5396.3

The estimated flow<sup>3</sup> at a residual of 20 psi is **5396.3 gpm**

<sup>1</sup> All elevations are approximate based on Google Earth and are not a substitute for a proper survey.

<sup>2</sup> Per FM-Approved Hose Monster flow chart.

<sup>3</sup> This value is an estimate derived using the calculation procedures in NFPA 291 "Recommended Practice for Water Flow Testing and Marking of Hydrants." Due to daily fluctuations in the water system the actual flow may vary.

## **Test #2 (6" main)**

### Non-Flowing Hydrant

Location: 1345 Regents Blvd W (NE corner of Fircrest Apartment Homes parking lot)

Elevation: 306 feet

Static: 63 psi

Residual: 42 psi

### Flowing Hydrant

Location: 1375 Regents Blvd W (parking lot of Cost Less pharmacy)

Elevation: 314 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 7 psi (hose #1), 6 psi (hose #2)

Flow<sup>4</sup> (Q<sub>f</sub>): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

Flow @ 20 psi (Q<sub>r</sub>) = Q<sub>r</sub> = 861(43/21)<sup>0.54</sup> = 1267.8

The estimated flow<sup>3</sup> at a residual of 20 psi is **1267.8 gpm**

---

<sup>4</sup> Calculated using  $Q=29.84c_d d^2 \sqrt{p}$  where  $c_d$  = coefficient of discharge (0.906) and  $d$  = orifice diameter in inches (2.5)



Skateworld Tacoma

Law Offices of Mark C. Wagner

Paul Tretter | Real Estate

Mildred St W

Mildred St W

6478 A

2119 Mildred St W  
Fircrest, WA 98466

This hydrant is in Tacoma water district

Approx. hydrant location for 6" water line



63 psi static  
42 residual/ 868gpm

next hydrant on 6" main

2 x 2.5" HM 7/6 on pitots  
7 = 447gpm  
6 = 414 gpm

\*6" main dead ends here

Hydrant for 12" water line

55 psi static  
52 residual/ 1,432 gpm

2 x 2.5" HM 18 on pitots  
= 716 gpm per hose

next hydrant on 12" main

's Hot Chicken  
Chicken

een Grill & Chill  
Fast Food • \$

se Pub & Eatery

Jiffy Lube

d St W

23rd St W

Lilith Pole  
Aerial Dance

Floss is Boss Dentistry  
for Children

Johnson Stone & P  
DEANE E. KOO

Johnson Stone  
& Pagano, PS

Columbia Bank

Fashion Fittings  
Clothing alteration service

Arondale

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Alliance – Fircrest

2. Name of applicant:

Jon Graves

3. Address and phone number of applicant and contact person:

Jon Graves | 253-272-4214  
3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:

6/13/2022

5. Agency requesting checklist:

City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable):

Phasing proposed for construction of first two buildings in front, then the other two toward the back.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
- Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
- Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None currently.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial Building Permit or equivalent (including associated site development and utility permits)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project site is approx. 413,384ft sq (9.49 Acres). Proposed is a mixed use multifamily complex of approx. 389 units in 4 buildings. Through block connections are planned running in opposing directions. Parks, recreation, and open space are included. Surface and structured parking are proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

## **B. Environmental Elements** [\[HELP\]](#)

### 1. **Earth** [\[help\]](#)

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

(circle one): Flat, rolling, hilly, steep slopes mountainous, other \_\_\_\_\_



- b. What is the steepest slope on the site (approximate percent slope)?  
Steepest slope approximately 56%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.  
Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
There are no surface indications of unstable soils.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
The entire site (approx. 10 acres) will be disturbed and is proposed to be a multi-family development. The approximate cut and fill quantities will be equal (approx. 9,000 CY) depending if on-site soils can be re-used for fill. If on-site soils cannot be used for fill, import will be required.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Erosion will occur as a result of clearing/construction unless appropriate erosion control measures are put in place. These measures included but are not limited to: stabilized construction entrance, wheel wash, filter fabric fence, swales with checkdams, temporary sediment trap. These erosion control measures are temporary and will ensure that construction stormwater runoff from clearing of existing vegetation and infrastructure as well as proposed construction will be intercepted and mitigated before leaving the site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Approximately 90% of the site will be covered with impervious surfaces
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stock piling, interceptor swales, sediment trap, construction entrance, CB inserts, filter fabric fence, etc.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions associated with use of combustion engines anticipated during construction (construction equipment/vehicles). Upon completion, the project will not contribute any unusual or uncommon emissions into the air

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Trucks and equipment will be inspected to ensure any emission control devices installed by the manufacturer are properly functional. All construction machinery will be in good mechanical condition to minimize exhaust fumes. Watering the ground as needed during construction will control dust particles. Vehicles that are not being used in construction activities will be shut off.

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies within the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Surface water will not be withdrawn or diverted from the site.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from the site for any purpose.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Sewage will not discharge into the ground. Sewage will discharge to the city's piped sanitary sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of stormwater runoff include roof, paved, and landscaped areas. Stormwater runoff from the site will be collected and conveyed to detention systems sized using a stormwater model.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to mitigate stormwater runoff will adhere to the 2014 Stormwater Management Manual for Western Washington (DOE Manual). Flow control is required for this project and must match pre-developed durations defined in the DOE Manual. The geotechnical engineer recommends that infiltration not be used due to poor soils. Therefore, detention systems will be used to mitigate stormwater runoff.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other



\_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?  
Very few trees exist on site. Most trees have already been cleared. Vegetation is minimal. Minor vegetation which remains will require removal.
- c. List threatened and endangered species known to be on or near the site.  
None known on or near site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
Proposed landscaping will meet or exceed Fircrest Municipal Code requirements.
- e. List all noxious weeds and invasive species known to be on or near the site.  
None known on or near site.

## 5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: \_\_\_x\_\_\_ (pigeon, crow)

mammals: deer, bear, elk, beaver other: \_\_\_x\_\_\_ (rodent, raccoon, possum)

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.  
None known on or near site.
- c. Is the site part of a migration route? If so, explain.  
Unknown - migratory bird flight path not available on publicly available GIS sources.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

- e. List any invasive animal species known to be on or near the site.

None known on or near site.

## **6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, heating, and hot water.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Insulated building heating spaces, insulated glass, set-back thermostats, typical measures used in contemporary buildings of a similar nature and in compliance with the Washington State Energy Code.

## **7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

Previous environmental investigations conducted at the property have indicated contaminants (petroleum hydrocarbons and limited volatile organic compound [VOCs]) are present in soil beneath an area adjacent to the southeast corner of the existing building on the property. In addition the investigations indicate the presence of arsenic in the fill soil place over the eastern portion of the Property.

Two underground concrete vaults or underground storage associated with previous operations at the site are located east of the existing building.

- 1) Describe any known or possible contamination at the site from present or past uses.

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of the property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Soil containing concentrations of PCE may be present in soil near the southeast corner of the existing building and petroleum hydrocarbons may be present along the central portion of the northern property boundary. Based on the results of the previous cleanup action, the PCE and petroleum hydrocarbons are expected to be below applicable cleanup levels. Arsenic is present in the fill soil located within the central and eastern portions of the property. Arsenic is present in perched groundwater within a limited area in the eastern portion of the property.

The current development design includes approximately 9,000 CYDs of cut/fill. If existing soil is not suitable for use as fill on the property, soil removed from the property will require appropriate screening, segregation, and management to insure its proper disposal.

There are two concrete vaults located east of the existing building that were previously used in the manufacturing operations which will be removed during construction

Based on its date of construction, the existing building may contain hazardous building material (e.g., asbestos or lead based paint). Prior to construction the building will be assessed for the presence of hazardous building materials and appropriately abated as needed.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During the construction phase of the project, chemicals and fuel associated with construction equipment will be present and properly managed. No hazardous chemicals are anticipated in association with the completed project.

- 4) Describe special emergency services that might be required.

No special emergency services will be required. The project will rely on police, emergency medical and fire protection services already available in the area.

5) Proposed measures to reduce or control environmental health hazards, if any:

Ecology has been contacted regarding the presence of arsenic in soil and perched groundwater at the site resulting from impacts due to the Asarco Smelter Plume. A Cleanup Action Plan is being prepared to address the arsenic consistent with the requirements of Ecology's 2019 guidance document for cleanups conducted within the Tacoma Smelter plume (*Tacoma Smelter Plume Model Remedies Guidance, Sampling and Cleanup of Arsenic and Lead Contaminated Soils. Publication Number 19-09-101*). Consistent with Ecology's guidance, the Cleanup Action Plan will utilize the impervious surfaces created by the proposed project (approximately 90 percent of the property) to cap and isolate soil containing arsenic at concentrations exceeding cleanup levels. The Cleanup Action Plan will address impacts to groundwater through an environmental covenant prohibiting the future use of groundwater at the property. The Cleanup Action Plan will be submitted to Ecology for review and approval under the VCP.

In addition to the measures described above, the following measures will be implemented to control potential environmental health hazards;

- A contaminated media management plan (CMMP) will be prepared that describes the actions that will be taken during construction of the proposed development in response to the known soil contamination present at the property. The CMMP will include the following:
  - A requirement that the earthwork contractor performing excavation activities have a health and safety plan in place that describes worker protection methods if contaminated soils encountered;
  - Procedures to properly decommission the existing concrete vaults and remove them from the property; and
  - Procedures to manage contaminated soil when it is encountered during construction.
- Preparation of a Construction Stormwater Pollution Prevention

Plan.

At the conclusion of the implementation of the approved Cleanup Action Plan, removal and disposal of contaminated soil (if any), and removal of the concrete vaults, a report documenting the work completed will be prepared and submitted to the Department of Ecology consistent with the applicable regulations and guidance.

### *b. Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from adjacent residential uses; minimal street noise from Mildred St.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise associated with heavy machinery anticipated to last for duration of construction; post construction long term noise would be commensurate with residential use.

3) Proposed measures to reduce or control noise impacts, if any:

BMP's (Best Management Practices) will be implemented to minimize noise levels to the greatest extent possible during construction.

## **8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
No
- c. Describe any structures on the site.  
Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.
- d. Will any structures be demolished? If so, what?  
All structures will require demolition.
- e. What is the current zoning classification of the site?  
Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).
- f. What is the current comprehensive plan designation of the site?  
Commercial Mix Use
- g. If applicable, what is the current shoreline master program designation of the site?  
Not applicable; no shoreline
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
No
- i. Approximately how many people would reside or work in the completed project?  
Presuming total occupancy is reached, proposed would house at least 389 residents (or more assuming some units will house multiple occupants).
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Preapplication meeting with city staff; design and site plan review; periodic internal review of Fircrest Municipal Code; frequent interface with City of Fircrest reviewers.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

## 9. *Housing* [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The 389 units proposed are of various sizes and intended to serve a diverse range of incomes.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts anticipated

## 10. *Aesthetics* [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Tallest building proposed is 65'. Exterior materials are primarily fiber cement.

- b. What views in the immediate vicinity would be altered or obstructed?

Mt Rainier might be visible from the higher units and would potentially obstruct views from structures of a similar height or smaller directly behind the development.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Project is designed to improve area aesthetics in compliance with Fircrest Municipal Code design guidelines.



## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Early morning glare (sunrise) on east facing windows and evening (sunset) glare on west facing windows is expected to be minimal. Times will vary due to seasonal shift.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
None proposed

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Property is located near shopping, restaurants, and other retail/commercial spaces. Project will add public recreational/commercial spaces to area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
Proposed parks, recreation, and open space will add recreational opportunities for residents, guests, and the community in general.

### **13. *Historic and cultural preservation*** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA

### **14. *Transportation*** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is currently served by Mildred with extensions proposed east/west connection

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
Currently there are 7 stalls. Total proposed is 511 with 64 spots dedicated in ROW to City.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
The project is expected to generation approximately 1,854 weekday daily trips, with 174 occurring during the AM peak hour and 189 occurring during the PM peak hour. The trip generation projections are based on the proposed development plan and trip rates identified in the ITE Trip Generation manual, 11th Edition (2021).
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
No
- h. Proposed measures to reduce or control transportation impacts, if any:  
A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Any necessary increase in public services will be determined by the City of Fircrest.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project design intends to follow sustainable practices relative to the integration of local durable products and high efficiency and performing systems. The campus design includes pedestrian and bicycle pathways and the provision of electric car parking and charging stations to promote reducing dependency on fossil fuels. The project will meet or exceed the current Washington State Energy Code. The storm drainage system proposed will reduce the dependence on the public storm system currently connecting to 19th by integrating an onsite detention system that reduces outflow compared to the current site storm system. The project will include fair contribution to impact fees to further support public services.

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:


electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities include water, sanitary sewer, and electricity. Utility connections on adjacent properties will be required for sanitary sewer and water. On-site construction activities will include laying pipe/duct banks for utility installation. City of Fircrest to provide water. Electricity provided by TPU.

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_  \_\_\_\_\_

Name of signee \_\_\_\_\_ Jon Graves \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_ Principal Architect/G+A \_\_\_\_\_

Date Submitted: \_\_\_\_\_ 6-13-2022 \_\_\_\_\_

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

**(IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.







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

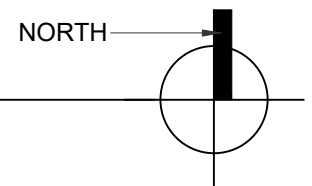
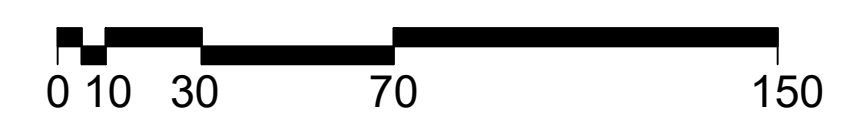
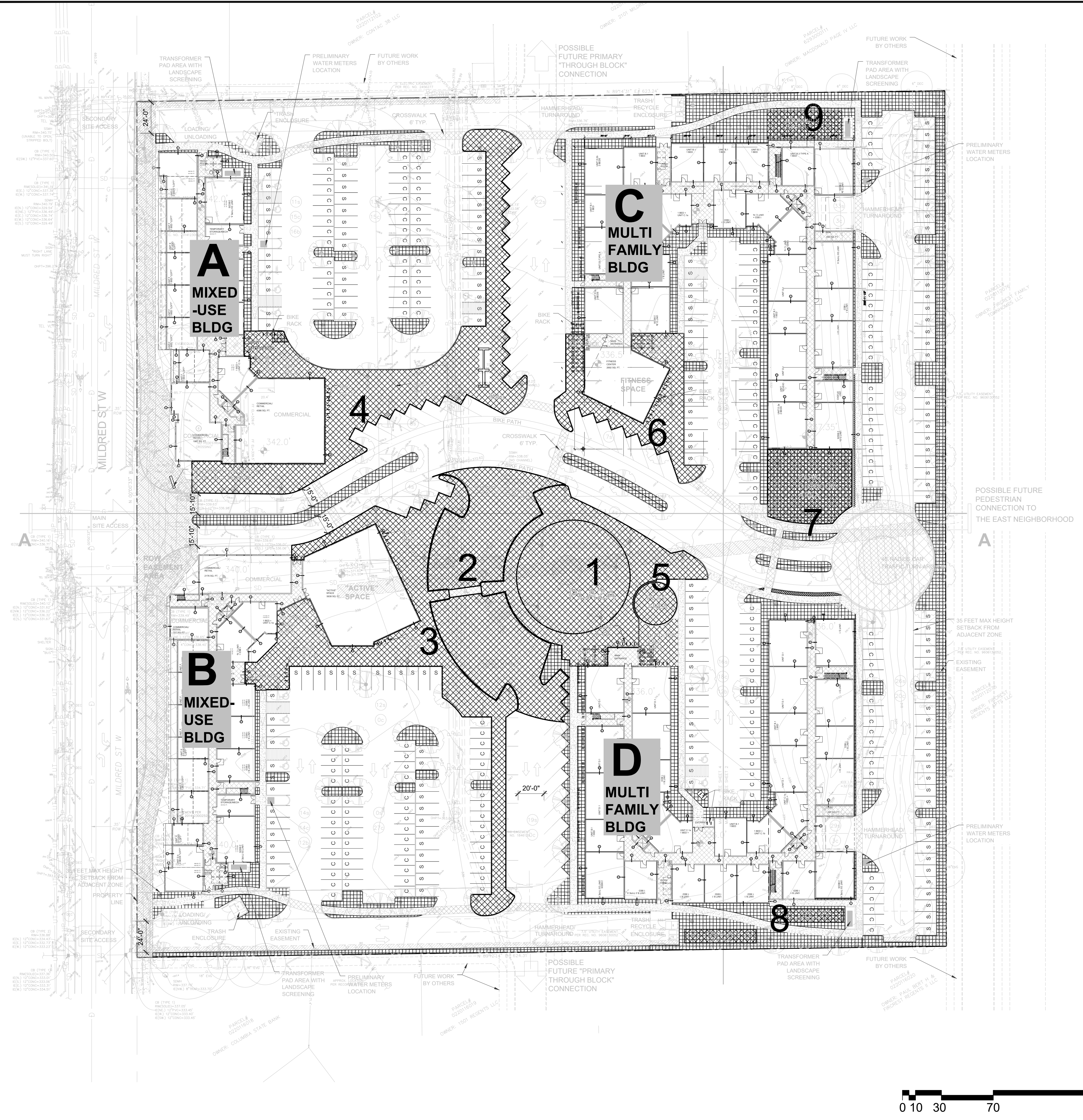
## PROJECT DATA

Open Space Calculation	
Total Site Area in Sq. Ft.	411,725
Required Space: 5% of entire site	20,585
<b>Total Provided</b>	<b>60,400</b>
Total Area Exceeding minimum requirement	39,815
Open Space Areas:	
1-Plaza	12,815
2-Extended Plaza	11,280
3-Commercial Plaza @ Bldg B	11,695
4-Commercial Plaza @ Bldg A	13,370
5-Play Area	850
6-Fitness Bldg Area	4,450
7-Park	3,555
8-Community Garden South	1,125
9-Community Garden North	1,260
<b>Total Overall</b>	
	<b>60,400</b>
Central Plaza Fully Engaged	35,790

**OPEN SPACE**

IMPERVIOUS AREAS	
Total Pervious	43,050
Total Site	411,725
Total % of Impervious areas	89.54

**PERVIOUS AREAS**



1 PRELIMINARY SITE PLAN with OPEN SPACE+PERVIOUS vs IMPERVIOUS AREAS  
SCALE: 1" = 40'-0"



**GRAVES + ASSOCIATES**  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

REVISIONS	DATE	YEAR	MO	DAY

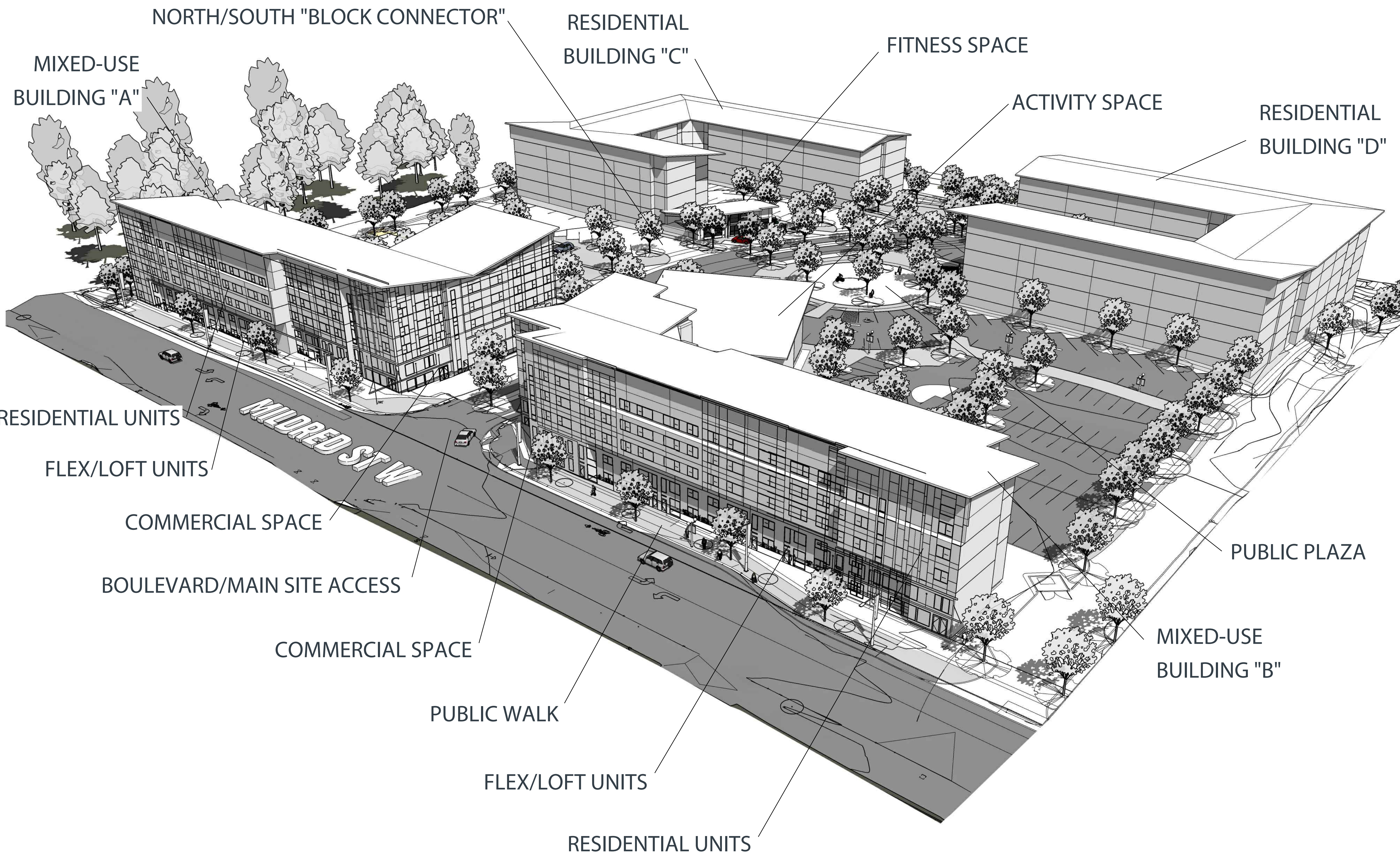
PROJECT: 2134  
PM: MA  
LAND-USE ENTITLEMENT  
06.10.2022

**NOT FOR CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES.

**AS-101**





MIXED-USE BUILDING "A"

NORTH/SOUTH "BLOCK CONNECTOR"

RESIDENTIAL BUILDING "C"

FITNESS SPACE

ACTIVITY SPACE

RESIDENTIAL BUILDING "D"

RESIDENTIAL UNITS

FLEX/LOFT UNITS

COMMERCIAL SPACE

BOULEVARD/MAIN SITE ACCESS

COMMERCIAL SPACE

PUBLIC WALK

FLEX/LOFT UNITS

RESIDENTIAL UNITS

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  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

**NOT FOR CONSTRUCTION**



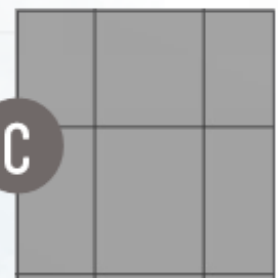

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES +  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

AS-102



KEYNOTE LEGEND

MATERIALS / COLORS

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



1 BUILDING A WEST ELEVATION

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

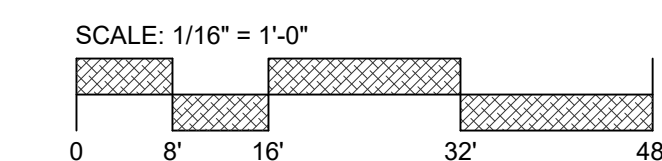


2 BUILDING A SOUTH ELEVATION

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.



