



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

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LETTER OF TRANSMITTAL

Date: 08/05/2022

To: City of Fircrest

From: Graves and Associates, PLLC

Attn. Jeff Boers/Jayne Westmen

Attached:

- 1) Cover Page
- 2) Colored Site Plan
- 3) Site Renderings 1
- 4) Site Renderings 2



PROSE FIRCREST

2119 MILDRED STREET WTACOMA, WA

/ TEXT AMENDMENT
/ STUDY SESSION 2
/ DESIGN REVISION EXHIBITS

AUGUST.5.2022

PROJECT DATA

Building A	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	27	505.00	32.93	13635
Open 1				
1 BR/1 BA	23	757.00	28.05	17411
1 BR+Den	8	780.00	9.76	6240
2 BR/2 BA	17	1088.00	20.73	18496
Studio LOFT	1	606.00	1.22	606
1 BR LOFT	5	910.00	6.10	4550
2 BR LOFT	1	1558.00	1.22	1558
Live Work	0			
Total	82		100.00	62496
Retail	2			6085
Amenity	0			
Circulation/Common Areas	5			13818
Total				82399

Building B	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	14	505.00	17.72	7070
Open 1				
1 BR/1 BA	33	757.00	41.77	24981
1 BR+Den	10	780.00	12.66	7800
2 BR/2 BA	14	1088.00	17.72	15232
Studio LOFT	2	606.00	2.53	1212
1 BR LOFT	5	910.00	6.33	4550
2 BR LOFT	1	1558.00	1.27	1558
Live Work	0			
Total	79		100.00	62403
Retail	2			4930
Active Space	0			
Circulation/Common Areas	5			14528
Total				81861

Building C	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	11	505.00	9.65	5555
Open 1				
1 BR/1 BA	40	757.00	35.09	30280
1 BR+Den	16	780.00	14.04	12480
2 BR/2 BA	47	1088.00	41.23	51136
Studio LOFT			0.00	
1 BR LOFT			0.00	
2 BR LOFT			0.00	
Live Work				
Total	114		100.00	99451
Garage	1			15466
Retail	0			
Fitness	1			2680
Circulation/Common Areas	4			18701
Total				136298

Building D	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	3	505.00	2.63	1515
Open 1				
1 BR/1 BA	40	757.00	35.09	30280
1 BR+Den	16	780.00	14.04	12480
2 BR/2 BA	55	1088.00	48.25	59840
Studio LOFT			0.00	
1 BR LOFT			0.00	
2 BR LOFT			0.00	
Live Work	0			
Total	114		100.00	104115
Garage	1			15465
Retail	0			
Active Space	0			3850
Circulation/Common Areas	4			18897
Total				142327