1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134  
PM: MA

LAND-USE ENTITLEMENT  
06.10.2022

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A200**

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





KEYNOTE LEGEND

MATERIALS / COLORS

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



1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

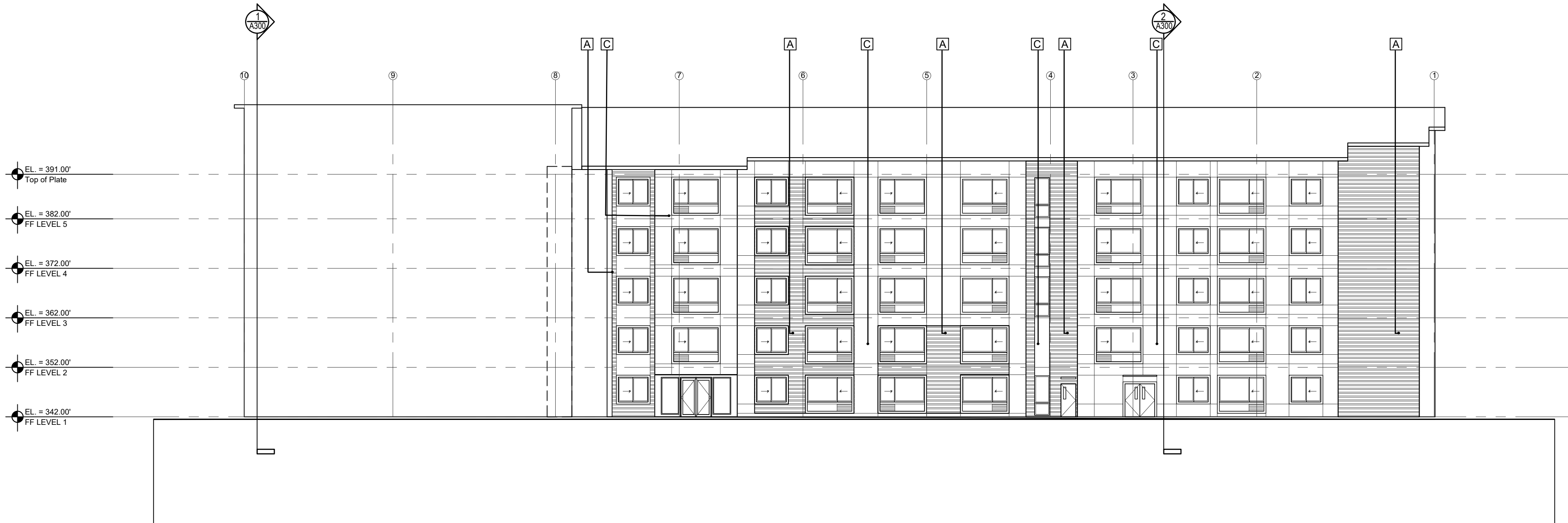
REVISIONS	DESCRIPTION	DATE	BY

PROJECT: 2134  
PM: MA

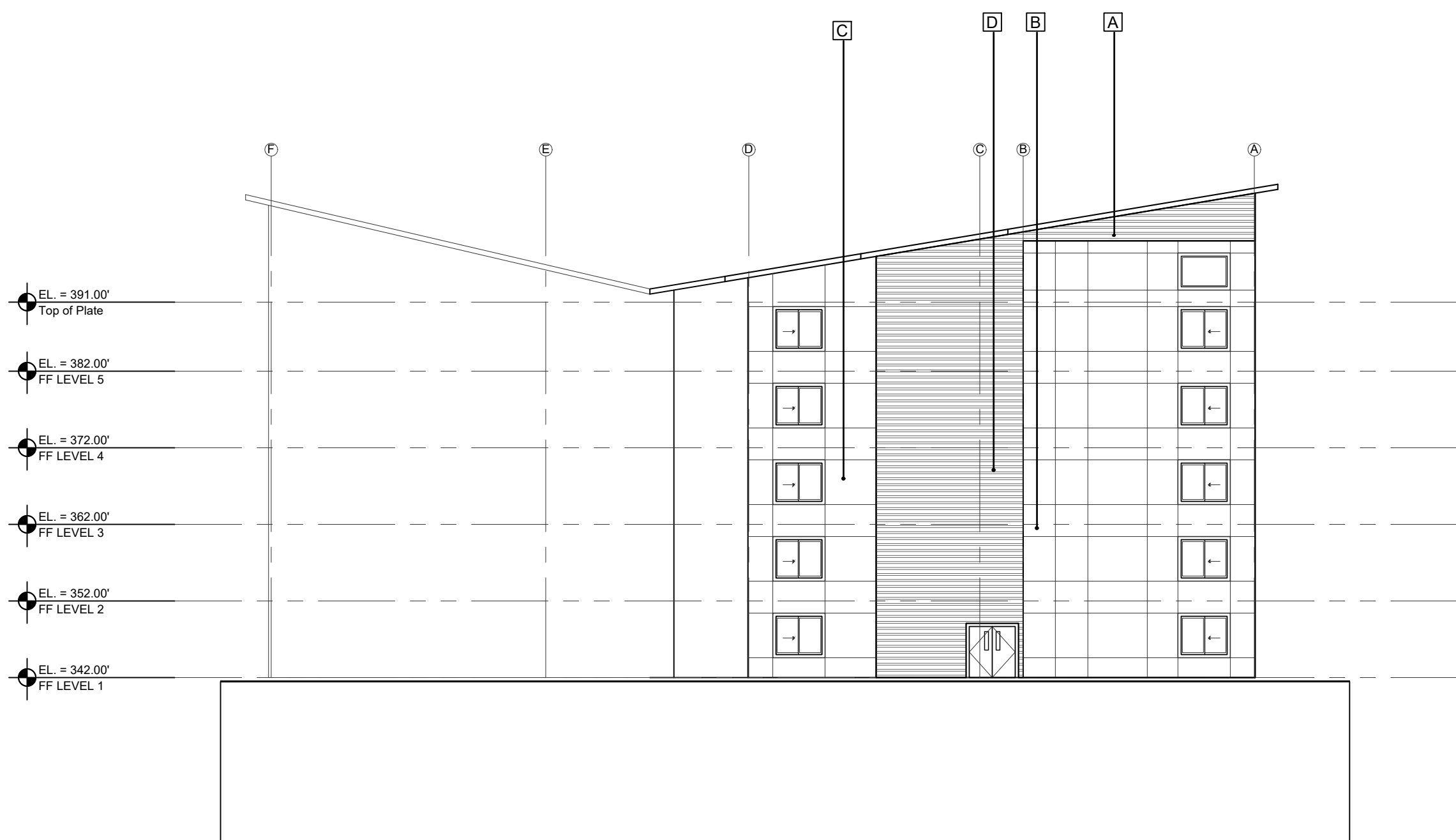
LAND-USE ENTITLEMENT  
06.10.2022

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A202**



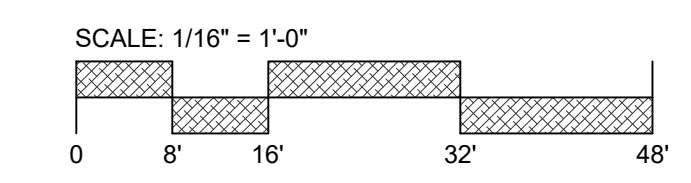
**1 BUILDING A PARTIAL EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



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

GENERAL ELEVATION NOTES:

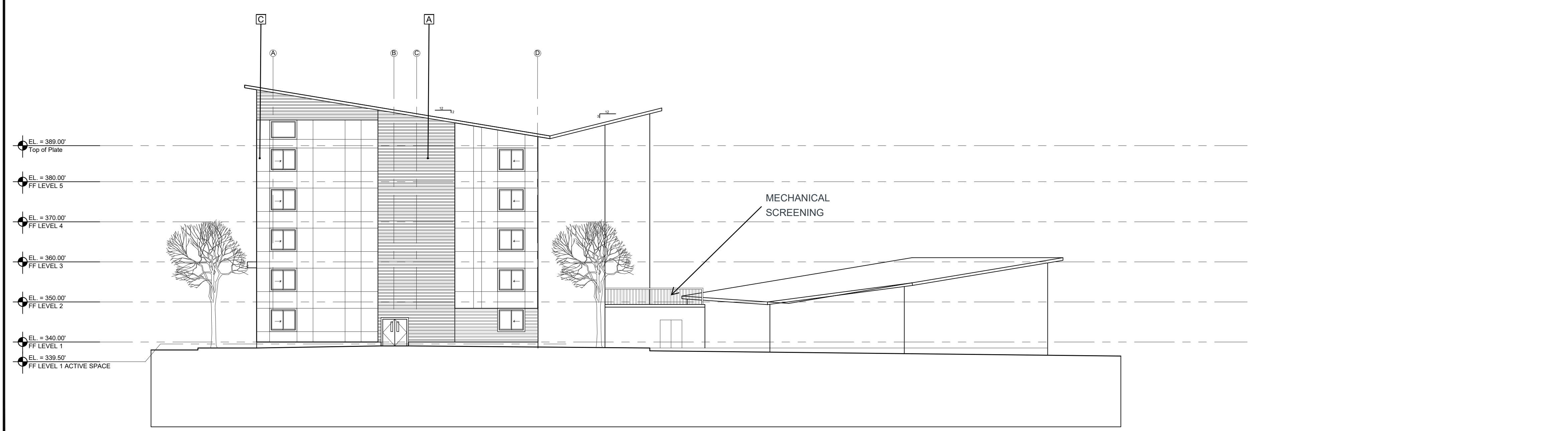
- SEE ALL DRAWINGS FOR CALLOUTS IN COMMON. THE DRAWINGS DO NOT ANNOTATE ALL OCCURRENCES OF ELEMENTS FOR CONSTRUCTION. SUFFICIENT INFORMATION HAS BEEN PROVIDED TO PRECISELY CONSTRUCT THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE ARCHITECTS DESIGN INTENT IN AREAS THAT ARE NOT FULLY 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.



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



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



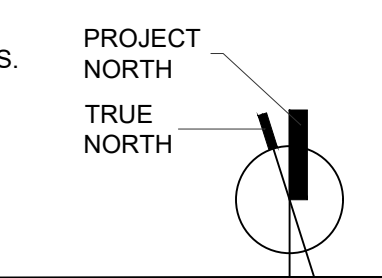
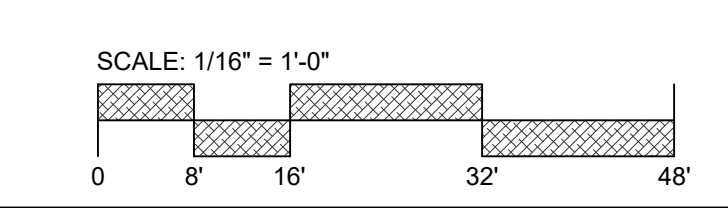
2 BUILDING B SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

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

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.



1900 N. NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134  
PM: MA  
LAND-USE ENTITLEMENT  
06.10.2022

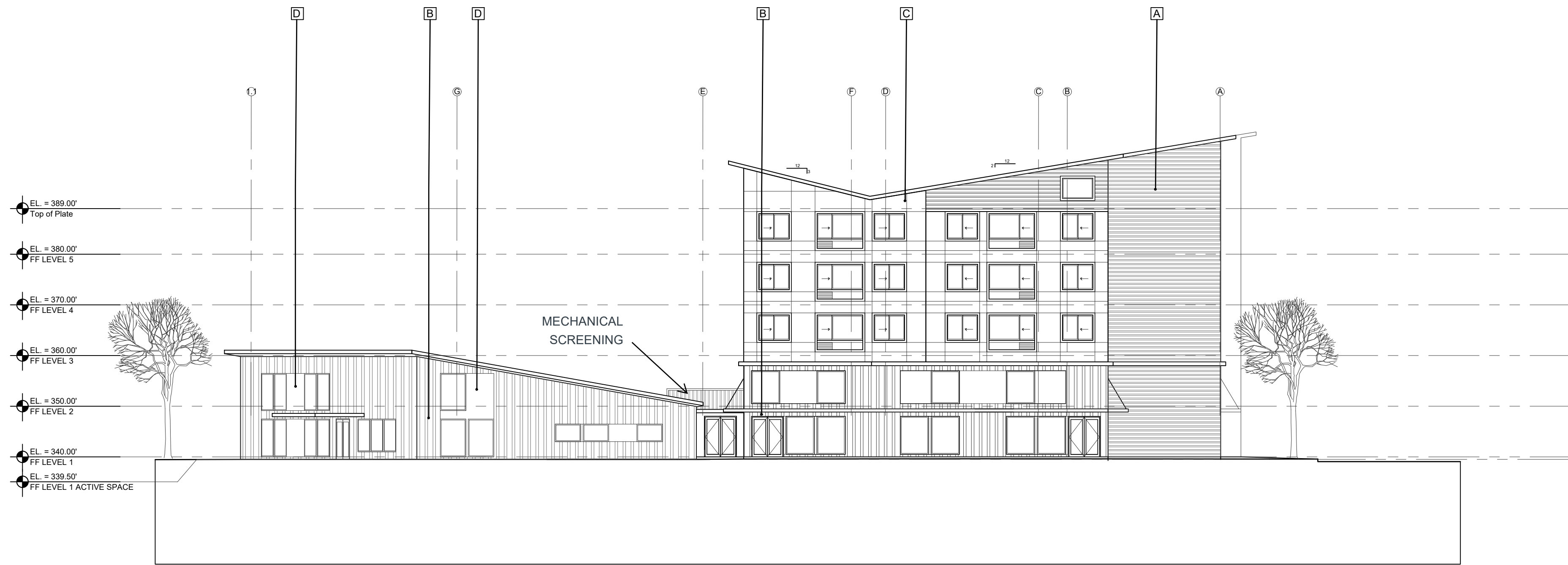
**NOT FOR  
CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

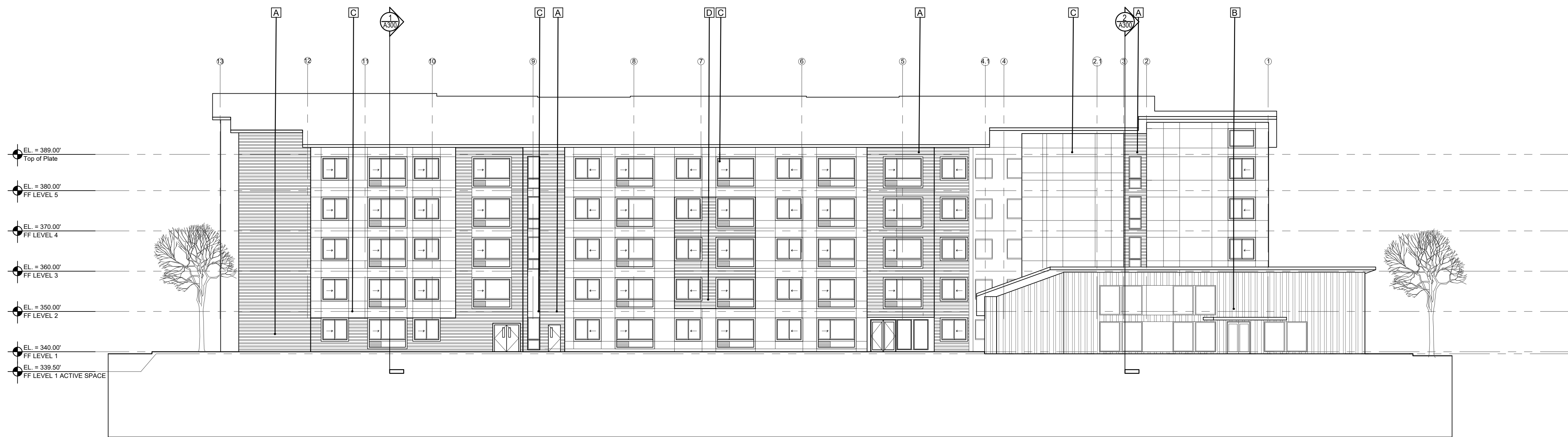
EXTERIOR ELEVATIONS  
**A203**

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





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



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

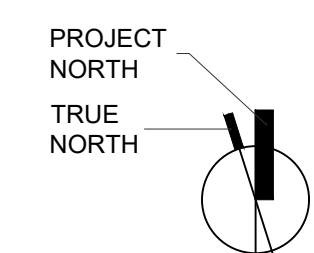
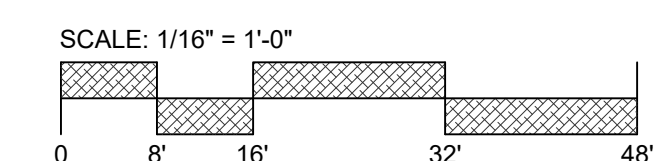
KEYNOTE LEGEND

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

GENERAL ELEVATION NOTES:

1. 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.
2. 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.
3. REFER TO ELEVATION KEYNOTES ON THIS SHEET FOR CALLOUT INFORMATION.
4. SEE SHEET A6.3 FOR EXTERIOR PAINT COLORS.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF SUBMITTING SHOP DRAWINGS OR SKETCHES (SK'S) TO CONFIRM APPLICABLE PRE-FINISHED METAL PRODUCTS & ASSIGNED COLORS.
7. WHERE PRODUCTS ARE NOT IDENTIFIED AS PRE-FINISHED, PRODUCTS SHALL BE FIELD AND OR SHOP-PAINTED UTILIZING ARCHITECT APPROVED MANUFACTURERS AND COLORS.
8. 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.
9. SEE ROOF PLAN SHEETS FOR DOWNSPOUT LOCATIONS.



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



1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

REVISIONS	DATE

PROJECT: 2134  
PM: MA  
LAND-USE ENTITLEMENT  
06.10.2022

NOT FOR CONSTRUCTION

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES +  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A204**

KEYNOTE LEGEND

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



1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



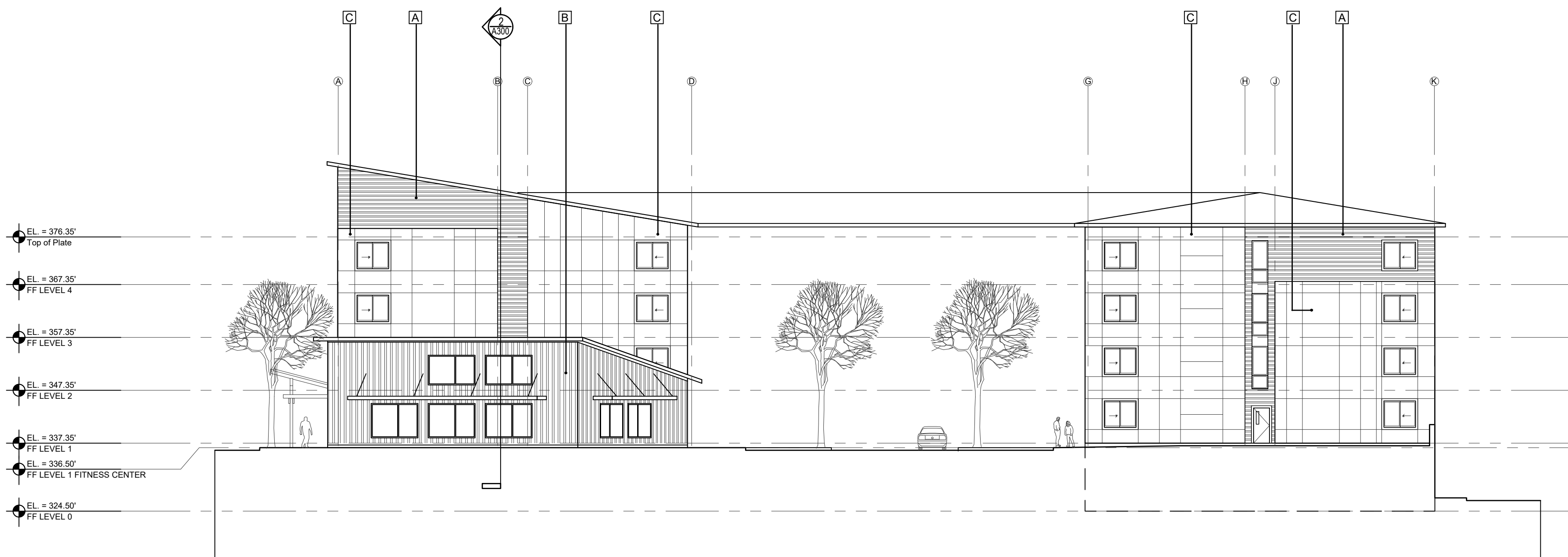
GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

**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"

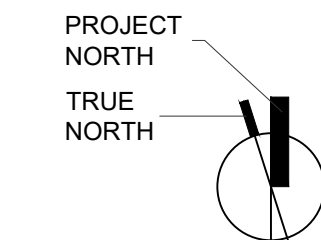
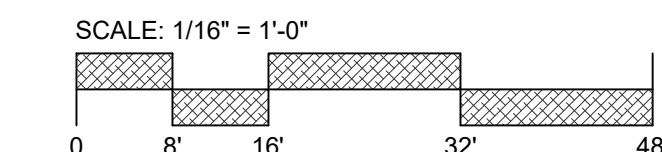


**2 BUILDING C SOUTH ELEVATION**

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

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

**NOT FOR CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS

**A205**

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





KEYNOTE LEGEND

MATERIALS / COLORS

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

**ALLIANCE**  
RESIDENTIAL COMPANY

1900 N. NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620

**GRAVES + ASSOCIATES**  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

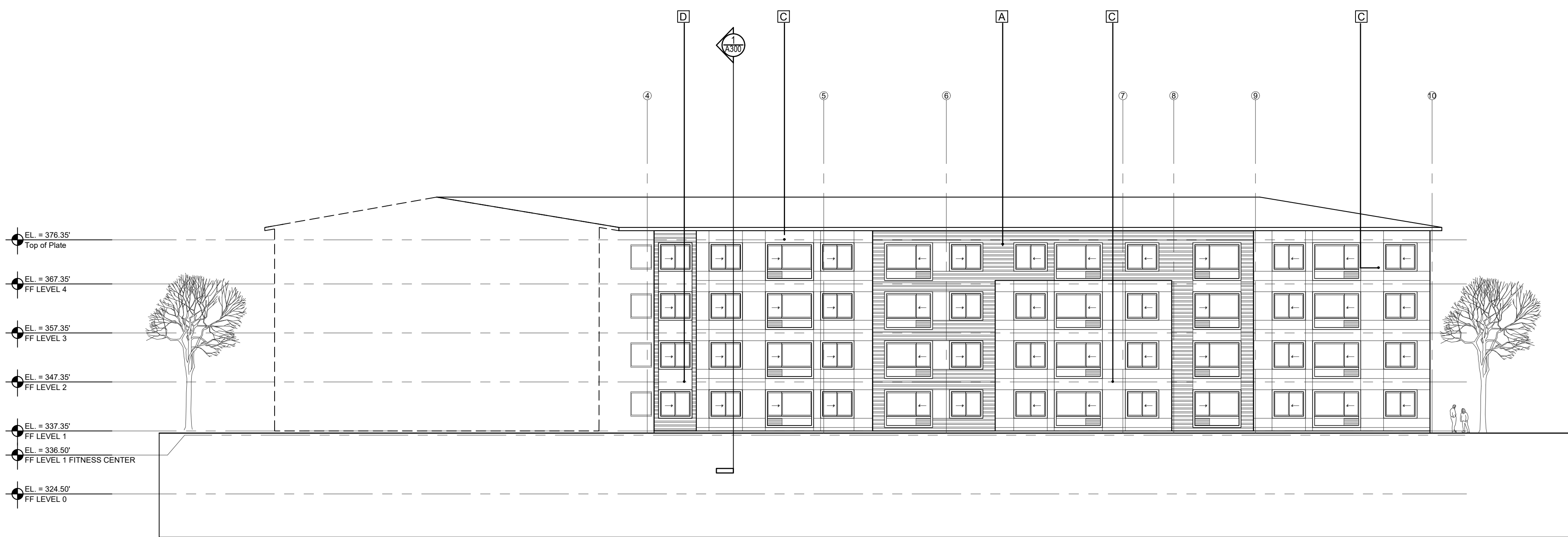
DATE	REVISIONS	DESCRIPTION

PROJECT:	2134
PM:	MA
LAND-USE ENTITLEMENT	06.10.2022

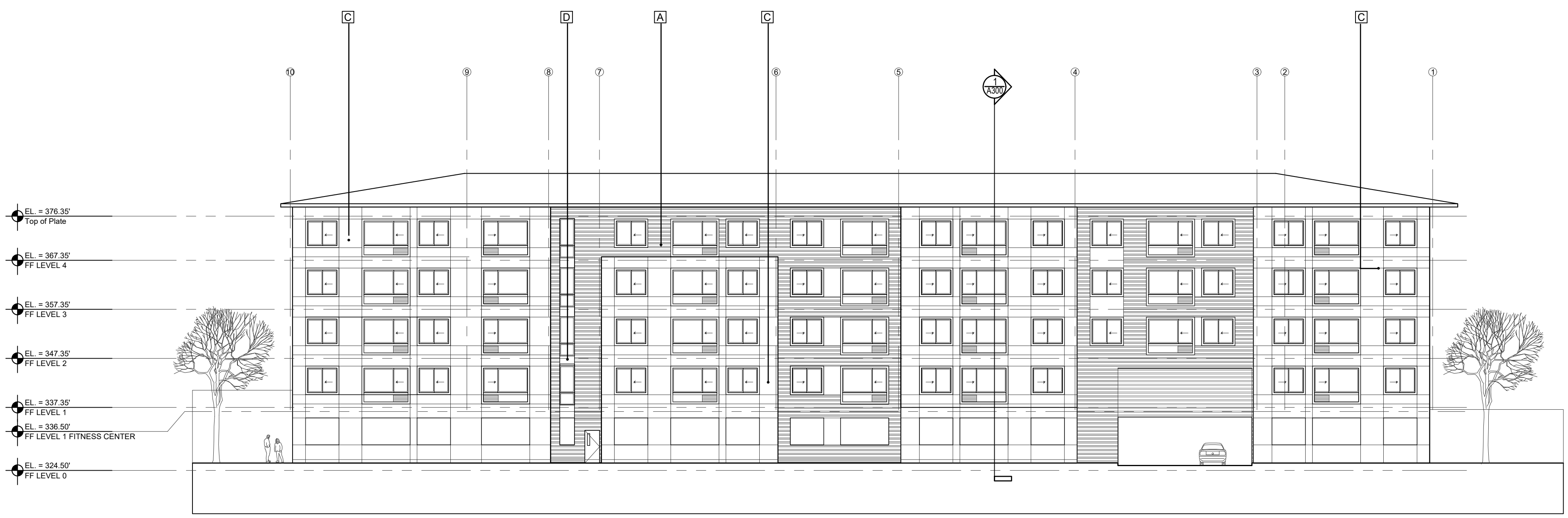
**NOT FOR CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A207**



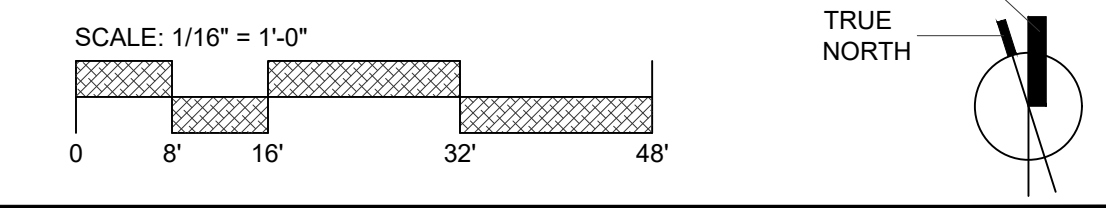
**1 BUILDING C WEST COUT ELEVATION**  
SCALE: 1/16" = 1'-0"



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

GENERAL ELEVATION NOTES:

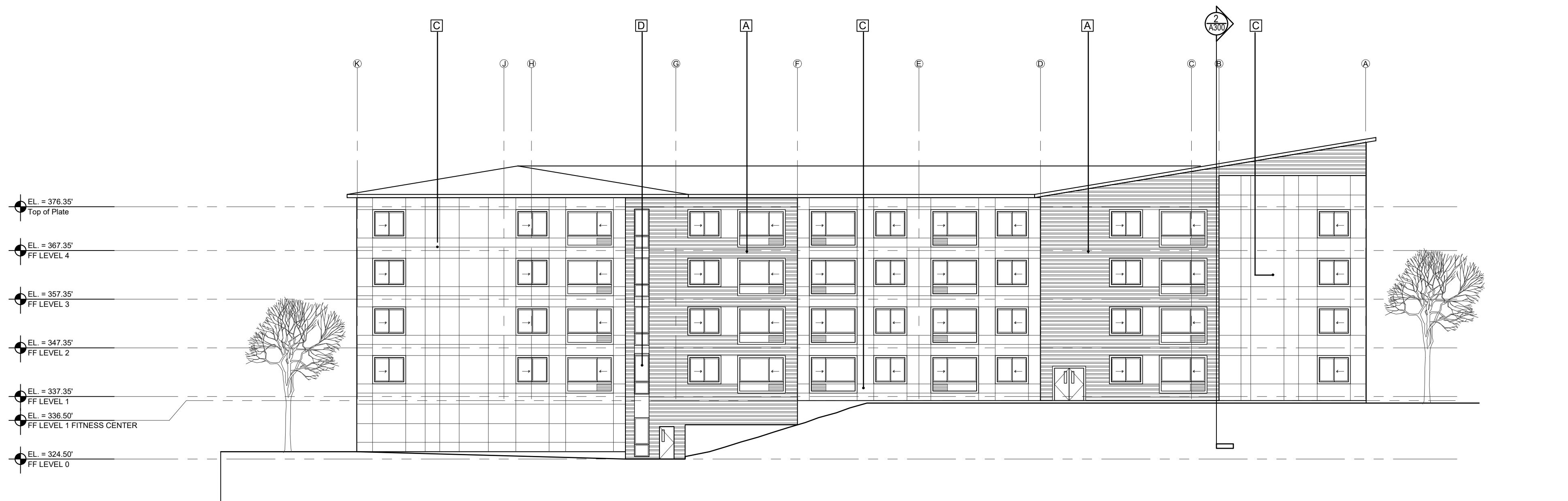
- SEE ALL DRAWINGS FOR CALLOUTS IN COMMON. THE DRAWINGS DO NOT ANNOTATE ALL OCCURRENCES OF ELEMENTS FOR CONSTRUCTION. SUFFICIENT INFORMATION HAS BEEN PROVIDED TO PRECISELY CONSTRUCT THE PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE ARCHITECTS DESIGN INTENT IN AREAS THAT ARE NOT FULLY 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.



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



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



**1 BUILDING C NORTH ELEVATION**

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

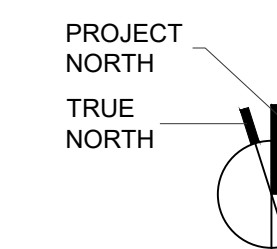
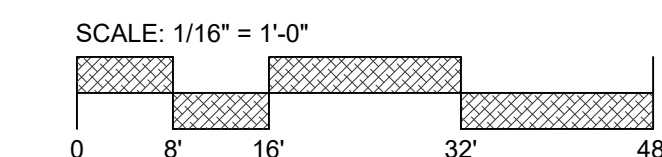
**KEYNOTE LEGEND**

**MATERIALS / COLORS**

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

**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.



**ALLIANCE**  
RESIDENTIAL COMPANY

1900 N. NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620

**GRAVES + ASSOCIATES**  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

**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

**NOT FOR CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A208**

KEYNOTE LEGEND

MATERIALS / COLORS

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

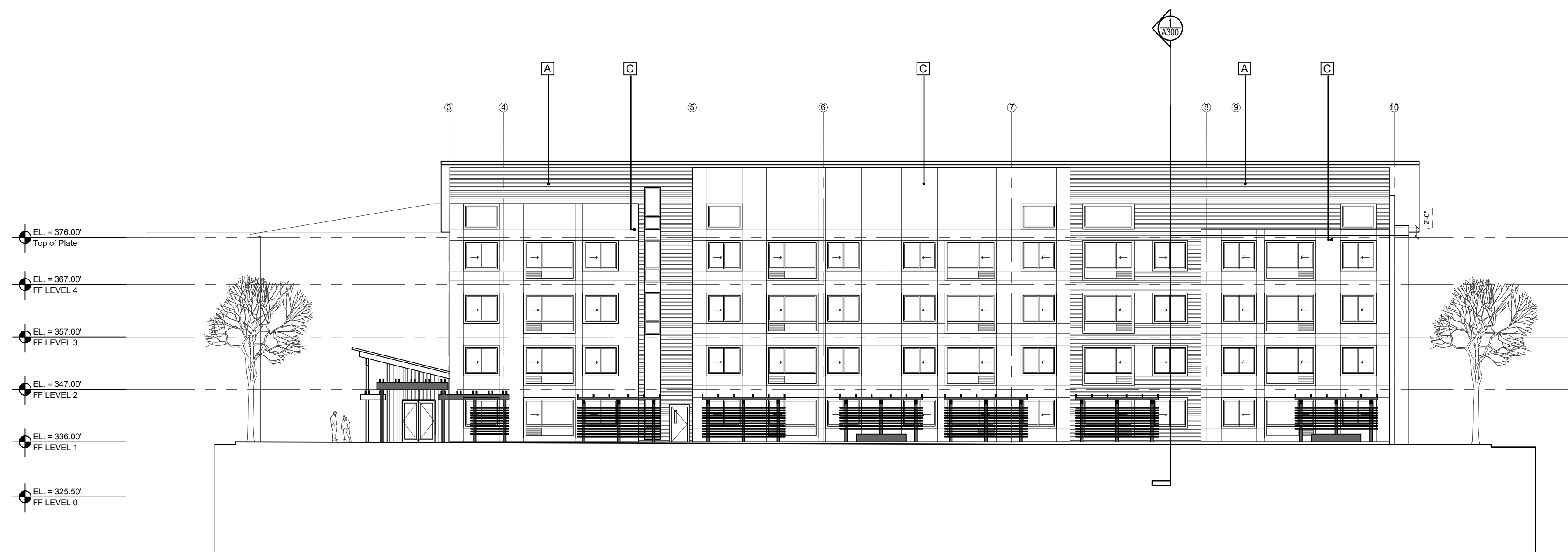


1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



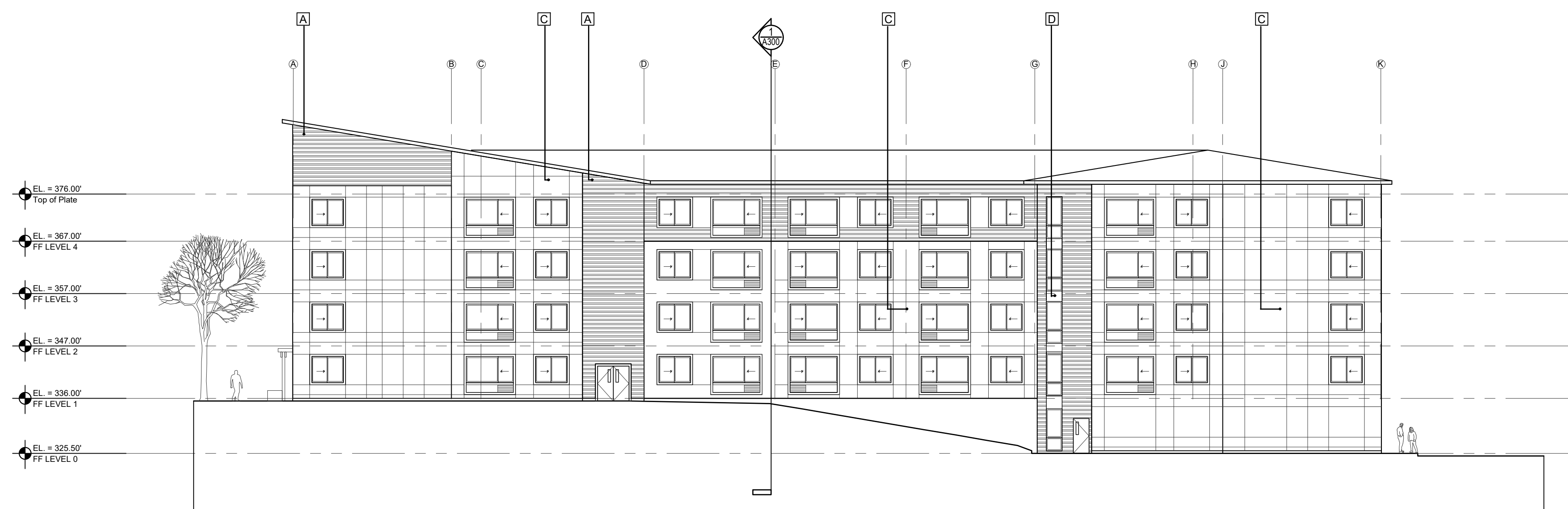
GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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



**1 BUILDING D WEST ELEVATION**

SCALE: 3/32" = 1'-0"

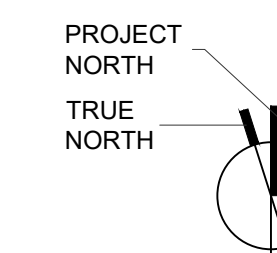
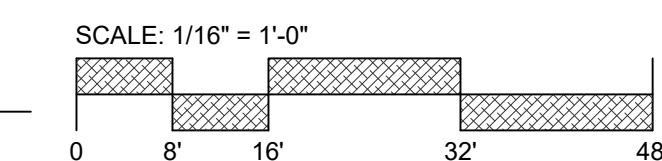


**2 BUILDING D SOUTH ELEVATION**

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

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.