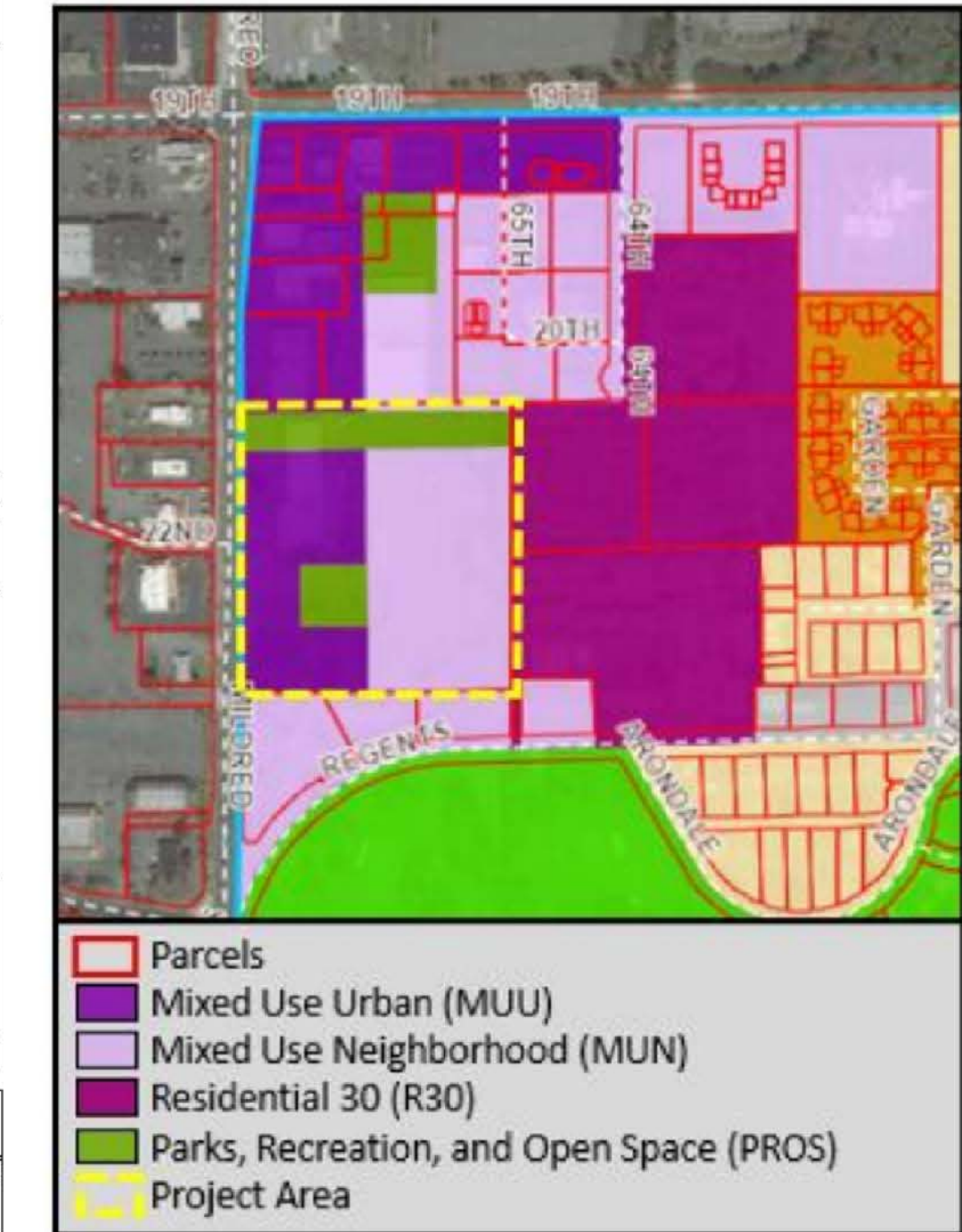
Total Units	389		
Total Area			443008
Overall Parking	Standard	Compact	Total
Total Parking Available	302	186	488
Parking Residential @ 1.2 ratio			467
Parking Commercial/Retail @ 2/1000	22	0	22
ADA Parking total	22		
Residential ADA	20	*	
Residential ADA VAN (included in Res AD	3	*	
Commercial ADA	1		1
Commercial ADA VAN	1		1
Loading Unloading	4	4	
Total parking Required	22	0	489
Extra			-1

* Based on 5% of total of Residential Units for Type A Units at 1 stall per Unit

Bicycle Parking	Locker	Secured	Total
Required 1 every 12 parking stalls	0	43	43
Building A	0	12	12
Building B	0	12	12
Building C	0	14	14
Building D	0	12	12
Provided	0	50	50

Unit Mix	Ratio unit	Unit Type
55	14.14	Studio
0	0.00	Open 1
136	34.96	1 BR/1 BA
50	12.85	1 BR+Den
133	34.19	2 BR/2 BA
3	0.77	Studio LOFT
10	2.57	1 BR LOFT
2	0.51	2 BR LOFT
389	100.00	

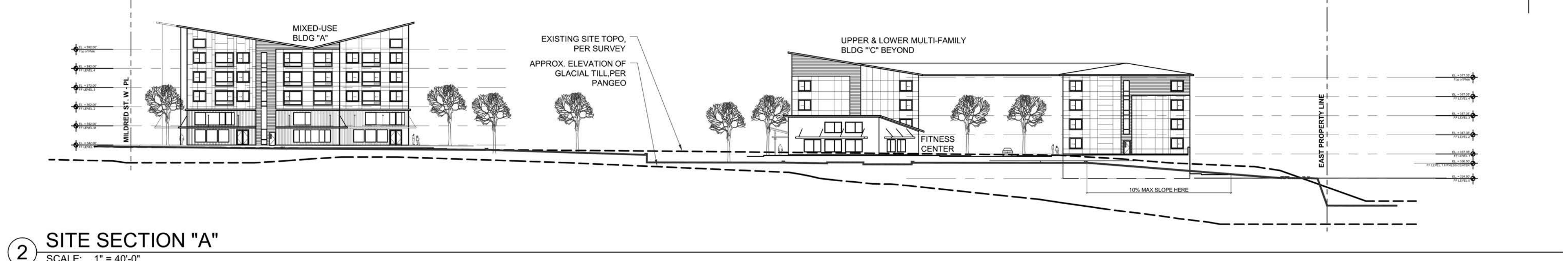
ZONING MAP



- CIRCULATION/BOH
- BUILDING-PROPOSED
- PARKING/DRIVE ASPHALT
- SIDEWALK CONCRET
- CROSSWALK
- RECREATIONAL AREAS
- PLAZA SPACES
- LANDSCAPE



1 ARCHITECTURAL SITE PLAN + PROJECT DATA+ZONING MAP
SCALE: 1" = 40'-0"



2 SITE SECTION "A"
SCALE: 1" = 40'-0"