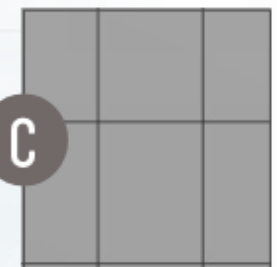

EXTERIOR ELEVATIONS  
**A209**

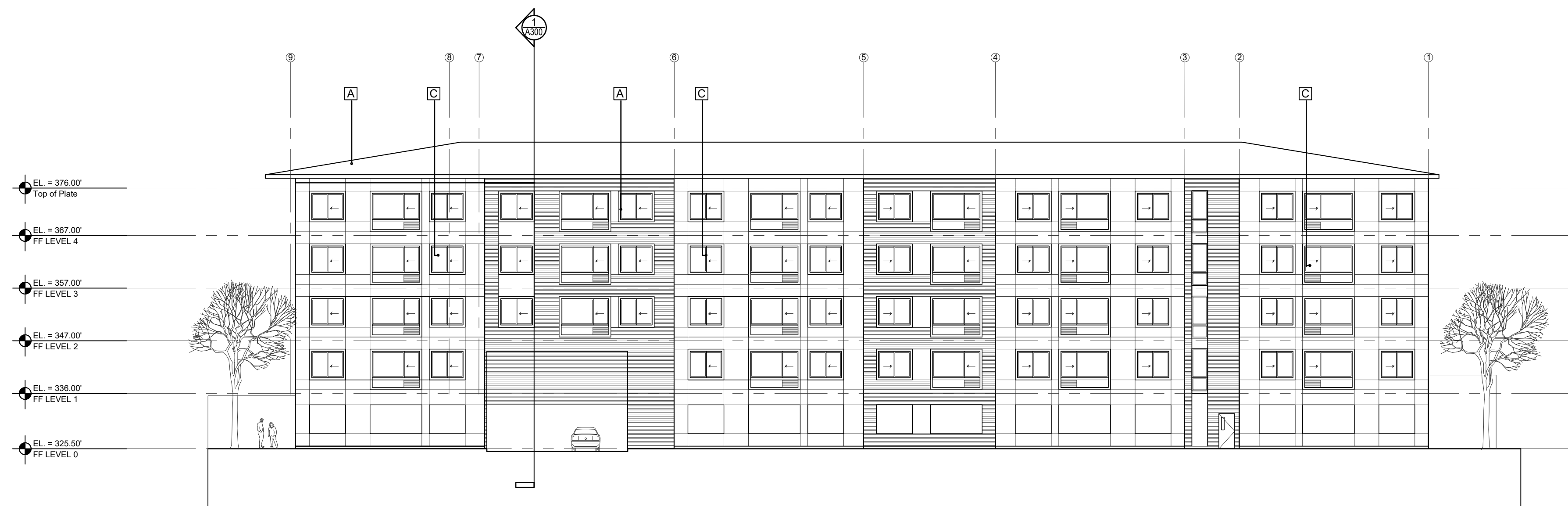
DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"



KEYNOTE LEGEND

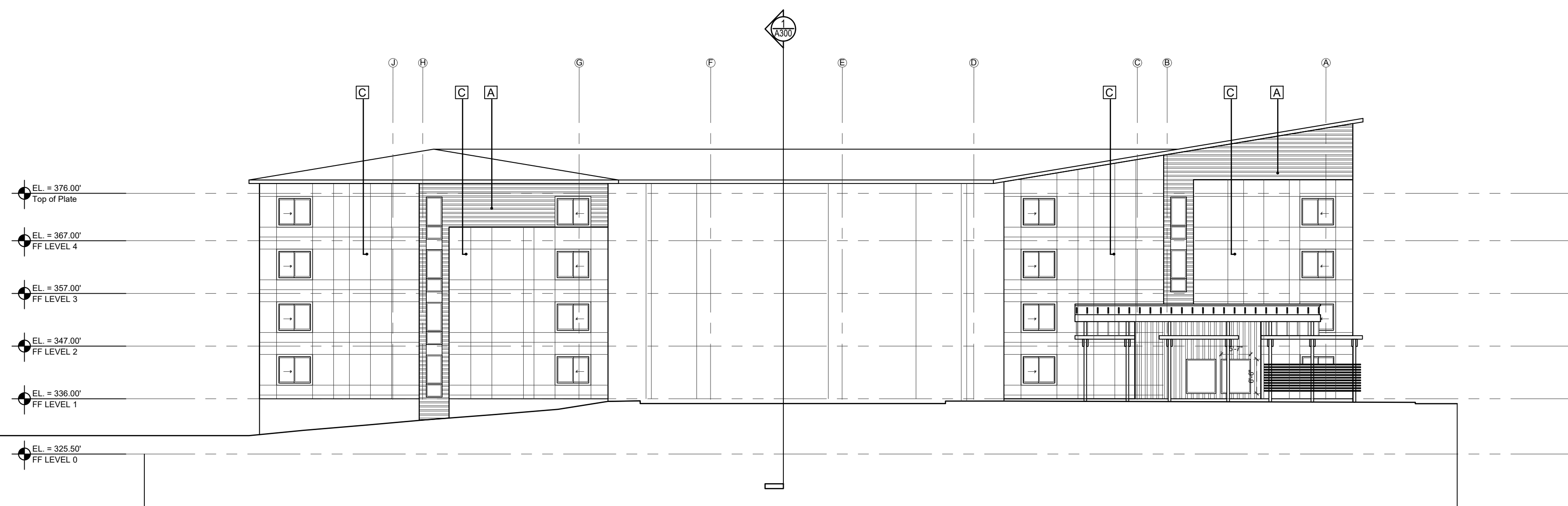
MATERIALS / COLORS

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



1 BUILDING D SOUTH ELEVATION

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

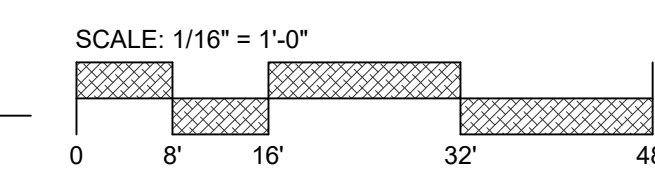


2 BUILDING D NORTH ELEVATION

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.



**ALLIANCE**  
RESIDENTIAL COMPANY

1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620

**GRAVES + ASSOCIATES**  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

REVISIONS	DATE
DESCRIPTION	YEAR/MO/DAY

PROJECT: 2134  
PM: MA  
LAND-USE ENTITLEMENT  
06.10.2022

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A210**

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

KEYNOTE LEGEND

MATERIALS / COLORS

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

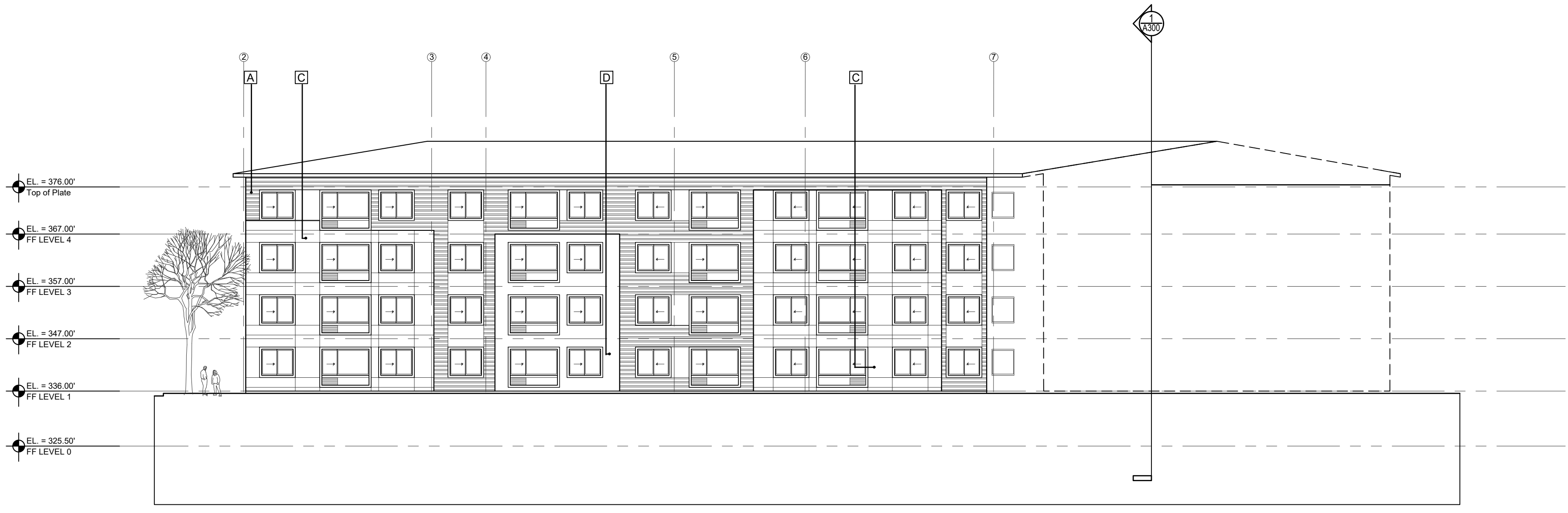


1900 N. NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620

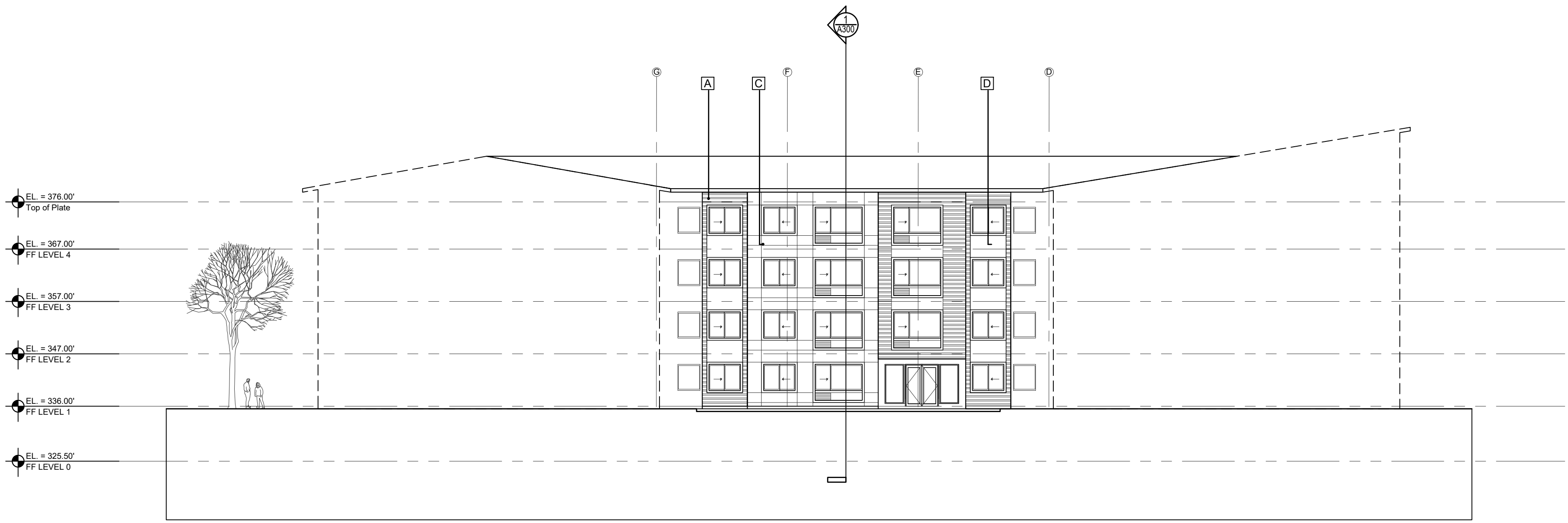


GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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



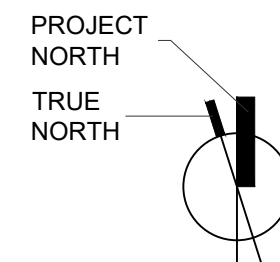
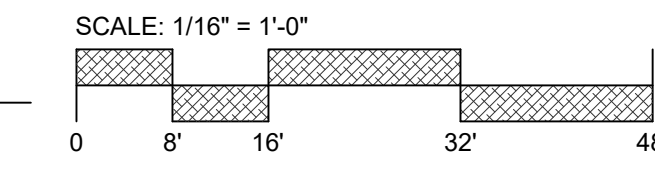
**1 BUILDING D WEST COURT ELEVATION**  
SCALE: 1/16" = 1'-0"



**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

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, AS  
INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE THE PROPERTY OF GRAVES  
ASSOCIATES AND ARE NOT TO BE USED  
OR REPRODUCED IN WHOLE OR IN PART  
WITHOUT THE WRITTEN AUTHORIZATION OF  
GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A211**

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





1900 N NORTHLAKE WAY  
SUITE 237, SEATTLE, WA 98103  
PHONE: 206-330-0620



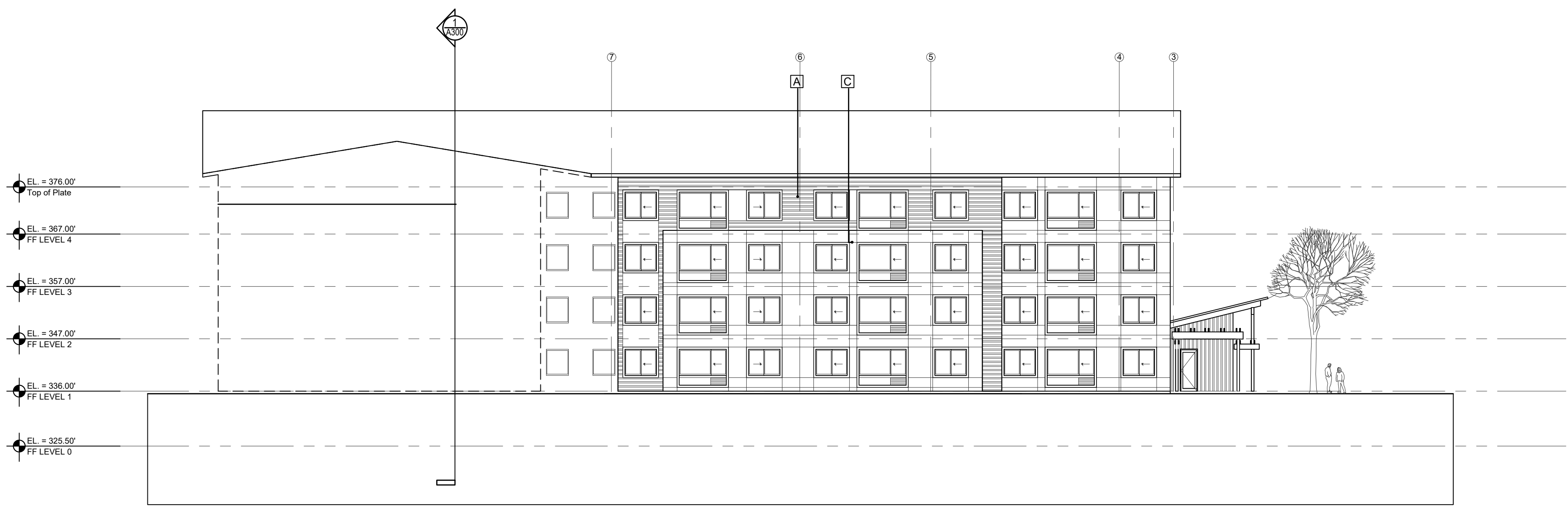
GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT  
3110 RUSTON WAY, SUITE E  
TACOMA, WA 98402  
PHONE: 253-272-4214

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

**KEYNOTE LEGEND**

**MATERIALS / COLORS**

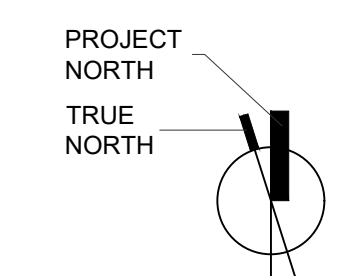
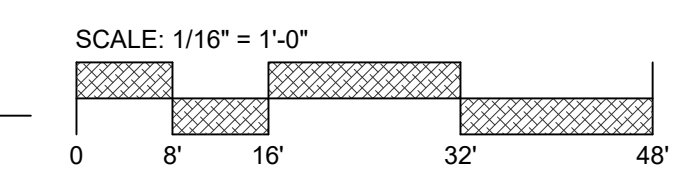
<b>A</b>		FIBER CEMENT LAP SIDING COLOR: STORM WARNING SW ID: SW 9555
<b>B</b>		FIBER CEMENT BOARD AND BATTEN COLOR: PERLE NOIR SW ID: SW 9154
<b>C</b>		FIBER CEMENT ARCHITECTURAL PANEL COLOR: ELLIE GRAY SW ID: SW 7650
<b>D</b>		FIBER CEMENT ARCHITECTURAL PANEL COLOR: LEATHER BOUND SW ID: SW 6118



**1 BUILDING D EAST 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

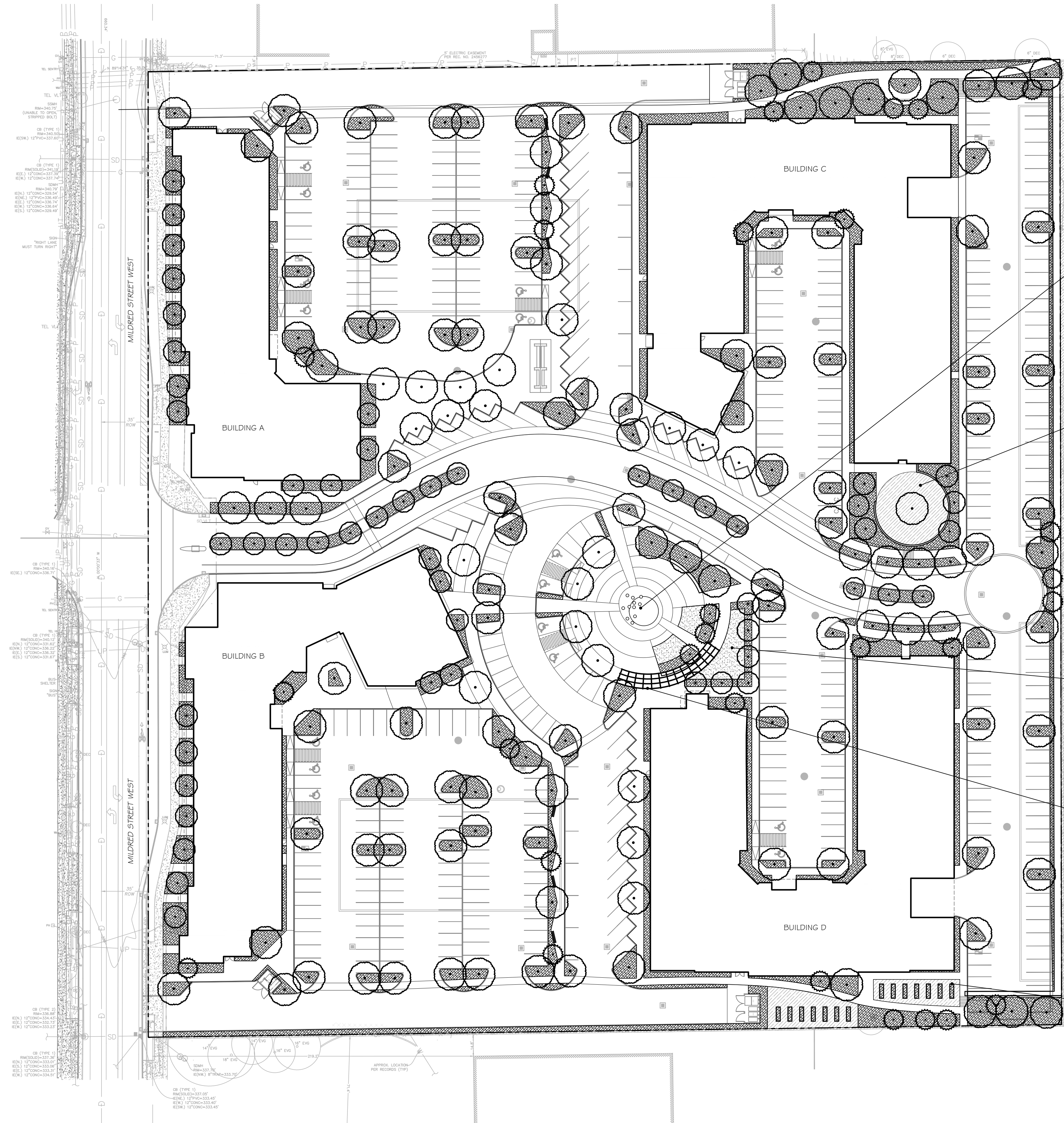
RE-USE OF DOCUMENTS  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES.

EXTERIOR ELEVATIONS  
**A212**

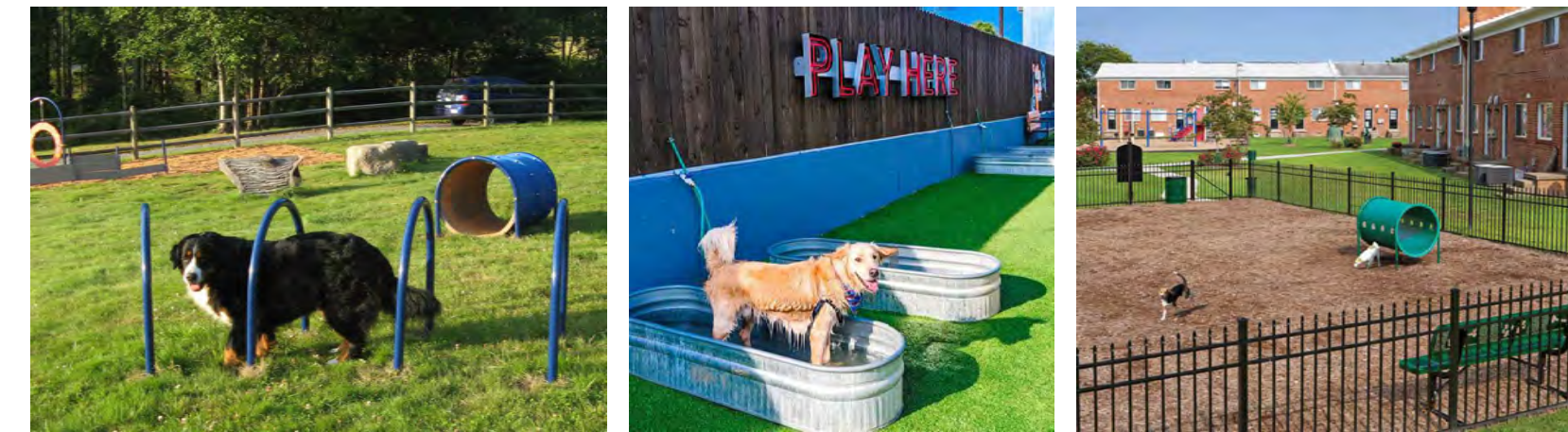
DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"



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



CENTRAL PLAZA AMENITY



PET PARK



NATURALISTIC PLAY AREA



PERGOLA

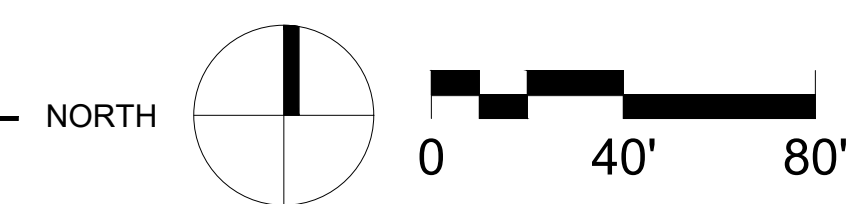


P-PATCH GARDEN

**GENERAL NOTES**

- SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
- SEE L2.00 FOR PLANTING SCHEDULE.
- SEE L3.00 FOR PLANTING DETAILS.
- ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
- MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

1 OVERALL LANDSCAPE PLAN  
1" = 40'



DATE	YEAR	MO	DAY

REVISIONS	DESCRIPTION

PROJECT:	2134
PM:	MA
100% SD	05.16.2022

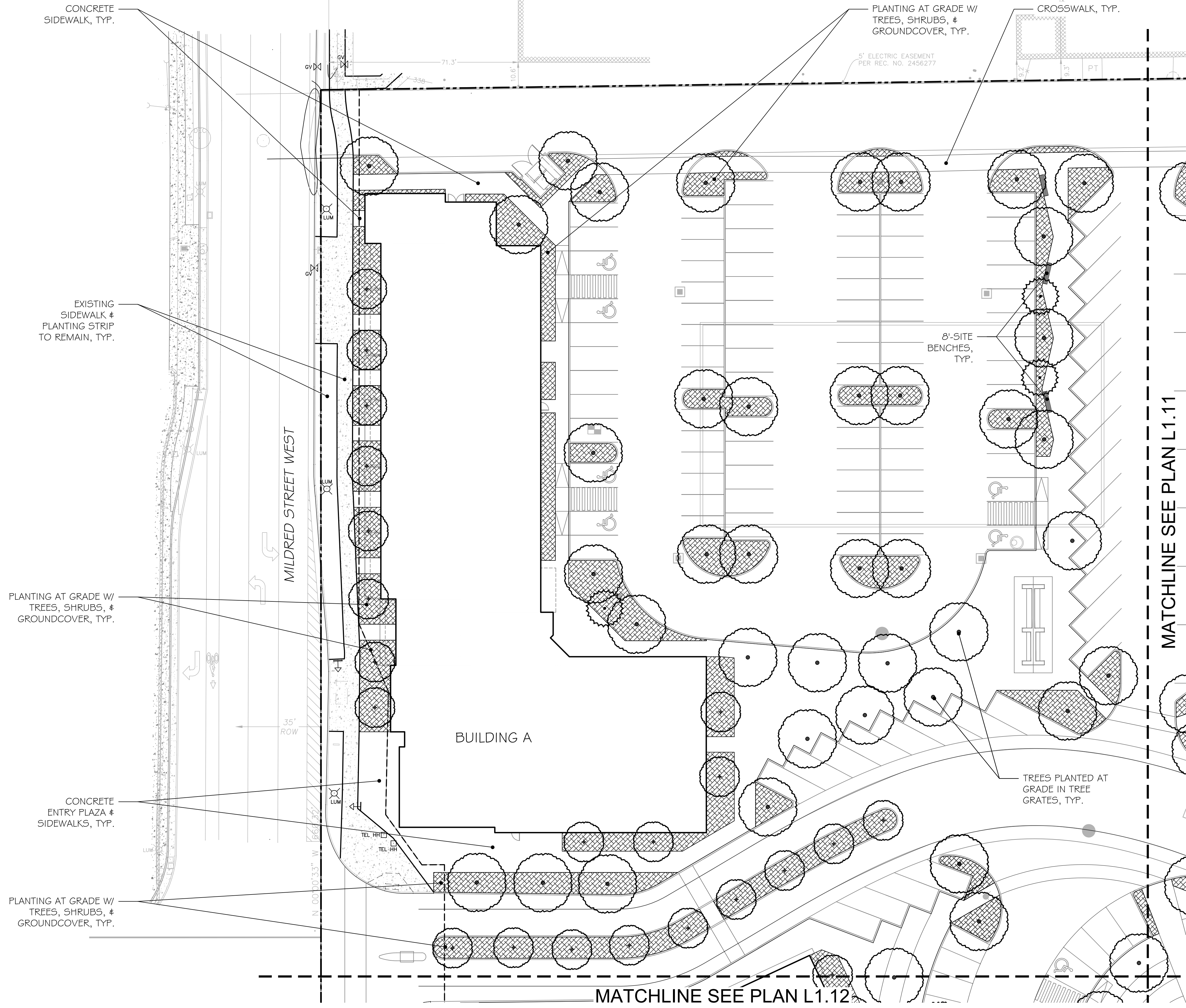
**NOT FOR  
CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.

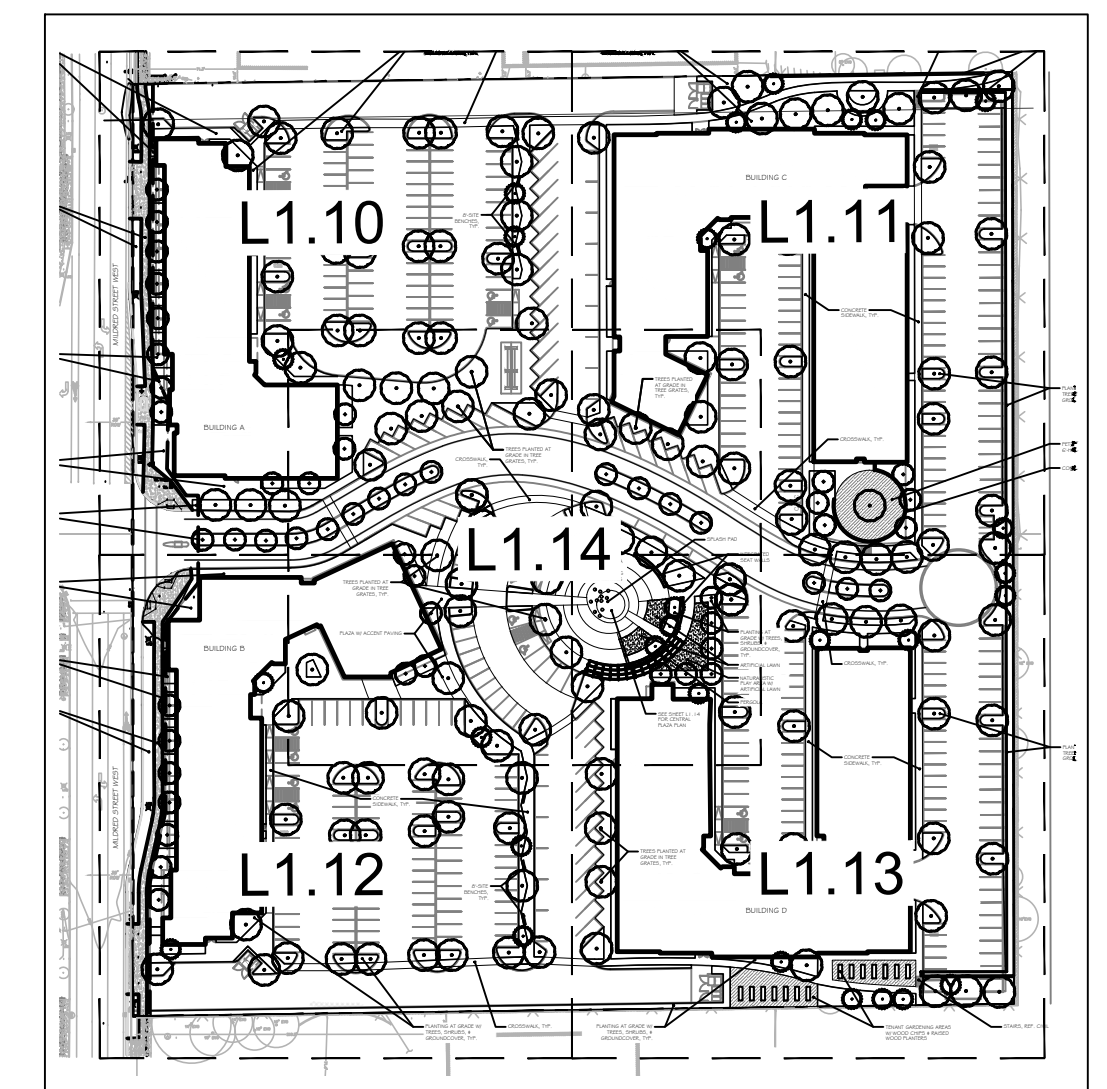
OVERALL  
LANDSCAPE  
PLAN  
**L100**



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



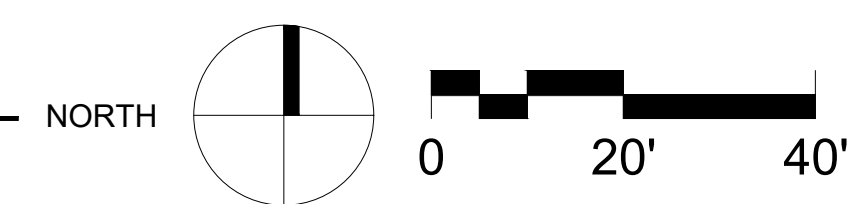
KEY PLAN



GENERAL NOTES

1. SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
2. SEE L2.00 FOR PLANTING SCHEDULE.
3. SEE L3.00 FOR PLANTING DETAILS.
4. ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
6. MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

**1** SCHEMATIC LANDSCAPE PLAN  
1" = 20'



DATE	YEAR	MO	DAY

REVISIONS	DESCRIPTION

PROJECT: 2134  
PM: MA

100% SD  
05.16.2022

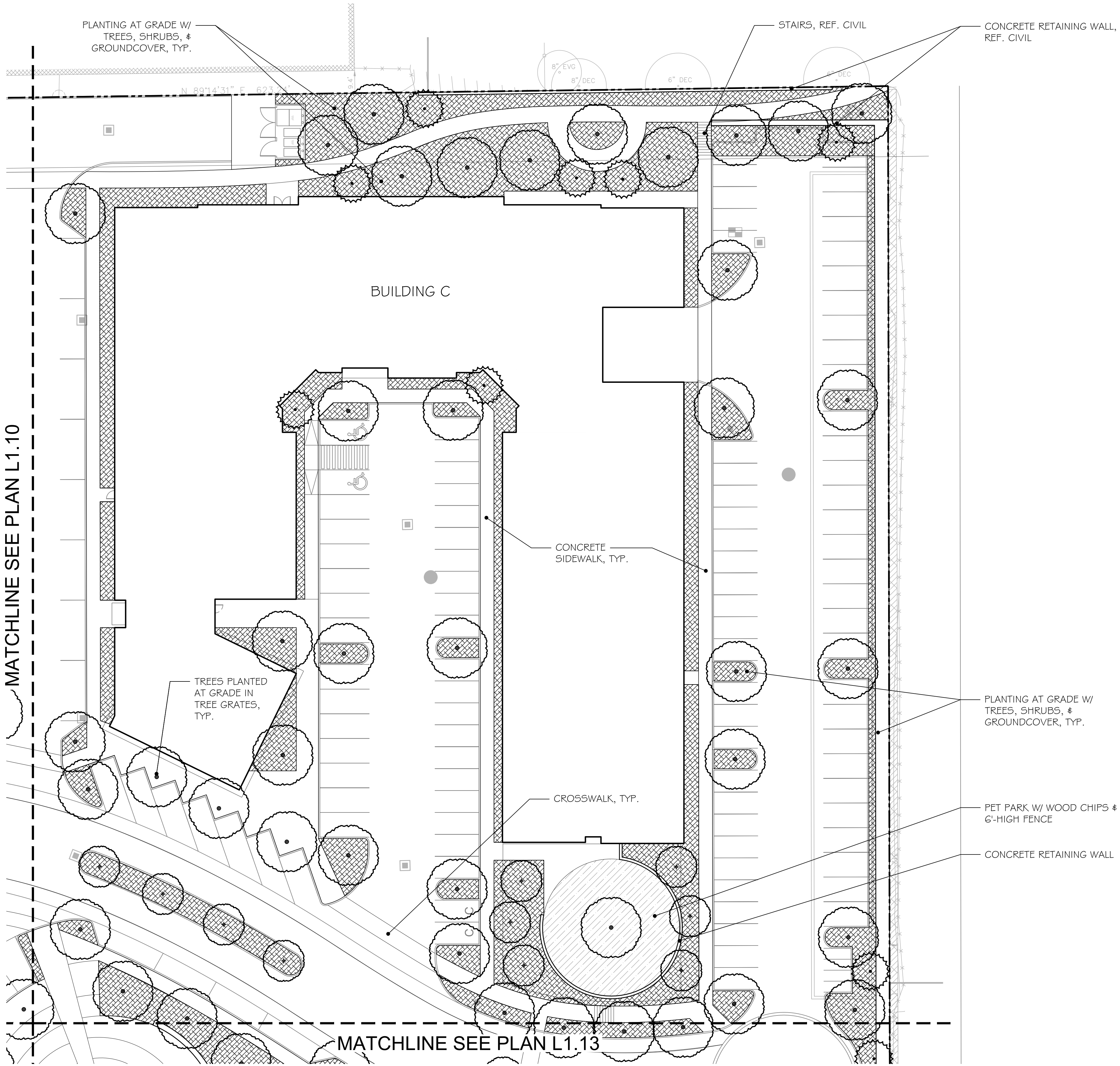
**NOT FOR  
CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.

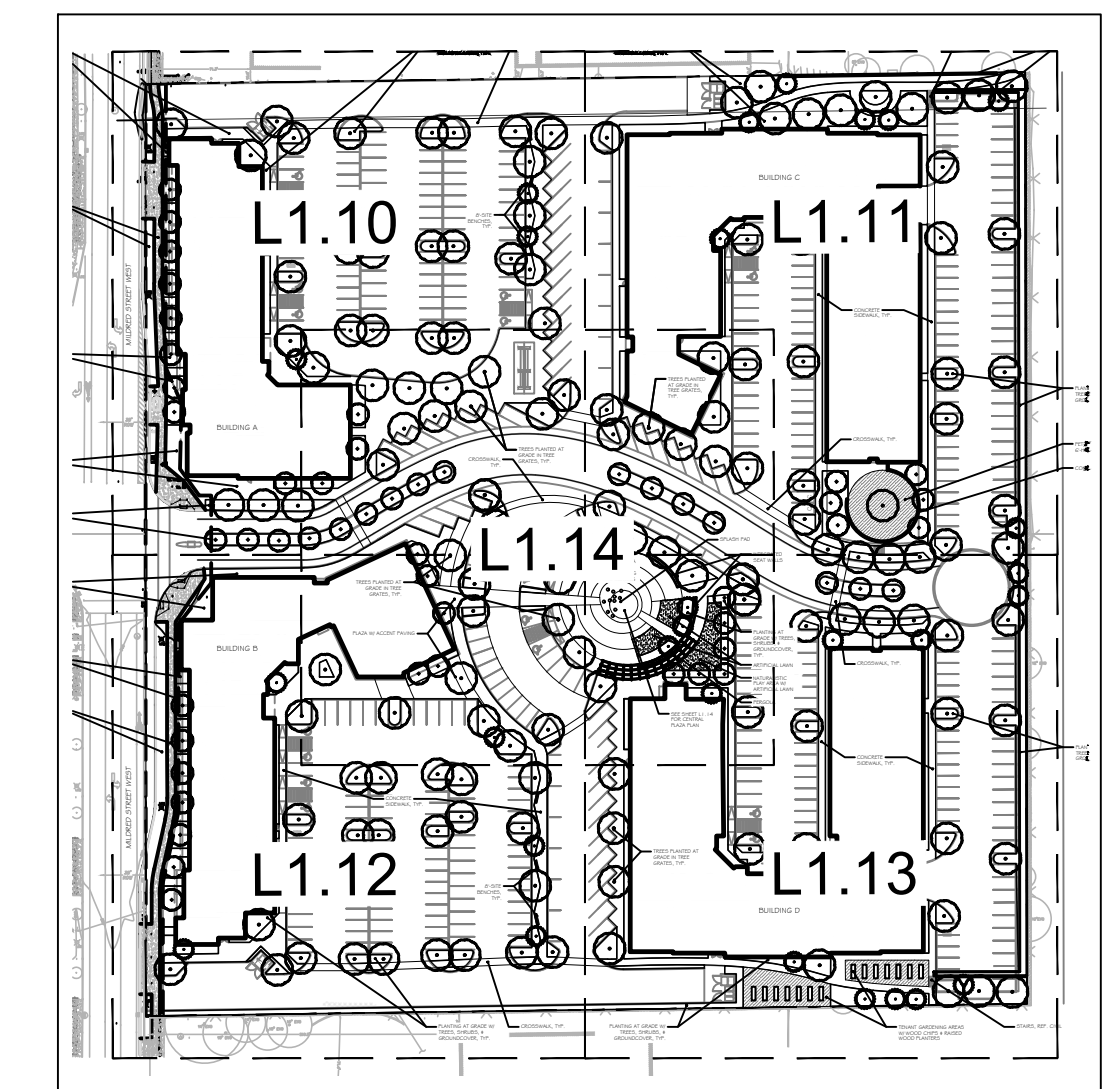
SCHEMATIC  
LANDSCAPE  
PLAN  
**L110**



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



KEY PLAN



GENERAL NOTES

- SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
- SEE L2.00 FOR PLANTING SCHEDULE.
- SEE L3.00 FOR PLANTING DETAILS.
- ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
- MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

DATE	YEAR	MO	DAY

REVISIONS	DESCRIPTION

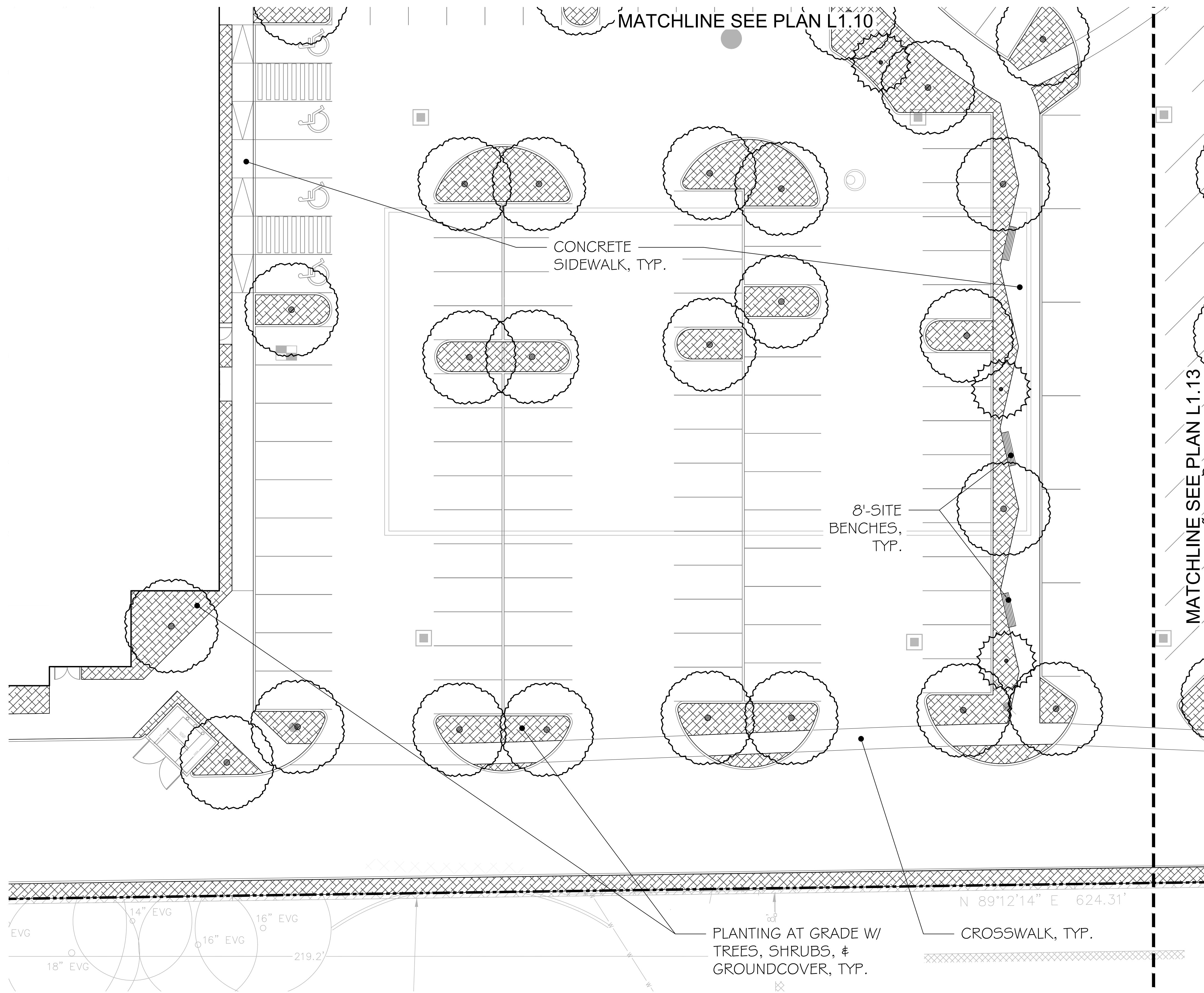
PROJECT: 2134  
PM: MA  
100% SD  
05.16.2022

**NOT FOR  
CONSTRUCTION**

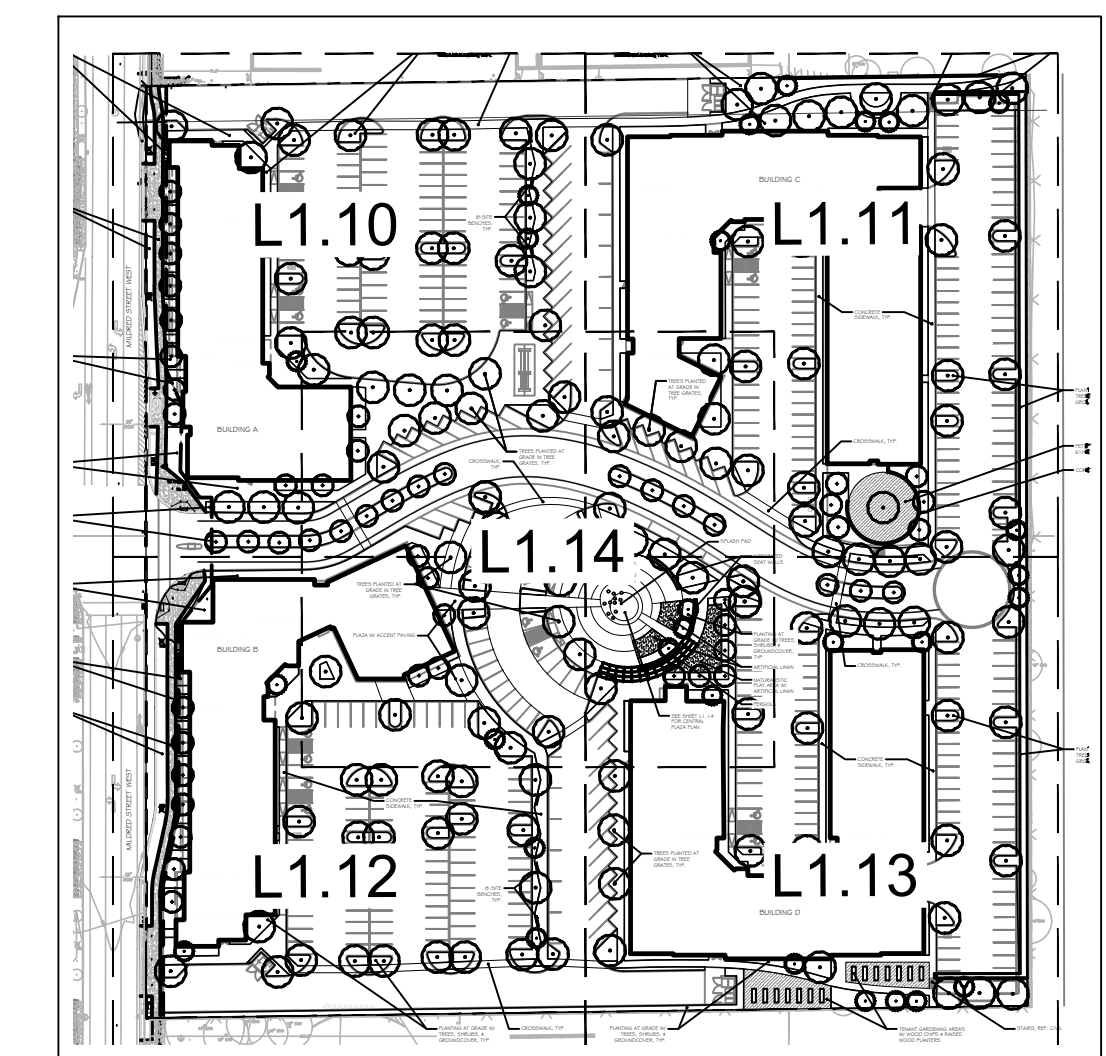
RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.



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



KEY PLAN



DATE	YEAR	MO	DAY

REVISIONS	DESCRIPTION

PROJECT: 2134  
PM: MA  
100% SD  
05.16.2022

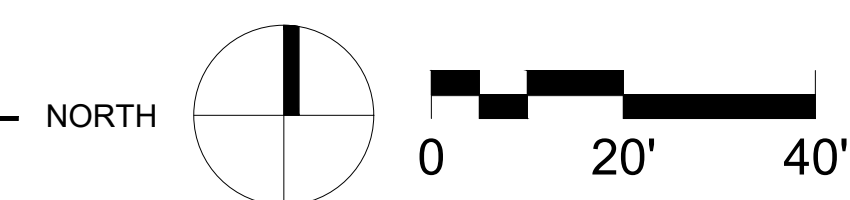
**NOT FOR CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.

GENERAL NOTES

- SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
- SEE L2.00 FOR PLANTING SCHEDULE.
- SEE L3.00 FOR PLANTING DETAILS.
- ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
- MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

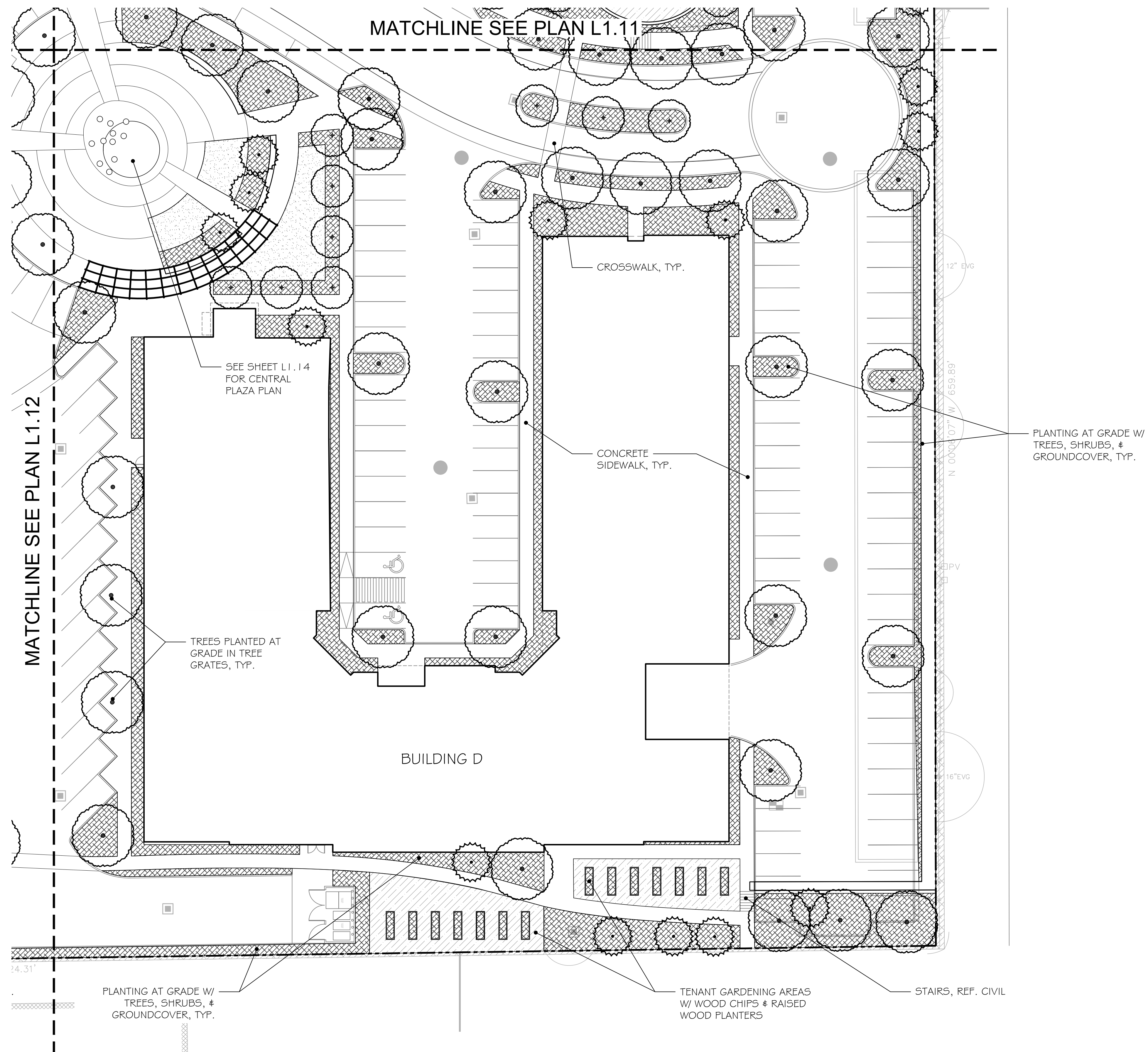
**1** SCHEMATIC LANDSCAPE PLAN  
1" = 20'



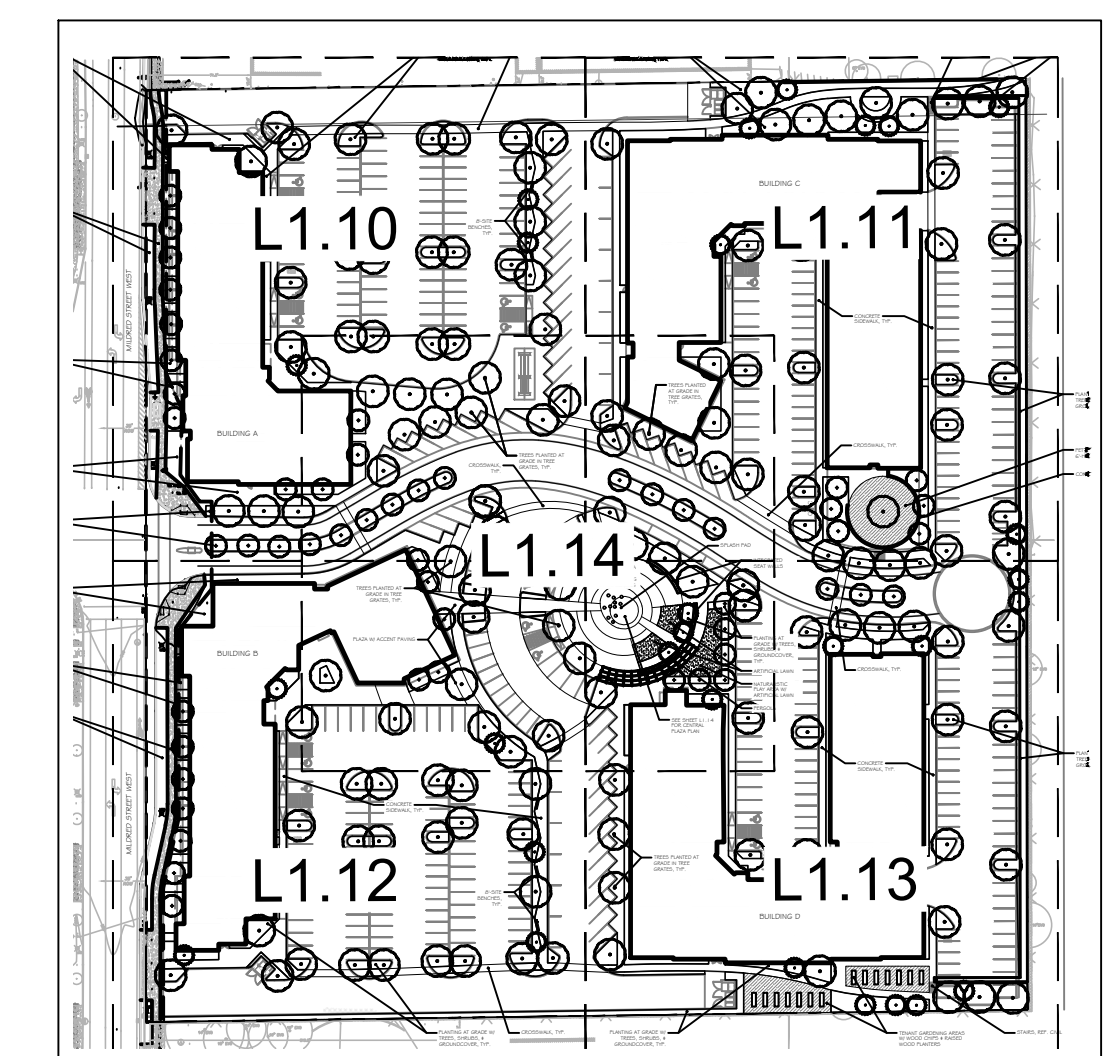
SCHEMATIC LANDSCAPE PLAN  
**L112**



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



KEY PLAN



DATE	YEAR	NO	BY

REVISIONS	DESCRIPTION

PROJECT: 2134  
PM: MA  
100% SD  
05.16.2022

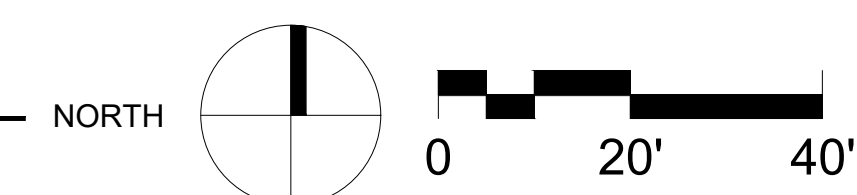
**NOT FOR  
CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.

GENERAL NOTES

- SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
- SEE L2.00 FOR PLANTING SCHEDULE.
- SEE L3.00 FOR PLANTING DETAILS.
- ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
- MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

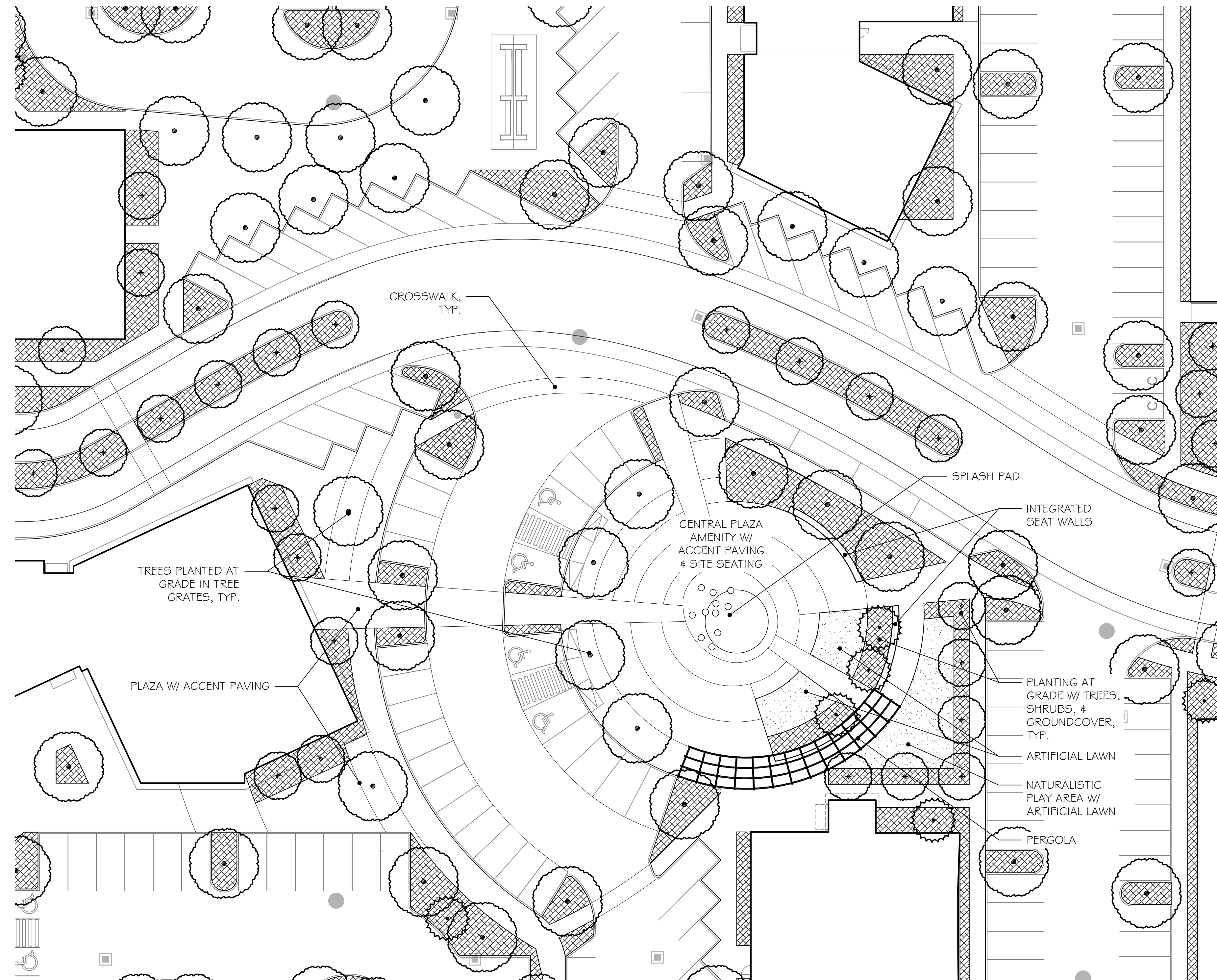
**1** SCHEMATIC LANDSCAPE PLAN  
1" = 20'



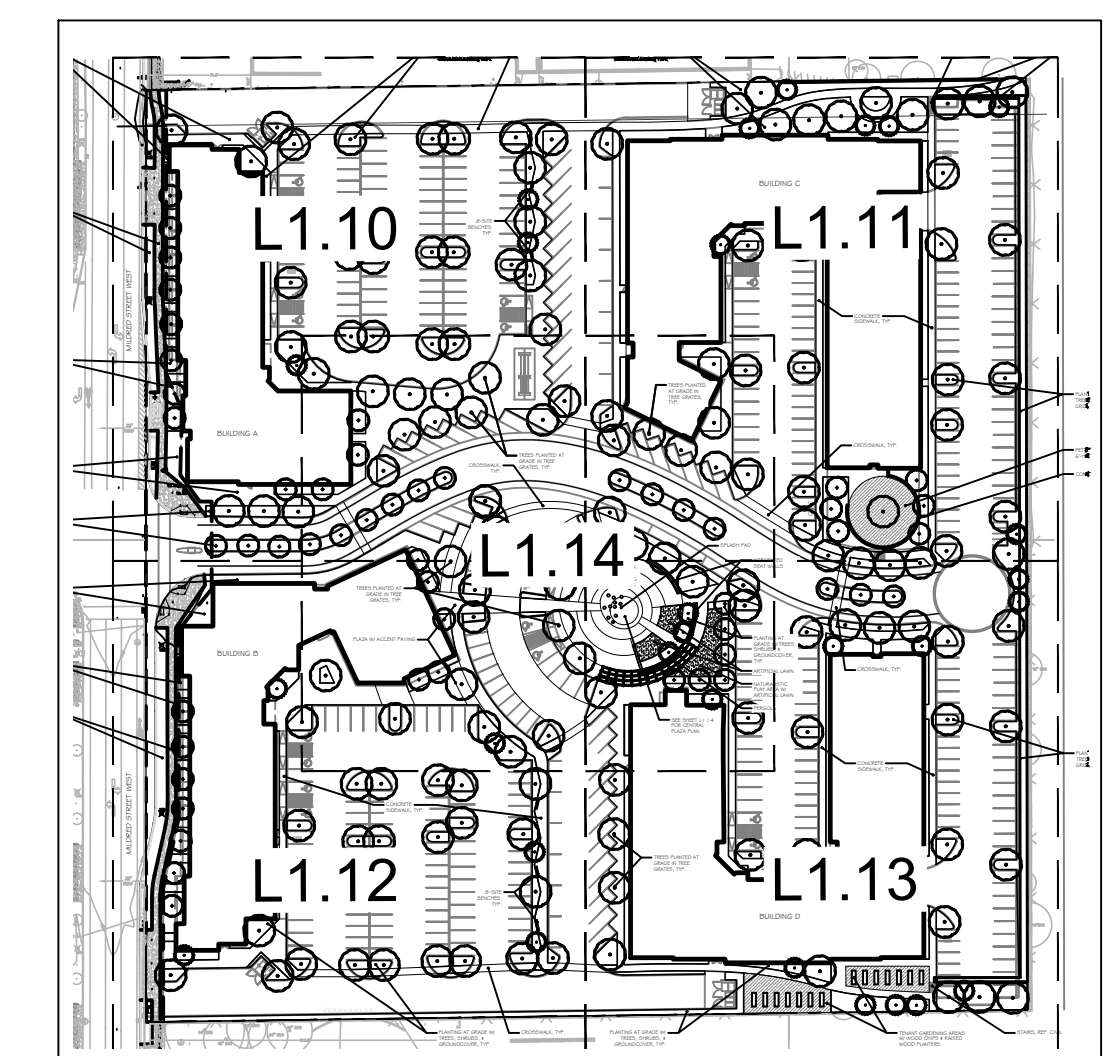
SCHEMATIC  
LANDSCAPE  
PLAN  
**L113**



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



KEY PLAN



GENERAL NOTES

- SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
- SEE L2.00 FOR PLANTING SCHEDULE.
- SEE L3.00 FOR PLANTING DETAILS.
- ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
- ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
- MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

DATE	YEAR	MO	DAY

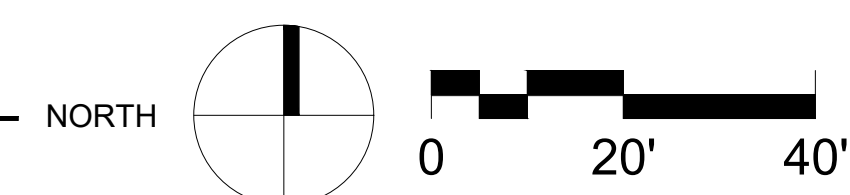
REVISIONS	DESCRIPTION

PROJECT: 2134  
PM: MA  
100% SD  
05.16.2022

**NOT FOR  
CONSTRUCTION**

RE-USE OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES ASSOCIATES.

**1** SCHEMATIC LANDSCAPE PLAN  
1" = 20'



SCHEMATIC  
LANDSCAPE  
PLAN  
**L114**











# ALTA/NSPS LAND TITLE SURVEY

We are the measure | terrane.net

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN COUNTY OF PIERCE, WASHINGTON;

EXCEPT THE WEST 35 FEET THEREOF FOR MILDRED STREET WEST, ALSO KNOWN AS 67TH AVENUE WEST.

**BASIS OF BEARINGS**

ACCEPTED THE BEARING OF N 00°00'33" W, BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF MILDRED ST W, PER REFERENCE NO. 1.

**SURVEYOR'S NOTES**

- THE SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO. 0220112005.
- APPROXIMATE SUBJECT PROPERTY AREA IS: 411,725 SQ FT +/- (9.45 ACRES)
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1095598-PHX1, WITH AN EFFECTIVE DATE OF OCTOBER 13, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53053C0282E, WITH AN EFFECTIVE DATE OF MARCH 07, 2017 FOR COMMUNITY NO. 530332, IN PIERCE COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
- UTILITY INFORMATION: ALL FIELD OBSERVED UTILITIES ARE SHOWN HEREON IN ADDITION TO ANY UTILITY PLANS AND/OR MAPS PROVIDED BY THE CLIENT AS WELL AS ANY PRIVATE UTILITY LOCATE MARKINGS PER THE 2021 ALTA STANDARDS. EXCAVATION MAY BE NECESSARY TO ACCURATELY, COMPLETELY AND RELIABLY DEPICT THE EXACT LOCATION OF UNDERGROUND FEATURES.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 7, INCLUDING 0 DESIGNATED DISABLED SPACES.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.

**SCHEDULE B ITEMS**

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
 RECORDING DATE: MARCH 02, 1959  
 RECORDING INFORMATION: 846129  
 IN FAVOR OF: CITY OF TACOMA  
 FOR: INSTALL POLES AND ONE ANCHOR, WITH EQUIPMENT ON AND STRING DISTRIBUTION SERVICE AND GUY AS DESCRIBED THEREIN.  
 AFFECTS: (PLOTTED APPROX. LOCATION)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
 RECORDING DATE: JULY 11, 1966  
 RECORDING INFORMATION: 2153352  
 IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS  
 FOR: INSTALL A POWER LINE WITH ALL NECESSARY EQUIPMENT AND WIRES AS DESCRIBED THEREIN.  
 AFFECTS: (PLOTTED)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
 RECORDING DATE: JULY 24, 1972  
 RECORDING INFORMATION: 2456277  
 IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS  
 FOR: INSTALL POLES, ANCHORS, EQUIPMENT, DISTRIBUTION, SERVICE AND GUY AS DESCRIBED THEREIN.  
 AFFECTS: (PLOTTED)

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
 RECORDING DATE: JUNE 13, 1996  
 RECORDING INFORMATION: 9606130052  
 IN FAVOR OF: CITY OF FIRCREST, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS  
 FOR: ELECTRICAL, WATER, SEWER, TELEPHONE, TV CABLE, GAS OR OTHER UNDERGROUND UTILITIES AS DESCRIBED THEREIN.  
 AFFECTS: (PLOTTED)  
 A DOCUMENT RECORDED NOVEMBER 20, 2001 AS RECORDING NO. 200111200306 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO CITY OF TACOMA ON BEHALF OF ITS DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER). (BLANKET IN NATURE)

16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED FEBRUARY 3, 2000 UNDER RECORDING NO. 200002035004 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON (CURRENT CONDITIONS SHOWN)

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
 RECORDING DATE: DECEMBER 30, 2014  
 RECORDING INFORMATION: 201412300252  
 IN FAVOR OF: CITY OF UNIVERSITY PLACE TRANSPORTATION AND UTILITY FACILITIES  
 FOR: AS DESCRIBED THEREIN.  
 AFFECTS: (PLOTTED)

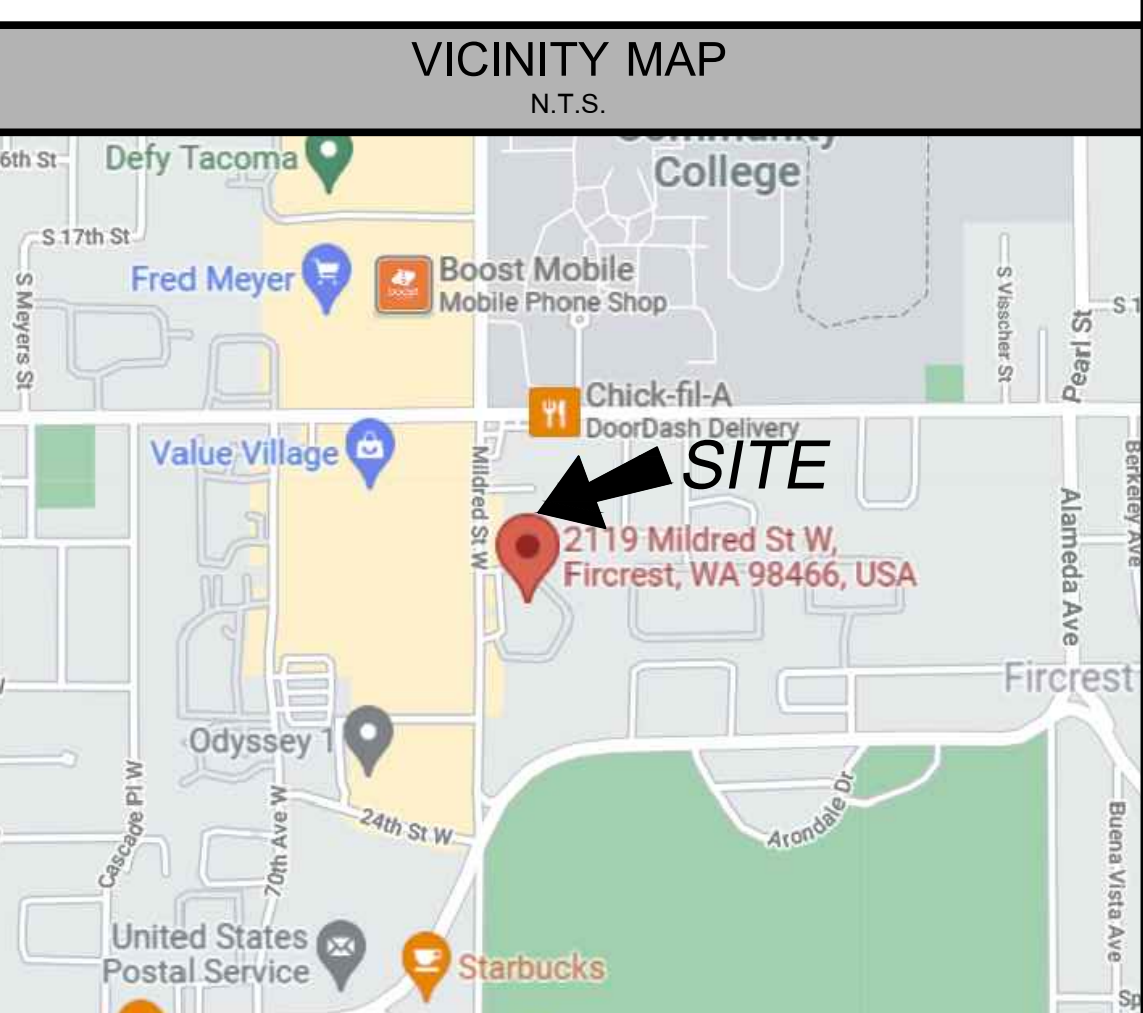
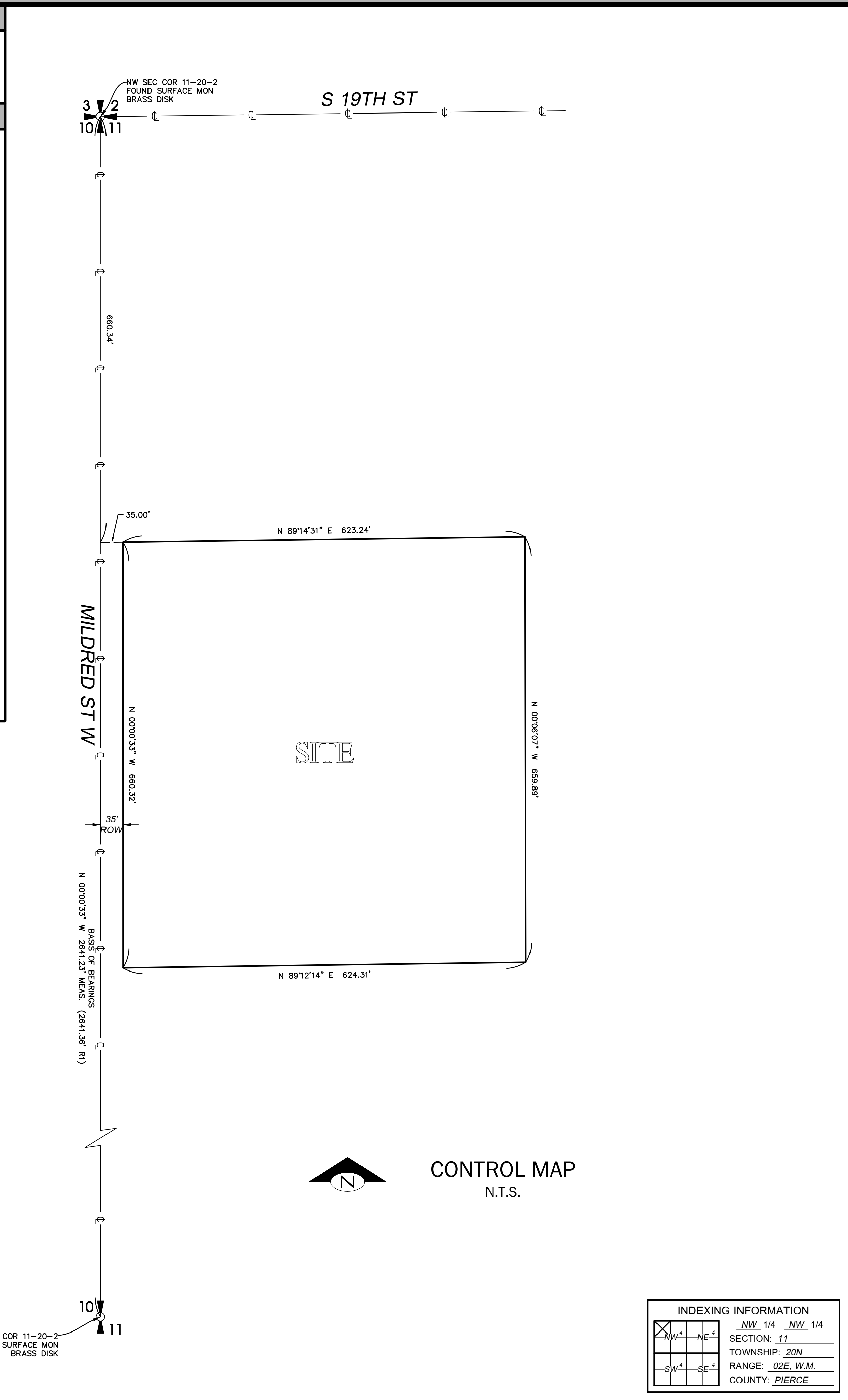
OFFSITE STORM EASEMENT UNDER RECORDING NUMBER 2622617. DOCUMENT PROVIDED BY THE CLIENT, NOT LISTED ON THE TITLE REPORT. (PLOTTED)

**REFERENCES**

R1. RECORD OF SURVEY, AUDITOR'S FILE NO. 200002035004, RECORDS OF PIERCE COUNTY, WASHINGTON.

**LEGEND**

	AREA DRAIN		POWER (OVERHEAD)
	ASPHALT SURFACE		POWER (UNDERGROUND)
	BRICK SURFACE		POWER POLE
	BUILDING		POWER TRANSFORMER
	CENTERLINE ROW		POWER VAULT
	CULVERT PIPE		SEWER LINE
	CONCRETE SURFACE		SEWER MANHOLE
	RETAINING WALL		SIGN (AS NOTED)
	FENCE LINE (CHAIN LINK)		STORM MANHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	FENCE LINE (WIRE)		STORM DRAIN VAULT
	FIRE HYDRANT		TELEPHONE (OVERHEAD)
	GAS LINE		TELEPHONE HAND HOLE
	GAS METER		TELEPHONE SENTRY
	GAS VALVE		TELEPHONE VAULT
	GUY ANCHOR		TREE (AS NOTED)
	INLET (TYPE 1)		UTILITY LINE
	INLET (SOLID)		WATER LINE
	LUMINAIRE		WATER METER
	MONUMENT IN CASE (FOUND)		WATER VALVE
	MONUMENT (SURFACE, FOUND)		PARKING SPACES
	POST		OHP TRANSMISSION LINE
	POWER HAND HOLE		HOSE BIB RISER
	POWER METER		BLOW OFF
	10' ELECTRIC EASEMENT PER REC. NO. 2153352		7.5' UTILITY EASEMENT PER REC. NO. 9606130052
	10' ELECTRIC EASEMENT PER REC. NO. 1846129		ROW EASEMENT PER REC. NO. 201412300252
	5' ELECTRIC EASEMENT PER REC. NO. 2456277		2' ELECTRIC EASEMENT PER REC. NO. 1846129
	STORM EASEMENT PER REC. NO. 2622617		



**SURVEYOR'S CERTIFICATE**

TO: EATON FAMILY LLC, A WASHINGTON LIMITED COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 AND 19, OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2021.

*Jacob S. Miller* 05/24/22

JACOB GOODMAN MILLER CERTIFICATE NO. 56654 DATE

ALTA/NSPS LAND TITLE SURVEY  
 TAX PARCEL NO. 0220112005  
 2119 MILDRED ST  
 2119 MILDRED ST W  
 FIRCREST, WA 98466

**TERRANE**

10801 Main Street, Suite 102  
 Bellevue, WA 98004  
 p: 425-458-4488 | e: info@terrane.net

**JOB NUMBER:** 212357  
**DATE:** 12/08/2021  
**DRAFTED BY:** JAK  
**CHECKED BY:** JGM/DRT  
**SCALE:** N.T.S.

**REVISION HISTORY**

NO.	DATE	DESCRIPTION
05/24/22		OFFSITE ESMT

**INDEXING INFORMATION**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NW 1/4	NE 1/4	SW 1/4	SE 1/4

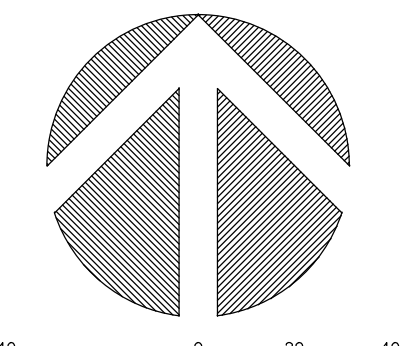
SECTION: 11  
 TOWNSHIP: 20N  
 RANGE: 02E, W.M.  
 COUNTY: PIERCE

**SHEET NUMBER**  
1 OF 2



# ALTA/NSPS LAND TITLE SURVEY

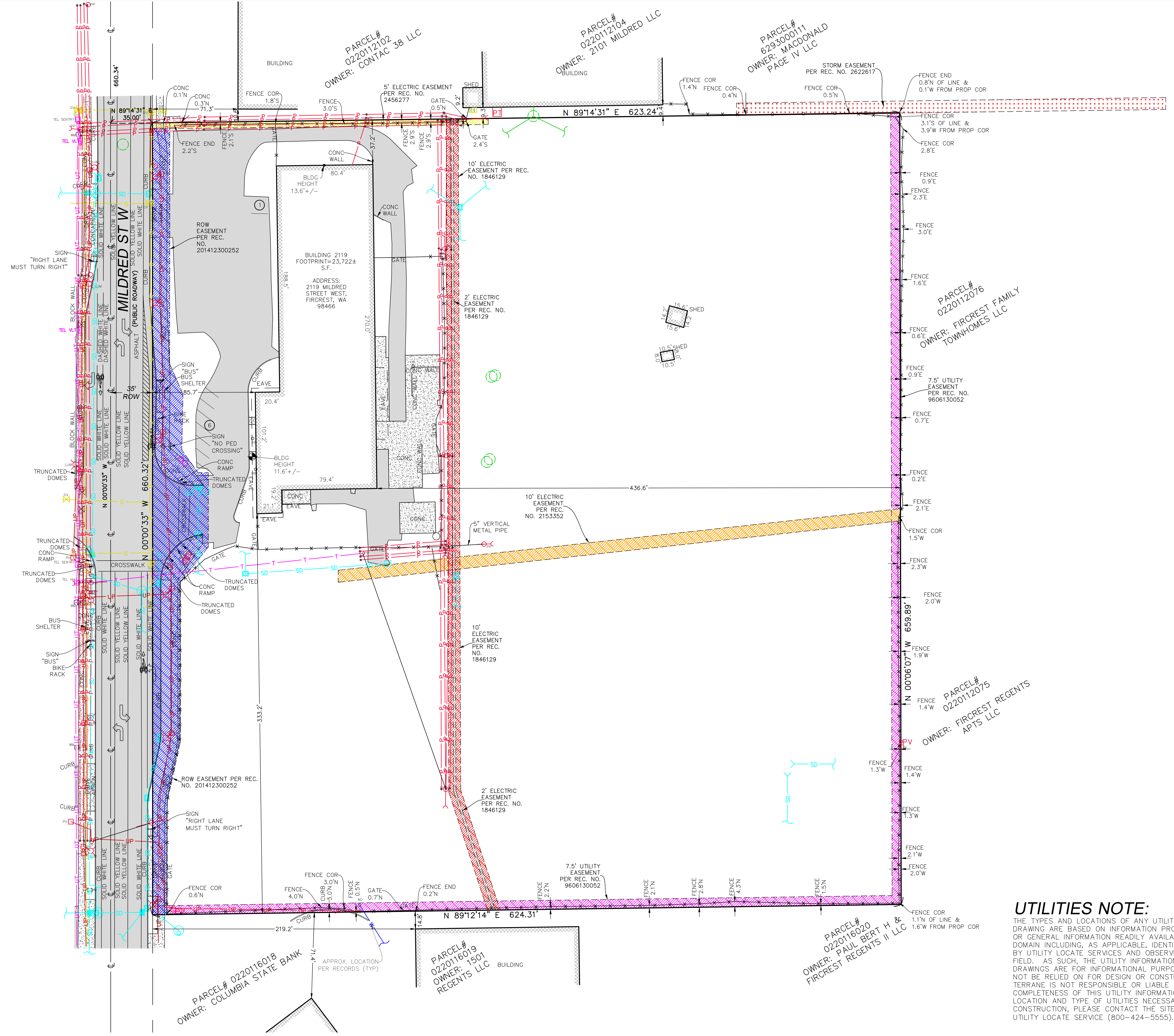
INDEXING INFORMATION	
NW 1/4	NW 1/4
SECTION: 11	
TOWNSHIP: 20N	
RANGE: 02E W.M.	
COUNTY: PIERCE	



( IN FEET )  
1 INCH = 40 FT.

LEGEND	
	AREA DRAIN
	ASPHALT SURFACE
	BRICK SURFACE
	BUILDING
	CENTERLINE ROW
	CULVERT PIPE
	CONCRETE SURFACE
	RETAINING WALL
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FENCE LINE (WIRE)
	FIRE HYDRANT
	GAS LINE
	GAS METER
	GAS VALVE
	GUY ANCHOR
	INLET (TYPE 1)
	INLET (SOLID)
	LUMINAIRE
	MONUMENT IN CASE (FOUND)
	MONUMENT (SURFACE, FOUND)
	POST
	POWER HAND HOLE
	POWER METER
	POWER (OVERHEAD)
	POWER (UNDERGROUND)
	POWER POLE
	POWER TRANSFORMER
	POWER VAULT
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	STORM MANHOLE
	STORM DRAIN LINE
	STORM DRAIN VAULT
	TELEPHONE (OVERHEAD)
	TELEPHONE HAND HOLE
	TELEPHONE SENTRY
	TELEPHONE VAULT
	TREE (AS NOTED)
	UTILITY LINE
	WATER LINE
	WATER METER
	WATER VALVE
	PARKING SPACES
	OHP TRANSMISSION LINE
	HOSE BIB RISER
	BLOW OFF
	10' ELECTRIC EASEMENT PER REC. NO. 2153352
	10' ELECTRIC EASEMENT PER REC. NO. 1846129
	5' ELECTRIC EASEMENT PER REC. NO. 2456277
	7.5' UTILITY EASEMENT PER REC. NO. 9606130052
	ROW EASEMENT PER REC. NO. 201412300252
	2' ELECTRIC EASEMENT PER REC. NO. 1846129
	STORM EASEMENT PER REC. NO. 2622617

**UTILITIES NOTE:**  
THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).



ALTA/NSPS LAND TITLE SURVEY  
TAX PARCEL NO. 022012005  
2119 MILDRED ST  
2119 MILDRED ST W  
FIRCREST, WA 98466



**TERRANE**  
10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212357
DATE:	12/08/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	1" = 40'
REVISION HISTORY	
05/24/22	OFFSITE ESMT
SHEET NUMBER	
2 OF 2	

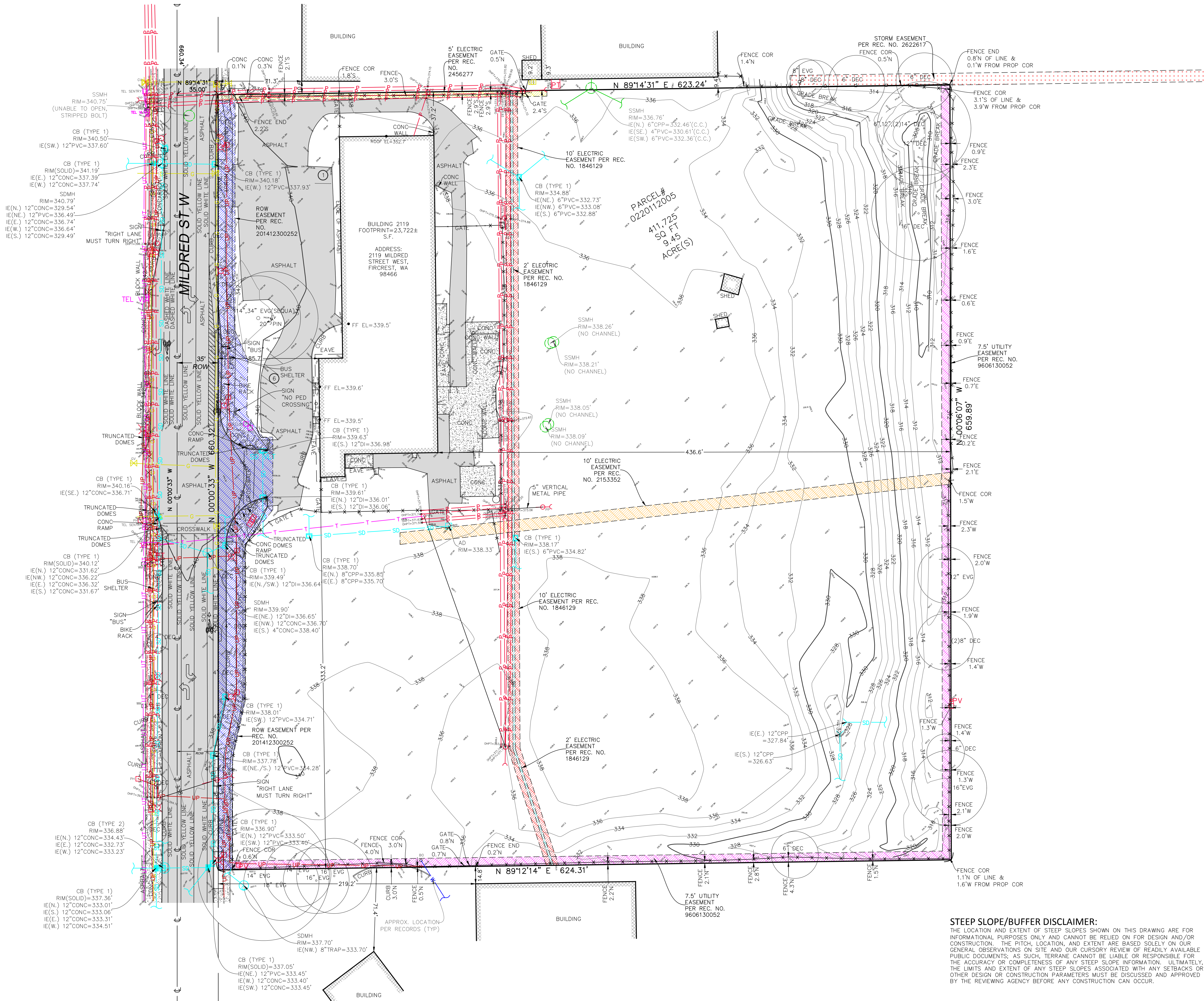
We are the measure | terrane.net



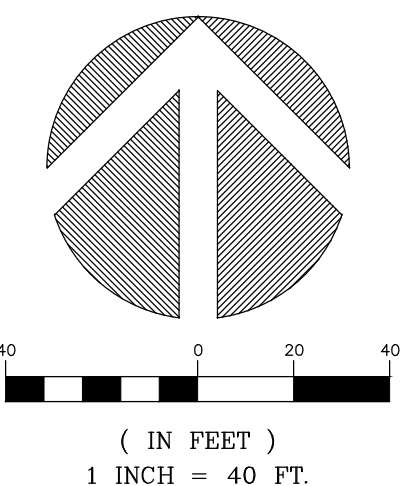




# TOPOGRAPHIC & BOUNDARY SURVEY



INDEXING INFORMATION	
	NW 1/4 NW 1/4
	SECTION: 11
	TOWNSHIP: 20N
	RANGE: 02E W.M.
	COUNTY: PIERCE



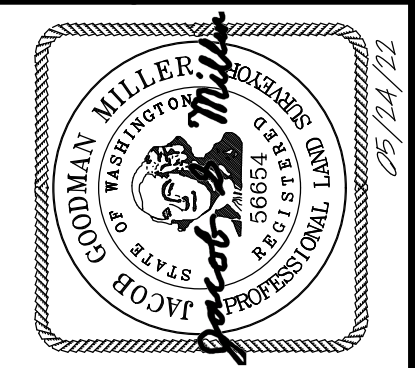
LEGEND	
	AREA DRAIN
	ASPHALT SURFACE
	BRICK SURFACE
	BUILDING
	CENTERLINE ROW
	CULVERT PIPE
	CONCRETE SURFACE
	RETAINING WALL
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FENCE LINE (WIRE)
	FIRE HYDRANT
	GAS LINE
	GAS METER
	GAS VALVE
	GUY ANCHOR
	INLET (TYPE 1)
	INLET (SOLID)
	LUMINAIRE
	MONUMENT IN CASE (FOUND)
	MONUMENT (SURFACE, FOUND)
	POST
	POWER HAND HOLE
	POWER METER
	POWER (OVERHEAD)
	POWER (UNDERGROUND)
	POWER POLE
	POWER TRANSFORMER
	POWER VAULT
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	STORM MANHOLE
	STORM DRAIN LINE
	STORM DRAIN VAULT
	TELEPHONE (OVERHEAD)
	TELEPHONE HAND HOLE
	TELEPHONE SENTRY
	TELEPHONE VAULT
	TREE (AS NOTED)
	UTILITY LINE
	WATER LINE
	WATER METER
	WATER VALVE
	PARKING SPACES
	OHP TRANSMISSION LINE
	HOSE BIB RISER
	BLOW OFF
	10' ELECTRIC EASEMENT PER REC. NO. 2153352
	10' ELECTRIC EASEMENT PER REC. NO. 1846129
	5' ELECTRIC EASEMENT PER REC. NO. 2456277
	7.5' UTILITY EASEMENT PER REC. NO. 9606130052
	ROW EASEMENT PER REC. NO. 201412300252
	2' ELECTRIC EASEMENT PER REC. NO. 1846129
	STORM EASEMENT PER REC. NO. 2622617

**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

TOPOGRAPHIC & BOUNDARY SURVEY  
TAX PARCEL NO. 022012005

2119 MILDRED ST

2119 MILDRED ST W  
FIRCREST, WA 98466



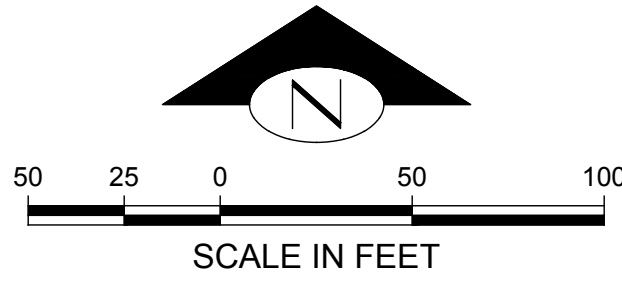
# TERRANE

10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212357
DATE:	12/08/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	1" = 40'
REVISION HISTORY	
05/24/22	OFFSITE ESMT
SHEET NUMBER	
2 OF 2	

We are the measure | terrane.net





KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	PROPOSED CONTOURS	-
2	PROPOSED 770 LF, AVERAGE 14' HEIGHT STRUCTURAL RETAINING WALL ALONG EAST PROPERTY LINE	-
3	PROPOSED 375 LF, AVERAGE 2.5' HEIGHT NON-ENGINEERED RETAINING WALL	-
4	PROPOSED 400 LF, AVERAGE 3.5' HEIGHT NON-ENGINEERED RETAINING WALL	-
5	105 LF, AVERAGE 5' HEIGHT ENGINEERED RETAINING WALL	-
6	150 LF, AVERAGE 5' HEIGHT ENGINEERED RETAINING WALL	-
7	POTENTIAL STEPPED SLAB FOR THIS PORTION OF BUILDING B	-

**LEGEND:**

- ASPHALT CONC PAVEMENT
- CEMENT CONC PAVEMENT
- PAVERS PER LA PLANS

**EARTHWORK NOTES:**

THE PRELIMINARY EARTHWORK ANALYSIS WAS PERFORMED FROM EXISTING GRADE TO FINISHED GRADE ELEVATIONS AND DOES NOT INCLUDE PAVEMENT THICKNESS. EACH BUILDING IS ASSUMED TO HAVE A 12" THICK FOUNDATION.

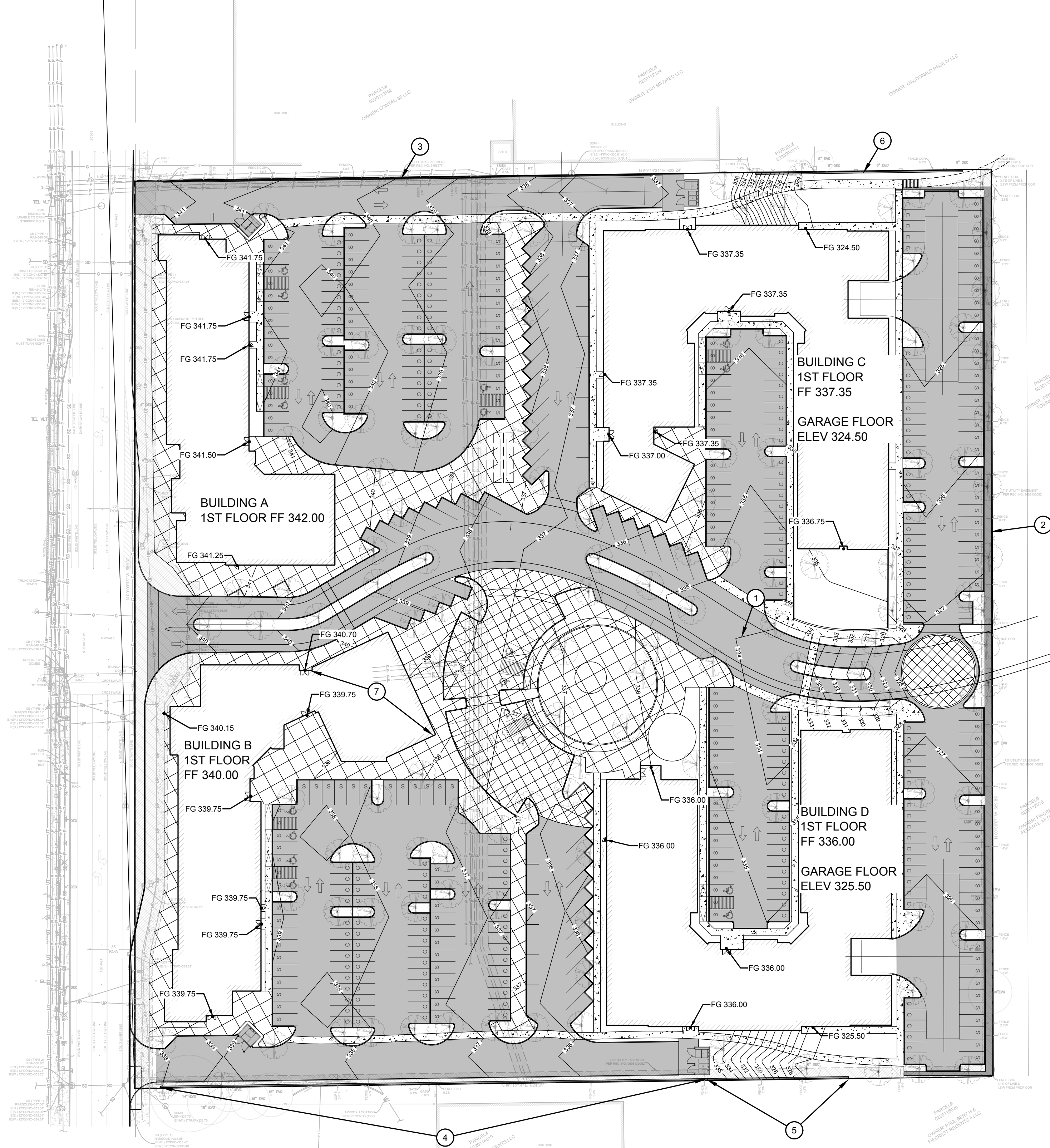
**CUT/FILL SUMMARY:**

PRELIMINARY CUT: 12,944 CY  
 PRELIMINARY FILL: 23,344 CY  
 PRELIMINARY NET FILL: 10,400 CY

THE ABOVE PRELIMINARY CUT/FILL NUMBERS DO NOT ACCOUNT FOR VOLUME RELATED TO DETENTION VAULTS. DETENTION VAULTS ARE ASSUMED TO HAVE 9,000 CY OF CUT.

**CUT/FILL SUMMARY W/ DETENTION VAULTS:**

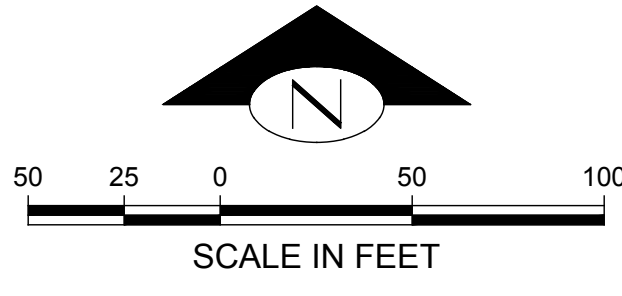
PRELIMINARY CUT: 21,944 CY  
 PRELIMINARY FILL: 23,344 CY  
 PRELIMINARY NET CUT: 1,400 CY FILL



CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\4.0 GRADING PLAN.DWG  
 DATE: 5/16/22 4:55 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL\_2021

No. _____ DATE _____ BY _____ REVISION _____	31620 23rd Ave S Suite 307 Federal Way, WA 98003 P: 253.237.7770 F: 206.523.1012 www.dcgengr.com		CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>		BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.
OWNER: ALLIANCE RESIDENTIAL 406 BAKER BLVD TUKWILA, WA 98188		PROJECT: ALLIANCE PROSE FIRCREST MIXED-USE 2119 MILDRED ST W, FIRCREST, WA 98466 PRELIMINARY GRADING PLAN			
PROJ. MANAGER: ES DESIGNED BY: ESR/Y DRAWN BY: GR CHECKED BY: ES		SCALE: AS SHOWN			
DATE: 5/16/22		REV. A		SHEET 3 OF 7	
SHEET NUMBER <h1 style="margin: 0;">C2.0</h1>					





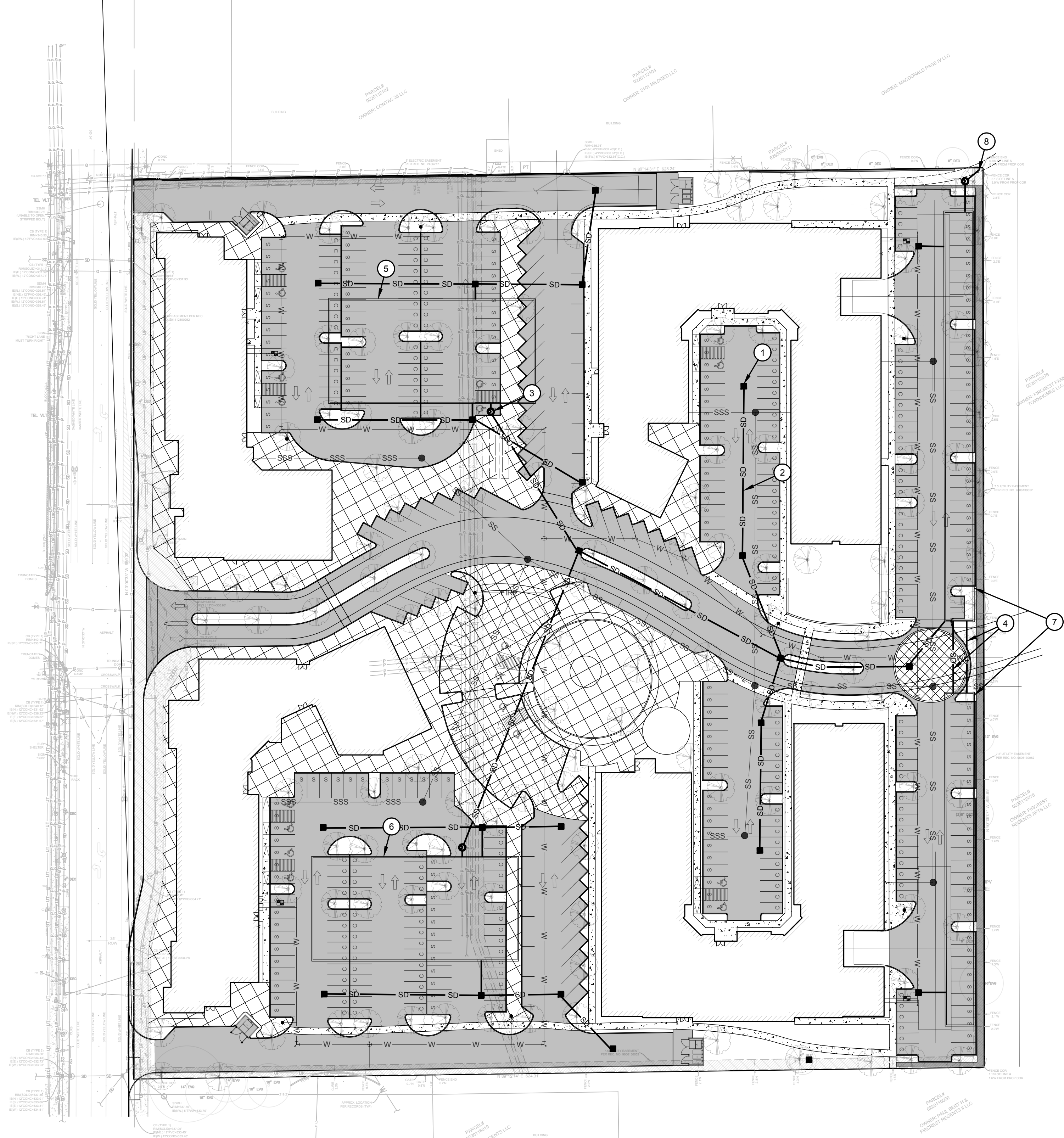
KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
1	TYPE 1 CATCH BASIN (TYP)	-
2	STORM DRAIN (TYP)	-
3	48" DIA MANHOLE/FLOW CONTROL STRUCTURE (TYP)	-
4	(2) 24" DIA CONNECTOR PIPES	-
5	CONCRETE DETENTION VAULT #1 W/ HOLLOW CORE PLANK LIDS 140' L x 70' W x 8' H	-
6	CONCRETE DETENTION VAULT #2 W/ HOLLOW CORE PLANK LIDS 140' L x 70' W x 8' H	-
7	CONCRETE DETENTION VAULT #3 W/ HOLLOW CORE PLANK LIDS 550' L x 20' W x 8' H	-
8	STORMWATER DISCHARGE TO EX MANHOLE IN PRIVATE EASEMENT	-

**LEGEND:**

- ASPHALT CONC PAVEMENT
- CEMENT CONC PAVEMENT
- PAVERS PER LA PLANS
- SD MH/FLOW CONTROL STRUCTURE
- CATCH BASIN
- STORM DRAIN LINE

**NOTES:**

1. STORM DRAIN CONVEYANCE PIPES SHALL BE PVC/HDPE OR EQUIVALENT. MAJORITY OF MAINLINES WILL BE 8" AND 12" DIA PIPE
2. ROOF DOWNSPOUT CONVEYANCE LINES SHALL BE PVC 4"-6" DIA.
3. PERIMETER BUILDING FOOTING DRAINS SHALL BE 4" DIA PERFORATED PVC PIPE IN 6" MIN WASHED GRAVEL WRAPPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC
4. THERE WILL BE BETWEEN 1 & 3 STORMWATER TREATMENT FACILITIES. 1 FACILITY IF TREATMENT DOWNSTREAM OF DETENTION IS FEASIBLE



CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWINGS\5.0 DRAINAGE PLAN.DWG  
 REVISION DATE: 5/16/22 9:03 AM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL\_3D\_2018

No. _____ DATE _____ BY _____ REVISION _____	31620 23rd Ave S Suite 307 Federal Way, WA 98003 P: 253.237.7770 F: 206.523.1012 www.dcgengr.com		CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>		BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.
OWNER: ALLIANCE RESIDENTIAL 406 BAKER BLVD TUKWILA, WA 98188		PROJECT: ALLIANCE PROSE FIRCREST MIXED-USE 2119 MILDRED ST W, FIRCREST, WA 98466 PRELIMINARY DRAINAGE PLAN			
PROJ. MANAGER: ES DESIGNED BY: ES/RV DRAWN BY: GR CHECKED BY: ES		SCALE: AS SHOWN			
DATE: 5/16/22 REV: A		SHEET: 4 OF 7			
SHEET NUMBER C3.0					